

## **2. LAND USE ELEMENT**

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### **A. Purpose**

The Land Use Element is the heart of the Inland 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's Inland Area and its relevant portion of the 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
- 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's Inland Area 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., less than 0.5 percent per year) as experienced in the last decade.

Commercial land uses in the City's Inland Area 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 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.

Land Use Element policies support a concentrated development pattern by encouraging infill development on vacant and underutilized sites throughout the Inland Area. The Inland General Plan identifies potential lands east of the City which may be suitable for annexation. These lands in the City's Sphere of Influence are designated for residential development. The Inland 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.

### **B. The Sphere of Influence and Annexation**

The Inland General Plan applies to both publicly and privately owned land within the City's Inland Area 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 Inland 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 Inland 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 Inland 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 Inland General Plan provide guidance for future development densities, and the policies and land use designations established by the Inland General Plan become effective upon annexation to the City.

### **C. Redevelopment**

The status of California Community Redevelopment Law is uncertain at the time of the adoption of this Inland General Plan. The successor agency to the Redevelopment Agency has some remaining abilities to eliminate blighted areas and to improve the local economy. The future of the Successor Agency to the Redevelopment Agency is unclear at this time; various bills are wending their way through the political process which may revise some portion of redevelopment agency powers and abilities.

### **D. Land Use Designations**

The Inland 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.

### **E. 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 Inland 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 Inland General Plan. The City does not guarantee that an individual project will attain the maximum density indicated by the land use designations. The Inland General Plan includes maps identifying hazards and constraints, floodplains, street systems, parkland, and

trails which are an integral part of the Inland General Plan and which must be consulted in order to obtain a complete interpretation of Inland General Plan policies and implementation programs applicable in a given area or parcel of land. Other elements of the Inland General Plan contain specific policies to preserve Fort Bragg's character and appearance, and to protect sensitive environmental resources.

## **F. 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 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 single family homes, 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 10 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 12 to 24 units per acre.

## **G. 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, hardware, 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.

### **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.

### **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.

### **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.

## **H. 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.

# **I. Population Density and Building Intensity**

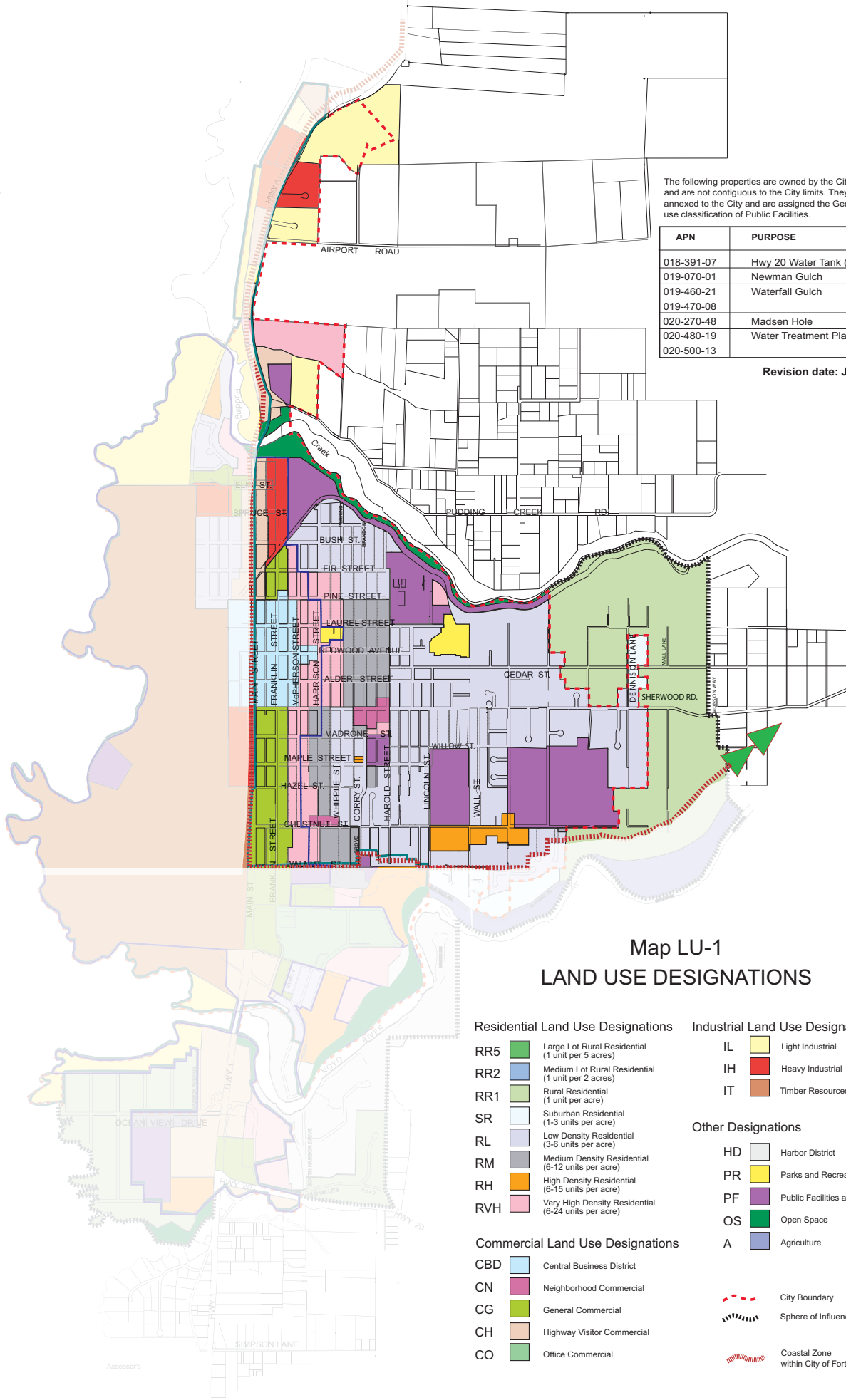
State law mandates that general plans include standards of population density and building intensity for all of the territory covered by the plan. To satisfy this requirement, the Inland General Plan includes building intensity for each of the land use designations, expressed in units per acre for residential 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   |
| • General Commercial (CG) Mixed Use         | up to 50 persons per acre   |
| • Highway Visitor Commercial (CH) Mixed Use | up to 50 persons per acre   |
| • Office Commercial (CO) Mixed Use          | up to 50 persons per acre   |
| • Central Business District (CBD) Mixed Use | up to 50 persons per acre   |

# **J. 2022 Buildout Projections**

N  
 Ocean  
 Pacific



The following properties are owned by the City of Fort Bragg and are not contiguous to the City limits. They have been annexed to the City and are assigned the General Plan land use classification of Public Facilities.

| APN        | PURPOSE                          |
|------------|----------------------------------|
| 018-391-07 | Hwy 20 Water Tank (fire station) |
| 019-070-01 | Newman Gulch                     |
| 019-460-21 | Waterfall Gulch                  |
| 019-470-08 |                                  |
| 020-270-48 | Madsen Hole                      |
| 020-480-19 | Water Treatment Plant/Corp. Yard |
| 020-500-13 |                                  |

Revision date: July 2012

### Map LU-1 LAND USE DESIGNATIONS

#### Residential Land Use Designations

- RR5 Large Lot Rural Residential (1 unit per 5 acres)
- RR2 Medium Lot Rural Residential (1 unit per 2 acres)
- RR1 Rural Residential (1 unit per acre)
- SR Suburban Residential (1-3 units per acre)
- RL Low Density Residential (3-6 units per acre)
- RM Medium Density Residential (6-12 units per acre)
- RH High Density Residential (6-15 units per acre)
- RVH Very High Density Residential (6-24 units per acre)

#### Commercial Land Use Designations

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

#### Industrial Land Use Designations

- IL Light Industrial
- IH Heavy Industrial
- IT Timber Resources Industrial

#### Other Designations

- HD Harbor District
- PR Parks and Recreation
- PF Public Facilities and Services
- OS Open Space
- A Agriculture

- City Boundary
- Sphere of Influence
- Coastal Zone within City of Fort Bragg

The boundaries of the Land Use Designations are general and schematic illustrating the policies of the General Plan. Refer to the Parcel Maps at the Community Development Department for updated parcel boundary maps.

N

Ocean

Pacific




Source: City of Fort Bragg  
July, 2012

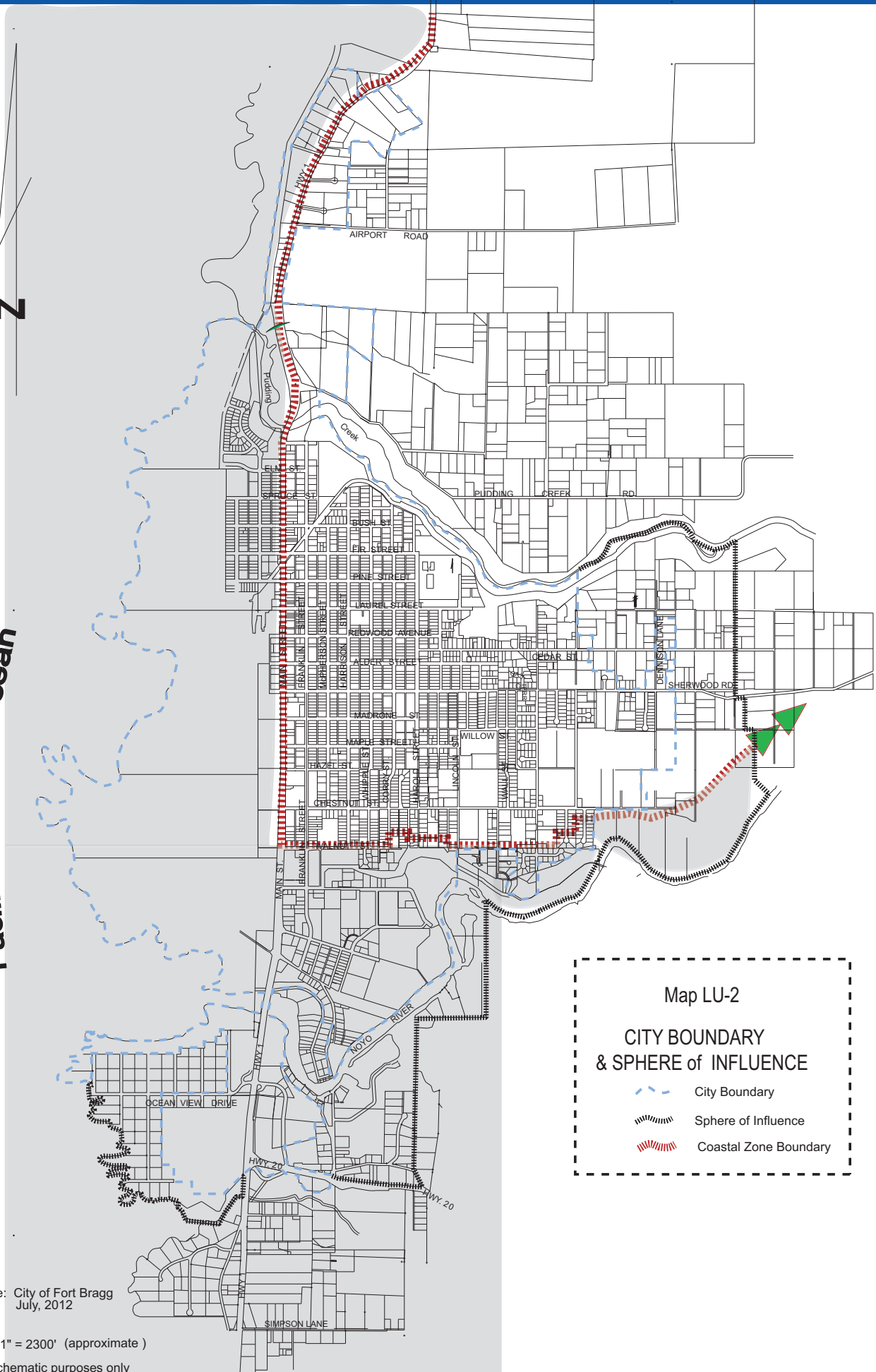
Scale 1" = 2300' (approximate)

For Schematic purposes only

Map LU-2

CITY BOUNDARY  
& SPHERE of INFLUENCE

-  City Boundary
-  Sphere of Influence
-  Coastal Zone Boundary





N

Ocean




Pacific

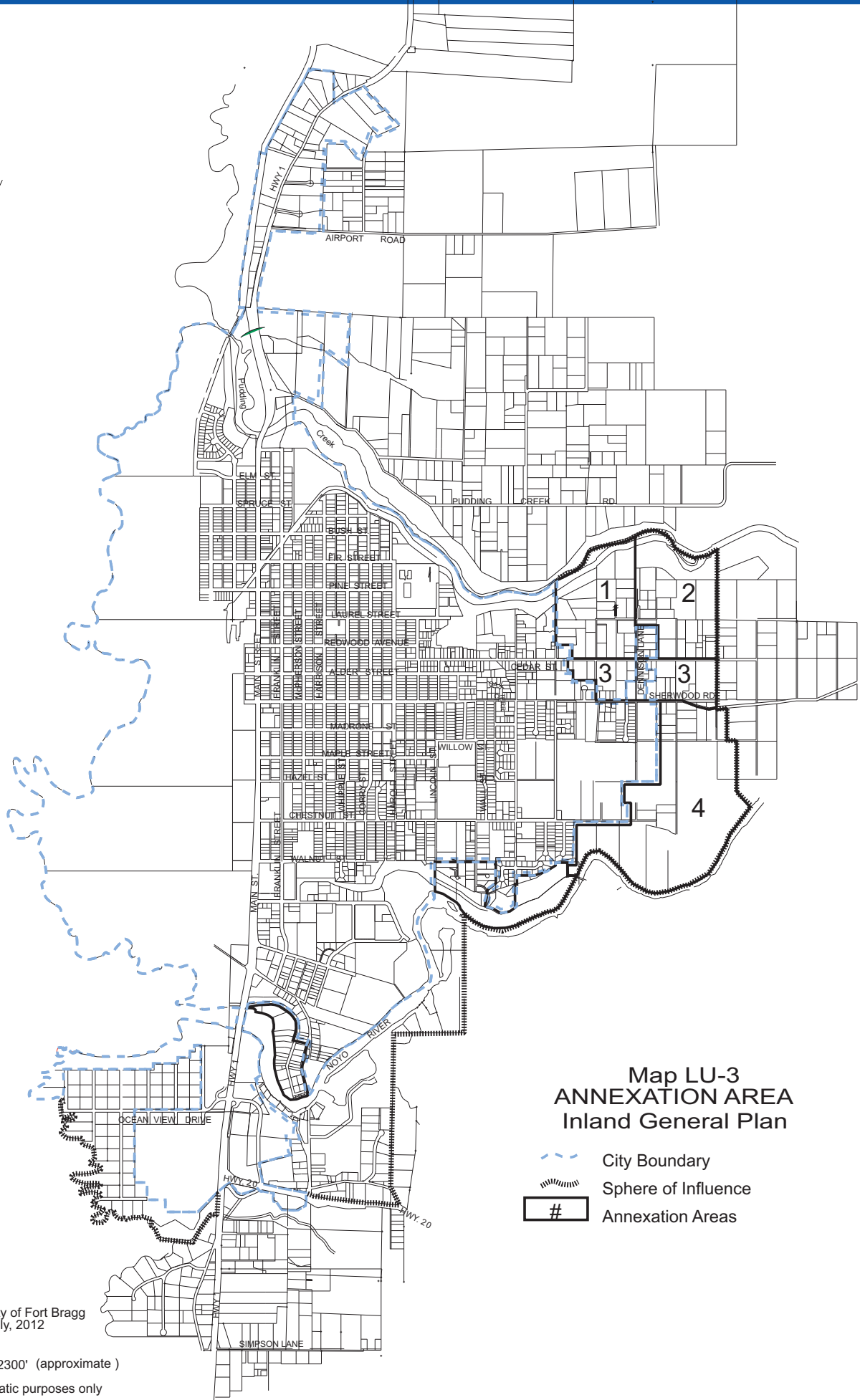
Source: City of Fort Bragg  
July, 2012

Scale 1" = 2300' (approximate)

For Schematic purposes only

### Map LU-3 ANNEXATION AREA Inland General Plan

-  City Boundary
-  Sphere of Influence
-  # Annexation Areas



A background report was prepared in 2002 that estimates the amount of new development that would occur through 2012 given the land use designations and other policies and programs included in this Inland General Plan and past development trends. However this level of development was not achieved by 2012. The methodology for calculating the 2022 buildout projection for this Inland General Plan Update follows:

- The existing number of residential units is from the 2010 census.
- The existing (2012) square footage of commercial and office development were derived from adding the square footage of space developed during the past ten years (56,000 SF) to the 2002 General Plan estimate of 1.5 million square feet.
- The existing-2010 SF of industrial space was derived from aerial photos, but excludes the structurally unsound vacant industrial buildings on the Mill Site.
- In 2008 the City reduced its sphere of influence to coincide with the spatial extent of the City's water and sewer service areas. All development numbers for the SOI reflect this.
- 2022 estimates for new development are based on applying past development trends on a rational basis to the Inland General Plan area based on vacant land opportunities in the inland area. These past trends and allocation include:
  - Over the past ten years, on average 15 new single family and ten multi-family units are built in the City per year. Projecting these past trends through 2022, roughly 250 new residential units would be developed throughout the City. However, only about 25% of these would be developed in the Inland Area because much of the Inland Area is developed and it has limited multi-family zoning.
  - The City adds about 14,300 SF of commercial space per year. Thus through 2022, about 143,000 SF of commercial/retail would be built in the City as a whole. About 30% of this development would occur in the Inland Area because it has one third of the commercial/office zoned property in Fort Bragg.
  - The City adds about 100 hotel rooms every ten years, however there are no areas zoned for hotel uses in the Inland Area.
  - The city adds approximately 20,000 SF of Industrial every ten years and about half of the light and heavy industrial zoned property in the City is in the Inland Area, so the Inland Area should see about 10,000 SF of new industrial through 2022.

Table LU-1 show 2010 levels of development in the City and its Sphere of Influence, and the 2022 development potential in the City, the Inland Area, and the SOI.

**Table LU-1: City, SOI, Inland General Plan Area 2022 Build Out Potential**

| Use                               | Existing - 2010           |                          | 2022 New Construction, Entire City |                         | 2022 New Construction, Inland General Plan Area |                         |
|-----------------------------------|---------------------------|--------------------------|------------------------------------|-------------------------|---|-------------------------|
|                                   | City Existing Development | SOI Existing Development | New Construction in City           | New Construction in SOI | New Construction in Inland Area                 | New Construction in SOI |
| Residential (units)               | 3,313                     | 200                      | 250                                | 15                      | 63  | 15                      |
| Single Family & Second Units      | 2,078                     | 200                      | 150                                | 14                      | 38  | 14                      |
| Multifamily                       | 1,235                     | 0                        | 100                                | 0                       | 25  | 0                       |
| Commercial/Office (Square Feet) * | 1,556,000                 | 0                        | 143,000                            | 0                       | 42,900  | 0                       |
| Industrial (Square Feet)**        | 316,000                   | 0                        | 20,000                             | 0                       | 10,000  | 0                       |
| Lodging (Rooms)                   | 959                       | 15                       | 100                                | 0                       | 0   | 0                       |

Sources: Census, 2010, City of Fort Bragg, 2012. 2002 Fort Bragg General Plan, Land Use Element Tables LU-1 and LU-2, 2004

\* 2010 estimate for commercial/office includes 2002 General Plan estimate plus new development over the past ten years

\*\*2010 estimate excludes industrial buildings on the Mill Site, which is being decommissioned and redeveloped into non-industrial uses

## K. Goals, Policies and Programs

### Using the Land Use Designations and Map

**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 Inland General Plan and the Inland Land Use and Development Code.

Program LU-1.1.1: 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 Inland General Plan for the area within the City’s Sphere of Influence.

### Sphere of Influence

**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 Sewer and Water Connections outside of the Municipal Service District Boundary:** Out-of-area service agreements may be approved for new connections to the sanitary sewer system for development proposals that are located outside of the Municipal Service District Boundary and 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: Request referrals from the County for all development projects in the City's Sphere of Influence which are under the jurisdiction of Mendocino County.

Program LU-2.3.1: Follow agreed to procedures between the City and Mendocino County 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 Inland 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 Inland 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 Inland Land Use and Development Code 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: Utilize City-owned land at City Hall and Bainbridge Park for historic and cultural uses, public assembly, and entertainment.

Program LU-3.1.2: Residential uses are 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.

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 Inland General Plan and rezoning to obtain additional commercial land elsewhere.

Policy LU-3.5 Encourage Smart Growth: Locate new residential, commercial, or industrial development within, contiguous with, or in close proximity to, existing developed areas.

Policy LU-3.6 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-3.6.1: 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: The location, scale, and appearance of formula businesses and big box retail shall not detract from the economic vitality of established commercial businesses, and shall be consistent with the small town, rural character of Fort Bragg.

Policy LU-4.2 Large-Scale Commercial Development: To maintain scenic views along Main Street 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

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.

## Recreation and Visitor-Serving Facilities

Fort Bragg serves as the regional service center for the Mendocino coast and many support services needed for recreation and tourist-oriented businesses on the coast are located here. No shortage of visitor-serving land use exists in the City.

## 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 Inland 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.

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

**Policy LU-5.1 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 natural and scenic resources, either individually or cumulatively.

**Policy LU-5.2 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-5.2.1: Continue to enforce, and revise as needed, Inland Land Use and Development Code standards with regard to noise, glare, dust, odor, and other potentially adverse impacts of industrial activity.

## 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 forty years ago and ongoing repair and renovation are required to maintain these older homes. It is a priority of this Inland 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-7.1.1: 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.