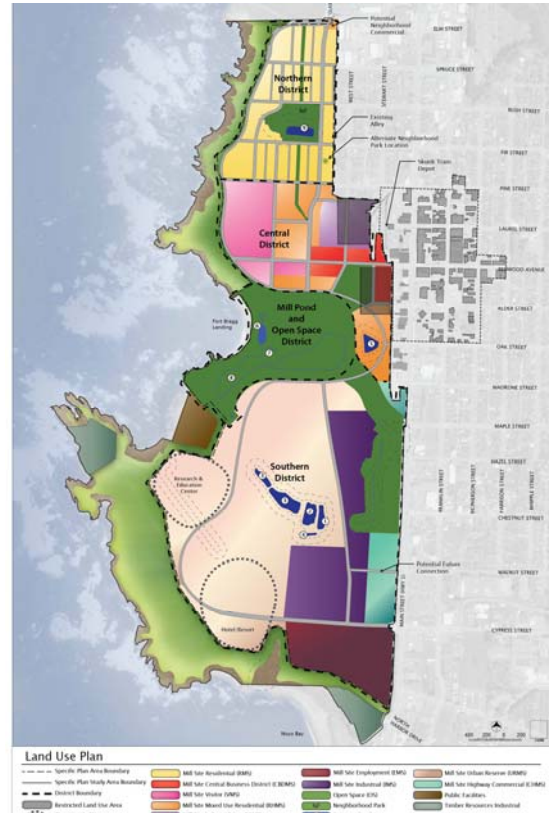


Land Use Development Standards

2



Contents

- 2.1 Land Use Framework
 - 2.1.1 Land Use Plan
 - 2.1.2 Land Use Designations and Zoning Classifications
- 2.2 Development Limitations
- 2.3 Development Standards and Allowable Land Uses
 - 2.3.1 Northern District
 - 2.3.2 Central District
 - 2.3.3 Southern District
 - 2.3.4 Mill Pond and Open Space District

2

Land Use Development Standards



This chapter provides the land use framework, policies, and development standards to ensure realization of the community’s land use vision for the Mill Site. These policies and standards build upon existing policies, regulations, and guidelines of the Fort Bragg Coastal General Plan and the Coastal Land Use and Development Code (Coastal LUDC)

2.1 Land Use Framework

This section describes the district-based framework for the urban form and structure of the Plan Area. Each district is intended to serve distinct specific land use goals while seamlessly connecting to and relating to the other districts and the existing city. Each of the four distinct districts, shown in Figure 2-1, includes specific land use designations and zoning to help ensure that new development is well-integrated with established Fort Bragg neighborhoods and land use patterns.

The **Northern District**, planned as an extension of the West Fort Bragg residential neighborhood, will support a mix of residential densities and types, a neighborhood park, and limited neighborhood commercial uses.

The **Central District** will serve as a western extension of the existing downtown while complementing and supporting existing downtown uses. This lively mixed-use district will include commercial, visitor-serving, light industrial/live-work, and higher-density residential uses. A resort, conference facility, and other visitor-serving uses will be located along the coast. The extension of Redwood Avenue will connect the downtown, resort, industrial arts, community park, and coastline. The community park will accommodate a farmers’ market and other community events, thereby anchoring activity in this district.

The **Southern District** will provide expanded opportunities to increase the community’s employment base. This district will offer significant space for new research, education, commercial, and light industrial uses. The Southern District will also reserve 80 acres as an Urban Reserve zone for future, longer-term planning and development opportunities that will arise as market op-

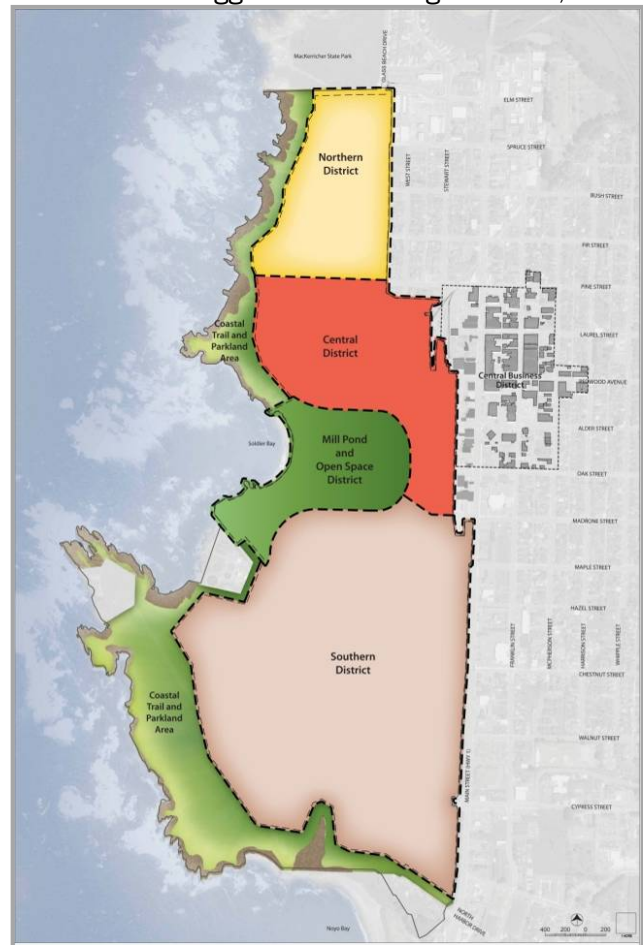


FIGURE 2-1 DISTRICT MAP

opportunities emerge for this area. In the near term, only interim uses, a research and education center, and a hotel/resort are permissible within the Urban Reserve zone.

- The **Mill Pond and Open Space District** will provide open space, native habitat, public access, ocean and beach access, and opportunities for passive recreation. This district will provide for the restoration of the Mill Pond Complex (approximately 20 acres) to a more natural system including daylighting of Maple Creek and the restoration and creation of seasonal wetlands, riparian habitat and coastal grassland and shrub habitats. The Maple Creek restoration project will provide beneficial native riparian and upland habitat and stormwater treatment and detention benefits.

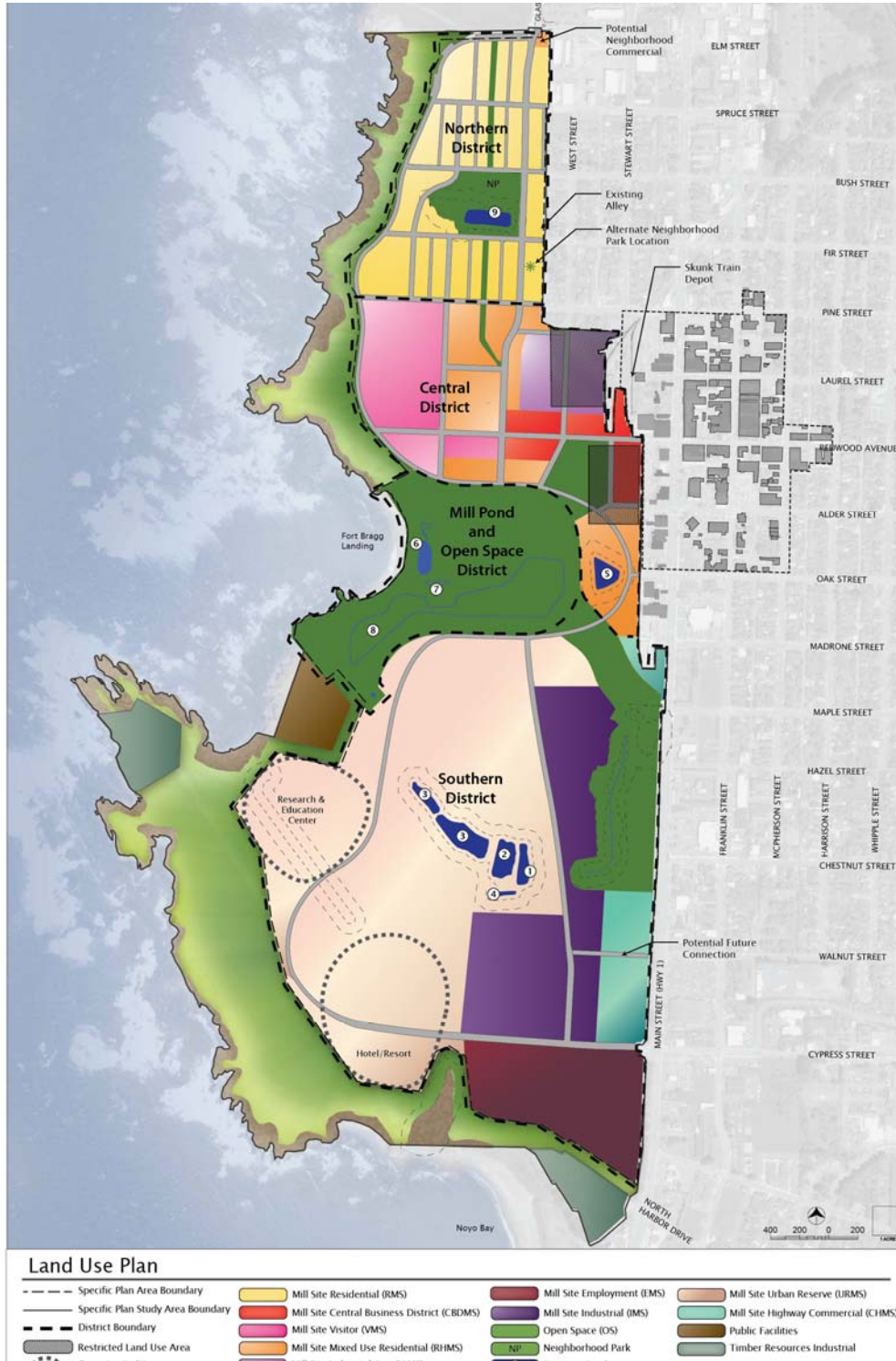
2.1.1 LAND USE PLAN

The Specific Plan establishes twelve new land use designations and zoning classifications to guide and regulate development within the Plan Area. As shown on the Land Use Plan, Figure 2-2 (NOTE: Figure 2-2 is subject to change) the applicable land use designations and zoning classifications are as follows:

- **Northern District**
 - Mill Site Residential (RMS)
 - Neighborhood Commercial (CN)
 - Parks & Recreation (PR)
- **Central District**
 - Mill Site Central Business District (CBDMS)
 - Mill Site Residential High Density (RHMS)
 - Mill Site Visitor (VMS)
 - Mill Site Industrial Arts (IAMS)
 - Parks & Recreation (PR)
 - Open Space (OS)
- **Southern District**
 - Mill Site Highway Commercial (CHMS)
 - Mill Site Industrial (IMS)
 - Mill Site Employment (EMS)
 - Mill Site Urban Reserve (URMS)
 - Open Space (OS)
- **Mill Pond and Open Space District**
 - Open Space (OS)

FIGURE 2-2 LAND USE PLAN – SUBJECT TO REVISION

Please note that the street grid illustrated below reflects changes made to accommodate the restoration of Maple Creek. The street grid in the remaining figures of this draft Specific Plan will be updated to match this street layout.



2.1.2 LAND USE DESIGNATIONS AND ZONING CLASSIFICATIONS

Each land use designation and zoning classification is described below.

- **Mill Site Residential (RMS).** This land use designation extends from the existing West Fort Bragg neighborhood to the coast. Permitted housing types include single-family, duplex, triplex, townhouse, and limited apartment units. The allowable density range is 3 to 15 units per acre, and only 210 units are allowed in total in this designation. The designation will accommodate a variety of housing types and a mix of lot sizes. Limited neighborhood-serving commercial may be permitted in the designated area at the end of Elm Street. The corresponding zoning classification for this land use designation is Mill Site Residential (RMS).
- **Mill Site Mixed Use Residential (RHMS).** This mixed-density land use designation permits a variety of housing types, including duplexes, triplexes, townhouses, live work, co-housing, and apartment units located in proximity to parks and public services. Limited neighborhood-serving commercial uses such as convenience stores, cafés, and restaurants are conditional uses on individual parcels or in small clusters of retail establishments. Density can range from 12 to 30 units per acre. The maximum allowable number of units is 290 residential units for this designation. The corresponding zoning classification for this land use designation is Mill Site Residential High Density (RHMS)
- **Mill Site Central Business District (CBDMS)** This land use designation establishes a pedestrian-oriented mixed-use extension of the existing downtown. The designation, located on either side of Redwood Avenue near the downtown core, encourages lively mixed-use development. Residential uses, of 15 to 30 units per acre, are encouraged on upper floors and/or on the ground floors at the rear of buildings. The maximum number of allowable residential units is 46 units in this designation. The corresponding zoning classification for this land use designation is Mill Site Central Business District (CBDMS).
- **Mill Site Visitor (VMS).** This visitor-serving land use designation allows restaurants, hotels, boutique lodging, and ancillary visitor-serving commercial uses. Residential and retail are not permitted. The corresponding zoning classification for this land use designation is Mill Site Visitor (VMS).
- **Mill Site Highway Commercial (CHMS).** This land use designation allows commercial uses on large parcels fronting the Main Street corridor that require larger display or storage areas and that are not appropriate in the pedestrian-oriented downtown. Residential land uses are not permitted. The corresponding zoning classification for this land use designation is Mill Site Highway Commercial (CHMS).
- **Mill Site Industrial (IMS).** This land use designation provides for a variety of light and limited heavy industrial uses, including manufacturing, wholesale and distribution, and industrial uses. Heavy industrial uses such as manufacturing, assembly, processing, and distribution may be permitted. Residential land uses are not permitted. The corresponding zoning classification for this land use designation is Mill Site Industrial (IMS).

- **Mill Site Industrial Arts (IAMS).** This land use designation is intended for a variety of light industrial uses, especially local artisan uses. Embracing the historic industrial use of the mill site, this zoning encourages local artists and craftsman to produce, showcase, and sell artisan crafts. Live/work units are permitted in this designation with a maximum density of 15 units per acre and 20 units in total for the designation. The corresponding zoning classification for this land use designation is Mill Site Industrial Arts (IAMS).
- **Mill Site Urban Reserve (URMS).** This land use designation is intended to preserve land for future uses that will provide employment opportunities and expand the local economic base. Three use types are permitted within this designation pursuant to the Specific Plan: (1) a research and education center; (2) 150 rooms of hotel/resort development; and (3) interim uses (such as community events or ball fields) as authorized in the Coastal LUDC. A maximum of 20 residential units are permitted in this zone to provide housing in conjunction with the research and education center. Additional development within this designation will require a planning and environmental review process and a Local Coastal Program (LCP) amendment. The corresponding zoning classification for this land use designation is Mill Site Urban Reserve (URMS).
- **Mill Site Employment (EMS).** This land use designation is intended to allow a broad mix of employment-generating uses to increase the employment base in Fort Bragg. Typical uses include research and development, office, light manufacturing, education, and health services. Residential and visitor-serving land uses are not permitted. The corresponding zoning classification for this land use designation is Mill Site Employment (EMS).
- **Neighborhood Commercial (CN).** The CN zoning district is 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 corresponding zoning classification for this land use designation is Neighborhood Commercial (CN).
- **Open Space (OS).** This land use designation provides for the preservation of natural resources and habitats, stormwater management, and scenic resources. It also provides for passive recreation. This land use designation also provides for the restoration of the Mill Pond Complex (approximately 20 acres) to more natural conditions that include seasonal wetlands, a perennial stream, riparian habitat, and coastal grassland and shrub habitats. When completed, the restoration will also provide stormwater treatment and detention benefits. The designation will also provide public access, ocean and beach access, and opportunities for passive recreation. The maximum floor area ratio (FAR) is 0.1. The corresponding zoning classification for this land use designation is Open Space (OS).
- **Parks and Recreation (PR).** This land use designation is for both active and passive recreation and community facilities such as ball fields, farmers' market pavilion, amphitheater, and central square. Allowable land uses are limited to recreational and community uses, and the structures needed to support those uses and facility and site maintenance. The maximum FAR is 0.25. The corresponding zoning classification for this land use designation is Parks and Recreation (PR)

2.2 Development Limitations

Development within the Plan Area shall be limited to the Development Limitations of Table 2-1, which identifies the maximum permitted development within the Northern, Central and Southern districts for each use type.

Land Use Density/Intensity and Phasing Policies:

Policy LU-1. Maximum Development. Total development within the Plan Area shall be limited to the square footages and the maximum number of dwelling and lodging units specified in Table 2-1 below.

TABLE 2-1 DEVELOPMENT LIMITATIONS

	Land Area (acres)	Residential (units)	Commercial/ Industrial (square feet) ¹	Lodging (rooms)
Northern District				
Mill Site Residential Zoning: Mill Site Residential	20.9	210		-
Park and Pond Area Zoning: Parks and Recreation (PR)	4.6	-	-	-
Greenway Zoning: Open Space	1.1	-	-	-
Neighborhood Commercial Zoning: Mill Site Residential	0.5		5,500	-
Right-of-Way (not including alleys)	15.4	-	-	-
Subtotal	42.5	210	5,500	-
Central District				
Mill Site Mixed Use Residential Zoning: Mill Site Mixed Use Residential	13.9	224	10,000	-
Mill Site Central Business District Zoning: Mill Site Central Business District	3.9	46	90,000	-
Mill Site Industrial Arts Zoning: Mill Site Industrial Arts ²	6.4	20	65,000	-
Mill Site Visitor Zoning: Mill Site Visitor	13.2	-	60,000	300
Park including area to accommodate farmers' market and event pavilion Zoning: Parks and Recreation (PR)	3.6	-	-	-
Greenway Zoning: Open Space	0.4	-	-	-
Right-of-Way (not including alleys)	18.9	-	-	-
Subtotal	60.3	290	225,000	300
Southern District				
Urban Reserve (allows one hotel/resort, research/education center, and limited interim uses) Zoning: Mill Site Urban Reserve	92.1	20 ³	80,000	150
Mill Site Industrial Zoning: Mill Site Industrial	25.1	-	230,000	-
Mill Site Highway Commercial Zoning: Mill Site Highway Commercial	11.1	-	125,000	-

Mill Site Employment Zoning: Mill Site Employment	16.9	-	130,000	
Riparian/Open Space Area Zoning: Open Space	16.7	-	-	-
Right-of-Way	18.9	-	-	-
Subtotal	180.8	20	565,000	150
Open Space and Roads				
Mill Pond Area Zoning: Open Space	35.1	-	-	-
Subtotal	35.1	-	-	-
TOTAL SPECIFIC PLAN BUILDOUT	318.7	520	795,500	450
North Parkland	25.0	-	-	-
South Parkland	57.0	-	-	-
Subtotal	82.0	-	-	-
TOTAL SPECIFIC PLAN STUDY AREA	400.7	520	795,500	450

- (1) Square footage does not include area associated with lodging rooms, residential units, or public facilities.
- (2) Includes square footage to accommodate an industrial/performing arts center.
- (3) The residential units must be in association with a research and education center.

Policy LU-2. Development Phasing. Development shall occur in the Northern and Central Districts prior to the Southern District. However, allowable uses in the Southern District that are not permitted or that cannot be accommodated within the Northern and Central Districts (such as auto-oriented commercial, institutional, education, research, light industrial, and grocery/specialty foods) may be developed within the Southern District prior to or concurrent with development in the Northern or Central Districts. (See policies in Chapter 8, Implementation and Phasing, for more details regarding phasing.)

Policy LU-3. Density and Intensity of Development. The density and intensity of all development shall be consistent with the standards included in Tables 2-4, 2-7, and 2-10.

Policy LU-4. Provide for “the Big Idea.” The City Council may reassign up to 40,000 square feet of the development limitation (as shown in Table 2-1 in Chapter 2) that is currently allocated to the Urban Reserve to a comparable high-quality job-generating use in the Urban Reserve or a different zone in the Southern District in order to accommodate a significant employer in the Plan Area. The City Council may also, with the concurrence of the property owner, reassign up to 50,000 square feet of the development limitation specified in Table 2-1 that are currently dedicated to the Mill Site Employment zone within the Southern District to a comparable high-quality job-generating use in order to accommodate a significant employer in the Plan Area. The significant high-quality job-generating use of up to 90,000 square feet could be accommodated in the Urban Reserve and/or Mill Site Employment zones. This reassignment of the development limitations would be adopted by City Council resolution and would not require a Specific Plan amendment or Local Coastal Program (LCP) amendment.

Policy LU-5. Pre-Application Conference. Before submitting a development application for any proposed development within the Plan Area, potential applicants shall meet with the Community Development Director for a pre-application conference, as described in Coastal Land Use and Development Code (CLUDC) Section 17.70.040. At the pre-application conference, the applicant will be provided current information by the Community Development Director about the existing, approved, and proposed development within the district in which the new development is proposed. All Plan Area development applications shall include an

assessment of the relationship of the proposed development to the Specific Plan development limitations (e.g., the percentage of the development limitations that will be achieved if the proposed project is approved) for the applicable district. Proposed development must conform to the allowable units or the allowable square footage totals identified as development limitations in Table 2-1.

Policy LU-6. Development Limitation Summary. *The City shall monitor and publish a summary of proposed and approved development in each district as a percentage of the development limitations detailed in Table 2-1. The City shall update the summary of approved and proposed development each time new development is approved in the Plan Area. The summary of development shall include a description of the development projects (uses, density and intensity, and timeline for completion) within each district.*

2.3 Development Standards and Allowable Land Uses

This section is formatted to conform to Article 2, Zoning Districts and Allowable Land Uses, of the Coastal LUDC, except that the regulations are listed by Specific Plan district (Northern, Central, Southern, and Mill Pond and Open Space).

This section identifies land uses that may be allowed by zoning classification, defines permit requirements for each use, and provides basic site subdivision and layout standards. In addition to the requirements below, all development is subject to the entire Coastal LUDC.

General Land Use Policy:

Policy LU-7. Requirements for All Development. *All development shall comply with the development standards established by the Specific Plan within each applicable zoning classification. All development shall also be subject to the provisions of the Fort Bragg Coastal General Plan, the Coastal LUDC and Citywide Design Guidelines.*

2.3.1 NORTHERN DISTRICT

The Northern District includes approximately 42 acres and consists of the area south of Elm Street, north of Pine Street, and west of the existing West Fort Bragg residential neighborhood. The Northern District includes four zoning classifications: Mill Site Residential (RMS), Neighborhood Commercial (CN), Parks and Recreation (PR), and Open Space (OS).



Northern District Land Use Policies:

Policy LU-8. Mix of Residential Densities and Types. A mix of lot sizes, densities, and product types shall be provided in the Northern District consistent with the residential prototypes detailed in Figure 2-3. A variety of lot sizes and residential product types on each block shall be a priority along Coastal Drive.

Policy LU-9. Neighborhood Park. A 1.5-acre neighborhood park and 1 acre of common open space shall be dedicated and developed along a green corridor in the Northern District. The land for the park shall be identified on the Master Tentative Subdivision Map for the Northern District and dedicated by Georgia-Pacific as part of the Master Final Subdivision Map for the Northern District. Future developer(s) within the Northern District shall be responsible for constructing park improvements and for maintaining the park and open space areas within the Northern District. The actual cost of the park improvements constructed by a developer shall be credited against any Quimby Act obligations or other park fee obligations incurred by that developer.

Policy LU-10. Development Fronting Linear Park. All residential development shall face the linear park and fences shall be no higher than 42 inches in height.

A. Allowable Land Uses

The Northern District allows mixed-density residential uses, including single- and multi-family housing types. A neighborhood market or café is also permitted as specified in the development limitations set forth in Table 2-2 and as shown in Figure 2-2. Table 2-2 identifies land uses allowed in the RMS zone and the planning permit required to establish each use. The OS zone permits open space and parks/recreation land uses. Development within the OS zone shall be consistent with the City's Coastal LUDC. A CDP is required for most development projects and shall be fully consistent with all applicable provisions of the certified Local Coastal Program (LCP). Where the last column in Table 2-2 ("Specific Use Regulations") includes a section number, the referenced section may affect whether the use requires a Zoning Clearance, Minor Use Permit, or Use Permit, and/or may establish other requirements and standards applicable to the use.

FIGURE 2-3 RESIDENTIAL PROTOTYPE MATRIX

	SF Standard Lot	SF Small Lot	SF Large Lot	SF Green Court	Duplex	Townhomes	Courtyard Attached	MF Walkups	MF Stacked Flats
Unit and Lot Types									
Lot Size	4,500 - 9,000 sf	2,500 - 4,500 sf	1/4 acre - 1 acre	2,500 - 4,000 sf	8,500 - 10,500 sf	1,500 - 5,250 sf	15,000 - 20,000 sf	10,000 - 13,500 sf	7,500 - 13,000 sf
Building Floors	1 or 2	1 or 2	1 to 3	1 or 2	1 or 2	1 to 3	2 or 3	2 or 3	3
Units/Acre	7 - 8	8 - 15	3 - 4	6 - 9	6 - 7	9 - 15	10 - 18	10 - 15	20 - 30
Appropriate District	Northern	Northern	Northern	Northern	Northern	Northern/Central	Northern/Central	Central	Central
Typical Lot Width	35 - 60 ft	35 - 55 ft	95 - 205 ft	35 - 45 ft	60 - 75 ft	20 - 35 ft	120 - 140 ft	100 - 110 ft	75 - 85 ft
Typical Lot Depth	130 - 150 ft	70 - 80 ft	110 - 210 ft	70 - 90 ft	140 - 145 ft	75 - 150 ft	125 - 140 ft	100 - 120 ft	100 - 150 ft
Net Units/Acre	8 - 10	10 - 18	4 - 5	7 - 11	7 - 8	11 - 18	12 - 22	12 - 18	24 - 42

SF = Single-Family; MF = Multi-Family; sf = square feet; ft = feet

Subdivisions, new land uses and structures, and alterations to existing land uses and structures shall be designed, constructed, and established in compliance with the requirements of Tables 2-2 through 2-4 in addition to the applicable requirements of all chapters of the Specific Plan, the LCP, and the Citywide Design Guidelines.

TABLE 2-2 NORTHERN DISTRICT: ALLOWED LAND USES AND PERMIT REQUIREMENTS

Key:			
P	Permitted Use, Zoning Clearance required, Subject to Development Limitations		
MUP	Minor Use Permit required (see Fort Bragg Municipal Code Section 17.71.060)		
UP	Use Permit required (see Fort Bragg Municipal Code Section 17.71.060)		
S	Permit requirement set by Specific Use Regulations		
-	Uses not allowed		
Land Use¹	Permit Required (RMS)²	Permit Required (CN)²	Specific Use Regulations
Agricultural, Resource, & Open Space Uses			
Agricultural accessory structure	-	-	
Animal keeping	S	-	17.42.040
Community garden	P	P	
Crop production, horticulture, orchard, vineyard	P	P	
Recreation, Education, & Public Assembly Uses			
Equestrian facility	-	-	
Golf course	-	-	
Meeting facility, public or private	UP	UP	
Park, playground	P	P	
Private residential recreation facility	MUP	-	
School - Private	UP	-	
School - Public	P	-	
Residential Uses³			
Single family residence	P	-	
Condominium conversion	-	-	
Home occupation	P	P	17.42.080
Live/work unit	-	-	
Mobile/manufactured home park	UP	-	
Mobile/manufactured home	UP	-	17.42.110
Multi-family housing 2 or 3 units	MUP	MUP	17.42.120
Multi-family housing 4 or more units	UP	UP	17.42.120
Co-housing, 4 or more units	UP	UP	17.42.120
Organizational housing (sorority, monastery, etc.)	UP	UP	
Residential accessory use or structure	P	P	17.42.160
Residential care facility for the elderly (RCFE)	UP	UP	
Rooming or boarding, 3 or more persons	MUP	MUP	
Second units	MUP	MUP	17.42.170

TABLE 2-2 NORTHERN DISTRICT: ALLOWED LAND USES AND PERMIT REQUIREMENTS

Key:			
P	Permitted Use, Zoning Clearance required, Subject to Development Limitations		
MUP	Minor Use Permit required (see Fort Bragg Municipal Code Section 17.71.060)		
UP	Use Permit required (see Fort Bragg Municipal Code Section 17.71.060)		
S	Permit requirement set by Specific Use Regulations		
-	Uses not allowed		
Land Use ¹	Permit Required (RMS) ²	Permit Required (CN) ²	Specific Use Regulations
Retail Trade			
Accessory retail and services	-	-	
Artisan shop	UP	UP	
Neighborhood market	-	UP	17.21.060
Restaurant, café, coffee shop	-	UP	17.21.060, 17.42.190
Services			
Child day care –Small family day care home	P	P	17.42.060
Child day care – Large family day care home	MUP	MUP	17.42.060
Child day care – Day care center	UP	UP	
Lodging – bed and breakfast inn (B&B)	-	-	
Mortuary, funeral home (not including cremation)	-	-	
Personal services	-	-	
Public safety facilities	UP	UP	
Services – Business & Professional			
Medical services – clinic, lab, urgent care	-	-	
Medical services – doctor office	-	UP	
Medical services – extended care	-	-	
Medical services – hospital	-	-	
Office – accessory	-	-	
Office – professional or administrative	-	-	
Transportation, Communication, & Infrastructure			
Pipeline or transmission line	S	S	17.42.144
Utility facility	UP	UP	
Roof-mounted solar	P	P	
Wind equipment for on-site energy use	MUP	MUP	
Utility infrastructure	P	P	

- (1) See Fort Bragg Coastal LUDC Article 10 for land use definitions.
- (2) A land use authorized through the approval of a Zoning Clearance, Minor Use Permit, or Use Permit may also require a Coastal Development Permit (Section 17.71.045), Design Review approval (Section 17.71.050), a Building Permit, and/or other permit required by the Municipal Code.
- (3) All residential development shall comply with the Development Limitations section of Table 2-1.
- (4) Subject to development limitations and limitations on location as shown in Figure 2-2, Land Use Plan

TABLE 2-2 CONTINUED - OPEN SPACE & PARKS ALLOWED LAND USES, AND PERMIT REQUIREMENTS

Land Use ¹	Parks & Recreation	Open Space	Specific Use Regulations
Agricultural, Resource, & Open Space Uses			
Agricultural accessory structure	P	P	
Community garden	P	P	
Farmers' market	P	-	
Nature preserve	-	P	
Crop production, horticulture, orchard, vineyard	P	P	
Recreation, Education, & Public Assembly Uses			
Hiking and/or biking trail	P	P	
Meeting facility, public or private	UP	-	
Park, playground	P	-	
Community events	P	P	17.71.030
Outdoor assembly area	P	UP	
Transportation, Communication, & Infrastructure			
Pipeline or transmission line	S	S	17.42.144
Utility facility	UP	UP	
Roof-mounted solar	P	P	
Wind equipment for on-site energy use	MUP	MUP	
Utility infrastructure	P	P	

B. Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements listed in Table 2-3 and Table 2-4, in addition to the applicable requirements of all chapters of the Specific Plan, the LCP, and the Citywide Design Guidelines.

TABLE 2-3 NORTHERN DISTRICT: MINIMUM PARCEL SIZE STANDARDS

Zoning District	Minimum Parcel Size				
	Block Length	Minimum Area	Minimum Width	Minimum Depth	Maximum Depth
Mill Site Residential (RMS)	If greater than 300 feet shall be interrupted with an alley, pedestrian path, plaza, or similar feature.	2,500 square feet minimum/15,000 square maximum	20 feet minimum for attached units with alley access; 35 feet minimum for detached units with alley access; 50 feet minimum for units without alley access; 70 feet for corner parcels.	70 feet	3 times width

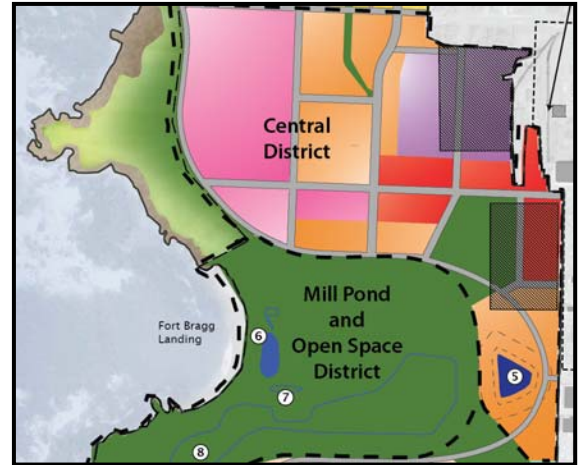
TABLE 2-4 NORTHERN DISTRICT: DEVELOPMENT STANDARDS

Development Feature	Requirement for RMS Zoning District	Requirement for CN Zoning District
Density	<i>Minimum and maximum number of dwelling units allowed on a single parcel</i>	<i>Minimum and maximum number of dwelling units allowed on a single parcel</i>
Minimum and Maximum	3 -15 units per acre	24 units per acre
Setbacks	<i>Minimum setbacks required as set forth below. See Section 17.30.100 for exceptions, reductions, and encroachments. See Chapter 17.42 for setback requirements applicable to specific land use.</i>	
Front	20 feet to garage, 15 feet street-facing façade	Same as the front setback for an R zone on the same block; 10 feet elsewhere.
Side	5 feet	Same as the side setback for an R zone on the same block; none required elsewhere.
Side Street Side	10 feet	none required
Rear	10 feet	15 ft; 5 ft adjacent to an alley
Garage	Require alley-loaded garages where feasible. If alley-loaded garages are infeasible, garage must be set back 5 feet from street-facing façade of primary structure.	NA
Accessory Structures	See Section 17.42.160 (Residential Accessory Structures).	NA
Site Coverage	<i>Maximum percentage of the total lot area that may be covered by structures and pavement.</i>	
Maximum coverage	50%	No limitation
Additional coverage	An additional 10% of the lot area may be covered with a MUP approval and with the review and approval of a drainage plan by the City Engineer.	
Floor Area Ratio (FAR)	<i>Maximum FAR for non-residential structures as set forth below. No FAR limit for residential projects.</i>	
Maximum FAR	2.0	0.40 non-residential; 2.0 residential
Height limit	<i>Maximum allowable height of structures as set forth below. See Section 17.30.060 for height measurement requirements, and height limit exceptions.</i>	
Maximum height	28 feet, 35 feet allowed with Use Permit except along the Coastal Road	25 ft
Fencing	See Section 17.30.050 (Fences, Walls, and Screening).	
Landscaping	See Section 17.34 (Multi-Family Parking Areas). One street tree for every 30 feet of street frontage. 10% of gross area of parking lot shall be landscaped. Minimum one parking lot tree per every five parking spaces.	See Chapter 17.34
Parking	See Section 17.36 (Parking and Loading).	See Chapter 17.36
Signs	See Section 17.38 (Signs).	See Chapter 17.38

2.3.2 CENTRAL DISTRICT

The Central District includes approximately 60 acres south of Pine Street, west of Main Street, and north of the Mill Pond and Open Space District. The Central District includes six zoning classification:

- Mill Site Central Business District (CBDMS)
- Mill Site High Density Residential (RHMS)
- Mill Site Industrial Arts (IAMS)
- Mill Site Visitor (VMS)
- Open Space (OS)
- Parks & Recreation (PR)



Central District Land Use Policies:

Policy LU-11. Mix of Uses. A mix of uses in the Central District shall contribute to the creation of a lively urban environment and help strengthen the connection between the coast and the existing Central Business District. The mix of uses shall include public-oriented; cultural/arts; commercial, including office and retail; visitor-serving, including hotels/resorts, conference facilities, and restaurants; multi-family residential; and open space/recreational uses.

Policy LU-12. Relationship to Existing Central Business District. In the Central District, uses that complement and are synergistic with existing uses in the Central Business District shall be promoted, to the extent feasible. New development shall enhance the small-scale, pedestrian-friendly, and historic character of the existing Central Business District.

Policy LU-13. Central District Development Intensity. Development intensity shall transition from the highest-intensity development on the eastern edge of the Plan Area to lowest-intensity development along the Coastal Trail. In the Central District, the most intense development shall be located along and adjacent to the Redwood Avenue extension.

Policy LU-14. Community Park. Development of 3-acre community park shall be required within the Central District. The land for the park shall be identified as part of the Master Tentative Subdivision Map and dedicated by Georgia-Pacific as part of the Master Final Subdivision Map. Future developer(s) within each district shall be responsible for constructing park improvements and for maintaining the park and open space areas within that applicable district. The cost of the park improvements shall be credited against any Quimby Act or other park fee obligations incurred by the developer(s).

Policy LU-15. Residential Product Types. A diversity of residential product types shall be developed as follows:

- a. A mix of multi-family residential product types shall be developed in the Central District consistent with the residential prototypes detailed in Figure 2-3;
- b. Live-work units shall be encouraged in the Mill Site Industrial Arts designation; and

c. A mix of rental and ownership housing shall be encouraged.

Policy LU-16. Development Limitation Allocation at Subdivision Stage. Subdivision applicants may propose floor area ratios (FARs) (density limitations) by block during the Tentative Subdivision Map stage of proposed subdivisions in the Central District. The proposed FAR may differ from those shown in Table 2.7 for the Central District so long as the total development limitation for the district is not exceeded. Proposed FARs by block shall help realize the goal for higher-density development along Redwood Avenue.

Policy LU-17. Density Transfers in the Central District. FAR may be transferred from one parcel to another parcel, if both parcels are located within the same zoning classification in the Central District. The transfer of density (FAR) between parcels shall be analyzed in a conditional use permit concurrently with a Coastal Development Permit (CDP) for development of the parcel receiving the density transfer and must include the following findings:

- a. The density transfer either creates desirable public open space or park land or reduces development potential on a parcel in an appropriate location, consistent with the vision for the reuse of the mill site property; and
- b. The density transfer facilitates mixed-use development or compact building design; and
- c. The density transfer improves the urban design of the Central District; and
- d. The proposal has been demonstrated to further the intent of City Council's policies and regulations for the Mill Site Specific Plan Area.

In no case may the total FAR for a parcel exceed 2.0.

Policy LU-18. Ground-Level Uses. Active and pedestrian-oriented ground-level uses shall contribute to the pedestrian environment along Redwood Avenue within the Mill Site Central Business District designation.

Policy LU-19. Dry Shed #4. Reuse of Dry Shed #4 as an industrial arts facility is preferred.

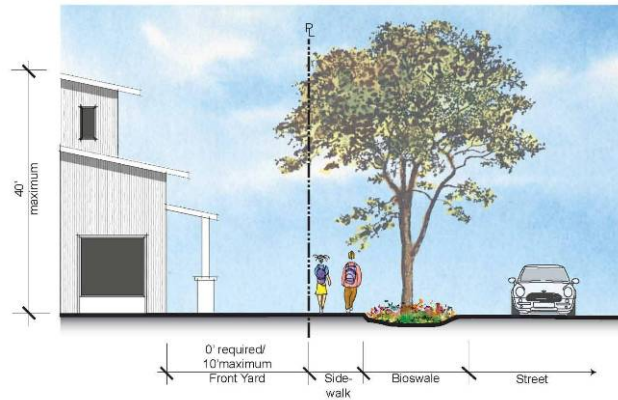
A. Allowable Land Uses

The Central District includes five zoning classifications that allow various land uses intended to create a mixed-use district focused on extending downtown Fort Bragg and connecting Fort Bragg to the coast. The CBDMS zone permits both horizontal and vertical mixed use, including retail, office, service commercial, and residential on upper floors. The RHMS zone permits medium- and high-density residential and limited commercial uses. The IAMS zone allows light industrial, artisan shops, and some live/work units. The VMS zone permits hotel, resorts, and other lodging-related development, conference centers, and restaurants.



Central District commercial setback.

Table 2-5 identifies the land uses allowed in each zone and the planning permit required to establish each use. A CDP is required for all development and shall be fully consistent with all applicable provisions of the certified LCP. Where the last column in Table 2-5 (“Specific Use Regulations”) includes a section number, the referenced section establishes other requirements and standards applicable to the use.



Central District residential setback.

B. Restricted Land Use Area

The Central District includes two Restricted Land Use Areas. As shown in Figure 2-2, the Restricted Land Use Areas are located in the northeast portion of the Central District within the IAMS zone, adjacent to the Skunk Train, and near the southwest corner of the intersection of Stewart Street and Redwood Avenue as it would extend into Plan Area. Residential land uses are prohibited on the ground floor in these areas due to soil contamination from historical land uses. These areas also have specific requirements for any first-floor occupied spaces. Additional information on the Restricted Land Use Areas is provided in Chapter 6, Hazards.

TABLE 2-5 CENTRAL DISTRICT: ALLOWED LAND USES AND PERMIT REQUIREMENTS

Land Use ¹	Permit Required by District ⁴				Specific Use Regulations
	CBDMS ⁶	RHMS	IAMS	VMS	
P Permitted Use, Zoning Clearance required MUP Minor Use Permit required (see Fort Bragg Municipal Code Section 17.71.060) UP Use Permit required (see Fort Bragg Municipal Code Section 17.71.060) S Permit requirement set by Specific Use Regulations - Uses not allowed					
Agricultural, Resource, & Open Space Uses					
Crop production, horticulture, orchard, vineyard	-	-	-	-	
Industry, Manufacturing & Processing, Wholesaling					
Laboratory – Medical, analytical, research, development, testing	-	-	UP	-	
Printing and publishing	P	-	P	-	
Light manufacturing facility	-	-	P	-	
Recycling – light processing	-	-	UP	-	
Recycling – reverse vending machine	P	-	UP	-	17.42.150
Recycling – small collection facility	-	-	UP	-	
Recreation, Education, & Public Assembly Uses					
Campground, recreational vehicle (RV) park	-	-	-	-	
Commercial recreation facility – indoor	MUP	-	UP	UP	
Commercial recreation facility – outdoor	-	-	-	UP	
Conference facility	UP	-	-	P	
Health/fitness facility	UP	-	-	-	
Library, museum, art gallery	P	-	P	P	

TABLE 2-5 CENTRAL DISTRICT: ALLOWED LAND USES AND PERMIT REQUIREMENTS

P Permitted Use, Zoning Clearance required MUP Minor Use Permit required (see Fort Bragg Municipal Code Section 17.71.060) UP Use Permit required (see Fort Bragg Municipal Code Section 17.71.060) S Permit requirement set by Specific Use Regulations - Uses not allowed					
Land Use ¹	Permit Required by District ⁴				Specific Use Regulations
	CBDMS ⁶	RHMS	IAMS	VMS	
Meeting facility, public or private	UP	-	UP	UP	
Park, playground	P	P	P	P	
Community events	P	P	P	P	17.71.030
School - specialized education/training	UP ²	-	UP	UP	
Sports and entertainment assembly	UP	-	-	UP	
Studio - art, dance, martial arts, music, etc.	P ²	-	P	UP	
Theater	P	-	P	UP	
Residential Uses					
Emergency/transitional shelter	-	-	-	-	
Home occupation	P ²	P	P	-	17.42.080
Live/work unit	MUP ³	-	MUP ³	-	17.42.090
Multi-family dwellings	UP ^{2,3}	UP ^{2,3}	-	-	17.42.120
Residential care facility for the elderly (RCFE)	-	UP ³	-	-	
Rooming or boarding, 3 or more persons	-	MUP ²	-	-	
Residential care	-	UP ^{2,3}	-	-	
Residential component mixed-use project	UP ^{2,3}	UP ^{2,3}	-	-	17.42.100
Retail Trade					
Accessory retail and services	P	P	P	P	17.42.100
Art, antique, and collectables stores	P	-	P	-	
Artisan shop	P	-	P	-	
Auto and vehicle sales and rental	-	-	-	-	
Auto parts sales with no installation services	-	-	-	-	
Bar/tavern	UP	-	-	UP	
Big box retail	-	-	-	-	
Building and landscape materials sales - indoor	-	-	-	-	17.42.130
Building and landscape materials sales - outdoor	-	-	-	-	
Construction and heavy equipment sales and rental	-	-	-	-	17.42.130
Convenience or liquor store	UP	UP	-	UP	
Drive-through retail	-	-	-	-	17.42.070
Farm supply and feed store	-	-	-	-	
Fuel dealer (propane for home and farm use, etc.)	-	-	-	-	
Furniture, furnishings and appliance store	P	-	-	-	
General retail - Less than 5,000 square feet	P	P ⁵	-	-	
General retail - 5,000 square feet or larger	P	-	-	-	
Groceries, specialty foods	P	P ⁵	-	UP-	
Mobile home, boat, or RV sales	-	-	-	-	
Neighborhood market	P	UP	-	-	
Night club	UP	-	-	UP	
Office supporting retail	P	-	-	-	

TABLE 2-5 CENTRAL DISTRICT: ALLOWED LAND USES AND PERMIT REQUIREMENTS

P	Permitted Use, Zoning Clearance required				
MUP	Minor Use Permit required (see Fort Bragg Municipal Code Section 17.71.060)				
UP	Use Permit required (see Fort Bragg Municipal Code Section 17.71.060)				
S	Permit requirement set by Specific Use Regulations				
-	Uses not allowed				
Land Use ¹	Permit Required by District ⁴				Specific Use Regulations
	CBDMS ⁶	RHMS	IAMS	VMS	
Outdoor retail sales and activities	MUP	-	MUP	MUP	17.42.130
Restaurant, café, coffee shop	P	-	-	P	17.42.190
Retail sales accessory to wholesaling	-	-	P	-	
Second hand store	-	-	UP	-	
Service station	-	-	-	-	
Shopping center	-	-	-	-	
Services – Business, Financial, & Professional					
ATM	P	P	P	P	
Bank, financial services	P	-	-	-	
Business support service	P	-	-	-	
Medical services – clinic, lab, urgent care	-	-	-	-	
Medical services – doctor office	P ²	-	-	-	
Medical services – hospital	-	-	-	-	
Office – accessory	P	P	P	P	
Office – business/service	P	-	-	-	
Office – processing and corporate	P ²	-	-	-	
Office – professional or administrative	P ²	-	-	-	
Services – General					
Accessory retail or services	P	P	P	P	
Adult day care	P ²	UP	-	-	
Catering service	UP ²	-	-	-	
Child day care – day care center	MUP	MUP	-	MUP	17.42.060
Drive-through service	-	-	-	-	
Equipment rental	-	-	UP	-	
Kennel, animal boarding	-	-	-	-	
Lodging – bed and breakfast inn (B&B)	-	-	-	P	17.42.050
Lodging – hotel or motel, timeshare, condo hotel	-	-	-	UP	
Maintenance service – client site services	-	-	-	-	
Mortuary, funeral home (not including cremation)	-	-	-	-	
Personal services	P	UP	-	-	17.21.060
Personal services – restricted	-	-	-	-	
Public safety facilities	UP ²	UP	UP	UP	
Repair service – equipment, large appliances, etc.	-	-	-	-	
Social service organization	P ²	-	-	-	
Vehicle services – major repair/body work	-	-	-	-	
Vehicle services – minor maintenance/repair	-	-	-	-	
Veterinary clinic, animal hospital	-	-	-	-	
Transportation, Communication, & Infrastructure					
Ambulance, taxi, or limousine dispatch facility	-	-	-	-	

TABLE 2-5 CENTRAL DISTRICT: ALLOWED LAND USES AND PERMIT REQUIREMENTS

P	Permitted Use, Zoning Clearance required				
MUP	Minor Use Permit required (see Fort Bragg Municipal Code Section 17.71.060)				
UP	Use Permit required (see Fort Bragg Municipal Code Section 17.71.060)				
S	Permit requirement set by Specific Use Regulations				
-	Uses not allowed				
Land Use ¹	Permit Required by District ⁴				Specific Use Regulations
	CBDMS ⁶	RHMS	IAMS	VMS	
Broadcasting studio	UP	-	UP	-	
Parking facility, public or commercial	P	P	P	P	
Pipeline or transmission line	S	S	S	S	17.42.144
Roof-mounted solar	P	P	P	P	
Telecommunications facility	S	S	S	S	17.44
Transit station	UP	-	UP	P	
Utility facility	P	P	P	P	
Vehicle storage	-	-	-	-	
Wind equipment for on-site energy use	MUP	MUP	MUP	MUP	

- (1) See Fort Bragg Coastal LUDC Article 10 for land use definitions.
- (2) Use fronting Redwood Avenue extension is allowed only on second or upper floors or back of parcel in compliance with Section 17.22.060.B (Limitation on Location of Allowable Uses).
- (3) Not permitted use on ground floor of restricted area as shown in Figure 2-2, Land Use Plan.
- (4) A land use authorized through the approval of a Zoning Clearance, Minor Use Permit, or Use Permit may also require a Coastal Development Permit (Section 17.71.045), Design Review approval (Section 17.71.050), a Building Permit, and/or other permit required by the Municipal Code.
- (5) Allowed only on Redwood Avenue frontage.
- (6) Land uses and development also subject to Section 17.22.060 (CBD Frontage and Facade Standards).

TABLE 2-5 CONTINUED - OPEN SPACE & PARKS ALLOWED LAND USES, AND PERMIT REQUIREMENTS

Land Use ¹	Parks & Recreation	Open Space	Specific Use Regulations
Agricultural, Resource, & Open Space Uses			
Agricultural accessory structure	P	P	
Community garden	P	P	
Farmers' market	P	-	
Nature preserve	-	P	
Crop production, horticulture, orchard, vineyard	P	P	
Recreation, Education, & Public Assembly Uses			
Hiking and/or biking trail	P	P	
Meeting facility, public or private	UP	-	
Park, playground	P	-	
Community events	P	-	17.71.030
Outdoor assembly area	P	UP	
Transportation, Communication, & Infrastructure			
Pipeline or transmission line	S	S	17.42.144
Utility facility	UP	UP	

TABLE 2-5 CONTINUED - OPEN SPACE & PARKS ALLOWED LAND USES, AND PERMIT REQUIREMENTS

Land Use ¹	Parks & Recreation	Open Space	Specific Use Regulations
Roof-mounted solar	P	P	
Wind equipment for on-site energy use	MUP	MUP	
Utility infrastructure	P	P	

C. Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures shall be designed, constructed, and established in compliance with the requirements of Table 2-6 and Table 2-7, in addition to the applicable requirements of all chapters of the Specific Plan, the LCP, and the Citywide Design Guidelines.

TABLE 2-6 CENTRAL DISTRICT: MINIMUM PARCEL SIZE STANDARDS

Zoning Districts	Minimum Parcel Size				
	Block Length	Minimum Area	Minimum Width	Minimum Depth	Maximum Depth
CBDMS	If greater than 300 feet block shall be interrupted with an alley, pedestrian path, plaza, or similar feature.	2,000 square feet	20 feet	NA	Determined by the review authority during the subdivision process, consistent with the Coastal General Plan.
RHMS					
VMS					
IAMS	Determined by the review authority during the subdivision process, consistent with the Coastal General Plan				

TABLE 2-7 CENTRAL DISTRICT: DEVELOPMENT STANDARDS

REQUIREMENT BY ZONING DISTRICT				
Development Feature	CBDMS	RHMS	IAMS	VMS
Density	Maximum number of dwelling units allowed on a single parcel.			
Minimum and Maximum ¹	12-30 units per acre	12-30 units per acre	15 live/work units per acre	None permitted
Setbacks	Minimum and, where noted, maximum setbacks required for primary structures. See Section 17.30.100 for exceptions to these requirements.			

¹ The total residential development within the Central District is limited to 290 units and 225,000 square feet of commercial industrial development as specified in the Development Limitations table (Table 2-1); see 17.43 for a discussion of how to determine if there are sufficient units and SF available to allow a proposed project.

TABLE 2-7 CENTRAL DISTRICT: DEVELOPMENT STANDARDS

REQUIREMENT BY ZONING DISTRICT				
Development Feature	CBDMS	RHMS	IAMS	VMS
Front	Maximum of 5 feet from back edge of sidewalk. An exception of up to 15 feet may be granted to accommodate outdoor dining, small plazas, courtyards, or similar features.	Maximum of 5 feet; a greater setback may be allowed with use permit approval.	None required	None required
Side	None required			
Side Street Side	None required	None required, except if lots side onto Oak Street where a 25-foot setback is required to protect the view corridor.	None required	None required
Rear	15 feet for a building 12 feet or more in height on a site abutting residential use; 5 feet adjacent to an alley; none required elsewhere.			
Garage	NA	5 feet back from street-facing facade of primary structure	NA	NA
Accessory Structures	NA	See Section 17.42.160 (Residential Accessory Structures).	NA	NA
Site Coverage	Maximum percentage of the total lot area that may be covered by structures and pavement.			
Maximum Coverage	No limitation	75%	No limitation	50%
Additional Coverage	NA	NA	NA	An additional 10% of the lot area may be covered with a MUP approval and with the review and approval of a drainage plan by the City Engineer.
Floor Area Ratio (FAR)	Maximum FAR allowed. May be increased with Use Permit approval (for excellent design or job creation).	Maximum FAR for non-residential structures. No FAR limit for residential projects.	Maximum FAR allowed.	Maximum FAR allowed. May be increased with Use Permit approval to accommodate housing units and/or live-work units up to the maximum density allowed in the zone.
Maximum FAR	0.9 ²	0.20 non-residential, no FAR limit for residential.	0.3 ³	0.5 ³

² Development limitations allow for an average FAR of 0.92 in CBDMS, 0.27 in IAMS, and 0.5 in VMS; the actual FAR available to a proposed project will depend on: 1) the amount of development that has already occurred in the Specific Plan Area; and 2) any previous or proposed transfer of development rights.

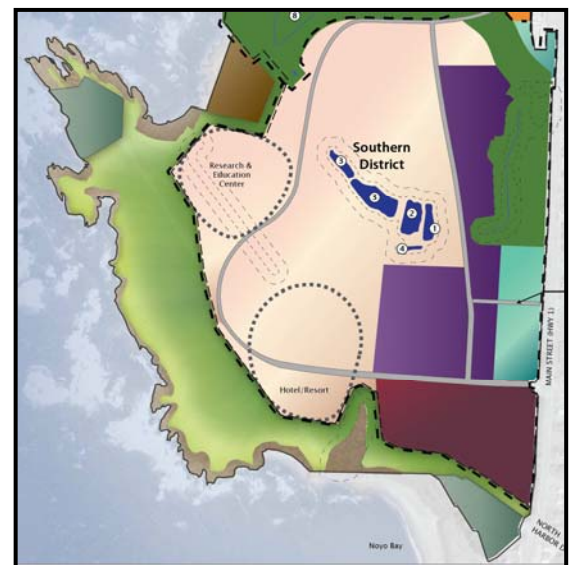
TABLE 2-7 CENTRAL DISTRICT: DEVELOPMENT STANDARDS

REQUIREMENT BY ZONING DISTRICT				
Development Feature	CBDMS	RHMS	IAMS	VMS
Height Limit	Maximum allowable height of structures. See Section 17.30.060 for height measurement requirements and height limit exceptions.			
Maximum Height	28 feet; 35 feet with Use Permit approval	35 feet; 40 feet with Use Permit approval	35 feet; 45 feet with Use Permit approval	28 feet
Fencing	See Section 17.30.050 (Fences, Walls, and Screening)			
Landscaping	See Chapter 17.34 (Landscaping Standards)			
Parking Lot Landscaping	10% of gross area of parking lot shall be landscaped. Minimum 1 parking lot tree per every 5 parking spaces.			
Street Trees	One per 30-foot length of right-of-way. Review authority may modify this requirement depending on the chosen tree species.			
Parking	See Chapter 17.36 (Parking and Loading)			
Signs	See Chapter 17.38 (Signs)			

2.3.3 SOUTHERN DISTRICT

The Southern District includes approximately 180 acres south of Madrone Street, west of Main Street, and north of Noyo Point Road. The Southern District includes five zoning classifications:

- Mill Site Highway Commercial (CHMS)
- Mill Site Industrial (IMS)
- Mill Site Employment (EMS)
- Mill Site Urban Reserve (URMS)
- Open Space (OS)



Southern District Land Use Policies:

Policy LU-20. Jobs. Uses in the Southern District that provide jobs that provide compensation at higher than the area median income are preferred.

Policy LU-21. Research and Education Center. The development of a research and education center in the Mill Site Urban Reserve area (as designated in Figure 2-2) is permitted).

Policy LU-22. Hotel/Resort. Development of a hotel/resort within the Mill Site Urban Reserve, in the area highlighted as a hotel/resort opportunity site in Figure 2-2, is permitted following the development of at least 100 lodging rooms in the Central District.

Policy LU-23. Interim Uses. *Uses of an interim nature, other than a research and education center or hotel/resort as provided in Policies LU -20 and LU -21, are permitted in the Mill Site Urban Reserve consistent with the use requirements detailed in Table 2-8.*

Policy LU-24. Development Intensity. *Development intensity shall transition from the most intense development on the eastern edge of the Plan Area to the least intensive development along the western edge of the Plan Area. In the Southern District and outside of the Urban Reserve, the most intense development generally shall be located around the Cypress Street extension.*

Policy LU-25. Density Transfers in the Southern District. *Floor area ratio (FAR) may be transferred from one parcel to another parcel via a Conditional Use Permit, if both parcels are located within the same zoning classification in the Southern District. The transfer of density (FAR) between parcels will be analyzed in a conditional use permit concurrently with a CDP for development of the parcel receiving the density transfer and must include the following findings:*

- a. The density transfer either creates desirable public open space or park land or reduces development potential on a parcel in an appropriate location, consistent with the vision for the reuse of the mill site property; and*
- b. The density transfer facilitates the creation of jobs that provide compensation above the median income for the area; and*
- c. The proposal has been demonstrated to further the intent of the City Council's policies and regulations for the Mill Site Specific Plan Area.*

In no case may the total FAR for a parcel exceed 1.5 in the Southern District.

A. Allowable Land Uses

Highway commercial, industrial, and employment-generating land uses are permitted in the Southern District. The portion of the Southern District zoned URMS is not anticipated for development within the Specific Plan timeline. However resort/hotel and research/education are allowed in the Urban Reserve (URMS) zone in specific locations. Additionally, interim land uses in the Urban Reserve (URMS) zone may be approved by the Community Development Director.

Table 2-8 identifies the land uses allowed in the IMS, CHMS, EMS, and URMS zones, and the planning permit required to establish each use. A CDP will be required for all development projects and each CDP shall be fully consistent with all applicable provisions of the certified LCP. Where the last column in Table 2-8 ("Specific Use Regulations") includes a section number, the referenced section establishes additional requirements and standards applicable to the use. The OS zone, which is not included in Table 2-8, permits open space and parks/recreation land uses. Development within the OS zone shall be consistent with the City's Coastal LUDC.

TABLE 2-8 SOUTHERN DISTRICT: ALLOWED LAND USES AND PERMIT REQUIREMENTS

Key:					
P Permitted Use, Zoning Clearance required					
MUP Minor Use Permit required (see Fort Bragg Municipal Code Section 17.71.060)					
UP Use Permit required (see Fort Bragg Municipal Code Section 17.71.060)					
S Permit requirement set by Specific Use Regulations					
- Uses not allowed					
Land Use ¹	Permit Required by District ³				Specific Use Regulations
	IMS	CHMS	EMS	URMS	
Agricultural, Resource, & Open Space Uses					
Aquaculture	UP	-	UP	-	17.42.046
Crop production, horticulture, orchard, vineyard	P	P	P	P ⁵	
Industry, Manufacturing & Processing, Wholesaling					
Agricultural product processing	UP	-	UP	-	17.42.030
Artisan/craft product manufacturing	P	-	P	-	
Boat and ship construction, repair, maintenance	P	-	-	-	
Construction contractor	P	-	-	-	
Fish processing	P	-	-	-	
Laboratory – medical, analytical, research, development, testing	P	-	P	-	
Laundry, dry cleaning plant	UP	-	UP	-	
Lumber and wood product manufacturing	UP	-	UP	-	
Manufacturing/processing – heavy intensity	UP	-	-	-	
Manufacturing/processing – light intensity	P	-	P	-	
Manufacturing/processing – medium intensity	UP	-	-	-	
Media production	P	-	P	-	
Petroleum product storage and distribution	-	-	-	-	
Printing and publishing	P	-	P	-	
Recycling – heavy processing	UP	-	-	-	17.42.150
Recycling – large collection facility	UP	-	-	-	17.42.150
Recycling – light processing	UP	-	UP	-	17.42.150
Recycling – reverse vending machine	P	P	P	-	17.42.150
Recycling – scrap and dismantling yards	-	-	-	-	
Recycling – small collection facility	P	P	P	-	17.42.150
Storage – cold storage facility, ice plant	UP	-	-	-	
Storage – outdoor	UP	-	-	UP	17.42.140
Storage – personal storage facility (mini-storage)	UP	-	-	-	
Storage – warehouse	P	-	P	-	
Wholesaling and distribution	P	-	P	-	
Recreation, Education, & Public Assembly Uses					
Adult entertainment business	-	-	-	-	
Commercial recreation facility – indoor	UP	P	-	-	
Commercial recreation facility – outdoor	UP	UP	-	-	
Fishing pier	-	-	-	-	
Health/fitness facility	UP	P	UP	-	
Hiking/riding trail	-	-	-	P	
Library, museum	-	P	P	UP ⁴	
Meeting facility, public or private	UP	UP	UP	UP ⁴	

TABLE 2-8 SOUTHERN DISTRICT: ALLOWED LAND USES AND PERMIT REQUIREMENTS

Key:					
P Permitted Use, Zoning Clearance required					
MUP Minor Use Permit required (see Fort Bragg Municipal Code Section 17.71.060)					
UP Use Permit required (see Fort Bragg Municipal Code Section 17.71.060)					
S Permit requirement set by Specific Use Regulations					
- Uses not allowed					
Land Use ¹	Permit Required by District ³				Specific Use Regulations
	IMS	CHMS	EMS	URMS	
Park, playground	P	P	P	P ⁴	
School – specialized education/training	UP	-	P	UP ⁴	
Sports and entertainment assembly	-	UP	UP	-	
Temporary events	P	P	P	P	17.71.030
Residential Uses					
Caretaker quarters	UP	UP	UP	UP	
Live/work unit	-	-	-	-	
Workforce housing in association with employment use	-	-	-	p ⁶	
Retail Trade					
Artisan shop	P	-	P	-	
Auto and vehicle sales and rental	-	UP	-	-	
Auto parts sales	-	UP	-	-	
Bar/tavern	-	UP	-	UP ⁴	
Big box retail	-	-	-	-	
Building and landscape materials sales – indoor	P	-	-	-	17.42.130
Building and landscape materials sales – outdoor	UP	-	-	-	
Construction and heavy equipment sales and rental	UP	-	-	-	17.42.130
Convenience store	-	P	-	-	
Farm supply and feed store	P ²	-	-	-	
Fuel dealer (propane for home and farm use, etc.)	MUP	-	-	-	
Groceries	-	P	-	-	
General retail	-	P	-	-	
Laboratory/clinic	-	UP	UP	-	
Marine hardware and supplies sales	P	-	-	-	
Medical services, doctor’s office	-	UP	P	-	
Mobile home or RV sales	-	UP	-	-	
Office	-	UP	P	-	
Office – accessory	P	P	P	P ⁴	
Office – processing and corporate	-	-	P	-	
Outdoor retail sales	UP	UP	-	-	17.42.130
Restaurant, café, coffee shop	-	P	-	UP ⁴	17.42.190
Retail sales accessory to wholesaling	MUP	-	MUP	-	
Service station	-	-	-	-	
Services – Business, Financial, & Professional					
ATM	p	P	P	P ⁴	
Business support service	P	P	P	-	

TABLE 2-8 SOUTHERN DISTRICT: ALLOWED LAND USES AND PERMIT REQUIREMENTS

Key:					
P Permitted Use, Zoning Clearance required					
MUP Minor Use Permit required (see Fort Bragg Municipal Code Section 17.71.060)					
UP Use Permit required (see Fort Bragg Municipal Code Section 17.71.060)					
S Permit requirement set by Specific Use Regulations					
- Uses not allowed					
Land Use ¹	Permit Required by District ³				Specific Use Regulations
	IMS	CHMS	EMS	URMS	
Services – General					
Equipment rental	P ²	-	-	-	
Kennel, animal boarding	UP	-	-	-	
Lodging – hotel or motel	-	-	-	UP ⁴	[refer to development limitations]
Maintenance service – client site services	P ²	-	-	-	
Medical marijuana dispensary	UP	-	-	-	FBMC 9.30 (Ord 851 1, 2005) & 17.42.095
Public safety facilities	P	P	-	-	
Repair service – equipment, large appliances, etc.	P ²	-	-	-	
Vehicle services – major repair/body work	UP	-	-	-	
Vehicle services – minor maintenance/repair	P	-	-	-	
Veterinary clinic, animal hospital	P	-	P	-	
Transportation, Communication, & Infrastructure					
Ambulance, taxi, or limousine dispatch facility	P ²	-	UP	-	
Boat launching facility	-	-	-	-	
Broadcasting studio	P	UP	UP	-	
Electric power generation	-	-	-	-	
Freight terminal	P ²	-	-	-	
Harbor and marina facilities	-	-	-	-	
Parking facility, public or commercial	P	P	P	P	
Pipeline or transmission line	S	S	S	S	17.42.144
Solar & wind equipment for on-site energy use	P	P	P	P	
Telecommunications facility	S	S	S	S	17.44
Transit station	P	P	P	P	
Utility facility	UP	UP	UP	UP	
Vehicle storage	UP	-	-	-	

- (1) See Fort Bragg Coastal LUDC 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) A land use authorized through the approval of a Zoning Clearance, Minor Use Permit, or Use Permit may also require a Coastal Development Permit (Section 17.71.045), Design Review approval (Section 17.71.050), a Building Permit, and/or other permit required by the Municipal Code.
- (4) The two uses permitted within the Urban Reserve are (1) a 150-room resort/hotel, and (2) a 80,000-square-foot research and education center. Land uses that are ancillary to these two permitted uses may also be permitted (as part of a mixed-use development project).
- (5) May be approved as an interim use.
- (6) Residential units permitted only in association with education/research center.

B. Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures shall be designed, constructed, and established in compliance with the requirements in Tables 2-9 and 2-10, in addition to the applicable requirements of the Specific Plan, the LCP, and the Citywide Design Guidelines.

TABLE 2-9 SOUTHERN DISTRICT: MINIMUM PARCEL SIZE STANDARDS

Zoning District	Minimum Parcel Size			
	Minimum Area	Minimum Width	Minimum Depth	Maximum Depth
Mill Site Highway Commercial (CHMS)	6,000 square feet	50 feet	No minimum	3 times width
Mill Site Employment (EMS)	6,000 square feet	50 feet	No minimum	
Mill Site Industrial (IMS)	5,000 square feet	50 feet	100 feet	
Mill Site Urban Reserve (URMS)	5 acres	No minimum	No minimum	

TABLE 2-10 SOUTHERN DISTRICT: DEVELOPMENT STANDARDS

Requirements by District				
Development Feature	CHMS	IMS	EMS	URMS
Residential Density				Residential uses only permitted in conjunction with research center.
Minimum and Maximum	None permitted	None permitted	None permitted	Maximum of 20 units in conjunction with research and education center.
Setbacks ¹	Minimum and, where noted, maximum setbacks required for primary structures. See Section 17.30.100 for exceptions to these requirements.			
Front	10 feet, except for 15 feet from Highway 1 and Coastal Drive	15 feet	10 feet, except for 30 feet from Coastal Trail and 15 feet from Highway 1 and Coastal Drive	Determined by the review authority during the subdivision process, consistent with the Coastal General Plan.
Side	10 feet	10 feet	10 feet	Determined by the review authority during the subdivision process, consistent with the Coastal General Plan.
Side Street Side	None	10 feet	10 feet	Determined by the review authority during the subdivision process, consistent with the Coastal General Plan.
Rear	10 feet	10 feet	10 feet if adjacent to an alley; 20 feet from Coastal Trail property line; none required elsewhere	Determined by the review authority during the subdivision process, consistent with the Coastal General Plan.

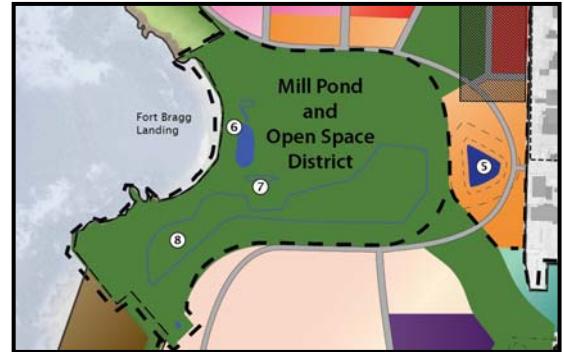
TABLE 2-10 SOUTHERN DISTRICT: DEVELOPMENT STANDARDS

Requirements by District				
Development Feature	CHMS	IMS	EMS	URMS
Floor Area Ratio (FAR)	Maximum FAR allowed			
Maximum FAR ¹	0.26	0.20	0.18	NA
Height Limit	Maximum allowable height of structures. See Section 17.30.060 for height measurement requirements and height limit exceptions.			
Maximum Height	28 feet/2 stories			
Fencing	See Section 17.30.050 (Fences, Walls, and Screening)			
Landscaping	See Chapter 17.34 (Landscaping Standards)			
Parking	See Chapter 17.36 (Parking and Loading)			
Signs	See Chapter 17.38 (Signs)			

¹ FAR may be increased through a density transfer as described by Policy LU-25

2.3.4 MILL POND AND OPEN SPACE DISTRICT

The primary purpose of the Mill Pond and Open Space District is the restoration of the former Maple Creek to connect the Maple Street riparian area with the beach at Fort Bragg Landing. This restoration project will result in the establishment of significant seasonal and year-round riparian wetlands and wetland habitats that will provide storm-water treatment and detention benefits. The site will also provide public ocean and beach access, along with opportunities for passive recreation.



A. Allowable Land Uses

The Mill Pond and Open Space District is zoned Open Space and is not designated for development. Table 2-11 identifies the land uses allowed in the OS zone and the planning permit required to establish each use. A CDP will be required for most development projects, and each CDP shall be fully consistent with all applicable provisions of the certified LCP. Where the last column in Table 2-8 (“Specific Use Regulations”) includes a section number, the referenced section may affect whether the use requires a Zoning Clearance, Minor Use Permit, or Use Permit, and/or may establish other requirements and standards applicable to the use.

TABLE 2-11 MILL POND AND OPEN SPACE DISTRICT: ALLOWED LAND USES AND PERMIT REQUIREMENTS

Key:		
P	Permitted Use, Zoning Clearance required	
MUP	Minor Use Permit required (see Fort Bragg Municipal Code Section 17.71.060)	
UP	Use Permit required (see Fort Bragg Municipal Code Section 17.71.060)	
S	Permit requirement set by Specific Use Regulations	
-	Uses not allowed	
Land Use ¹	Permit Required by District ² Open Space	Specific Use Regulations
Agricultural, Resource, & Open Space Uses		
Agricultural accessory structure	P	
Community garden	UP	
Nature preserve	P	
Crop production, horticulture, orchard, vineyard	UP	
Recreation, Education, & Public Assembly Uses		
Equestrian facility	-	
Hiking and/or biking trail	P	
Meeting facility, public or private	UP	
Park, playground	P	
Outdoor assembly area	UP	

TABLE 2-11 MILL POND AND OPEN SPACE DISTRICT: ALLOWED LAND USES AND PERMIT REQUIREMENTS

Key:		
P Permitted Use, Zoning Clearance required		
MUP Minor Use Permit required (see Fort Bragg Municipal Code Section 17.71.060)		
UP Use Permit required (see Fort Bragg Municipal Code Section 17.71.060)		
S Permit requirement set by Specific Use Regulations		
- Uses not allowed		
Land Use ¹	Permit Required by District ² Open Space	Specific Use Regulations
Community events	P	17.71.030
Transportation, Communication, & Infrastructure		
Pipeline or transmission line	S	17.42.144
Utility facility	-	
Roof-mounted solar	P	
Wind equipment for on-site energy use	MUP	
Utility infrastructure	P	

(1) See Fort Bragg Coastal LUDC Article 10 for land use definitions.

(2) A land use authorized through the approval of a Zoning Clearance, Minor Use Permit, or Use Permit may also require a Coastal Development Permit (Section 17.71.045), Design Review approval (Section 17.71.050), a Building Permit, and/or other permit required by the Municipal Code.

B. Restricted Development Area

The Mill Pond and Open Space District includes a Restricted Land Use Area, as shown in Figure 2-2. Development within this area is limited due to soil contamination from historical land uses.

C. Development Standards

The minimum area and dimensions for new parcels in the Mill Pond and Open Space District shall be determined by the City through the subdivision process. Development standards shall be determined by the City through the coastal development and design review process for a project.