City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
Phone: (707) 961-2823
Fax: (707) 961-2802

Meeting Agenda

Community Development Committee

Tuesday, July 26, 2016 | **3:00 PM** | **Town Hall, 363 N. Main Street**

MEETING CALLED TO ORDER

ROLL CALL

1. APPROVAL OF MINUTES

1A. 16-297 Approve Minutes of June 28, 2016

Attachments: Minutes of June 28, 2016

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

3. CONDUCT OF BUSINESS

3A. 16-312 Receive Report and Provide Recommendation to City Council Regarding update to the Inland Land Use and Development Code (ILUDC) Land Use Tables

Attachments: 20160726 ILUDC Update Staff Report

Attachment 1 - ILUDC Land Use Tables - Proposed Revisions

Attachment 2 - Zoning District Purposes

7.26.16 Memo - Social Service Organizations- distributed after packet created

3B. 16-313 Receive Report and Provide Recommendation to Council Regarding Potentially Allowing the Use of Downtown Parking Spaces for Parklets

Attachments: 20160726 Street Parklets - Staff Report

4. MATTERS FROM COMMITTEE / STAFF

ADJOURNMENT

STATE OF CALIFORNIA)
)ss.
COUNTY OF MENDOCINO)
I declare, under penalty of perjury, that I am employed by the City of Fort Bragg and that I caused this agenda to be posted in the City Hall notice case on July 21, 2016.

_____

Chantell O'Neal
Administrative Assistant
Community Development

NOTICE TO THE PUBLIC

DISTRIBUTION OF ADDITIONAL INFORMATION FOLLOWING AGENDA PACKET DISTRIBUTION:

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- *Such documents are also available on the City of Fort Bragg's website at http://city.fortbragg.com subject to staff's ability to post the documents before the meeting*

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Text File

File Number: 16-297

Agenda Date: 7/26/2016 **Version:** 2 **Status:** Minutes to be Approved

In Control: Community Development Committee **File Type:** Committee Minutes

Agenda Number: 1A.

Approve Minutes of June 28, 2016

City of Fort Bragg

416 N Franklin Street
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Phone: (707) 961-2823
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Meeting Minutes
Community Development Committee

Tuesday, June 28, 2016 **3:00 PM** **City Hall Conference Room, 416 N. Franklin Street**

MEETING CALLED TO ORDER

Committee Member Deitz called the meeting to order at 3:00 PM.

ROLL CALL

Present: 2 - Scott Deitz and Michael Cimolino

1. APPROVAL OF MINUTES

1A. 16-246 Approve Minutes of May 17, 2016

A motion was made by Committee Member Deitz, seconded by Committee Member Cimolino, that the Committee Minutes be approved for Council review.

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None.

3. CONDUCT OF BUSINESS

3A. 16-272 Receive Report and Provide Recommendation to Community Development Committee Regarding an Update to the Inland Land Use and Development Code to make it more Business Friendly

Associate Planner Perkins handed out an addendum entitled Summary of Public Participation at the Inland Land Use and Development Code (ILUDC) Update Workshops (added to Agenda after packet created). Perkins described the workshop as a positive productive experience. Community Director Jones intends to craft an ILUDC update matrix for City Council input. Director Jones indicated her intention to pursue and update to the Coastal Land Use and Development Code (LUDC) at the same time as the ILUDC to prevent the two documents from becoming more divergent and to facilitate a better understanding for residents regarding requirements and variations between land uses. Jones cited some examples of existing discrepancies between the two codes and explained how this update further warrants the Local Coastal Program (LCP) amendment process to streamline the two land use codes. Jones asked the Committee Members to go through the summary list and provide feedback on each line item.

Discussion:

1. Vacation Rentals:

- Committee and staff discussed the ten vacation rental permit limit with some uncertainty as to whether the limit was per land use for a total of twenty permits or

ten total

- Committee Member Deitz asked if the City was ready to take applications and Jones responded that the code needs to be published before we can allow vacation rentals
- Cimolino asked for clarification about the implications of this code update affecting undeveloped property like Mill site and Jones answered this particular code update would only affect the Central Business District (CBD)
- Vacation rentals will be strictly limited to the CBD, unless re-addressed by Council
- Jones recommended considering Highway visitor Commercial for inclusion in this update
- Committee reiterated the intention to establish permit limits and slowly monitor the impacts on rental housing stock and demand from property owners
- The current regulation requires home rentals within the City to be in excess of thirty days
- Waiting lists, transferability, and per owner maximums are criteria that should be explicit in this code update

2. Home Sharing:
    - Parking is a primary concern
    - Parking impacts could be limited by capping the number of permits offered similar to the vacation rentals or by establishing standards requiring onsite parking in order for a property to be permitted for home sharing
    - This would require a Minor Use Permit (MUP) which would be approved administratively after serving notice to property owners in a 300‘ radius which can be elevated to Planning Commission if contested
    - Committee Members recommended limiting each property to one bedroom for sharing and/or one vehicle
    - The negative effects on towns with large numbers of vacation rentals

3. Residences in Commercial Districts:
    - Down-zoned properties can go right back to commercial use
    - The six month requirement was deemed as an appropriate time frame as it provides relief to property owners where none currently exists but does not unintentionally incentivize owners to convert businesses to residences
    - The goal is always highest and best use
    - The excess of vacant businesses and lack of housing shows the need for an adjustment in supply
    - Staff will (with the assistance of the interns) do an inventory of the business stock to present to council a potential impact analysis

4. Commercial Uses in Industrial Districts:
    - This update would allow brewing as an activity in the Commercial district and/or add a model of brewery/tap room to the land use tables
    - Commercial uses could increase values of property and make industrial uses less desirable to owners

- The Overtime Brewery was a very favored project and this update would benefit both of our existing operations by permitting necessary expansions of facilities
- The Mill Site will offer more industrially zoned properties, which will potentially be occupied by a brewery
- Committee Member Deitz inquired about demand for more breweries in recent years, Jones pointed out the current trend for Beer tourism
- Committee Member Deitz inquired if we would also allow for Light Industrial activities to be permitted in commercial districts with use permits and Jones explained that noise is the biggest concern though some light industrial uses fit well in commercial districts
- Committee members would like to see Light Industrial uses allowed in Commercial districts

5. Second Residential Units:
   - Considered removing or changing the 6000sf parcel and 36ft street width requirements where off-street parking is available
   - The City needs more rental housing so incentivizing 2nd units should be a priority
   - There are lots of illegal units in town, 1/3 of parcels have 2nd units they may/may not be legal
   - Providing owners the ability to legally add 2nd units benefits the City by providing good, legal, safe buildings, meets housing needs of residents, and the City recoups fees for water and sewer connections

6. Signage:
   - Remove word permanent from code verbiage from the 20% window coverage regulation
   - Window signage does not currently count toward the site signage maximums
   - Businesses frequently recoup there signage needs by cluttering the windows
   - Cimolino explained this request was brought about because of concerns about alcohol and tobacco signage
   - Perkins asked how this might affect bars/taverns
   - The City has flagrant sign code violators and increased code enforcement would be necessary if this update goes into effect
   - Committee Member Deitz asked how many complaints for signs are submitted annually and Jones stated there are one to two per year
   - Committee Members want to ensure this update has limited impact on small businesses who need the advertising space
   - Staff clarified this cannot be limited to certain businesses
   - Committee recommended striking the word permanent from the code and leaving code enforcement to being complaint driven

Miscellaneous:
- Council member Cimolino favors a mountain bike cleaning station but expressed hesitancies about potential transference of invasive species, the need for an interceptor, municipal water, permitting, and actual use of this type facility

- Taxing commercial properties that remain vacant for long periods of time
- Staff and Committee discussed the potential causes of the vacancies; disrepair, location, high rent, Amazon effects on small businesses, and costs of sprinklers (current ordinance requirements) being a disincentive to perform regular maintenance on buildings
- Deitz spoke in opposition of the sprinkler ordinance and the unintended consequence being empty store fronts
- Jones will compile the number of sprinklers installed with information from Public Works
- Add business sharing as a table line item in the development code to support co-businesses
- Sidewalks throughout town in need of repair could be another side effect of the sprinkler ordinance
- Specialty schools like woodworking is another use that should be evaluated for compatibility for various zoning districts

Committee Member Cimolino inquired about the process of changing the code. Director Jones explained the code can be changed anytime with staff time. The City tries to do updates once every two years or as warranted by City Council and residents. Up-zoning is rarely objected to but down-zoning can cause frustration for residents and should be considered carefully when making changes to the code.

3B. 16-275 Receive Oral Update from Committee Member Deitz and Discuss the Fort Bragg Business Density Packet

Lia Wilson presented a power point entitled “A Lovely Little Downtown” (added to Agenda after packet created). Wilson explained this idea came about after recent concerns were raised by local business owners regarding the current state of downtown Fort Bragg. The Goals of Wilsons plan included 90% occupancy, increased foot traffic, increased income for small businesses, and establishing a brand identity for the City. Several slides prompted discussion during the presentation so key points of the presentation and discussion are as follows:

- Potential incentives and disincentives to fill vacant spaces
- Using the 2nd unit model to package information about starting a business in Downtown
- Designing a one page zoning district summary table to display in vacant windows
- Revitalizing window staging program and “Pop-Up Shops”
- Many Downtown properties are in violation of Municipal Code and open Code Enforcement cases
- Ideas to make entrepreneurs more savvy; asking the right questions, outlining timeline and cost expectations early on, pursing business ventures in the right order (permitting, licensing, zoning location)
- Public Works should summarize departmental information with brochures
- Facilitate communication between City departments to improve customer service experience

- Differences between cost and startup of a retail venture versus a restaurant
- Diversifying the City; Parklets, Murals, Art Park, Sculptures, Archway
- Changing Coastal Trail Phase II entrance to Redwood Ave instead of Alder St

Staff and Committee Members recommended Wilson present her slides at both Visit Fort Bragg and Downtown Watch meetings.

3C. 16-276 Receive Oral Update from Staff on Departmental Activities

No report given due to time constraints.

MATTERS FROM COMMITTEE / STAFF

None.

ADJOURNMENT

Committee Member Deitz adjourned the meeting at 5:15 PM.

City of Fort Bragg

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Text File

File Number: 16-312

Agenda Date: 7/26/2016 **Version:** 1 **Status:** Business

In Control: Community Development Committee **File Type:** Staff Report

Agenda Number: 3A.

Receive Report and Provide Recommendation to City Council Regarding update to the Inland Land Use and Development Code (ILUDC) Land Use Tables

CITY OF FORT BRAGG
416 N. FRANKLIN, FORT BRAGG, CA 95437
PHONE 707/961-2823 FAX 707/961-2802

COUNCIL COMMITTEE ITEM SUMMARY REPORT

MEETING DATE:	July 26, 2016
TO:	Community Development Committee
FROM:	Scott Perkins
AGENDA ITEM TITLE:	Receive Report and Provide Recommendation to City Council Regarding Update to the Inland Land Use and Development Code Land Use Tables

Background

Every few years, the City updates the Inland Land Use and Development Code (ILUDC) to fix identified problems and ensure that the code implements the policy goals of City Council. On June 16, 2016, the Community Development Department held two Zoning Code Update Workshops, inviting community members to contribute their ordinance update ideas and concerns. Additionally, the Community Development Committee convened on June 28, 2016, to discuss various policies the code update should address.

At each of these meetings, discussion led to the Land Use Tables found in Article 2 of the ILUDC. These tables depict which uses are permitted in which zoning districts, and what permitting is necessary to allow a business in a particular zoning district. The Community Development Committee recommended adjusting the tables to be generally more permissible of development by allowing more uses in more districts, and loosening the permitting restrictions on uses unlikely to cause negative impacts. Staff has generated a draft revision of the Land Use Tables for Community Development Committee review.

Land Use Table Update

Attachment 1 contains the draft updates to the Land Use Tables. The following legend describes the changes proposed by staff:

- Green cells: proposed change to a “Permitted Use”
- Yellow cells: proposed change to a “Minor Use Permit”
- Orange cells: proposed change to a “Use Permit”

The text within the cell has not been changed, and represents the current permit requirements for the use in the Land Use Tables.

The proposed changes would relax regulation and permitting requirements of many land uses to make it easier to open new businesses. In order to identify if the proposed changes might conflict with the character of the existing zoning districts, staff reviewed the definition of each use type against the purpose of each zoning district, as defined in Article 2 of the ILUDC.

Community Development Committee Input
Staff seeks the following input from CDC:

1. Review the ILUDC Land Use Table proposed revisions.
2. Provide direction to staff regarding the proposed revisions and their inclusion in the full ILUDC update.

Attachments
Attachment 1: ILUDC Land Use Tables – Proposed Revisions
Attachment 2: Zoning District Purposes

TABLE 2-10
Allowed Land Uses and Permit Requirements for Industrial Zoning Districts

P	Permitted Use, Zoning Clearance required
MUP	Minor Use Permit required (see Section 18.71.060)
UP	Use Permit required (see Section 18.71.060)
S	Permit requirement set by Specific Use Regulations
—	Use not allowed

LAND USE (1)	PERMIT REQUIRED BY DISTRICT		Specific Use Regulations
	IL	IH	
AGRICULTURAL, RESOURCE & OPEN SPACE USES			
Crop production, horticulture, orchard, vineyard	P	P	
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING			
Agricultural product processing	—	P	
Artisan/craft product manufacturing	P(2)	—	
Boat and ship construction, repair, maintenance	—	P	
Construction contractor	P(2)	P(2)	
Fish processing	P(2)	P	
Laboratory - Medical, analytical, research & development	P(2)	P	
Laundry, dry cleaning plant	P	P	
Lumber and wood product manufacturing	UP	UP	
Manufacturing/processing - Heavy	—	UP	
Manufacturing/processing - Light	P(2)	P	
Manufacturing/processing - Medium intensity	—	P(2)	
Manufacturing/processing - Cannabis **[NEW USE]**	---	---	
Media production	P	P	
Petroleum product storage and distribution	UP	P	
Printing and publishing	P	P	
Recycling - Heavy processing	UP	UP	18.42.150
Recycling - Large collection facility	UP	UP	18.42.150
Recycling - Light processing	UP	UP	18.42.150
Recycling - Reverse vending machine	P	P	18.42.150
Recycling - Scrap and dismantling yards	—	UP	
Recycling - Small collection facility	P	P	18.42.150
Storage - Cold storage facility, ice plant **[TO BE REMOVED]**	—	UP	
Storage - Outdoor	UP	UP	18.42.140
Storage - Personal storage facility (mini-storage)	P	P	
Storage - Warehousing	P(2)	P	
Wholesaling and distribution	P(2)	P	

Key to Zoning District Symbols

IL	Light Industrial
IH	Heavy Industrial

Notes:

(1) See Article 10 for land use definitions.

(2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.

(3) See Section 18.24.030.C for additional permit requirements.

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	P	Permitted Use, Zoning Clearance required
	MUP	Minor Use Permit required (see Section 18.71.060)
	UP	Use Permit required (see Section 18.71.060)
	S	Permit requirement set by Specific Use Regulations
	—	Use not allowed

LAND USE (1)	PERMIT REQUIRED BY DISTRICT		Specific Use Regulations
	IL	IH	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES			
Adult entertainment business	S	S	18.40
Commercial recreation facility - Indoor	UP	—	
Commercial recreation facility - Outdoor	UP	UP	
Emergency Transitional Shelter **[CHANGE TO EXTREME WEATHER SHELTER]**	UP		
Fishing pier **[TO BE REMOVED]**	—	—	
Health/fitness facility	UP	—	
Library, museum	—	—	
Meeting facility, public or private **[REMOVE FROM INDUSTRIAL TABLES]**	UP	—	
School - Specialized education/training	UP	UP	
Social Service Organization **[TO BE REMOVED]**	UP		
Sports and entertainment assembly	UP	UP	
RESIDENTIAL USES			
Caretaker quarters	—	MUP	
Live/work unit	UP	—	18.42.090

Key to Zoning District Symbols

IL	Light Industrial
IH	Heavy Industrial

Notes:

(1) See Article 10 for land use definitions.

(2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.

(3) See Section 18.24.030.C for additional permit requirements.

TABLE 2-10
Allowed Land Uses and Permit Requirements for Industrial Zoning Districts

P	Permitted Use, Zoning Clearance required
MUP	Minor Use Permit required (see Section 18.71.060)
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S	Permit requirement set by Specific Use Regulations
—	Use not allowed

LAND USE (1)	PERMIT REQUIRED BY DISTRICT		Specific Use Regulations
	IL	IH	
RETAIL TRADE			
Accessory retail or services	MUP	MUP	18.42.020
Bar/tavern **[REMOVE FROM INDUSTRIAL TABLES]**	—	—	
Boat and ship sales **[REMOVE FROM INDUSTRIAL TABLES]**	—	—	
Building and landscape materials sales - Indoor	P	P	
Building and landscape materials sales - Outdoor	UP	P	18.42.130
Construction and heavy equipment sales and rental	UP	P	18.42.130
Convenience store **[REMOVE FROM INDUSTRIAL TABLES]**	—	—	
Farm supply and feed store	P(2)	P	
Fuel dealer (propane for home and farm use, etc.)	P	—	
Marine hardware and supplies sales **[REMOVE FROM INDUSTRIAL TABLES]**	—	—	
Mobile home or RV sales	UP	UP	
Restaurant, café, coffee shop	—	—	
Retail sales accessory to wholesaling	MUP	MUP	
Service station	UP	UP	18.42.180
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL			
ATM	—	—	
Business support service	P	—	
Office - Accessory	P	P	
Office - Processing and corporate	P	P	

Key to Zoning District Symbols

IL	Light Industrial
IH	Heavy Industrial

Notes:

(1) See Article 10 for land use definitions.
(2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.
(3) See Section 18.24.030.C for additional permit requirements.

TABLE 2-10
Allowed Land Uses and Permit Requirements for Industrial Zoning Districts

P	Permitted Use, Zoning Clearance required
MUP	Minor Use Permit required (see Section 18.71.060)
UP	Use Permit required (see Section 18.71.060)
S	Permit requirement set by Specific Use Regulations
—	Use not allowed

LAND USE (1)	PERMIT REQUIRED BY DISTRICT		Specific Use Regulations
	IL	IH	
SERVICES - GENERAL			
Accessory retail or services	MUP	MUP	18.42.020
Equipment rental	P(2)	P(2)	
Kennel, animal boarding	UP	UP	
Lodging - Hotel or motel **[REMOVE FROM INDUSTRIAL TABLES]**	—	—	
Maintenance service - Client site services	P(2)	P	
Medical Marijuana Dispensary	UP	UP	FBMC 9.30 (Ord. 851 §1, 2005)
Public safety facility	P	P	
Repair service - Equipment, large appliances, etc.	P(2)	P	
Vehicle services - Major repair/body work	UP	UP	
Vehicle services - Minor maintenance/repair	P	P	
Veterinary clinic, animal hospital	P	P	
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE			
Ambulance, taxi, or limousine dispatch facility	P(2)	P	
Boat launching facility **[TO BE REMOVED]**	—	—	
Broadcasting studio	P	—	
Freight terminal	P(2)	P	
Harbor and marina facilities **[TO BE REMOVED]**	—	—	
Parking facility, public or commercial	—	—	
Pipeline or transmission line	S	S	18.42.144
Telecommunications facility	S	S	18.44
Transit station or terminal	UP	UP	
Utility facility	P	P	
Vehicle storage	UP	UP	

Key to Zoning District Symbols

IL	Light Industrial
IH	Heavy Industrial

Notes:

(1) See Article 10 for land use definitions.

(2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.

(3) See Section 18.24.030.C for additional permit requirements.

TABLE 2-1
Allowed Land Uses and Permit Requirements for Residential Zoning Districts

P	Permitted Use, Zoning Clearance required
MUP	Minor Use Permit required (see Section 18.71.060)
UP	Use Permit required (see Section 18.71.060)
S	Permit requirement set by Specific Use Regulations
—	Use not allowed

LAND USE (1)	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
	RR	RS	RL	RM	RH	RVH	
AGRICULTURAL, RESOURCE & OPEN SPACE USES							
Agricultural accessory structure	P	P	—	—	—	—	18.42.030
Animal keeping	S	S	S	S	S	S	18.42.040
Crop production, horticulture, orchard, vineyard	P	P	P	P	P	P	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES							
Equestrian facility	UP	—	—	—	—	—	
Golf course	UP	—	—	—	—	—	
Meeting facility, public or private	UP	UP	UP	UP	UP	UP	
Park, playground	P	P	P	P	P	P	
Private residential recreation facility	—	—	MUP	MUP	MUP	MUP	
School - Private	UP	UP	UP	UP	UP	UP	
School - Public	P	P	P	P	P	P	

Key to Zoning District Symbols

RR	Rural Residential	**RM**	Medium Density Residential
RS	Suburban Residential	**RH**	High Density Residential
RL	Low Density Residential	**RVH**	Very High Density Residential

Notes:

(1) See Article 10 for land use definitions.

TABLE 2-1
Allowed Land Uses and Permit Requirements for Residential Zoning Districts

P	Permitted Use, Zoning Clearance required
MUP	Minor Use Permit required (see Section 18.71.060)
UP	Use Permit required (see Section 18.71.060)
S	Permit requirement set by Specific Use Regulations
—	Use not allowed

LAND USE (1)	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
	RR	RS	RL	RM	RH	RVH	
RESIDENTIAL USES							
Condominium conversion - 3 units maximum per parcel	—	—	—	P	—	—	
Home occupation	P	P	P	P	P	P	18.42.080
Mobile home park	UP	UP	UP	UP	UP	UP	18.42.110
Mobile/manufactured home	P	P	P	P	P	P	18.42.110
Multi-family housing, 2 or 3 units	—	—	—	P	P	P	18.42.120
Multi-family housing, 4 or more units	—	—	—	UP	UP	P	18.42.120
Co-Housing, 4 or more units	—	—	—	UP	UP	P	18.42.120
Organizational house (sorority, monastery, residential care, care for the elderly, etc.) of more than 3,000 SF or three units.	—	—	—	UP	UP	UP	18.42.120
Residential accessory use or structure	P	P	P	P	P	P	18.42.160
Residential care facility for the elderly (RCFE), 6 or more clients	—	—	—	UP	UP	UP	
Rooming or boarding, 6 or more persons	—	—	—	MUP	MUP	MUP	
Second units (2)	P	P	P	P	P	P	18.42.170
Single-family dwelling	P	P	P	P	P	P	
RETAIL TRADE & GENERAL SERVICES							
Accessory retail and services	—	—	—	P	P	P	18.42.020
Artisan shop	—	—	—	UP	—	—	
Neighborhood market	—	—	UP	UP	UP	UP	18.21.060
Restaurant, café, coffee shop	—	—	UP	UP	UP	UP	18.21.060
Vacation Rental	—	—	—	—	—	—	

Key to Zoning District Symbols

RR	Rural Residential	**RM**	Medium Density Residential
RS	Suburban Residential	**RH**	High Density Residential
RL	Low Density Residential	**RVH**	Very High Density Residential

Notes:

(1) See Article 10 for land use definitions.

(2) See government code 65852.1, 65852.150 and 65852.2 for additional information

TABLE 2-1
Allowed Land Uses and Permit Requirements for Residential Zoning Districts

P	Permitted Use, Zoning Clearance required
MUP	Minor Use Permit required (see Section 18.71.060)
UP	Use Permit required (see Section 18.71.060)
S	Permit requirement set by Specific Use Regulations
—	Use not allowed

LAND USE (1)	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
	RR	RS	RL	RM	RH	RVH	
SERVICES - BUSINESS & PROFESSIONAL							
Medical services - Clinic, lab, urgent care	—	—	—	UP	UP	UP	
Medical services - Doctor office	—	—	—	—	—	P	18.21.060
Medical services - Extended care	—	—	—	UP	UP	UP	
Medical services - Hospital	—	—	—	UP	UP	UP	
Office - Accessory	P	P	P	P	P	P	
Office - Professional or administrative	—	—	—	—	—	UP	18.21.060
SERVICES							
Adult day care - 6 or fewer clients	—	—	—	—	—	—	
Adult day care - 7 or more clients	—	—	—	—	—	—	
Child day care - Small family day care home	P	P	P	P	P	P	
Child day care - Large family day care home	MUP	MUP	MUP	MUP	MUP	MUP	18.42.060
Child day care - Day care center	—	—	—	MUP	MUP	MUP	18.42.060
Homesharing	—	—	—	—	—	—	
Lodging - Bed and breakfast inn (B&B)	—	—	UP(2)	—	—	—	18.42.050
Lodging - Vacation Homes	—	—	—	—	—	—	
Mortuary, funeral home (not including cremation)	—	—	—	—	—	UP	
Personal services	—	—	UP	UP	UP	UP	18.21.060
Public safety facilities	UP	UP	UP	UP	UP	UP	
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE							
Pipelines, transmission lines	S	S	S	S	S	S	18.42.144
Utility facility	UP	UP	UP	UP	UP	UP	
Roof mounted solar and wind for on-site use	P	P	P	P	P	P	
Utility infrastructure	P	P	P	P	P	P	

Key to Zoning District Symbols

RR	Rural Residential	**RM**	Medium Density Residential
RS	Suburban Residential	**RH**	High Density Residential
RL	Low Density Residential	**RVH**	Very High Density Residential

Notes:

(1) See Article 10 for land use definitions.

(2) In the RL zone, these are limited to those existing on the effective date of this Development Code. See Chapter 18.90 (Nonconforming Uses, Structures, and Parcels).

TABLE 2-6
Allowed Land Uses and Permit Requirements for Commercial Zoning Districts

P	Permitted Use, Zoning Clearance required
MUP	Minor Use Permit required (see Section 18.71.060)
UP	Use Permit required (see Section 18.71.060)
S	Permit requirement set by Specific Use Regulations
—	Use not allowed

LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	
AGRICULTURAL, RESOURCE & OPEN SPACE USES						
Crop production, horticulture, orchard, vineyard	P	P	P	P	P	
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING						
Laboratory - Analysis, research and development, testing	—	P	—	P	—	
Artisan/craft product manufacturing with retail sales	—	P(2)	P(2)	P(2)	P(2)	
Printing and publishing	—	—	P	P	—	
Recycling - Reverse vending machine	P	P	P	P	P	
Recycling - Small collection facility	P	P	P	P	P	18.42.150
Recycling - Large collection facility	—	—	—	UP	—	18.42.150
Recycling - Light processing	—	—	—	UP	—	

Key to Zoning District Symbols

CN	Neighborhood Commercial	**CG**	General Commercial
CO	Office Commercial	**CH**	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

(1) See Article 10 for land use definitions.

(2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.

TABLE 2-6
Allowed Land Uses and Permit Requirements for Commercial Zoning Districts

P	Permitted Use, Zoning Clearance required
MUP	Minor Use Permit required (see Section 18.71.060)
UP	Use Permit required (see Section 18.71.060)
S	Permit requirement set by Specific Use Regulations
—	Use not allowed

LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES						
Campground, recreational vehicle (RV) park	—	—	—	—	UP	
Commercial recreation facility - Indoor	—	—	UP	P	P	
Commercial recreation facility - Outdoor	—	—	—	UP	UP	
Conference facility	—	—	UP	UP	UP	
Health/fitness facility	—	UP	UP	P	UP	
Library, museum, art gallery	—	—	P	P	P	
Meeting facility, public or private	UP	UP	UP	UP	UP	
Park, playground	P	P	P	P	P	
School - Specialized education/training	—	UP	UP	UP	—	
Sports and entertainment assembly	—	—	—	UP	UP	
Studio - Art, dance, martial arts, music, etc.	—	UP	P	P	P	
Theater	—	—	P	P	P	
RESIDENTIAL USES						
Emergency/transitional shelter	—	—	—	P	—	
Home occupation	P	P	P	P	P	18.42.080
Live/work unit	MUP	MUP	MUP	MUP	—	18.42.090
Multi-family dwellings	P	UP	UP	UP	UP	18.42.120
Residential care facility for the elderly (RCFE)	—	UP	UP	UP	—	
Residential care facility, 7 or more clients	—	UP	UP	UP	—	
Residential component mixed use project	P	UP	P(2)	P	P	18.42.100

Key to Zoning District Symbols

CN	Neighborhood Commercial	**CG**	General Commercial
CO	Office Commercial	**CH**	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

(1) See Article 10 for land use definitions.

(2) Use allowed only on second or upper floors, in compliance with Section 18.22.060.B (Limitation on Location of Allowable Uses).

(3) Single Family Home is permitted with a MUP for lots in the CN zone that do not front a major collector.

TABLE 2-6
Allowed Land Uses and Permit Requirements for Commercial Zoning Districts

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UP	Use Permit required (see Section 18.71.060)
S	Permit requirement set by Specific Use Regulations
—	Use not allowed

LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	
RETAIL TRADE						
Art, antique, and collectables stores	—	—	P	P	P	
Artisan shop	UP	UP	P	P	P	
Auto and vehicle sales and rental	—	—	—	P	P	
Auto parts sales with no installation services	—	—	—	P	P	
Bar/tavern	—	—	UP	MUP	MUP	
Big box retail	—	—	—	UP	UP	
Building and landscape materials sales - Indoor	—	—	—	P	—	
Building and landscape materials sales - Outdoor	—	—	—	UP	—	18.42.130
Construction and heavy equipment sales and rental	—	—	—	UP	UP	18.42.130
Convenience or liquor store	UP	—	P	P	P	
Drive-through retail	—	—	UP	UP	UP	18.42.070
Farm supply and feed store	—	—	—	P	—	
Fuel dealer (propane for home and farm use, etc.)	—	—	—	UP	—	
Furniture, furnishings and appliance store	—	—	P	P	—	
General retail - 10,000 sf or larger	—	—	UP	UP	UP	
General retail - 5,000 sf - 9,999 sf	—	—	P	P	P	
General retail - Less than 5,000 sf	P	—	P	P	P	
Groceries, specialty foods	P	—	P	P	P	
Mobile home, boat, or RV sales	—	—	—	UP	UP	
Night club	—	—	UP	UP	UP	
Office supporting retail	P	P	P	P	P	
Outdoor retail sales and activities	—	—	P	P	P	18.42.130
Restaurant, café, coffee shop	UP	P	P	P	P	18.42.165
Second hand store	—	—	—	P	P	
Service station	—	—	—	UP	UP	18.42.180
Shopping center	—	—	—	UP	UP	

Key to Zoning District Symbols

CN	Neighborhood Commercial	**CG**	General Commercial
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Notes:

(1) See Article 10 for land use definitions.

TABLE 2-6
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S	Permit requirement set by Specific Use Regulations
—	Use not allowed

LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL						
ATM	P	P	P	P	P	
Bank, financial services	UP	P	P	P	P	
Business support service	—	P	P	P	P	
Medical services - Doctor office	P	P	P	P	UP	
Medical services - Clinic, lab, urgent care	—	P	P	P	—	
Medical services - Hospital	—	UP	—	UP	UP	
Office - Accessory	P	P	P	P	P	
Office - Business/service	—	P	P	P	P	
Office - Processing	—	P	P(2)	P	—	
Office - Professional/administrative	—	P	P	P	P	
SERVICES - GENERAL						
Adult day care	P	P	P	P	—	
Catering service	—	P	—	P	—	
Child day care center	UP	UP	UP	UP	—	
Drive-through service	—	—	UP	UP	UP	18.42.070
Equipment rental	—	—	UP	P	UP	
Kennel, animal boarding	—	—	—	UP	—	
Lodging - Bed & breakfast inn (B&B)	—	—	UP	UP	P	18.42.050
Lodging - Hotel or motel	—	—	UP	UP	UP	
Lodging - Vacation rentals	—	—	—	—	—	
Maintenance service - Client site services	—	—	—	P	—	
Mortuary, funeral home	—	P	—	P	—	
Personal services	P	P	P	P	UP	
Personal services - Restricted	—	—	UP	UP	—	
Public safety facility	—	P	P	P	P	
Repair service - Equipment, large appliances, etc.	—	—	—	P	—	
Social service organization **[USE TO BE REMOVED]**	—	P	P	P	UP	
Vehicle services - Major repair/body work	—	—	—	UP	UP	
Vehicle services - Minor maintenance/repair	—	—	—	P	P	
Veterinary clinic, animal hospital	—	P	—	P	P	

Key to Zoning District Symbols

CN	Neighborhood Commercial	**CG**	General Commercial
CO	Office Commercial	**CH**	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

(1) See Article 10 for land use definitions.

(2) Use allowed only on second or upper floors, in compliance with Section 18.22.060.B (Limitation on Location of Allowable Uses).

TABLE 2-6
Allowed Land Uses and Permit Requirements for Commercial Zoning Districts

P	Permitted Use, Zoning Clearance required
MUP	Minor Use Permit required (see Section 18.71.060)
UP	Use Permit required (see Section 18.71.060)
S	Permit requirement set by Specific Use Regulations
—	Use not allowed

LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE						
Ambulance, taxi, or limousine dispatch facility	—	UP	—	UP	UP	
Broadcasting studio	—	P	P	P	—	
Parking facility, public or commercial	P	P	P	P	P	
Pipelines, transmission lines	S	S	S	S	S	18.42.144
Telecommunications facility	S	S	S	S	S	18.44
Transit station or terminal	UP	UP	UP	UP	UP	
Solar, wind, geothermal facilities for on-site use	P	P	P	P	P	
Utility facility	P	P	UP	P	P	
Vehicle storage	—	—	—	UP	—	

Key to Zoning District Symbols

CN	Neighborhood Commercial	**CG**	General Commercial
CO	Office Commercial	**CH**	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

(1) See Article 10 for land use definitions.

18.21.020 - Purposes of the Residential Zoning Districts

The purposes of the individual residential zoning districts and the manner in which they are applied are as follows.

A. RR (Rural Residential) zoning district. The RR zoning district is applied to areas on the northern fringes of the City that are appropriate for single-family dwellings in a semi rural environment that can also accommodate lower intensity agricultural land uses. The maximum allowable residential density within the RR district ranges from one dwelling unit per five acres to one dwelling unit per acre, with the maximum density allowed on specific property being identified on the Zoning Map by means of a numerical suffix to the RR zoning district symbol (see Section 18.21.040 - Residential District Subdivision Standards). The RR zoning district implements and is consistent with the RR land use designations of the Inland General Plan.

B. RS (Suburban Residential) zoning district. The RS zoning district is applied to areas of the City that are appropriate for single-family dwellings, but where infrastructure limitations and/or environmental constraints limit the ability for development to achieve urban densities. The maximum allowable residential density within the RS district ranges from one to three dwelling units per acre, with the maximum density allowed on specific property being identified on the Zoning Map by means of a numerical suffix to the RS zoning district symbol (see Section 18.21.040 - Residential District Subdivision Standards). The RS zoning district implements and is consistent with the RS land use designation of the Inland General Plan.

C. RL (Low Density Residential) zoning district. The RL zoning district is applied to areas of the City that are appropriate for neighborhoods of single-family dwellings on standard urban lots, surrounding the more densely developed core of the City. This zone also allows limited, neighborhood serving commercial uses on small, appropriately located individual parcels, or as small, pedestrian-oriented neighborhood centers. The maximum allowable residential density within the RL district ranges from three to six dwelling units per acre; the maximum floor area ratio (FAR) for non-residential uses is 0.40. The RL zoning district implements and is consistent with the RL land use designation of the Inland General Plan.

D. RM (Medium Density Residential) zoning district. The RM zoning district is applied to areas of the City that are appropriate for neighborhoods with a variety of housing types located in proximity to parks, schools, and public services. This zone also allows limited, neighborhood serving commercial uses on small, appropriately located individual parcels, or as small, pedestrian-oriented neighborhood centers. The maximum allowable residential density within the RM district ranges from six to 12 dwelling units per acre; the maximum

floor area ratio (FAR) for non-residential uses is 0.40. The RM zoning district implements and is consistent with the RM land use designation of the Inland General Plan.

E. RH (High Density Residential) zoning district. The RH zoning district is applied to areas of the City that are appropriate for a variety of higher density housing types, primarily on larger parcels where innovative site design can provide the desired mixture of housing types, aesthetic and functional open space areas, and other features that enhance the development and neighborhood. This zone also allows limited, neighborhood serving commercial uses on small, appropriately located individual parcels, or clusters of retail establishments. The maximum allowable residential density within the RH district ranges from 10 to 15 dwelling units per acre; the maximum floor area ratio (FAR) for non-residential uses is 0.40. The RH zoning district implements and is consistent with the RH land use designation of the Inland General Plan.

F. RVH (Very High Density Residential) zoning district. The RVH zoning district is applied to areas of the City that are appropriate for high density multi-family housing near commercial areas and public services. This zone also allows limited, neighborhood serving commercial uses on small, appropriately located individual parcels or clusters of retail establishments. The maximum allowable residential density within the RVH district ranges from 12 to 24 dwelling units per acre; the maximum floor area ratio (FAR) for non-residential uses is 0.40. The RVH zoning district implements and is consistent with the RVH land use designation of the Inland General Plan.

18.22.020 - Purposes of Commercial Zoning Districts

The purposes of the individual commercial zoning districts and the manner in which they are applied are as follows.

A. CN (Neighborhood Commercial) zoning district. The CN zoning district is applied to areas of the City that are appropriate for small-scale facilities providing convenience shopping and services for adjacent residential neighborhoods. The maximum allowable residential density within the CN district for the residential component of a mixed-use project is 12 dwelling units per acre; the maximum floor area ratio (FAR) is 0.40. The CN zoning district implements and is consistent with the CN land use designation of the General Plan.

B. CO (Office Commercial) zoning district. The CO zoning district is applied to areas of the City that are intended to serve the office and institutional needs of the community that cannot be accommodated within the CBD zoning district. Other related and office-supporting uses may also be allowed. The maximum allowable residential density within the CO district for either the residential component of a mixed-use project or multi-

family dwellings as a primary use is 24 dwelling units per acre; the maximum floor area ratio (FAR) is 0.40. The CO zoning district implements and is consistent with the CO land use designation of the General Plan.

C. CBD (Central Business District) zoning district. The CBD zoning district is applied to the core of the downtown which is the civic, cultural, and commercial center of the City. The CBD zone is intended to accommodate retail stores, government and professional offices, theaters, and other similar and related uses in the context of pedestrian oriented development. The maximum allowable residential density within the CBD zone for the residential component of a mixed use project is 40 dwelling units per acre; the maximum floor area ratio (FAR) is 2.0. The CBD zoning district implements and is consistent with the CBD land use designation of the General Plan.

D. CG (General Commercial) zoning district. The CG zoning district is applied to areas of the City that are appropriate for less compact and intensive commercial uses than those accommodated within the CBD zone. Allowable land uses are typically more auto-oriented than pedestrian oriented, and may include automotive and service-related uses, a wide range of retail stores, including those selling large products (appliances, home furnishings, building materials, etc.) The maximum allowable residential density within the CG district for the residential component of a mixed-use project is 24 dwelling units per acre; the maximum floor area ratio (FAR) is 0.40. The CG zoning district implements and is consistent with the CG land use designation of the General Plan.

E. CH (Highway Commercial) zoning district. The CH zoning district is applied to sites along Highway 1 and arterials at the entry points to the community. Allowable land uses include lodging, restaurants, and retail stores. The maximum allowable residential density within the CH district for the residential component of a mixed-use project is 24 dwelling units per acre; the maximum floor area ratio (FAR) is 0.40. The CH zoning district implements and is consistent with the CH land use designation of the General Plan.

18.24.020 - Purposes of Industrial Zoning Districts

The purposes of the individual industrial zoning districts and the manner in which they are applied are as follows.

A. IL (Light Industrial) zoning district. The IL zoning district is applied to areas of the City that are appropriate for a variety of commercial, manufacturing, wholesale and distribution, and industrial uses that do not generate significant customer traffic or high levels of noise, dust, odors, or other potential off-site nuisance characteristics. Allowable manufacturing uses and activities must be entirely within enclosed structures. The

maximum floor area ratio (FAR) is 0.40. The IL zoning district implements and is consistent with the IL land use designation of the General Plan.

B. IH (Heavy Industrial) zoning district. The IH zoning district is applied to areas of the City that are appropriate for a range of heavy industrial including manufacturing, assembly and processing, the storage and distribution of raw materials, aggregate plants, and related industrial uses that are generally compatible with and require locations removed from residential and visitor serving uses. The maximum floor area ratio (FAR) is 0.40. The IH zoning district implements and is consistent with the IH land use designation of the General Plan.

CITY OF FORT BRAGG
416 N. FRANKLIN, FORT BRAGG, CA 95437
PHONE 707/961-2823 FAX 707/961-2802

DATE: July 26, 2016

TO: Community Development Committee

FROM: Scott Perkins

TITLE: Social Service Organizations – Land Use Tables

The Inland Land Use and Development Code (ILUDC) presently includes "Social Service Organization" in the Land Use Tables of Article 2. The use is defined in the Glossary (Article 10) as follows:

> *A public or quasi-public establishment providing social and/or rehabilitation services, serving persons with social or personal problems requiring special services, the handicapped, and the otherwise disadvantaged. Examples of this land use include: counseling centers, welfare offices, job counseling and training centers, or vocational rehabilitation agencies. Includes organizations soliciting funds to be used directly for these and related services, and establishments engaged in community improvement and neighborhood development. Does not include day-care services, emergency shelters and transitional housing, or "Residential Care," which are separately defined.*

Regulating this use is problematic within the purposes of the Americans with Disabilities Act. It is more appropriate to regulate based on types of services rendered rather than clientele being served.

Staff is pursuing the matter with the City Attorney at this time, and hopes to have more clarification prior to revised Land Use Tables appearing before the whole City Council. The draft Land Use Tables provided for today's meeting show the use as stricken from the ILUDC.

City of Fort Bragg

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Text File

File Number: 16-313

Agenda Date: 7/26/2016 **Version:** 1 **Status:** Business

In Control: Community Development Committee **File Type:** Staff Report

Agenda Number: 3B.

Receive Report and Provide Recommendation to Council Regarding Potentially Allowing the Use of Downtown Parking Spaces for Parklets

CITY OF FORT BRAGG
416 N. FRANKLIN, FORT BRAGG, CA 95437
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COUNCIL COMMITTEE ITEM SUMMARY REPORT

MEETING DATE:	July 26, 2016
TO:	Community Development Committee
FROM:	Marie Jones
AGENDA ITEM TITLE:	Receive Report and Provide Recommendation to Council Regarding Potentially Allowing the Use of Downtown Parking Spaces for Parklets

Background

A number of cities have started programs to allow property owners to repurpose public parking spaces, located in front of their parcels, for alternative uses. These "parklets" or "street seats" are then used for outdoor dining, as a small park, for public art or even for various non-profit activities. Cities have taken different approaches to using public parking spaces in the public right of way for non-parking uses. The primary arguments for allowing parklets, include:

1. A parklet provides use of public land for multiple people at the same time, while parking one's vehicle is arguably an activity that only serves the person who owns the vehicle;
2. A significant portion of all the land in most cities is dedicated to the movement and storage of vehicles (30 to 50 percent in most cities) and much less space is dedicated to pedestrians and parks (2 – 5 percent).
3. San Francisco's Great Streets Project conducted a study of the first trial parklet (a "micro-park" that occupies one or two public parking spaces) and found that the trial parklet increased pedestrian activity in the study area, as well as the satisfaction of pedestrians in the area and people's general sense of community character. During the trial period, the study found that weekday evening pedestrian traffic rose 37 percent with the addition of the parklet, and 13 percent overall. The average number of people sitting or standing increased 30 percent, and the average number of the weekday visitors in that particular area almost doubled.
4. Parklets provide an economical solution to the desire for wider sidewalks and provide more public space for the general public to sit and enjoy.
5. Parklets are a form of sidewalk/street furniture, and provide aesthetic elements to the overall streetscape.

Both large and small cities have parklet programs, including these fine cities: New York, San Francisco, Portland, Seattle, Livermore, San Carlos, San Jose, Redwood City, Mountain View, Ukiah and so many more.

Issues for consideration

Potential Impacts

- Will the loss of parking spaces have a significant impact on parking availability? Does Fort Bragg have a parking availability issue that precludes a parklet program? Should the City limit the number of parklets on a trial basis?
- Impacts on drainage, access to utilities. Structures will need to be readily removable for maintenance of pavement, sidewalk, curb, gutter and utilities
- Impacts on drivers. Parklets should be designed for visibility and to minimize driver distraction
- Protection of City property. Parklets should not result in permanent changes to the public right of way.

Permit Considerations

- Which zoning district should be designated for parklets… CBD only, all commercial districts, neighborhoods?
- Should parklet sponsors be allowed to limit access to customers only, or should public use be required?
- What kinds of uses should the City allow– food service, alcohol service, public art, retail sales, public park, community garden, bicycle parking, etc.
- Who can apply for a parklet? Community Benefit Districts (CBDs), ground floor business owners, non-profit and community organizations, fronting property owners and others?
- What should the permit process look like?
    - Encroachment permit with Public Works;
    - Design review – could either not be required, could be completed administratively by the Community Development Director, or by the Planning Commission; and
    - Should the City have design criteria or allow people to be very creative? San Francisco has a very handy and flexible parklet design guideline pamphlet.
- Should permits be transferable?
- Consider permitting as an interruptible privilege, as the City may need to interrupt the operation of a parklet at any time due to conflicts from festivals, parades or marches, repairs to the public right of way, demonstrations or emergencies.
- Design requirements could include: ADA Accessibility, locating the parklet on a street with a posted speed limit of 25 mph or less, requiring soft hit posts and wheel stops, other requirements.
- Location limitations: not allowed over a manhole, public utility valve or other at-grade access point in the street or sidewalk; located in white zones (not blue or green); located at least twenty (20) feet in from a corner, or protected by a bollard, sidewalk bulb-out, or other similar feature, if located at the corner. Other ideas?
- Should the space be leased by the sponsor? At what rate?
    - If the city allows a business to exclude non-customers from the space, should the City charge market rate for that land?

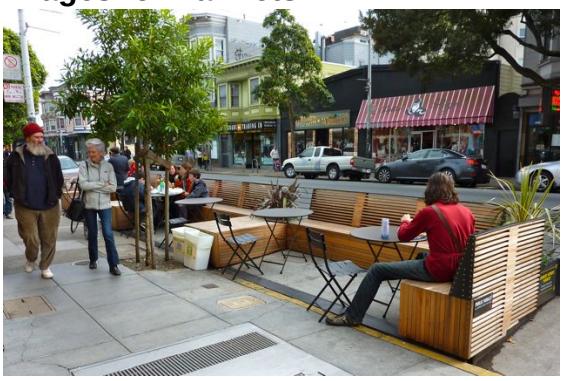
- Should installation of a parklet be “free” for public purposes, such as a truly public park or art installation?

Development & Use Issues

- Generally the parklet applicant/sponsor pays for the entire cost of designing, building, and installing the space platform and parklet buildout.
- Should parklets have signage or sponsor information, if so how big should the sign be?
- Can parklets have utilities such as electricity and/or portable heaters?
- Does the City need parklet maintenance standards?
- Should the City require indoor storage of sidewalk furnishings at night and during inclement the weather?
- Should the City require line of sight from the sponsor building to parklet so that security issues can be addressed?

Interesting reading:
http://pavementtoparks.org/parklets/

Images for Parklets



Dining Parklet

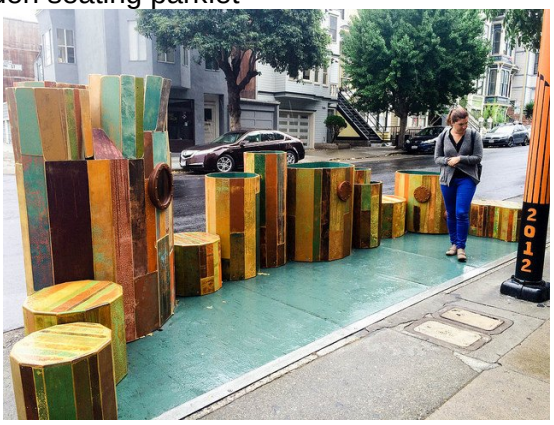
Public Parklet on the cheep

A “rain” ready parklet

Exercise parklet

Golf parklet

Garden seating parklet



Art parklets