

## CHAPTER 4 - LAND USE CLASSIFICATIONS

Four new land use classification categories are established in the Gualala Town Plan: Gualala Village Mixed Use; Gualala Highway Mixed Use; Gualala Planned Development and Gualala Industrial. These replace the Commercial and Industrial designations assigned by the Mendocino County Coastal Element (adopted November 1985, revised March 1991) to parcels within the Gualala Town Plan area. The existing land use classifications of the Coastal Element apply to parcels within the Gualala Town Plan area which are designated Suburban Residential, Rural Residential, Remote Residential, Forest Land, and Open Space. While the Gualala Town Plan creates new commercial and industrial use classifications, these classifications reference the Coastal Use Types, as defined by the Coastal Zoning Code.

### GUALALA VILLAGE MIXED USE

**Map Code: GVMU**

**Intent:** To provide for commercial development and residential development which are compatible with existing commercial uses; to create a compact, integrated, and walkable shopping district; to direct new development east of Highway 1; to provide public access along the bluff; and to protect and enhance coastal and river views.

**Principal Uses:** The following uses are subject to obtaining a Coastal Development Permit and necessary building permits and approvals.

Residential: Single family dwellings, two-family dwellings, multi-family dwellings, boarding houses

Civic Uses: Ambulance Services, Clinic Services, Cultural Exhibits, Library Services, Day Care Facilities, Small Schools, Fire and Police Protection Services, Group Care, Lodge, Fraternal and Civic Assembly, Religious Assembly

Commercial Uses: Administrative and Business Offices, Agricultural Sales and Services; Household Pets, Agricultural Sales and Services; Veterinary (Small animals); Automotive and Equipment; Parking; Building Maintenance Services; Business Equipment Sales and Services; Communications Services; Eating and Drinking Establishments; Financial Services; Food and Beverage Preparation: Without consumption; Food and Beverage Retail Sales; Funeral and Interment Services; Laundry Services; Medical Services; Neighborhood Commercial Services; Personal Services; Repair Services: Consumer; Retail Sales: General; Wholesaling, Storage, Distribution: Light

Open Space Uses: Passive Recreation

Visitor Accommodations and Services Uses: Bed and Breakfast Accommodations; Visitor-Oriented Eating and Drinking Establishments; Visitor-Oriented Retail Sales

**Conditional Uses:** The following uses are subject to obtaining a Coastal Development Use Permit and necessary building permits and approvals.

Residential Uses: Mobile Home Parks

Civic Uses: Administrative Services; Government; Alternative Energy Facilities; Onsite; Community Recreation; Educational Facilities; Major Impact Services and Utilities; Minor Impact Utilities

Commercial Uses: Automotive and Equipment: Cleaning; Automotive and Equipment: Gasoline Sales; Automotive and Equipment: Repairs, Light; Automotive and Equipment: Sales/Rentals; Automotive and Equipment: Recreational Vehicles and Boats; Commercial Recreation: Indoor Sports and Recreation; Commercial Recreation: Indoor Entertainment; Commercial Recreation: Outdoor Sports and Recreation; Commercial Recreation: Water-Dependent Recreation; Construction Sales and Services; Recycling Centers; Research Services; Wholesaling, Storage, Distribution: Mini-warehouses;

Open Space Uses: Active Recreation

Visitor Accommodations and Services Uses: Hostel; Hotel; Inn; Motel

**Development Requirements:** Minimum lot area of six thousand (6,000) square feet.

**Density Requirements:** Maximum residential density of (A) Single family dwelling units per parcel, or portion thereof, shall be limited to a density of ten (10) units per acre; (B) Multiple family and two-family dwelling units per parcel, or portion thereof, shall be limited to a density of thirty (30) units per acre. Density of visitor accommodation units shall not exceed twenty (20) units per acre, not to exceed thirty (30) units.

**Site Development Standards: East of Highway 1**

Maximum Building Height: Structures shall be limited to twenty-eight (28) feet in height. Lesser heights may be required where it is found that building heights would have adverse impacts to community character, open space or public views.

Exceptions to the strict application of maximum building heights on the east side of Highway 1 may be allowed for church steeples, flag poles, water towers, utility poles, and other towers and architectural features not for human habitation, where such exceptions are consistent with the intent of the zoning district and a variance is obtained.

Maximum Lot Coverage: The maximum lot coverage for all uses shall be twenty-five (25) percent.

Maximum Floor-Area Ratio: A maximum floor-area ratio of thirty-five (35) percent shall be permitted for all uses.

### **Site Development Standards: West of Highway 1**

Maximum Building Height: Structures shall be limited to eighteen (18) feet in height. Exceptions to the strict application of the eighteen-foot height limit, to a maximum permitted height of twenty-eight (28) feet, may be granted in instances where “significant view corridors” are maintained and subject to the lot coverage and floor area ratio criteria established below.

Minimum View Corridor: All development shall be required to maintain, as a minimum, one view corridor of constant width equal to 30% of the average length of the front and rear parcel boundaries. A “significant view corridor” shall be equivalent to 50% or more of the average length of the front and rear parcel boundaries. An exception may be granted to this standard only if an alternative development configuration will provide a superior public view.

Maximum Lot Coverage: The maximum lot coverage for all uses shall be twenty (20) percent. If significant view corridors are maintained, the maximum lot coverage may be increased to twenty-five (25) percent during the Coastal Development Permit or Coastal Development Use Permit process.

Maximum Floor-Area Ratio: A maximum floor-area ratio of twenty (20) percent shall be permitted for all eighteen (18) foot high structures. Where significant view corridors are maintained, and an exception to the eighteen-foot height limit has been granted, a maximum floor-area ratio of thirty (30) percent shall be permitted.

**Minimum Usable Activity Space Requirements for Residential Uses:** At a minimum, ten (10) percent of the total lot area in each residential development shall consist of usable activity space. Areas within the required building setbacks may contribute to this requirement.

**Off-Street Parking Requirements for Residential Uses:** For studio and one-bedroom dwelling units: minimum of one and a half (1.5) on-site parking spaces per unit; For two- or more bedroom dwelling units: minimum of two (2) on-site parking spaces per unit.

**Off-Street Parking Requirements for Non-Residential Uses:** Off-street parking for non-residential uses shall be provided in accordance with the standards established in “Off-street Parking” chapter of the Coastal Zoning Code. Shared parking arrangements shall be permitted in accordance with the standards established in the Coastal Zoning Code and subject to obtaining a variance.

**Vehicle Access Requirements:** Shared driveway access between neighboring uses and parcels shall be encouraged. Wherever possible, driveway access shall be provided at the property boundary to permit future negotiations of shared access agreements when adjoining parcels are

developed. Where shared access is provided, a ten percent (10%) reduction in the required parking spaces for all commercial uses shall be permitted for each participating parcel. Driveway access to Highway 1 shall be limited to one driveway per parcel except in instances where more than one access/egress point can be clearly justified.

**Pedestrian Access Requirements:** All new development shall be required, where feasible, to provide a pedestrian walkway along Highway 1 and local street frontages. Pedestrian walkways shall be a minimum of five (5) feet in width and shall be constructed of concrete. Walkways may be located within the landscaping/walkway corridors of the public rights-of-way, as indicated on the Highway 1 and Local Roads Streetscape Map. The specific location of pedestrian walkways shall be determined by each property owner. However, narrow linear strips of landscaping between walkways and streets shall be discouraged. Required walkways shall connect to existing walkways on adjacent properties' and where such adjacent walkways have not been developed, the required walkways shall be located in areas where the future continuation of the walkway across adjoining properties is feasible.

**Landscaping Requirements:** A landscape plan shall be required for all new development proposals in the Gualala Village Mixed Use District in accordance with the On-Site Landscaping policies in the "Design Guidelines" chapter of the Gualala Town Plan.

## **GUALALA HIGHWAY MIXED USE**

Map Code: GHMU

**Intent:** The intent of this district is to provide for commercial and residential development on parcels adjacent to Highway 1 that is attractively sited, designed, and landscaped. Development in this district is intended to limit traffic generation and to lessen the potential for vehicular congestion on Highway 1.

**Principal Uses:** The following uses are subject to obtaining a Coastal Development Permit and necessary building permits and approvals.

Residential Uses: Single family dwellings; Two-family dwellings; Multiple family dwellings; Boarding houses

Civic Uses: Ambulance Services; Clinic Services; Cultural Exhibits/Library Services; Day Care Facilities/Small Schools; Fire and Police Protection Services; Group Care

Commercial Uses: Administrative and Business Offices; Agricultural Sales and Services; Household Pets; Agricultural Sales and Services: Veterinary (Small animals); Automotive and Equipment: Parking; Building Maintenance Services; Business Equipment Sales and Services; Communications Services; Eating and Drinking Establishments; Food and Beverage Preparation: Without consumption; Food and Beverage Retail Sales; Funeral and Interment Services; Laundry Services; Medical Services; Neighborhood Commercial Services; Personal Services; Repair Services;

Consumer; Retail Sales: General; Wholesaling, Storage, Distribution: Mini-warehouses; Wholesaling, Storage, Distribution: Light

Open Space Uses: Passive Recreation

Visitor Accommodations and Services Uses: Bed and Breakfast Accommodations; Visitor-Oriented Eating and Drinking Establishments; Visitor-Oriented Retail Sales

**Conditional Uses:** The following uses are subject to obtaining a Coastal Development Use Permit and necessary building permits and approvals.

Residential Uses: Mobile Home Parks

Civic Uses: Administrative Services: Government; Alternative Energy Facilities: Onsite; Community Recreation; Educational Facilities; Major Impact Services and Utilities; Minor Impact Utilities

Commercial Uses: Automotive and Equipment: Cleaning; Automotive and Equipment: Fleet Storage; Automotive and Equipment: Gasoline Sales; Automotive and Equipment: Repairs, Light; Automotive and Equipment: Repairs, Heavy; Automotive and Equipment: Sales/Rentals; Automotive and Equipment: Recreational Vehicles and Boats; Commercial Recreation: Indoor Sports and Recreation; Commercial Recreation: Indoor Entertainment; Commercial Recreation: Outdoor Sports and Recreation; Commercial Recreation: Water-Dependent Recreation; Construction Sales and Services; Recycling Centers; Research Services

Open Space Uses: Active Recreation

Visitor Accommodations and Services Uses: Hostel; Hotel; Inn; Motel

**Minimum Lot Area:** Six thousand (6,000) square feet

**Density Requirements:** Single family dwelling units per parcel, or portion thereof, shall be limited to a density of ten (10) units per acre. Multiple and two-family dwelling units per parcel, or portion thereof, shall be limited to a density of twenty-five (25) units per acre. Density of visitor accommodation units shall not exceed fifteen (15) units per acre, not to exceed twenty (20) units.

**Site Development Standards: East and West of Highway 1**

Maximum Building Height: Structures shall be limited to twenty-eight (28) feet in height. Lesser heights may be required where it is found that building heights would have adverse impacts to community character, open space or public views.

Exceptions to the strict application of maximum building heights on the east side of Highway 1 may be allowed for church steeples, flag poles, water towers, utility poles, and other towers and architectural features not for human habitation, where such exceptions are consistent with the intent of the Zoning District and a variance is obtained.

**Maximum Lot Coverage:** The maximum lot coverage for all uses shall be twenty (20) percent.

**Maximum Floor-Area Ratio:** A maximum floor-area ratio of thirty (30) percent shall be permitted for commercial uses. For mixed uses where more than half of the total floor area is dedicated to residential uses, no floor-area ratio shall apply. No floor-area ratio shall apply to residential uses.

**Minimum Usable Activity Space Requirements for Residential Uses:** At a minimum, ten (10) percent of the total lot area in each residential development shall consist of usable activity space. Areas within the required building setbacks may contribute to this requirement.

**Off-Street Parking Requirements for Residential Uses:** For studio and one-bedroom dwelling units: minimum of one and a half (1.5) on-site parking spaces per unit; For two or more bedroom dwelling units: minimum of two (2) on-site parking spaces per unit.

**Off-Street Parking Requirements for Non-Residential Uses:** Off-street parking for non-residential uses shall be provided in accordance with the standards established in the “Off-street Parking” chapter of the Coastal Zoning Code. Shared parking arrangements shall be permitted in accordance with the standards established in the Coastal Zoning Code and subject to obtaining a variance.

**Prohibition of “Drive Through” Facilities:** To discourage development of commercial uses which generate high traffic volumes and would result in high peak hour turning movements, no “drive through” commercial facilities, except for car washes, shall be permitted in the GHMU District.

**Vehicle Access Requirements:** Shared driveway access between neighboring uses and parcels shall be encouraged. Wherever possible, driveway access shall be provided at the property boundary, to permit future negotiations of shared access agreements when adjoining parcels are developed. Where shared access is provided, a ten percent (10%) reduction in the required parking spaces for all commercial uses shall be permitted for each participating parcel. Driveway access to Highway One shall be limited to one driveway per parcel except in instances where more than one access/egress point can be clearly justified.

**Pedestrian Access Requirements:** All new development shall be required, where feasible, to provide an on-site pedestrian walkway along the Highway 1 frontage and local street frontages. The walkway shall be a minimum of five (5) feet in width and shall be constructed of concrete. Walkways may be located within the landscaping/walkway corridors of the public rights-of-way, as indicated on the Highway 1 Streetscape Map. The specific location of pedestrian walkways

shall be determined by each property owner. However, narrow linear strips of landscaping between walkways and streets shall be discouraged. Required walkways shall connect to existing walkways on adjacent properties and, where such adjacent walkways have not been developed, the required walkways shall be located in areas where the future continuation of the walkway across adjoining properties is feasible.

**Landscaping Requirements:** A landscaping plan shall be required for all new development proposals in the GHMU District in accordance with the On-Site Landscaping policies in the "Design Guidelines" chapter of the Gualala Town Plan.

## **GUALALA PLANNED DEVELOPMENT**

### **Map Code: GPD**

A series of community workshops were held in Gualala to develop a vision of the role of the two GPD properties in the context of community-wide development. Although these plans are not binding on GPD property owners, they provide an indication of the types of development which are likely to engender community support on these two important pieces of commercial property. The conceptual plans prepared at the workshops included the following elements:

#### **GPD District on hillside east of Church Street:**

This area was identified as the prime location for expansion of the commercial district in Gualala. Referred to as the Town Center in the conceptual plans, the location of this parcel provides an opportunity for creation of an alternate street network (as opposed to the highway strip) and development of a concentration of commercial uses which may encourage more pedestrian activity in town.

Generally, the portion of this property fronting Church Street was viewed as appropriate for local-serving commercial uses and public and civic facilities (such as churches, firehouse, medical center, post office and possibly a future town hall). A key element included in the conceptual plan developed at the workshops was a Village Green located to the northeast of the current Moonrise/Church Street intersection. Ideally, the Village Green will be acquired as a public open space/recreational facility. The upper hillslopes of this property were identified as potential residential areas, with the possible inclusion of senior housing facilities near the existing medical center.

The Town Plan includes a local road plan which establishes approximate locations for future road expansions and connections, and standards for local roads in the commercial district. Development on this parcel would require expansion of the local road network, including Ocean Drive, Moonrise, Center Street, and possibly a connector to Old Stage Road on the ridge.

**GPD District on the Lower Mill site, east of Highway 1 and south of Old State Highway:**

This property was identified as an appropriate location for a mixture of residential and commercial uses, including the development of a concentration of visitor-serving facilities. The flat topography of the Lower Mill site establishes it as one of the few sites in town which would permit development of relatively high density residential uses.

Consideration will be given to the effect of development on views from Highway 1 and Gualala Point Regional Park, protection of sensitive resources associated with the Gualala River, the need for pedestrian and vehicular connections to the core commercial district of Gualala, and recreational opportunities associated with the Gualala River.

**Intent:** To require comprehensive planning for development of the two large (40+ acre) commercial properties in the Town Plan area; to allow for substantial community review and comment on development proposals for GPD properties; to establish a flexible and streamlined permitting process for the phased development of multiple uses on these properties; to encourage imaginative development plans which provide for a mixture of residential, commercial, and community recreation/open space uses which is integrated with surrounding development; to ensure the provision of adequate infrastructure to serve future development on the GPD District parcels, and to coordinate the expanded circulation network necessary to serve such development.

**Development Permitting Process:** A two-stage planning process, requiring a Master Development Plan and a Precise Development Plan is established for the GPD Districts. The development plans will provide general and specific criteria regulating future development within the GPD Districts.

The Precise Development Plans for the GPD Districts can be considered a type of use permit which governs the establishment of multiple uses on these large sites. The processing of applications for Master Development Plans and Precise Development Plans shall proceed in accordance with the procedures established for Coastal Development Use Permits. Conditions may be incorporated into the approved plans, similar to the conditions attached to a use permit. The Precise Development Plan process incorporates the Coastal Development Permit approval process. Any person holding an approved master or Precise Development Plan may apply for an amendment, including modification of the terms of the plan, and waiver or alteration of the conditions imposed on the plan.

The Master/Precise Development Plan process represents a streamlining of the County's permit-processing requirements, since once a Precise Development Plan has been approved, no further discretionary approvals are necessary. In other words, property owners/developers will not be required to obtain individual Coastal Development Permits, use permits, variances, etc. for each proposed portion or phase of the development.

**Master Development Plan Requirements:** The Master Development Plan shall provide a plan for development of GPD District properties and shall incorporate all contiguous land under one



ownership within the GPD District. At a minimum, the Master Development Plan shall include the following elements:

- Location, types and densities of all proposed land uses, including maximum number of residential units, commercial square footage and visitor-serving units
- General alignments for roadways and utilities
- Provisions for public access, open space and recreation facilities
- Determination of availability of water supply, sewer capacity and road capacity to serve development
- Provisions for protection of environmental resources
- Development phasing plan
- Environmental documentation

**Precise Development Plan Requirements:** After, or concurrent with, approval of a Master Development Plan, a Precise Development Plan is required for the specific phase(s) of development under consideration. The Precise Development Plan shall provide more detailed specifications for phases of development for which permits are sought and shall be consistent with an approved Master Development Plan and Coastal Element policies. No permits shall be issued except in accordance with an approved Precise Development Plan. A Precise Development Plan shall expire and become null and void at the time specified in such permit, or if no time is specified, at the expiration of two years after granting except where construction and/or use of the property in reliance on such permit has been initiated prior to its expiration. Individual Coastal Development Permits shall not be required for development in accordance with an approved Precise Development Plan.

At a minimum, the Precise Development Plan shall include the following elements:

- Lot coverage standards for residential uses
- Lot coverage and floor-area standards for commercial uses
- Lot size requirements
- Minimum front, rear and side yard standards
- Design standards for new development
- Parking standards for new development
- Pedestrian access facilities
- Lighting, signage and landscaping standards
- Additional environmental documentation (if required)
- Coastal Element consistency determination

**Principal Uses:** All residential, civic and commercial use types other than those listed below as Prohibited Uses shall be considered principal uses in the GPD District upon approval of a Precise Development Plan. Conditions restricting permitted uses may be imposed in the Precise Development Plan. Once a Precise Development Plan has been approved, any change in use type or expansion of use shall require an amendment to the Precise Development Plan.

**Prohibited Uses:**

Civic use types: Alternative Energy Facilities-Offsite; Cemetery Services

Commercial use types: Animal Sales & Services: Auctioning, Horse Stables, Kennels, Veterinary (large animals); Automotive & Equipment: Storage, Non-operating vehicles

**Requirements for Development:** At a minimum, fifty percent (50%) of the total lot area within a GPD District must be dedicated to residential uses and the infrastructure and open space necessary to support such uses. In addition, at a minimum, 10 percent of the total lot area within a GPD District must be reserved for visitor-serving facilities. Visitor-serving facilities include, but are not limited to, bed and breakfast accommodations, hotels, motels, inns, and restaurants.

**Maximum Visitor Accommodations and Services Density:** The maximum size and density of visitor accommodation facilities in the GPD Districts shall be established in the approved Master Development Plan. In no instance may the density of visitor accommodation facilities exceed 20 units per acre. The established densities shall be consistent with the scale and character of the town of Gualala and in conformance with the intent of the GPD District.

**Maximum Building Height in GPD Districts:** Structures shall be limited to twenty-eight (28) feet in height. Lesser heights may be required where it is found that building heights would have adverse impacts to community character, open space or public views. Height limits for various components of the planned development shall be prescribed in an approved Precise Development Plan. Exceptions to the strict application of maximum building heights may be allowed for church steeples, flag poles, water towers, and other towers and architectural features not for human habitation, where such exceptions are consistent with the intent of the GPD District and a variance is obtained.

**Minimum Usable Activity Space Requirements for Residential Uses:** Usable activity space shall be provided for all residential uses in accordance with the approved Master Development Plan. At a minimum, ten (10%) percent of the total lot area shall consist of usable activity space in each residential development. Flexibility in the provision of on-site usable activity space shall be granted to encourage developers of the GPD parcels to provide community open space/recreational facilities.

**Protection of Sensitive Coastal Resources:** The Precise Development Plan must provide for protection of sensitive coastal resources, including views from public areas such as Highway 1 and the Gualala Point Regional Park, and sensitive resources associated with the Gualala River, using such means as establishing vegetative buffers between Highway 1 and developed areas, avoiding siting of structures on slopes adjacent to Highway 1, and avoiding siting development within sensitive habitat areas or the buffer areas established for their protection.

## GUALALA INDUSTRIAL

### Map Code: GI

**Intent:** To provide suitable locations for necessary industrial and commercial service activities where transportation facilities and utilities exist or can be provided.

**Principal Uses:** The following uses are subject to obtaining a Coastal Development Permit and necessary building permits and approvals.

Civic Uses: Ambulance Services; Fire and Police Protection Services

Commercial Uses: Agricultural Sales and Services; Automotive and Equipment: Parking; Building Maintenance Services; Communications Services; Research Services; Wholesaling, Storage and Distribution: Mini-Warehouses; Wholesaling, Storage and Distribution: Light

Industrial Uses: Coastal-Related Industrial; Coastal-Dependent Industrial; Custom Manufacturing; Light Industrial

Open Space Uses: Passive Recreation

**Conditional Uses:** The following uses are subject to obtaining a Coastal Development Use Permit and necessary building permits and approvals.

Residential Uses: Employee Caretaker Housing

Civic Uses: Administrative Services: Government; Alternative Energy Facilities: Onsite; Alternative Energy Facilities: Offsite; Community Recreation; Major Impact Facilities; Major Impact Services and Utilities; Minor Impact Utilities

Commercial Uses: Animal Sales and Services: Auctioning; Automotive and Equipment: Cleaning; Automotive and Equipment: Fleet Storage; Automotive and Equipment: Gasoline Sales; Automotive and Equipment: Repairs, Light; Automotive and Equipment: Repairs, Heavy; Automotive and Equipment: Sales/Rentals; Automotive and Equipment: Storage, Nonoperating Vehicles; Automotive and Equipment: Storage, Recreational Vehicles and Boats; Construction Sales and Services; Recycling Centers

Industrial Uses: General Industrial; Heavy Industrial

Agricultural Uses: Animal Waste Processing; Forest Production and Processing: General; Forest Production and Processing: Commercial Woodlots; Packing and Processing: Limited; Packing and Processing: General; Packing and Processing: Fisheries By-Products

Extractive Uses: Mining and Processing

**Minimum Lot Area:** Within water and sewer service areas: six thousand (6,000) square feet. Within water or sewer service areas: twelve thousand (12,000) square feet. Not in water or sewer service area: forty thousand (40,000) square feet.

**Building Height Limit for GI Districts:** Fifty (50) feet