

2. LAND USE ELEMENT

A. Purpose

The Land Use Element is the heart of the General Plan since it has the broadest scope of the required elements and provides an overview of the long-term development and conservation goals and policies of the City. Map LU-1: Land Use Designations describes the desired types and intensity of land use for the City and its Sphere of Influence. The goals, policies, and programs in this element should be considered in relation to this map.

This Element covers the following policy areas:

- Sphere of Influence and Annexation
- Local Coastal Program
- Redevelopment
- Land Use Designations
- Residential Land Uses
- Commercial Land Uses
- Industrial Land Uses

The Land Use Element establishes policies and programs to maintain the existing pattern of land uses within the City while anticipating and providing for future growth and development. It is expected that growth will continue to occur at a slow but regular pace (i.e., 1-2 percent per year) as experienced in the last decade.

Commercial land uses in the City are located along the Highway One and Franklin Street corridors. The central business district, located between Oak and Pine Streets, is the historic, civic and cultural core of the community. Industrial lands are located on the Georgia-Pacific timber mill property west of Highway One, on North Franklin Street immediately north of the central business district, and on Highway One north of Pudding Creek. Residential neighborhoods are located east of the commercial core and in the west Fort Bragg neighborhood.

Land Use Element policies support a concentrated development pattern by encouraging infill development on vacant and underutilized sites throughout the City. The General Plan identifies potential lands around the periphery of the City which may be suitable for annexation. With the exception of the Noyo Harbor area, the lands in the City's Sphere of Influence are designated for residential development. The General Plan establishes annexation policies to ensure that the expansion of the City occurs in an orderly fashion and that clear public benefits are achieved by expanding the municipal boundaries.

The most significant policy change in the Land Use Element is the reclassification of the Industrial Lands which lie west of Highway One between Noyo River and Elm Street. The newly-created Timber Resource Industrial land use designation is intended to support the continued use of this area for timber processing activities and to establish a clear planning process for the transition of this land to other uses, as initiated by the property owners.

B. The Sphere of Influence and Annexation

Map LU-3, Annexation Areas

The General Plan applies to both publicly and privately owned land within the City's boundaries and its broader Planning Area. State law permits the City to plan for areas outside of its boundaries if the City determines those areas have a relationship to the City's planning needs. The Planning Area is defined in this Plan as lands within the City and the City's designated Sphere of Influence (as approved by the Mendocino County Local Agency Formation Commission or LAFCO) which represents areas that may be annexed to the City and for which urban services may be provided. The purpose of a Sphere of Influence is twofold: to ensure that urban development takes place in an orderly manner, and to allow for the land use and development policies of a city to be recognized in areas that will eventually be part of the City. The General Plan establishes policies for the Sphere of Influence which ensure that development requiring annexation can be adequately served by infrastructure and that the costs associated with annexations are fairly allocated. It provides for the orderly development and extension of City services within the Sphere of Influence. Map LU-2 indicates the boundaries of the City and its Sphere of Influence. Map LU-3 indicates the Annexation Areas within the Sphere of Influence, as defined by the City Council.

Areas within the Sphere of Influence are currently under County jurisdiction and are regulated by the Mendocino County General Plan and Zoning Ordinance. Although the County is not bound by Fort Bragg's General Plan, the City will work with the County to assure that County land use decisions in Fort Bragg's Sphere of Influence are compatible with this General Plan. Furthermore, if and when lands within the City's designated Sphere of Influence are annexed to the City, the land use designations assigned by the City's General Plan provide guidance for future development densities, and the policies and land use designations established by the General Plan become effective upon annexation to the City.

C. Local Coastal Program

The California Coastal Act of 1976 requires every city and county located partly or wholly within the designated Coastal Zone to prepare a Local Coastal Program. The Coastal Act defines a Local Coastal Program as "a local government's (a) land use plans, (b) zoning ordinances, (c) zoning district maps, (d) within sensitive coastal resources areas, other implementing actions, which, when taken together meet the requirements of, and implement the provisions and policies of this division at the local level" (Public Resources Code Section 30108.6).

This General Plan updates, and following the Coastal Commission's certification, will supersede the City's Coastal Land Use Plan, adopted in 1983 and revised in 1986. The goals, policies and programs in this General Plan are designed to meet the requirements of the Coastal Act and apply only to land within the City limits of Fort Bragg. Approximately one-third of the City is within the designated Coastal Zone, as shown on Map LU-2. Mendocino County's Local Coastal Program applies to unincorporated land in the Coastal Zone within the City's Sphere of Influence.

The General Plan meets Coastal Act requirements in two ways. The Coastal Element contains policies and programs specifically addressing new development in the Coastal Zone. In addition, policies throughout the General Plan which are designated with the "wave" (~) symbol

are intended to meet Coastal Act requirements and apply to lands within the Coastal Zone and to lands outside of the Coastal Zone unless specified otherwise. Programs listed under the policies denoted with the (~) symbol also apply to lands within the Coastal Zone.

The City has coastal permitting jurisdiction for all development within the Coastal Zone except for tidelands, submerged lands, and public trust lands where the Coastal Commission has retained permit jurisdiction. Coastal development permits which are approved by the City and are within designated areas can be appealed to the Coastal Commission.

D. Redevelopment

The California Community Redevelopment Law enables local jurisdictions to establish a Redevelopment Agency to eliminate blighted areas, stabilize the tax base, and to improve the local economy. Redevelopment plans must be consistent with local General Plans.

The City adopted the *Fort Bragg Redevelopment Project* in 1987 which provides a framework for redeveloping about 1,130 acres of the City. The Project was established to address a number of adverse conditions and to achieve the following goals:

- Promote the economic health of the City;
- Renovate and/or redevelop the residential, commercial, and industrial properties characterized by blight;
- Improve the City's infrastructure, such as roads, parking facilities, storm drainage, water and sewer capacity, pedestrian paths, and parks;
- Carry out improvements to enhance the functioning, appearance, and economic strength of the Central Business District; and
- Implement the City's housing policies described in the Housing Element.

The Redevelopment Agency can fund improvements through its ability to collect a portion of the increase in property tax revenues within the Redevelopment Area above the 1987 base figure established by the County (i.e., the tax increment), rather than sharing this tax growth with other agencies.

E. Land Use Designations

The General Plan establishes land use designations shown on Map LU-1: Land Use Designations. Each land use designation is described relative to the development density or intensity, and the types of activities, or land uses permitted. Residential density is defined by dwelling units per net acre.

[**Map LU-1, Land Use Designations**](#)

[**Map LU-2, City Boundary, Sphere of Influence, and Coastal Zone**](#)

F. Applying Land Use Designations to Specific Properties

The Land Use Element provides the primary basis for City decisions on development applications. Privately and publicly-sponsored projects must be consistent with all parts of the

General Plan, but the Land Use Element is the first place to find out what type of development would be appropriate in a specific location, or what location would be suitable for a particular development type.

Densities described under the applicable land use designations are maximums; maximum densities can only be achieved after meeting all of the other policies and implementation programs of the General Plan. The City does not guarantee that an individual project will attain the maximum density indicated by the General Plan land use designations. The General Plan includes maps identifying hazards and constraints, floodplains, street systems, parkland, and trails which are an integral part of the General Plan and which must be consulted in order to obtain a complete interpretation of General Plan policies and implementation programs applicable in a given area or parcel of land. Other elements of the General Plan contain specific policies to preserve Fort Bragg's character and appearance, and to protect sensitive environmental resources.

~ **G. Residential Land Use Designations**

~ **Large Lot Rural Residential (RR5)**

This designation is intended for single-family dwellings in the more rural areas located on the northern fringes of the City and is assigned to areas within the Sphere of Influence which are similarly designated by the County's Land Use Map. The large lots are intended to preserve the low density, rural character of lands on the edge of the City and to be compatible with adjacent development patterns within the unincorporated areas of Mendocino County. The maximum allowable density is 1 unit per 5 acres.

~ **Medium Lot Rural Residential (RR2)**

This designation is intended for single-family dwellings on the northern fringe of the City where the existing development pattern is comprised of one- to two-acre parcels and where infrastructure is inadequate to support higher development densities. The maximum allowable density is 1 unit per 2 acres.

~ **Rural Residential (RR1)**

This designation is intended for single-family dwellings in a semi-rural environment. The RR1 designation is located primarily on the eastern edge of the City, where larger lots serve as a transition between the RL neighborhoods of the City and the rural lands in the unincorporated areas. The RR1 designation in the Todd Point and Noyo Heights neighborhoods acknowledges the existing pattern of parcelization. The maximum allowable density is 1 unit per acre.

~ **Suburban Residential (RS)**

This designation is intended for single-family dwellings and is assigned to areas where infrastructure limitations and/or environmental constraints inhibit the establishment of urban development densities. The allowable density range is 1 to 3 units per acre.

~ **Low Density Residential (RL)**

This designation is intended for single-family residences on standard City lots in residential neighborhoods surrounding the more densely developed core of the City. With issuance of a conditional use permit, limited neighborhood-serving commercial uses are permitted, such as convenience stores, cafés, and restaurants located primarily on individual parcels or in small clusters of retail establishments. The allowable density range is 3 to 6 units per acre.

~ **Medium Density Residential (RM)**

This designation is intended for a variety of housing types, including duplexes, triplexes, townhouses, and apartment units located in proximity to parks, schools, and public services. With issuance of a conditional use permit, limited neighborhood-serving commercial uses are permitted, such as convenience stores, cafés, and restaurants located primarily on individual parcels or in small clusters of retail establishments. The allowable density range is 6 to 12 units per acre.

~ **High Density Residential (RH)**

This designation is intended to allow a variety of higher density housing types, including townhouses, apartments, and mobile home parks on sites that are large and provide important open space or large properties where the City wishes to see creative planning and design. It is assigned primarily to larger parcels where innovative site design can provide for a mix of housing types, aesthetic and functional open space areas, and other features that enhance the development and the neighborhood. With issuance of a conditional use permit, limited neighborhood-serving commercial uses are permitted, such as convenience stores, cafés and restaurants located primarily on individual parcels or in small clusters of retail establishments. The allowable density range is 6 to 15 units per acre. Residential densities above 6 units per acre may only be permitted for projects which include open space, provide affordable housing, clustered housing, energy conservation, and/or aesthetically pleasing design features.

~ **Very High Density Residential (RVH)**

This designation is intended to allow high density multi-family housing on sites that are close to commercial areas and public services. Apartments, mobile home parks, and similar types of residential uses are allowed in this designation. With issuance of a conditional use permit, limited neighborhood-serving commercial uses are permitted, such as convenience stores, cafés, and restaurants located primarily on individual parcels or in small clusters of retail establishments. The allowable density range is 6 to 24 units per acre.

H. Commercial and Industrial Land Use Designations

~ **Central Business District (CBD)**

This designation applies to the core of the downtown which is the civic, cultural, and commercial center of the community. Uses and site development patterns in the Central Business District are typically pedestrian-oriented. This designation is intended to accommodate government and professional offices, retail stores, theaters, and other similar uses. Residential uses on

upper floors or on the ground floor at the rear of buildings are encouraged at a density of up to 40 units per net acre.

~ **Neighborhood Commercial (CN)**

This designation provides small-scale, convenience shopping and services for surrounding residential neighborhoods. Retail and service businesses such as grocery stores, laundromats, restaurants, beauty salons, and similar types of uses are allowed in this designation.

~ **General Commercial (CG)**

The General Commercial designation is intended for a less compact and intensive type of development than found in the Central Business District. Typical land uses in this designation depend more on vehicular than pedestrian access and include automotive and service-related outlets, retail sales, home improvement, paint or carpeting sales, offices, apparel stores, and food stores. Shopping centers are allowed with approval of a conditional use permit. Residential uses are permitted above the ground floor or on the ground floor at the rear of buildings at a maximum density of up to 24 units per acre with a conditional use permit.

~ **Highway Visitor Commercial (CH)**

This land use designation applies to land uses serving residents and visitors on sites which are located along Highway One and arterials at the entry points to the community. Typical uses allowed in this designation include motels and other lodging enterprises, restaurants, and retail outlets. Residential uses are permitted above the ground floor or on the ground floor at the rear of buildings at a maximum density of up to 24 units per acre with a conditional use permit.

~ **Office Commercial (CO)**

This designation is intended to serve the office and institutional needs of the community and permits such uses as professional offices, hospitals, medical clinics, and banks. Commercial uses supportive of the office and institutional uses, such as blueprint and copy shops, cafés and restaurants, pharmacies, and similar retail establishments are permitted. Residential uses are permitted at a maximum density of 24 units per acre with a conditional use permit.

~ **Heavy Industrial (IH)**

This designation is intended for a range of heavy industrial uses including manufacturing, assembly and processing, and the storage and distribution of raw materials, aggregate plants, and related heavy industrial uses which are generally incompatible with and require locations removed from residential and visitor serving uses.

~ **Timber Resources Industrial (IT)**

This designation is intended primarily for timber resource and forest products related manufacturing. It allows a variety of industrial uses relating to forest products processing such as log yards, manufacturing wood products, planing mills, storage of forest by-products, commercial seedling nurseries, and related support activities including railroad lines, truck shipping facilities, boiler and powerhouse operations, and related uses. In addition, it allows aquaculture with issuance of a conditional use permit. Open space, public parks, and recreation use types and public facilities are also permitted in this district.

The uses listed below are examples of the types of uses which may be allowed in this designation. Refer to the Zoning Ordinance for a more precise definition of permitted and conditional uses.

- Log Yard Activities - unloading, loading, and storage of logs.
- Storage and Inventory of finished product and forest by-products, and storage of finished goods inventory, including chips, bark, and hog fuel. Storage includes indoor and outdoor storage.
- Manufacturing and Remanufacturing: sawmills, studmills, veneer plants, plywood and/or layup plants, fence plants, planing mills, portable or fixed wood chip or hog fuel manufacture, dry kilns, and air dry yards.
- Product Shipping Operations: includes trucking, rail shipping, and maritime operations, wholesale distribution, re-loading facilities and operations.
- Remanufacturing and Secondary, Value-Added Manufacturing of forest products: includes, but not limited to, finger jointing, molding and pattern plants, sash and door plants, window plants, gluelam beams, truss and joint fabrication, engineered forest products such as laminated veneer lumber, particleboard or oriented strand board and pallet plants.
- Commercial Seedling Nursery Operations.
- Related Support Facilities and Activities Required to Maintain Manufacturing Operations including: railroad lines that include areas for car storage, boiler and powerhouse operations for timber product manufacture, warehousing of products produced on site, maritime docks, shops for maintenance, fabrication and fueling, water collection, storage, transport, and treatment, fire alarm and control systems, security systems, areas for storage of salvage and/or recycling of metals, wood, wire, rubber and other materials, and buffer areas or screening used for industrial purposes but which enable the operation to comply with noise, air quality, water quality, and other environmental standards.
- Aquaculture with a conditional use permit.
- Public parks and recreation facilities, open space and conservation uses, and public facilities such as stormwater retention ponds and wetland treatment systems.

See Program LU-5.1.4 for a description of which new uses are required to be approved by the City through approval of a conditional use permit.

~ **Light Industrial (IL)**

This designation is intended for a variety of commercial, manufacturing, wholesale and distribution, and industrial uses which do not generate a significant amount of on-site customer traffic or high levels of noise, dust, odors, or other potential off-site nuisance characteristics. Manufacturing uses are permitted provided they occur within an enclosed structure. Other uses permitted in this designation include offices ancillary to permitted uses, agricultural product sales and services, construction yards, and automobile repair shops.

~ **Harbor District (HD)**

This designation is intended for land uses that support Noyo Harbor's functioning as a commercial fishing center with a mix of commercial and industrial activities. Typical uses include activities that support Noyo Harbor's function as a commercial fishing village and which protect and preserve parcels on, or adjacent to, the sea for coastal-dependent and coastal-

related uses, such as: fish processing, aquaculture, boat sales, construction and service, boat chartering, restaurants, gift shops, marine hardware, and retail fish sales.

I. Other Land Uses

~ Parks and Recreation (PR)

This land use designation is intended for public parks and recreational facilities. Typical uses include passive and active recreational facilities, including trails, playgrounds, parking lots, interpretive facilities, rest rooms, storage sheds, and other structures needed to accommodate public use or provide for maintenance of the land and recreational facilities.

~ Agriculture (A)

This land use designation is assigned to land in the Sphere of Influence which is similarly designated by the Mendocino County General Plan. The lands which are designated Agriculture are within the floodplain of the Noyo River and are well-suited and appropriately retained for the production of crops or livestock grazing. The allowable density is one unit per 40 acres.

~ Open Space (OS)

This land use designation is intended for areas of land which are largely unimproved and used for the preservation of natural resources and habitats, passive outdoor recreation, scenic resources, or for the protection of public health and safety (e.g., preservation of floodplains). Allowable uses include rest rooms, storage sheds, and other structures required to provide for maintenance of land and/or in support of recreational uses.

~ Public Facilities and Services (PF)

This land use designation is intended for existing and proposed public buildings, utility facilities, water and wastewater treatment plants, and related easements.

J. Population Density and Building Intensity

State law mandates that general plans include standards of population density and building intensity for all of the territory covered by the plan. To satisfy this requirement, the General Plan includes building intensity for each of the land use designations, expressed in units per acre for residential uses.

Population densities for residential land use designations are based on an average household size of 2.5 persons, except for Very High Density Residential which is based on an average of 2.1 persons per household. If there is a discrepancy between dwelling units per acre and persons per acre, the dwelling units per acre measure (e.g., building intensity) shall govern. The population densities are:

Large Lot Rural Residential (RR5)	up to 0.5 persons per acre
Medium Lot Rural Residential (RR2)	up to 1.25 persons per acre

Rural Residential (RR1)	up to 2.5 persons per acre
Suburban Residential (RS)	up to 7.5 persons per acre
Low Density Residential (RL)	up to 15 persons per acre
Medium Density Residential (RM)	up to 30 persons per acre
High Density Residential (RH)	up to 37.5 persons per acre
Very High Density Residential (RVH)	up to 50 persons per acre

K. Buildout Projections

A background report has been prepared that estimates the amount of new development that would occur over the next ten years given the land use designations and other policies and programs included in this General Plan. The methodology for calculating the buildout projections are explained in detail in the *Land Use Data Base and Buildout Projections for the 2001 Draft City of Fort Bragg General Plan* (Leonard Charles and Associates, October, 2001). Tables LU-1 and LU-2 show existing levels of development in the City and its Sphere of Influence, the maximum buildout potential, and the amount of new development projected over the next ten years.

[**Table LU-1, Residential Buildout and Projections & Table LU-2, Non-Residential Buildout and Projections**](#)

L. Goals, Policies and Programs

Using the Land Use Designations and Map

[**Map LU-1, Land Use Designations**](#)

Goal LU-1 Promote development and conservation of land in Fort Bragg according to the pattern shown on the Land Use Designations Map.

~ Policy LU-1.1 Implementation of the Land Use Designations Map: Implement the Land Use Designations Map by approving development and conservation projects consistent with the land use designations, and ensure consistency between the General Plan and the Zoning Ordinance.

Program LU-1.1.1: Amend the Zoning Ordinance and other land use regulations to ensure that they are consistent with the General Plan.

Program LU-1.1.2: Use the Zoning Ordinance to specify land uses allowed in each zoning district consistent with the General Plan Land Use Designations Map and the land use designation descriptions.

Program LU-1.1.3: Request that the County of Mendocino maintain or, if warranted, revise its General Plan in accordance with the land use designations of the Fort Bragg General Plan for the area within the City's Sphere of Influence.

Program LU-1.1.4: Require that development on APNs 018-440-29, -38, -39, -49, and -50 in excess of one dwelling per existing lot obtain a Planned Development approval that minimizes access driveways onto Ocean View Drive and includes design and site planning features to ensure compatibility with the surrounding single-family residential neighborhood.

Sphere of Influence

Map LU-2, City Boundary, Sphere of Influence, and Coastal Zone

Goal LU-2 Establish and maintain clear boundaries and guidelines for the future expansion of Fort Bragg.

- ~ Policy LU-2.1 Boundaries of the Sphere of Influence: Retain the existing Sphere of Influence boundaries, as shown on Map LU-2.
- ~ Policy LU-2.2 Annexations to the Municipal Improvement District Boundary: Require annexation approval prior to permitting new connections to the sanitary sewer system operated by the City's Municipal Improvement District in the Sphere of Influence. Out-of-area service agreements may be approved for new connections to the sanitary sewer system for development proposals that comply with the policy of the Municipal Improvement District regarding projects that provide affordable housing per Resolution No. ID 230-2003, adopted on December 8, 2003.

Policy LU-2.3 County Referrals: Review and comment on development projects in the City's Sphere of Influence which are under the jurisdiction of Mendocino County.

Program LU-2.3.1: Establish a Memorandum of Understanding between the City and Mendocino County regarding procedures for project review within the Fort Bragg Sphere of Influence.

- ~ Policy LU-2.4 Annexation Standards: Require annexations to the City to meet all of the following standards:
 - Areas annexed must be able to be served by existing City facilities and by facilities provided by other agencies, or by environmentally and economically feasible improvements to these facilities. Prior to City approval of an annexation application, findings shall be made indicating that: necessary public and private infrastructure to support the development is available, or that a development plan for extending or upgrading the infrastructure has been adopted, and that the annexation would not result in a substantial reduction or deterioration of public services and facilities, including streets, water supply, wastewater treatment, storm drainage facilities, fire, police, schools, and other public services and facilities.

- Proposed annexations must be contiguous to existing developed areas. Annexation proposals that “leapfrog” over vacant and undeveloped land shall not be approved.
- Based on a cost-revenue analysis, annexations shall have a cumulative net positive fiscal effect on the City within fifteen years of approval. The fiscal analysis must demonstrate that annexed properties would generate sufficient City revenues to pay for ongoing services to the annexed area and infrastructure cost benefiting annexed area borne by City – such as public safety, road maintenance, street lighting, etc. To achieve this, property owner(s) may be required to establish Mello-Roos districts and/or other forms of benefit assessment districts as a condition of, and at the time of, annexation to the City.
- All annexation applications shall include an environmental review document which provides full disclosure of any potential adverse environmental impacts. To the maximum extent possible, annexations that would result in significant environmental impacts will not be approved.
- A development plan, including maps and text, showing how existing and proposed future development within the annexation area contributes to the attainment of General Plan goals and policies, shall be submitted with an annexation application.
- All proposed future development within an annexation area shall be consistent with the land use designations shown on the Land Use Designations Map and all other requirements of the General Plan and the Fort Bragg Municipal Code.
- A cost-revenue analysis is not required for parcels that are annexed by the City of Fort Bragg for public purposes.

Program LU-2.4.1: Require a fiscal impact analysis of proposed annexations, at the applicant’s cost, as deemed appropriate by the City. The fiscal impact analysis shall include, at a minimum, the cost of providing City services on a per capita basis for residential projects, or per square foot of building for commercial and industrial projects, the impact on existing and future property owners, and a comparison of the potential revenues anticipated from the proposed annexation versus the cost to the City of providing services for a period of at least five years from the date of project completion.

Program LU-2.4.2: Consider annexation requests allowing higher densities than those indicated on the Land Use Designations Map in the east Fort Bragg area when accompanied by a master plan showing dedications of land and/or funding mechanisms for public access trails, greenbelts, parkland and/or a ballfield complex in this area.

The "east Fort Bragg" area is defined as the area between Pudding Creek and the Noyo River and east of the existing City limits.

- ~ Policy LU-2.5 Discourage Piecemeal Annexations: Discourage annexations of small, individual parcels of land in a piecemeal fashion.

Program LU-2.5.1: Consider revising the Zoning Ordinance to establish a minimum area for an annexation request or a process for pre-approval of the annexation area by the City Council prior to accepting an annexation application as complete.

Program LU-2.5.2: Annexation applications should include, to the maximum feasible extent, the entire annexation area as shown in Map LU-3: Annexation Areas. Annexation applications for smaller subareas may be allowed for parcels that are annexed by the City of Fort Bragg for public purposes and for projects that provide affordable housing consistent with the criteria established in Resolution No. ID 230-2003, adopted on December 8, 2003.

Commercial Land

The goals and policies in this section ensure that the Central Business District remains the historic, civic, cultural, and commercial core of the community. There are also policies encouraging mixed use and infill development to strengthen the other commercial areas of the City. The Circulation and the Community Design Elements provide goals and policies addressing parking, alleyways, and the overall appearance of commercial development.

Goal LU-3 Ensure that the Central Business District remains the historic, civic, cultural, and commercial core of the community.

- ~ Policy LU-3.1 Central Business District: Retain and enhance the small-scale, pedestrian-friendly, and historic character of the Central Business District (CBD).

Program LU-3.1.1: Develop streetscape and landscape requirements to enhance the pedestrian environment, encourage an active commercial setting, and reduce traffic congestion in the Central Business District.

Program LU-3.1.2: Consider revisions to the Zoning Ordinance requiring buildings in the Central Business District be located adjacent to the sidewalk with parking to the rear or to the side of buildings.

Program LU-3.1.3: Utilize all feasible funding sources to implement the public improvements and to establish organizational support for businesses in the Central Business District as identified in the Downtown Revitalization Plan.

Program LU-3.1.4: Utilize City-owned land at the Guest House Museum, Town Hall, and City Hall for historic and cultural uses, public assembly, and entertainment.

Program LU-3.1.5: Residential uses will be permitted only above the ground floor or at the rear of buildings on the ground floor.

- ~ Policy LU-3.2 Mixed Uses: Support mixed use development (i.e., a combination of residential and commercial uses) in the Central Business District that does not conflict with the primary retail function of this area.

Policy LU-3.3: Historic Buildings and Mixed Uses: In the Central Business District and in other commercial areas with historic residential structures, encourage residential uses, mixed residential, and commercial uses, and the preservation of historic structures.

Program LU-3.3.1: Revise the Zoning Ordinance to permit residential uses and mixed residential and commercial uses which protect and enhance historic structures with a conditional use permit in the following areas:

- a) The C3 land use designation between Pine and Manzanita Streets, and
 - b) The C2 land use designation along Franklin Street between Oak and Cypress Streets.
- ~ Policy LU-3.4 Encourage Infill Development: Encourage infill development of vacant and underdeveloped land in the Central Business District and adjacent commercial areas before amending the General Plan and rezoning to obtain additional commercial land elsewhere.
- ~ Policy LU-3.5 Re-Use of Existing Buildings: Encourage the adaptive re-use and more complete utilization of buildings in the Central Business District and other commercial districts.

Program LU-3.5.1 Consider establishing incentives such as low-interest loans for rehabilitation and installation of fire sprinklers in buildings to encourage the reuse of upper floors of existing buildings in the Central Business District for housing, offices, and other uses.

Goal LU-4 Promote the economic vitality of the City’s existing commercial areas.

- ~ Policy LU-4.1 Formula Businesses and Big Box Retail: Regulate the establishment of formula businesses and big box retail to ensure that their location, scale, and appearance do not detract from the economic vitality of established commercial businesses and are consistent with the small town, rural character of Fort Bragg.

Program LU-4.1.1: Add the following definitions to the Zoning Ordinance:

Formula Business: A Formula Business is a business which is required by contractual or other arrangement to maintain standardized uses, services, decor, uniforms, architecture, signs or other similar features. Formula businesses include, but are not limited to, retail sales and services and visitor accommodations.

Big Box Retail: Refers to large formula retail establishments that are generally located on an arterial or collector roadway, require a site of 1 acre or larger, and generally contain one or several business or structures totaling 30,000 or more square feet. They may operate as stand-alone facilities, but also in a new type of shopping center called a "power center" or "value mall" having such common characteristics as large warehouse-sized buildings and a reliance on auto-borne traffic.

Program LU-4.1.2: Revise the Zoning Ordinance to make Big Box Retail a conditional use in the C2 General Commercial District, the Central Business District, and the C3 Highway Visitor Commercial District, and not permitted in the C1 Neighborhood Commercial and C4 Office Commercial zoning districts.

Program LU-4.1.3: Require that a fiscal and economic analysis be performed as part of the conditional use permit process for big box retail projects. The analysis shall evaluate the economic effects of the project for a minimum five-year time frame. A consultant selected by the City and paid for by the project proponent shall carry out the analysis.

- ~ Policy LU-4.2 Large-Scale Commercial Development: To maintain scenic views of the coast and to ensure that building sizes at the City’s gateways are in scale with the community, no commercial building shall exceed the following limitations on the gross floor area:

- a) between the Noyo River and Pudding Creek Bridges - maximum 50,000 square feet;
- b) east of Highway One and north of Pudding Creek Bridge - maximum 30,000 square feet;
- c) west of Highway One and north of Pudding Creek Bridge and south of the Noyo River Bridge - maximum 15,000 square feet; and
- d) east of Highway One and south of Noyo River Bridge – maximum 40,000 square feet.

Program LU-4.2.1: Revise the Zoning Ordinance to implement Policy LU-4.2 and include the provision that commercial development west of Highway One between the Noyo River and Pudding Creek Bridges not exceed a height of 28 feet except within the Central Business District where a maximum height of 35 feet is permitted.

Program LU-4.2.2: Revise the Zoning Ordinance to ensure that commercial development west of Highway One is constructed in a manner that maintains scenic views of the coast by requiring sufficient separation between buildings and by preventing a continuous façade of buildings that would block scenic views of the coastline.

- ~ Policy LU-4.3 Standards for Commercial Uses in Residential Areas: Commercial uses in and adjacent to residential areas shall not adversely affect the primarily residential character of the area.

Program LU-4.3.1: Consider revisions to the Zoning Ordinance to require a conditional use permit for commercial uses in residential land use designations and to establish design standards addressing architectural design, landscaped buffers, lighting, signage, noise, and other features to ensure neighborhood compatibility.

Program LU-4.3.2: Amend the Zoning Ordinance to allow existing Bed & Breakfasts in R1 neighborhoods to rebuild and expand with City approval of a conditional use permit.

Industrial Land

The lumber and fishing industries have played an important role in the formation and growth of Fort Bragg. Both of these industries are in transition, and the local economy is evolving from a natural resource-based economy to a more service-oriented economy. Fort Bragg is the commercial, educational, medical, and professional service center for a large portion of the Mendocino coast. Future growth in the local economy is projected to occur in the retail, tourism, and service sectors.

The General Plan is intended to support the growth and vitality of existing industries while ensuring that the community is prepared to actively participate in the decision-making process as new industries develop in Fort Bragg and as current industrial lands transition to other uses. This General Plan requires that specific plans be prepared when different land uses are proposed for large areas of industrial land. This offers the community an opportunity to plan for its future, engage in consensus building, and develop comprehensive land use and economic development strategies.

Goal LU-5 Support industrial development which is consistent with the protection, enhancement, and restoration of coastal resources.

Map LU-4, Specific Plan Areas in the Timber Resources Industrial Land Use Designation

- ~ Policy LU-5.1 Changes in Industrial Land Use: Require that any General Plan amendments and rezoning of lands which are designated Timber Resources Industrial be subject to a specific plan process.

Program LU-5.1.1: In order for General Plan amendments and rezoning of lands designated Timber Resources Industrial to be considered, a specific plan shall be prepared which addresses, at a minimum, an area approximating one or more of the subareas as shown on Map LU-4: Specific Plan Areas in the Timber Resources Industrial Land Use Designation. Specific plans shall meet the following minimum criteria:

- a) The specific plan shall make provisions for existing and future infrastructure connections such as roads, utilities, and coastal access to surrounding developed and undeveloped areas.
- b) The specific plan shall contain financing methods to provide infrastructure and public amenities based on a nexus between development exactions being imposed and the development-induced needs being met by those exactions, establish an orderly phasing of development, and include other measures as needed to protect the health, safety, and well-being of the community.
- c) The specific plan, and environmental studies required for that plan, shall be paid for by the applicant who may be repaid by future developers of other portions of the specific plan area on a pro rata basis.

Program LU-5.1.2: Amend the Zoning Ordinance to establish new zoning districts corresponding to the Industrial land use designations in the General Plan.

Program LU-5.1.3: The Zoning Ordinance will be revised to state that powerhouse operations on the lands designated Timber Resources Industrial be conducted only as an accessory use to facilitate on-site timber processing activities. While excess power may be sold to off-site users, the powerhouse shall not be expanded or converted for off-site power production unless the City Council determines that such power generation will not have adverse air quality, traffic, or other adverse environmental effects. The Zoning Ordinance will provide specific definitions for what is considered "accessory use" and the ratio of the amount of power that can be sold off-site to the amount used to operate the timber mill.

Program LU-5.1.4: Revise the Zoning Ordinance to require a conditional use permit for the following new manufacturing and processing activities on land within the Timber Resources Industrial land use designation:

- a) Construction of a new building;
- b) Expansion of an existing building by 25 percent or greater;
- c) A change in the use of an existing building from one type of industrial process or storage to a different type of use.

Program LU-5.1.5: Revise the Zoning Ordinance to allow ancillary retail sales at businesses in the Light Industrial zoning district providing that the business manufactures, refines, repairs, finishes or stores its products or services on-site, has

adequate parking and street access, and does not generate a significant amount of customer traffic.

Program LU 5.1.6: Revise the Zoning Ordinance to establish a process for review and adoption of specific plans.

~ Policy LU-5.2 Siting New Industrial Development: Site new industrial development so that it is contiguous with, or in close proximity to, existing developed areas able to accommodate it, or where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects on coastal resources, either individually or cumulatively.

~ Policy LU-5.3 Industrial Land Use Standards: Require that industrial development avoid or minimize creating substantial pollution, noise, glare, dust, odor, or other significant adverse impacts.

Program LU-5.3.1: Continue to enforce, and revise as needed, Zoning Ordinance standards with regard to noise, glare, dust, odor, and other potentially adverse impacts of industrial activity.

~ Policy LU-5.4 Standards for Noyo Harbor Industrial Development: Limit industrial development in the Noyo Harbor area to the following:

- a) coastal-dependent uses, giving priority to commercial fishing activities;
- b) uses which do not generate excessive traffic on City streets, particularly North Harbor Drive;
- c) uses which adhere to the sensitive environmental habitat protection and restoration measures established by the General Plan;
- d) uses which do not interfere with existing coastal-dependent uses, especially commercial fishing;
- e) uses which do not interfere with the Coastal Zone public access policies; and
- f) uses which are consistent with the Noyo Harbor Plan and other applicable General Plan and Coastal Act policies.

Residential Land

The residential neighborhoods of Fort Bragg are one of its most precious assets. Due to the layout of the City, most residential neighborhoods are relatively separated from commercial, retail, and industrial developments. Homes are typically located on local and collector streets, rather than on the busier arterial streets, thereby minimizing the number of residents exposed to heavy traffic and noise.

Many of the residences in Fort Bragg were built more than thirty years ago and ongoing repair and renovation are required to maintain these older homes. It is a priority of this General Plan to promote the preservation and rehabilitation of these older neighborhoods. Other priorities include maintaining the character of existing residential areas and providing additional areas for affordable housing, particularly for senior citizens. More detailed policies and programs regarding housing and enhancing the quality of the City's residential neighborhoods are contained in the Housing and the Community Design Elements.

Goal LU-6 Provide adequate land to accommodate the housing needs of all income groups.

~ Policy LU-6.1 Preserve Neighborhoods: Preserve and enhance the character of the City's existing residential neighborhoods.

Program LU-6.1.1: Use the minimum density indicated by the Land Use Designations Map as a starting point when determining specific density for a residential project. Densities above the minimum may be achieved only through a combination of the following: excellence of design, provision of affordable housing, effective mitigation of environmental constraints and impacts, demonstrated ability to provide services, and compatibility with adjacent development.

Program LU-6.1.2: Revise the Zoning Ordinance to provide more refined Design Review Guidelines, which address the design, size, bulk, and scale of residential development and ensure that new residences are compatible with and enhance the character of the neighborhoods in which they are located.

Program LU-6.1.3: Revise the Zoning Ordinance regulations for Planned Development (PD) to establish standards and procedures which encourage the use of the PD process in new residential development.