

## **1. MCKINLEYVILLE TOWN CENTER ZONE**

### **1.1. Purpose and Intent**

The McKinleyville Town Center Zone (“this Zone”) regulates development within the McKinleyville Town Center Area, as mapped in McKinleyville Community Plan in Figure 2. These standards are intended to create a sense of place by defining physical relationships between people, buildings, and public spaces. This Zone identifies the uses allowed within the McKinleyville Town Center Area and establishes standards for the building site and building design.

## **2. REGULATING PLAN**

### **2.1. Area Classifications**

This Regulating Plan classifies Areas within the McKinleyville Town Center. Specific standards for the following areas are applied within the within this Zone:

- McKinleyville Town Center Open Space Preservation Area or TC-OS Area, Section 3.2
- McKinleyville Town Center Active Open Space Area or TC-AS Area, Section 3.3
- McKinleyville Town Center Core Area or TC-CORE Area, Section 3.4
- McKinleyville Town Center General Mixed Use Area, TC-MU Area Section 3.5
- McKinleyville Town Center Residential Area or TC-MF Area, Section 3.6

### **2.2. Civic Spaces**

In addition to identifying Areas, the Regulating Plan also identifies a variety of Civic Spaces including Thoroughfares, and Parks and Open Space Areas.

#### **2.2.1. Thoroughfares**

Thoroughfares include streets, pathways and trails which may be located in any Area and are central elements in creating a sense of place withing the McKinleyville Town Center and are shown on the Thoroughfare Map 2:

#### **2.2.2. Parks and Open Space Areas**

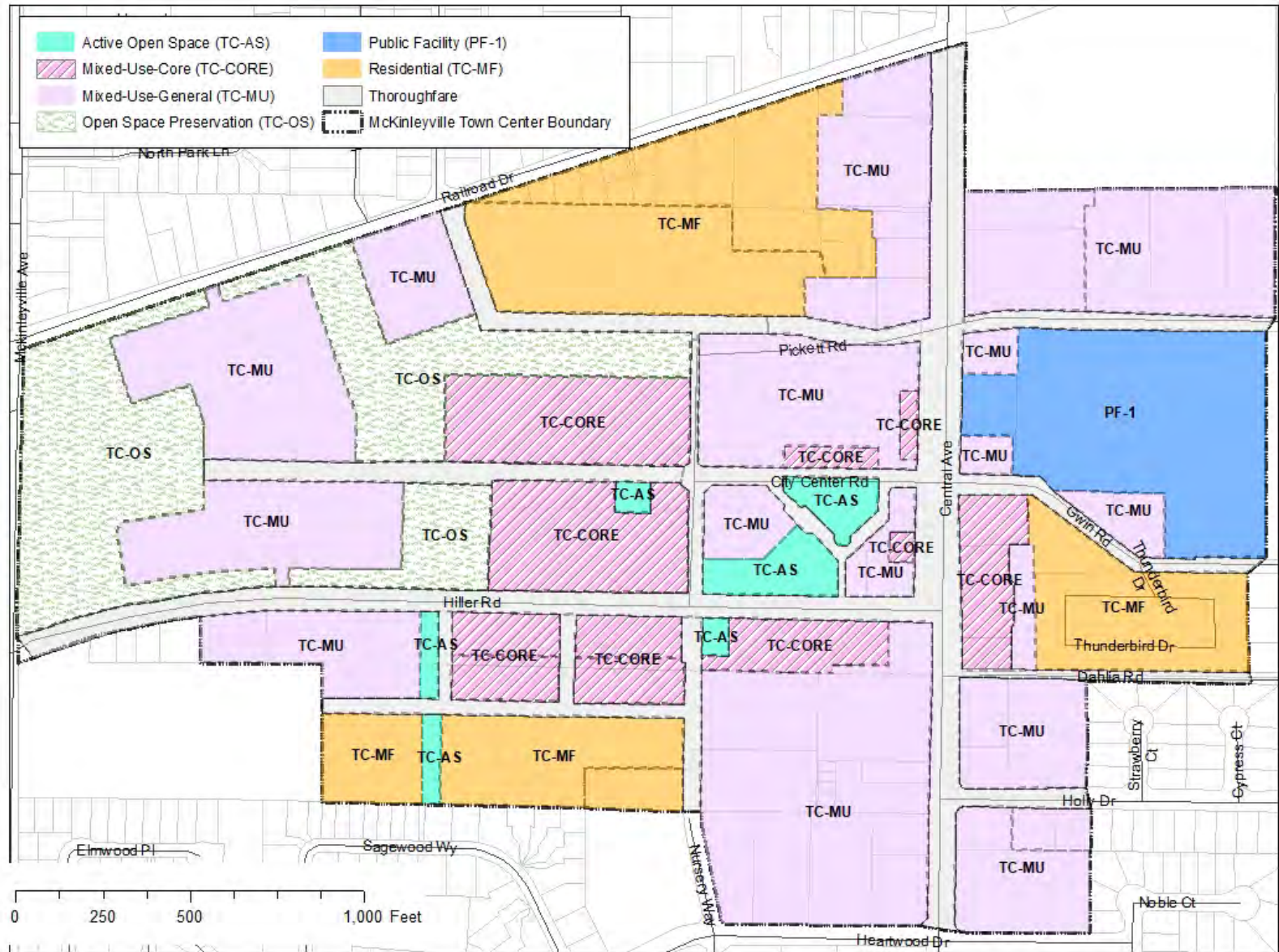
Parks and open space areas are required components as shown on the Parks and Open Space Map 3.

### 2.3. Regulating Maps

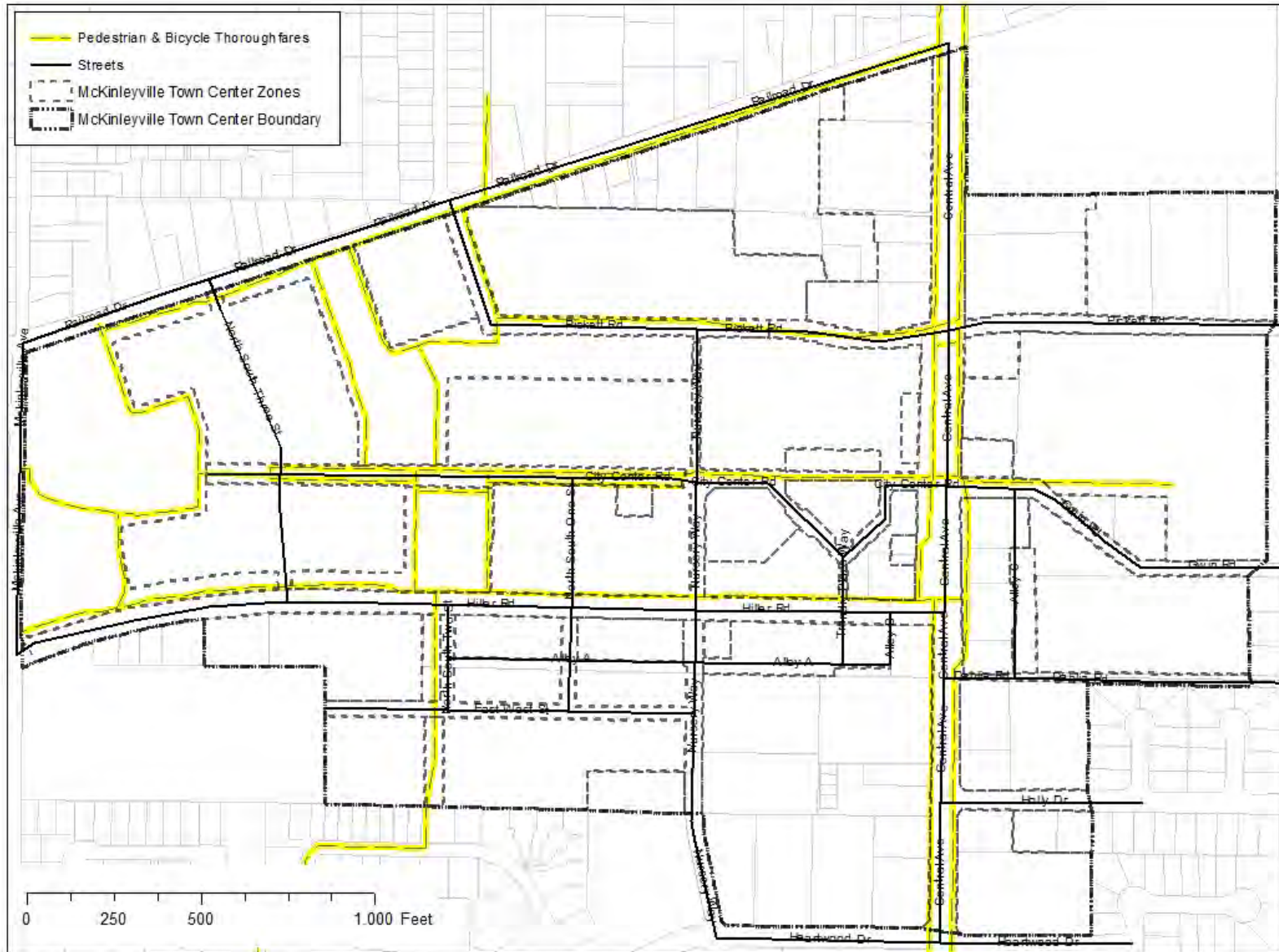
The maps listed in Table 2.3-1, McKinleyville Town Center Zone Maps are for reference purposes. The actual Zoning Maps are maintained as GIS layers by the Humboldt County Planning and Building Department and may be accessed at any time using the Humboldt County Geographic Information System (GIS).

<b>Table 2.3-1: McKinleyville Town Center Zone Maps</b>	
<b>Map Number / Name</b>	<b>Description</b>
Zoning Map/Map 1	Sub areas where the various sub zones are applied
Thoroughfare/Map 2	Identifies streets, pathways and trails
Parks and Open Space Map/Map 3	Locations where parks and open space areas are located

2.3.1. Map 1 - Zoning Map



2.3.2. Map 2 - Thoroughfare Map



2.3.3. Map 3 - Parks and Open Space Map



### **3. MCKINLEYVILLE TOWN CENTER AREA STANDARDS**

The following table specifies the allowable within each McKinleyville Town Center Sub Area.

#### **3.1. Allowed Land Uses and Permit Requirements by Area**

Table 3.1-1: Allowed Land Uses and Permit Requirements by Area

Abbreviations for Permit Types: P = Principally Permitted; SP = Special Permit; UP = Use Permit; NA = Use Not Allowed

Land Use Type	[TC-OS] Open Space Preservation	[TC-AS] Active Open Space	[TC-CORE] Mixed Use Core	[TC-MU] Mixed Use General	[TC-MF] Residential
<b>Open Space Use Types</b>					
Wetland Restoration	P	P	NA	UP	UP
Fish and wildlife management.	P	P	NA	NA	NA
Watershed Management	P	P	NA	UP	UP
Nature study	P	P	NA	P	P
Open Space	P	P	NA	UP	UP
Greenbelt	P	P	NA	P	P
Trails <sup>2</sup>	P	P	P	P	P
<b>Park Use Types</b>					
Public Recreation	NA	P	UP	UP	NA
Farmers/Seasonal Market	NA	SP	SP	SP	NA
Multi-Use Plaza Areas	NA	SP	UP	UP	NA
Amphitheaters	NA	SP	NA	UP	NA
Neighborhood or Regional Park	NA	SP	NA	UP	UP
<b>Commercial Use Types<sup>1</sup></b>					
Neighborhood Commercial	NA	NA	P	P	UP
Retail sales	NA	NA	P	P	UP
Retail services	NA	NA	P	P	NA
Artisan's workshop or handicraft manufacture	NA	NA	P	P	NA
Micro-brewery	NA	NA	P	P	NA
Pop-Up Businesses	NA	SP	SP	SP	UP
<b>Residential</b>					

**Table 3.1-1: Allowed Land Uses and Permit Requirements by Area**

Abbreviations for Permit Types: P = Principally Permitted; SP = Special Permit; UP = Use Permit; NA = Use Not Allowed

<b>Land Use Type</b>	<b>[TC-OS] Open Space Preservation</b>	<b>[TC-AS] Active Open Space</b>	<b>[TC-CORE] Mixed Use Core</b>	<b>[TC-MU] Mixed Use General</b>	<b>[TC-MF] Residential</b>
Multi Family (upper floors)	NA	NA	P	P	P
Two family dwellings and multiple dwellings and dwelling groups	NA	NA	NA	SP	P
Family Day Care	NA	NA	NA	NA	P
Senior Housing Complex	NA	NA	SP	SP	P
Rooming and boarding houses	NA	NA	NA	NA	P
Manufactured home parks	NA	NA	NA	NA	UP
Work/live format	NA	NA	P	P	UP
Emergency Shelters	NA	NA	P	P	P
Caretakers Residence	UP	UP	P	P	P
<b>Transient Habitation</b>					
Hotels and inns	NA	NA	P	P	NA
<b>Services: Business, Financial, Professional<sup>1</sup></b>					
Office: Business, administrative	NA	NA	P	P	SP
Bank, financial services	NA	NA	P	P	NA
Medical services: Doctor office	NA	NA	P	P	SP
<b>Civic Use Types</b>					
Post Office	NA	NA	P	P	P
Offices, Government	NA	NA	P	P	P
Community Assembly	NA	NA	SP	SP	UP
Civic buildings,	NA	NA	P	P	P
Library	NA	NA	P	P	P



Table 3.1-1: Allowed Land Uses and Permit Requirements by Area

Abbreviations for Permit Types: P = Principally Permitted; SP = Special Permit; UP = Use Permit; NA = Use Not Allowed

Land Use Type	[TC-OS] Open Space Preservation	[TC-AS] Active Open Space	[TC-CORE] Mixed Use Core	[TC-MU] Mixed Use General	[TC-MF] Residential
Childcare facilities	NA	NA	P	P	P
Art galleries	NA	NA	P	P	UP
Administrative	NA	NA	P	P	UP
Incidental public service purposes	P	P	NA	P	P
Essential Services	UP	UP	UP	P	P
Transit Centers	NA	SP	SP	SP	SP
Community Scale Renewable Energy Generation and Distribution Facilities	UP	UP	NA	UP	UP

Notes

1. Residential density shall be at least 16 dwelling units per acre.
2. Shall not include drive-thru operations or meet the definition of a large “big-box” department stores as defined in the McKinleyville Community Plan
3. Not including filling stations, automotive repair, or retail service requiring permanent outdoor storage, not including temporary or periodical sidewalk display of goods.
4. Must contain gallery or sales of crafts or products produced on site
5. Residential area may be allowed on first floor located behind retail/work area that is at least 25’ in depth.
6. Residential density shall be at least 16 dwelling units per acre.

**Option for consideration to add the following text:** “All permitted uses must be conducted within completely enclosed buildings unless otherwise expressly authorized. This requirement does not apply to offstreet parking or loading areas, outdoor seating areas, or permitted outdoor pop up business or special events.”

### 3.2. TC-OS Open Space Preservation Sub Area Standards

#### 3.2.1. Purpose

The Town Center Open Space Preservation Sub Area or TC-OS Area is intended to provide for the preservation of wetlands, natural and improved areas for passive open space within the McKinleyville Town Center Area as shown on Map 3.

#### 3.2.2. Intended Uses

Open Space Preservation areas shown on Map 3 are generalized; the specific locations are to be determined as a condition of subdivision or other development approval in the TC-Core area. New development within these areas shall be consistent with Section 7.3 Wetland Areas and Wetland Buffers, the Policies of MCP Section 4300 and Appendix D, Trail and Park Descriptions.

#### 3.2.3. Development Standards and Design Criteria

##### 3.2.3.1. Lot Size Requirements

<b>Minimum Lot Size</b>	None
<b>Minimum Lot Width</b>	None
<b>Maximum Lot Depth</b>	None
<b>Notes:</b> Minimum lot size, width, and depth shall be determined during the subdivision process and shall be in conformance with the General Plan Conservation and Open Space Element, McKinleyville Community Plan and Wetlands Areas and Wetlands Buffer standards of this Zone.	

##### 3.2.3.2. Building Standards

<b>Minimum Yard Setbacks</b>	
Front	None
Rear	None
Side	None
<b>Maximum Ground Coverage</b>	N/A
<b>Notes:</b> Minimum front, rear, and side yard setbacks and requirements relating to ground coverage shall be determined during the subdivision process and shall be in conformance with the General Plan Conservation and Open Space Element, McKinleyville Community Plan and the Wetland Areas and Wetland Buffer Areas standards of this Zone.	

##### **3.2.3.2.1. BUILDING HEIGHT**

<b>Maximum Building Height</b>	Thirty-five feet (35')
<b>Notes:</b> Buildings shall not exceed thirty-five (35) feet.	

##### **3.2.3.2.2. PERMITTED BUILDING TYPES**

Buildings for the gathering and convenience of people within passive or active open space areas include open area weather protection structures; and public bathrooms.

### 3.3. TC-AS Active Open Space Sub Area Standards

#### 3.3.1. Purpose

The Town Center Active Open Space Sub Area or TC-AOS Area is intended to provide for natural and improved areas for passive or active open space and as well as for recreational uses within the McKinleyville Town Center Area.

#### 3.3.2. Intended Uses

These areas are intended to provide for all citizens a variety of enjoyable leisure, recreation, and cultural opportunities that are accessible, affordable, safe, physically attractive, and uncrowded (MCP 4301.1). These areas are also intended to provide an abundance and variety of open spaces that include leisure and gathering areas, bathrooms, benches, sidewalk seating, and other public uses within the Town Center Area.

Park locations shown on Map 3 are generalized; the specific locations are to be determined as a condition of subdivision or other development approval in the TC-Core area. New development within these areas shall be consistent with Policies of MCP Section 4300 and Appendix D, Trail and Park Descriptions.

#### 3.3.3. Development Standards and Design Criteria

##### 3.3.3.1. Lot Size Requirements

<b>Minimum Lot Size</b>	None
<b>Minimum Lot Width</b>	None
<b>Maximum Lot Depth</b>	None
<b>Notes:</b> Minimum lot size, width, and depth shall be determined during the subdivision process and shall be in conformance with the McKinleyville Town Center Zoning Map, Map 1.	

##### 3.3.3.2. Building Standards

<b>Minimum Yard Setbacks</b>	
Front	None
Rear	None
Side	None
<b>Maximum Ground Coverage</b>	N/A
<b>Notes:</b> Minimum front, rear, and side yard setbacks and requirements relating to ground coverage shall be determined during the subdivision process and shall be in conformance with the General Plan Conservation and Open Space Element, McKinleyville Community Plan and the Wetland Areas and Wetland Buffer Areas standards of this Zone.	

##### **3.3.3.2.1. BUILDING HEIGHT**

<b>Maximum Building Height</b>	Thirty-five feet (35')
<b>Notes:</b>	

Buildings shall not exceed thirty-five (35) feet.

**3.3.3.2.2. PERMITTED BUILDING TYPES**

Buildings for the gathering and convenience of people within passive or active open space areas include open area weather protection structures; public bathrooms; and amphitheaters..

**3.4. TC-CORE Mixed Use Core Sub Area**

3.4.1.Purpose

The Town Center Mixed Use Core or TC-CORE Area is envisioned as a mixture of shops, workplaces, housing on upper floors, gathering areas and civic facilities essential to daily life where the combination of street design and building location create a superior public space and sense of place for the McKinleyville community.

3.4.2.Intended Uses

**Ground Floor.** Retail, Services, Artisan’s Shops, Transient Habitation, Office and Professional, Civic Use Types

**Upper Floor(s).** Residential, Service, Transient Habitation

3.4.3.Block Standards for New Subdivisions

3.4.3.1. Block Dimensions

**Hiller Road**

- Block dimensions shall be 310’ x 250’
- Blocks shall feature a mid-block alley that provides access for service, parking, and pedestrian passage and is at least 20’ in width

**Central Avenue**

- Block dimensions – no dimension specified
- Mid-block parking access points between Dahlia and Gwin Roads are proposed to be eliminated in favor of establishing a continuous alley providing access behind re-developed buildings between Dahlia and Gwin Roads.

### 3.4.4. Building Development Standards

#### 3.4.4.1. Frontage Types for New Development

All buildings proposed along street frontages within the TC-CORE Area shall utilize a permitted frontage type.

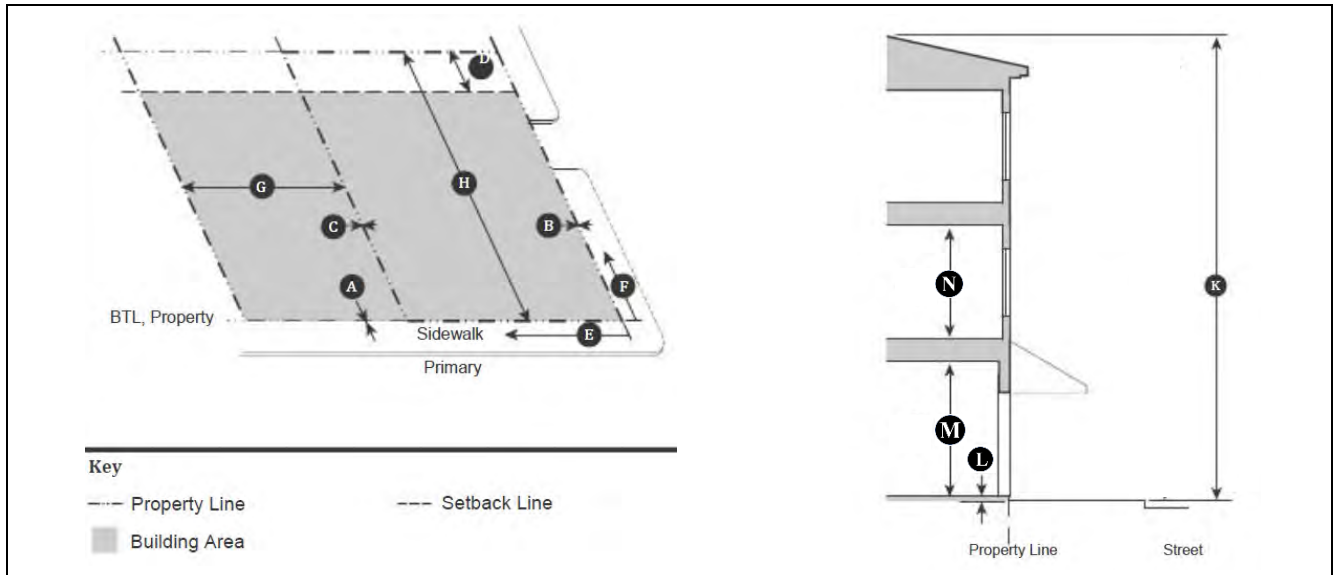
Storefront: Building façades shall be located adjacent to the sidewalk.



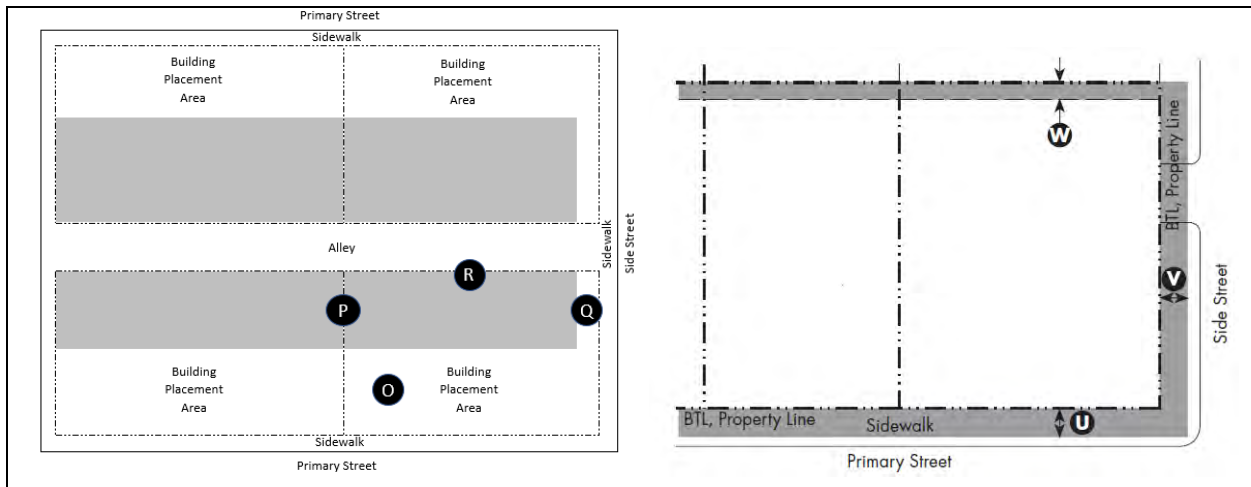
Forecourt: Building facades may also be located behind uncovered courtyards.



3.4.4.2. Building Form and Site Design Criteria



Building Placement			Height		
Build-to Line (Distance from Property Line)			Hiller Road		
Front	0'	A	Building Minimum	North side: 2 stories (30') South side: 2 stories (30')	K
Side Street (corner lot)	0'	B	Building Maximum	North side: 3 stories (40') South side: 4 stories (50')	K
Setback			Central Avenue		
Side	0'	C	Building Minimum	West side: 2 stories (30') East side: 2 stories (30')	K
Rear	5'	D			
<i>Adjacent to residential</i>	0'	C	Building Maximum	West side: 3 stories (40') East side: 4 stories (50')	K
<i>Adjacent to other use</i>	0'	D			
<i>Adjacent to residential</i>	15'	D	Ground Floor Finish Level	6" max. above sidewalk	L
Primary Street built to BTL	80% min.	E	First Floor Ceiling Height	16' min. clear	M
Side Street, Corner Lot built to BTL	30% min.	F	Upper Floor(s) Ceiling Height	8' min. clear	O
Lot Width	75' max.	G	Ancillary Building Max. 2 stories, 25'		
Lot Depth	140' max.	H	<b>Notes</b>		
<b>Notes</b> 1. Street facades must be built to BTL within 30' of every corner. 2. All floors must have a primary ground-floor entrance that faces the primary or side street 3. Rear-facing buildings, loading docks, overhead doors, and other service entries are prohibited on street-facing facades. 4. Any building over 75' in width must be broken down to read as a series of buildings no wider than 45' each.			1. Building height is intended to be regulated through the number of stories within the building; however, maximum and minimum heights are provided and are to be measured from the sidewalk to the eave, cornice, or base of parapet wall in order to encourage a variety of building heights and roof forms.		



Parking			Encroachments				
Location (Distance from Property Line)			Location				
Front Setback	See note 1	O	Front	8' max.	U		
Side Setback	0'	P	Side Street	6' max.	V		
Side Street Setback	5'	Q	Rear	4' max.	W		
Rear Setback	0'	R	<b>Frontage Types</b>				
<b>Notes</b>			Canopies and Awnings				
			<i>Clearance</i>	1' min. back from curb line			
			<i>Height</i>	9' min. clear			
			Awnings				
			<i>Depth</i>	8' max.			
			Forecourts				
			<i>Depth</i>	20' min., not to exceed width			
<i>Width</i>	20' min., 50% of lot width max.						
<b>Notes</b>			<b>Notes</b>				
			1. Canopies and Awnings may encroach over the BTL on the street sides and into the setback on the rear, as shown in the shaded areas. Only Balconies are allowed at the rear encroachment.				

### 3.4.5. Building Design Criteria [Optional - Relates to MCP Section 2642.2 and following]

These standards are intended to provide for a range of development frontage types that will encourage creative building design and achieve the desired character of the Town Center.

#### 3.4.5.1. Storefront Articulation Standards

Building façades on public streets and all other façades adjacent to public sidewalks shall include articulation features every 40 feet to create a pattern of small storefronts.

At least two of the following methods shall be employed at intervals no greater than 40 feet:

- Use of window and/or entries that achieve a pattern of small storefront spaces.
- Use of weather protection features to resemble small storefronts. For example, for a business that occupies 120 feet of frontage, use three separate awnings to break down the scale of the storefronts.
- Change of roofline
- Placement of building columns or vertical piers to provide a small storefront pattern.
- Change in building material or siding style.
- Other methods that meet the intent of the standards.

#### 3.4.5.2. Pedestrian-Oriented Space Design Standards for Forecourt Frontages

Forecourt building frontages along public streets are required to provide pedestrian oriented spaces that provide opportunities for outdoor dining, the temporary display of retail goods or space for people to gather.

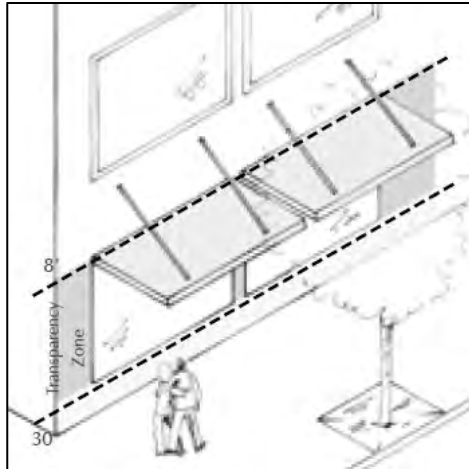
Design criteria for pedestrian-oriented space open space:

- Surfaces shall be either concrete or decorative pavers.
- Pedestrian-oriented lighting, no more than 14 feet in height, shall be provided and may be free standing or building-mounted.
- Where the space is not created to provide outdoor café-style seating, at least one of the following shall be provided: pedestrian amenities such as a benches, water feature, drinking fountain, and/or distinctive paving or artwork.

#### 3.4.5.3. Transparency Standards

**Transparency Zone.** Transparent windows and doors are required along at least 60% of Transparency Zone shown in the figure below. Tack-on display cases do not qualify as transparent areas.





**Storefront Transparency Zone**

For Forecourt frontages, the ground-floor side walls are exempt from transparency requirements, but subject to Blank Wall standards contained in Section 3.3.5.4.

#### 3.4.5.4. Blank Wall Standards .

Untreated blank walls more than 10' in length that are adjacent to and visible from a street, parking lot, public park, common open space, or pedestrian pathway are prohibited.

Where a blank wall is visible from any of the above areas at least two of the following blank wall treatments shall be installed:

- Display windows;
- Landscape planting beds at least 5 feet wide or a raised planter bed at least 16 inches high and 3 feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 75 percent of the wall's surface within three years;
- A vertical trellis in front of the wall with climbing vines or plant materials' or
- Painted mural(s)

#### 3.4.5.5. Building Height Articulation Standards

To ensure that building massing does not appear artificially uniform or monotonous, at least one of the following building height articulation methods shall be employed:

- Upper floor ceiling height shall be varied in relation to adjacent buildings, where upper floor ceiling heights are at least 80 percent of required first floor ceiling height.
- Use of different roof form from neighboring building(s).
- Vary roofline by at least 5% from neighboring building(s).
- Step-back top floor from lower floors and include terraces and green roofs.

### 3.5. TC-MU Mixed Use General Area Standards

#### 3.5.1. Purpose

The Town Center Mixed Use General or TC-MU Area provides for a mixture of shops, workplaces, housing units located on upper floors and behind commercial uses, and parks and civic facilities as well as to establish design standards to ensure that development is at a human scale and contributes to a sense of community character.

#### 3.5.2. Development Standards and Design Criteria

##### 3.5.2.1. Lot Size Requirements

<b>Minimum Lot Size</b>	2,000 square feet
<b>Minimum Lot Width</b>	Twenty five feet (25')
<b>Maximum Lot Depth</b>	Three (3) times the lot width

##### 3.5.2.2. Building Standards

<b>Minimum Yard Setbacks</b>	
Front	None
Rear	Fifteen feet (15') except that where a rear yard abuts an alley, such rear yard may be not less than five feet (5')
Side	None, except that a side yard of an interior lot abutting a Residential zone shall not be less than the front yard required in such Residential zone
Maximum Ground Coverage	One hundred percent (100%)

##### **3.5.2.2.1. BUILDING HEIGHT**

<b>Maximum Building Height</b>	Three stories or forty-feet (40')
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##### **3.5.2.2.2. PERMITTED BUILDING TYPES**

Shopfront and mixed use style buildings with frontages along public streets are allowable, as well as courtyard style and mid-rise buildings which may be located away from public streets.

#### 3.5.3. Building Design Criteria [Optional - Relates to MCP Section 2642.2 and following]

##### 3.5.3.1. Buildings located along public street Frontages

Loading docks, overhead doors, and other service entries are prohibited on street-facing façades.

Buildings located adjacent to public streets shall be designed to be:

- oriented toward the street rather than oriented to parking lots; and,
- to include transparent ground-level façades comprised of windows and doors that are designed for pedestrian-oriented sidewalks that create frequent points of interest.

##### 3.5.3.2. Buildings located away from public street Frontages

Buildings located away from public street thoroughfares shall be designed to provide a clear and obvious pedestrian access ways from the street to the entry that consists of a paved walkway at least 8 feet in width.

Where buildings are sited to face a central open space area, the portions of the building that are visible from a public street shall have either:

- At least 75 percent of the facade of each building visible from a public street is occupied by habitable space with windows
- Landscape planting beds at least 5 feet wide or a raised planter bed at least 16 inches high and 3 feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 75 percent of the wall’s surface within three years;
- A vertical trellis in front of the wall with climbing vines or plant materials’ or

3.5.3.3. Location of Parking Areas

Parking areas shall be placed to the side or rear rather than between buildings and the street edge.

Where parking is provided in the rear of building, an entrance shall be provided in the rear of the building that is accessible from the parking lot, in addition to an entrance provided at the front or side of the building.

**3.6. TC-MF Residential Area Standards**

3.6.1.Purpose

3.6.2.The Town Center Residential Multiple Family or TC-MF Area provides opportunities for a variety of housing types at densities that include townhouses, cluster housing, and multiple residence housing and may include residential care facilities, residential home-based day care, group residential homes, including neighborhood scale mixed-use commercial. Development Standards and Design Criteria

3.6.2.1. Lot Size Requirements

<b>Minimum Lot Size</b>	2,500 square feet
<b>Minimum Lot Width</b>	Fifty feet (50')
<b>Maximum Lot Depth</b>	Three (3) times the lot width

3.6.2.2. Residential Density

<b>Minimum Residential Density:</b>	Sixteen (16) dwelling units per acre
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3.6.2.3. Building Standards

<b>Minimum Yard Setbacks</b>	
Front	Ten feet (10')
Rear	Five feet (5')
Interior Side	Five feet (5')
<b>Exterior Side</b>	Same as front or one-half the front if all parts of the main building are more than twenty-five feet from the rear lot line, and the exterior side yard does not abut a collector or higher order street. (In questionable cases, the Public Works Director shall classify the subject street.)
<b>Double Frontage Lots</b>	Front and rear twenty (20) feet, except the rear yard setbacks may be reduced to ten (10) feet where such yard abuts an alley.
<b>Special yards for multiple dwellings on the same lot</b>	The distance between separate dwelling units in a group on the same lot shall be not less than ten feet (10'). The distance between the front of any dwelling unit in the group and any other building shall be not less than twenty feet (20'). The distance between the front of any dwelling unit in the group and any side lot line shall be not less than twelve feet (12'). All of the above distances shall be increased by two feet (2') for each two feet (2') that any building on the lot exceeds two (2) stories.
<b>Maximum Ground Coverage</b>	Seventy-five percent (75%)
<b>Notes:</b>	

**3.6.2.3.1. BUILDING HEIGHT**

<b>Maximum Building Height</b>	Three stories or forty-feet (40')
<b>Notes:</b>	

**3.6.2.3.2. PERMITTED BUILDING TYPES**

Duplex; townhouse, mansion apartment, courtyard buildings, apartment house, and mixed use.

3.6.3. Building Design Criteria [Optional - Relates to MCP Section 2642.2 and following]

Building design standards are intended to achieve acceptable architectural detail in buildings.

3.6.3.1. Standards for all residential buildings

All multifamily buildings shall: (this is modified language from the Q Zone that now applies)

- Use non-reflective roofing and siding materials
- All Wood-burning appliances used for space-heating purposes shall meet Environmental Protection Agency or state requirements for particulate emissions. "Wood-burning appliances" shall include all of the following: any fireplace, or any wood-fired heater that burns wood, pelleted wood, or any other nongaseous or nonliquid fuels, or any similar device burning any solid fuel used for aesthetic or space-heating purposes, and which has a heat input less than one million British Thermal Units per hour.

- When dwelling units are abutting open space areas, a minimum of one window from each dwelling shall be located to overlook open space.
- Perimeter fencing utilized along public street shall be constructed of decorative iron, pre-painted welded steel, or wood picket material. The height of solid fencing between private yards and common open spaces shall be limited to four and one-half feet in height. If a six-foot fence is desired, the top 18 inches should allow for vision in and out of the yard.

#### 3.6.3.2. Buildings located along public street Frontages

Buildings located adjacent to public streets shall be designed to be:

- oriented toward the street rather than oriented to parking lots; and,
- facades without doors, windows, landscaping treatments shall be less than 30 feet in length along sidewalks, pedestrian walks, or publicly accessible outdoor space areas

#### 3.6.3.3. Buildings located away from public street Frontages

Buildings should be placed in a manner that creates a central open space, or plaza, where passive activity can occur. Buildings located away from thoroughfares shall be designed to:

- provide clear and obvious pedestrian access ways from the street to the entry that consists of a paved walkway at least 8 feet in width;

Where buildings are sited to face a central open space area, the portions of the building that are visible from a public street shall have either:

- Landscape planting beds at least 5 feet wide or a raised planter bed at least 16 inches high and 3 feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 75 percent of the wall's surface within three years;
- A vertical trellis in front of the wall with climbing vines or plant materials' or

#### 3.6.3.4. Location of Parking Areas

Parking areas shall be placed to the side or rear rather than between buildings and the street edge.

## 4. THOROUGHFARE STANDARDS AND CONNECTIVITY

### 4.1. Thoroughfare Standards

The design and construction of a new or reconstructed streets, alley, and trails shall comply with the street type, alley, or pedestrian or bicycle path identified on Map 2 - Thoroughfare Map.

Each subdivision shall be evaluated to determine the extent of needed traffic improvements relative to road capacity, intersection functionality, normal and emergency access, and on-street/off-street parking, non-motorized transportation (pedestrians, bicycles, etc...), and road surfacing. Appropriate requirements will be imposed at the time of subdivision approval to ensure that design standards and adequate service levels are maintained and consistent with General Plan and Community Plan policies and standards

Thoroughfare routes shown on Map 2 - Thoroughfare Map, are generalized. An alternative alignment to the layout shown on the Regulating Plan may be approved by the decision making body as part of a future subdivision or other development if the alternative is found to maintain consistency with the intent and overall circulation objectives for all modes of transportation.

**Active Transportation Areas.** Active Transportation Areas the McKinleyville Town Center are intended to provide for a network of safe pedestrian and bike trails through off-road linear greenbelts and pathways as well as on-road bike paths and bike lanes. Active Transportation Areas include:

- Paved trails for walking, bicycling and horseback riding.
- Semi-improved/unpaved trails for hiking, jogging, mountain biking, and horseback riding.
- Cleared paths of grass and trees surrounding and threading their way through the Town Center Area.
- The MCP Pedestrian and Bicycle Circulation Map show the following trails and parks in the Town Center Area:
  - Midtown Bike and Pedestrian Corridor (Trail # 20)
  - Railroad Avenue Trail (Trail # 29)
  - McKinleyville shopping Center / City Center Road (Trail # 31, a series of trails)
  - Hiller Road Trail (Trail #33)

The design of Active Transportation Area pathways and trails shall adhere to the Humboldt Regional Bicycle Plan, Design and Maintenance Standards and the standards of the McKinleyville Community Services District.

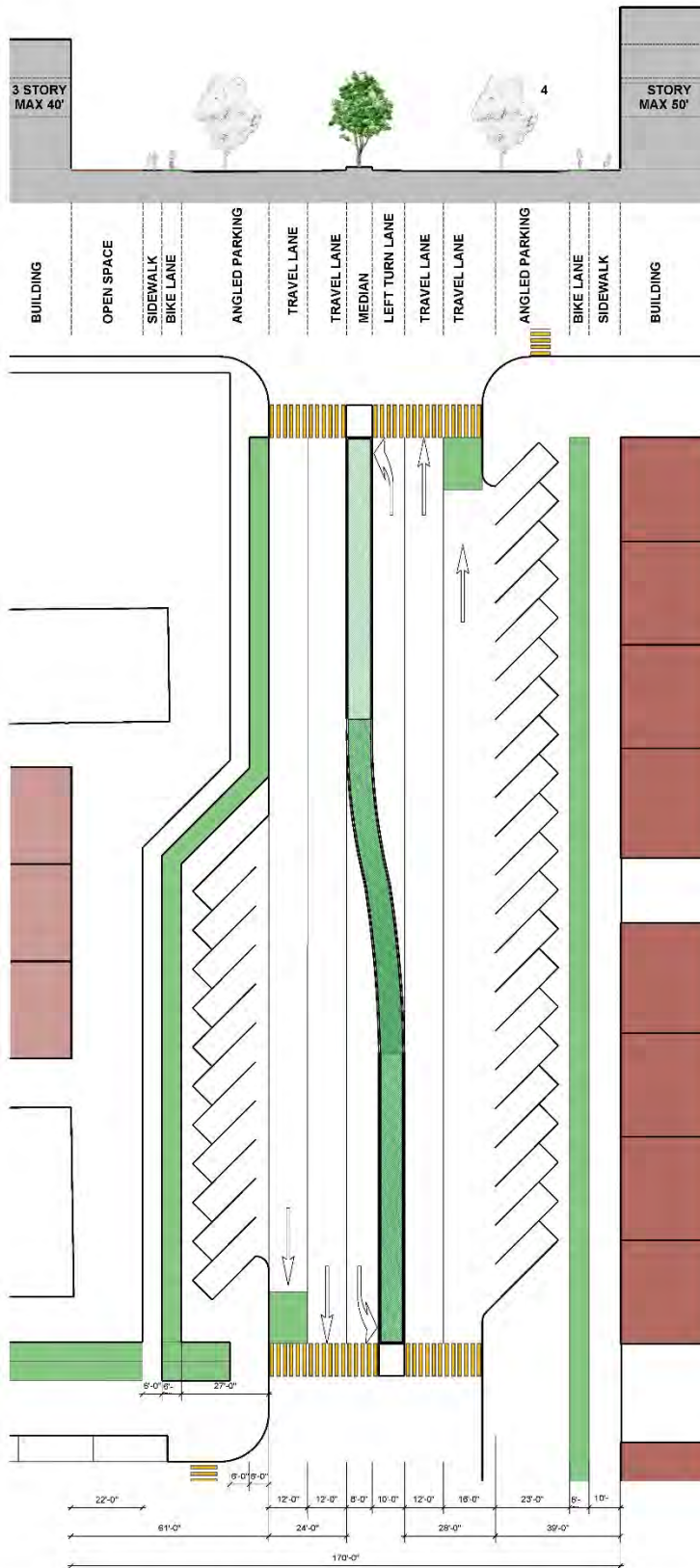
Active Transportation Areas (trail and pathway) locations shown on Map 2 are generalized; the specific locations are to be determined as a condition of subdivision or other development approval or there is a feasible plan for development and an easement is given as a condition of development. In approving the special permit for the development of McKinleyville Town Center Open Space Area Active Transportation Area, a finding shall be made that such development achieves the intended Active Transportation Area function and is consistent with the Policies of MCP Section 4300 and Appendix D, Trail and Park Descriptions.

#### **4.2. Standards for Public Frontages**

Public frontages shall be designed as follows:

4.2.1. Central Avenue (Dahlia Way to Gwin Road)

4.2.1.1.

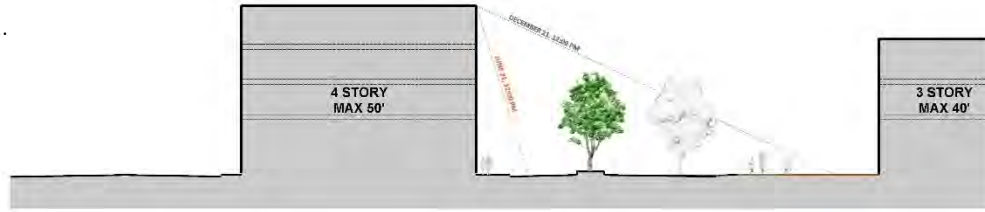


**CENTRAL AVE. HEADING NORTH AT HILLER / FULL BUILT-OUT**

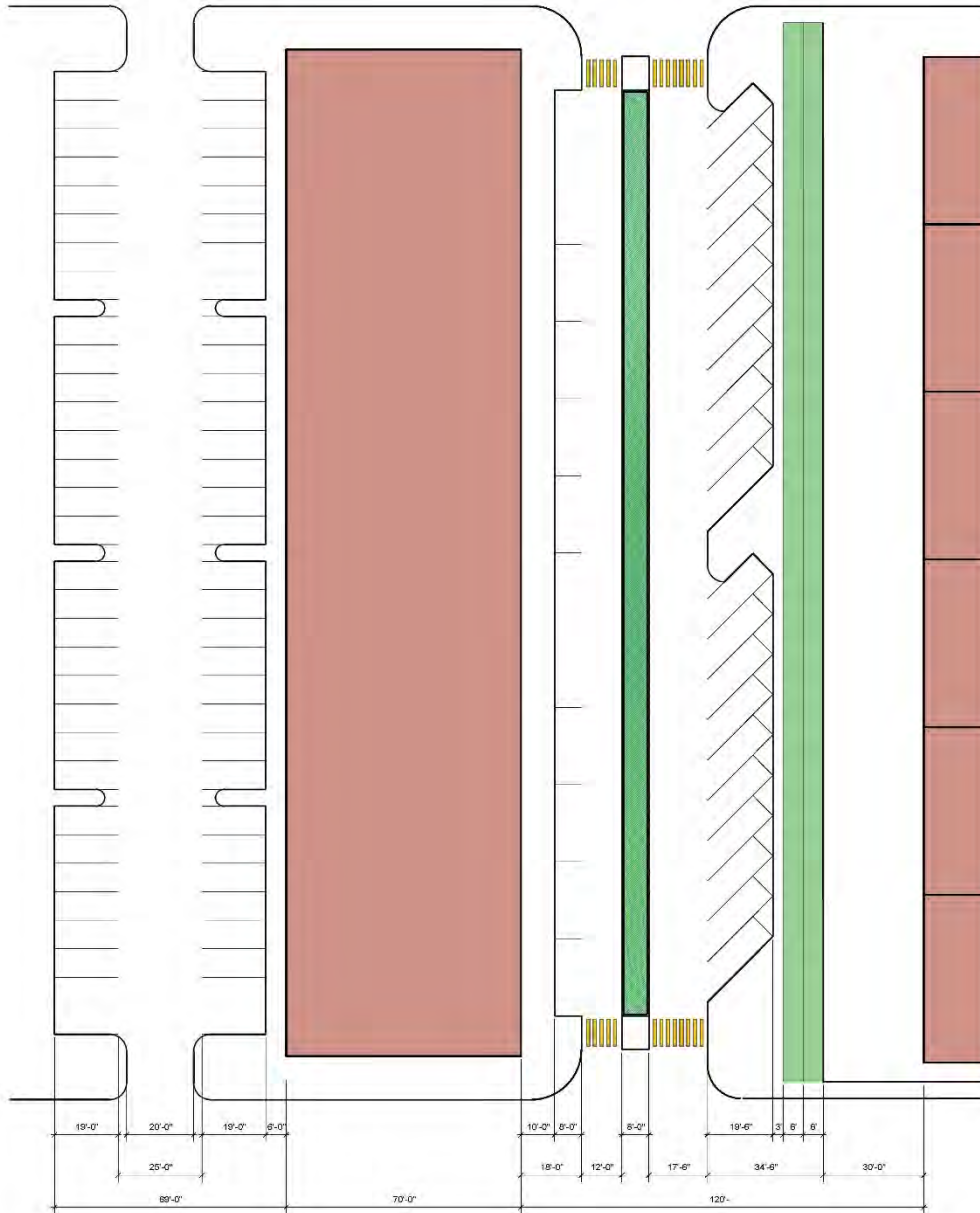


4.2.2. Hiller Road (Pickett Road to Mid-Town Trail)

4.2.2.1.



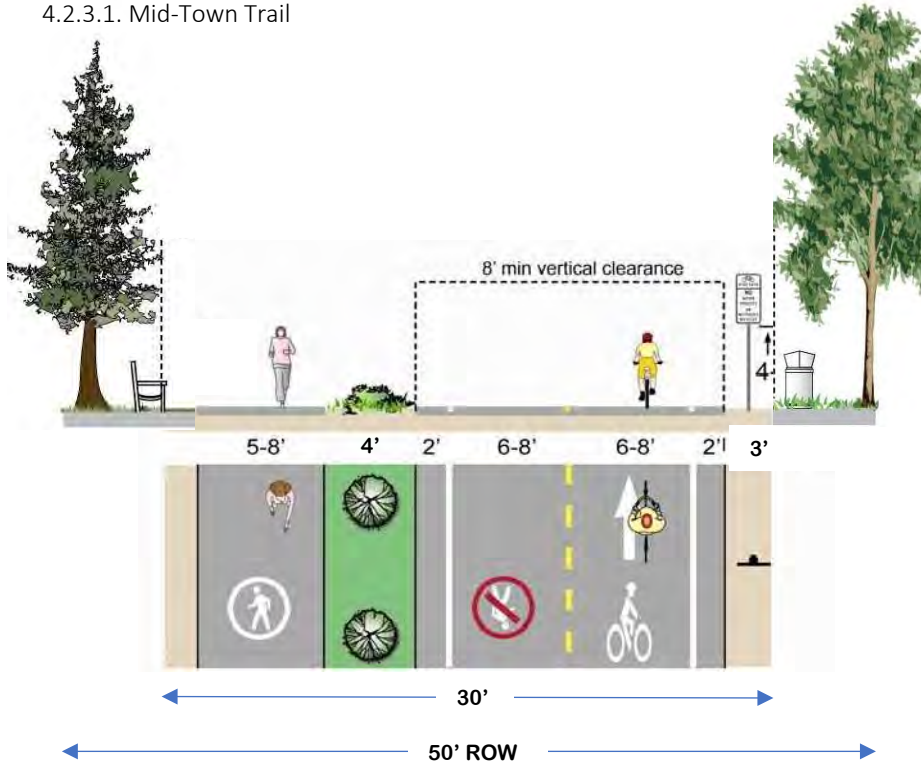
- 90 DEGREE PARKING
- 2-WAY PARKING LOT TRAVEL LANE
- 90 DEGREE PARKING
- SIDEWALK
- BUILDING
- SIDEWALK
- PARALLEL PARKING
- TRAVEL LANE
- MEDIAN
- TRAVEL LANE
- ANGLED PARKING
- TWO WAY CYCLE TRACK
- OPEN SPACE
- BUILDING



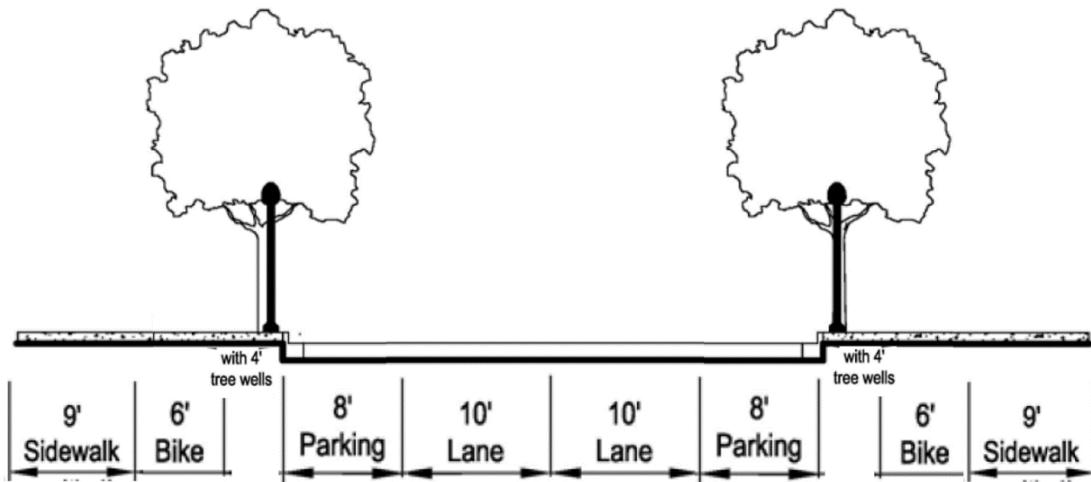
**HILLER RD. HEADING WEST FROM PICKET**

### 4.2.3. Other Street Cross Sections

#### 4.2.3.1. Mid-Town Trail



#### 4.2.3.2. New Interior Streets



#### 4.2.4. Standards for the Provision of Landscaping along Core Area Thoroughfares

[NOTE: street tree planting details (location or distance between) and species will come in the subsequent draft based on public input]

Within the public frontages, the prescribed types of public planting shall be as specified below and shown in the street cross sections specified above. The spacing of the public planting and other landscaping standards specified may be adjusted with the approval of the Director to accommodate specific site conditions and to replicate landscaping style and plant composition along thoroughfares elsewhere in McKinleyville.

- The public frontage shall include trees planted in a regularly-spaced pattern with shade canopies of a height that, at maturity, clears at least one story. The landscaping consists of a single tree species aligned with regular spacing at approximately 30 feet on center. At retail frontages, the spacing of the trees may be irregular, to avoid visually obscuring the shopfronts.
- All street trees shall be planted and maintained to avoid conflicts with fire/emergency vehicles and have a minimum canopy clearance of 14' at maturity.

No landscaping, aside from landscaping defined by the approved street cross section, may be placed between the sidewalk and buildings within the Core Sub Area, except within movable planters that do not interfere with the pedestrian path of travel and are approved through a Special Permit

## 5. TOWN CENTER AREA SITE DESIGN AND DEVELOPMENT STANDARDS

### 5.1. Energy Efficiency Requirements [Optional - Relates to Community Principals K and L]

All buildings are to be sited and designed to maximize the benefits of the site for solar heating and passive cooling through the following:

- Buildings shall be oriented on the site to optimize passive solar heating and cooling opportunities.
- Buildings shall be oriented so as to minimize wind loads on the structure.
- Windows shall be placed, and appropriately shaded, to maximize solar penetration during the winter months and minimize solar penetration during the summer months.
- Landscaping shall be designed to provide shading and cooling during the summer months while minimizing reduction of solar heat penetration during the winter months.
- Building shall be designed to either:
  - Achieve 10% above applicable Title 24 standards; or
  - Design to the current Leadership in Energy Environmental Design (LEED®)- Certified performance

Where there are conflicts between the above energy efficiency requirements and Town Center Core Area building siting requirements, the requirements of Town Center Core Area shall prevail.

All subdivision and building plans shall document that the applicable requirements of this Section are included in the design, and be certified by a registered architect or engineer or other qualified third party testing entity.

**Alternative Language:** New building construction shall achieve Leadership in Energy and Environmental Design Green Building Rating System™ (LEED™) certification. The building permit application shall show all of the building elements that will be used to achieve such certification.

### 5.2. Parking requirements [Optional - Relates to Community Principals I, UL-P7, Neighborhood and Town Centers]

In addition to the Off-Street Parking standards specified in Section 314-109.1 and Mixed Use (Urban) standards specified in Section 314-9.3, the following requirements shall apply:

#### 5.2.1. Shared Parking

The use of shared parking may be allowed when the project is under the control of a single owner/developer, contains commercial, retail, office, institutional, or public uses with staggered peak parking demands, and the site is arranged so all uses can share a parking lot.

Neighboring property owners are encouraged to establish shared parking areas through an agreement between the affected property owners, subject to approval by the Planning Director and recorded prior to issuance of a building permit. This agreement must be recorded as a deed restriction on all participating properties and cannot be modified or revoked without the consent of the Planning Director. If any requirements for shared parking are violated, the affected property owners must provide a remedy satisfactory to the Planning Director or provide the full amount of required parking for each use.

Required vehicle parking for a mixed use project may be reduced by up to 50 percent of the spaces for the residential use, and off-street parking facilities for one mixed use may provide parking facilities for other proposed uses within the same development site when the demand for the parking spaces does not result in conflicts. Approval of reductions in required parking and sharing of parking beyond the 50 percent reduction may be approved through a Special Permit and shall be based on substantial evidence provided by the applicant documenting the adequacy of fewer spaces. Documentation may include but is not limited to customer traffic, location within one-half mile of a transit stop and connection with appropriate pedestrian and bicycle facilities, available public parking, surrounding land use mix, or peak parking demand of adjacent uses.

#### 5.2.2. Off Street Parking Requirements by Sub Area

Use Type	Required Automobile Parking	Notes
<b>Mixed Use Core Area</b>		
Commercial Uses	1 space per 750 sf	
Civic Uses	1 space per 800 sf	
Artisan Work Shops	1 space per 1,000 sf	
Residential Uses	1 space per dwelling unit	
Live/Work Uses	1 space per dwelling unit, plus the lesser of: 1 space per 1,000 square feet or 1 space for each non-resident employee	
Transient Habitation Uses	0.5 space per guest room	
Theaters	1 space per each 4 seats	
<b>Notes:</b> <ul style="list-style-type: none"> <li>▪ No off-street parking is required for the first floor use or for upper floor uses that are less than three thousand (3,000') square feet.</li> <li>▪ Street frontages that are improved to provide on-street parking consistent with thoroughfare standards and within 150 feet of the development site may be counted towards required parking on a one-to-one basis.</li> </ul>		
<b>Mixed Use General Area</b>		
Commercial Uses	1 space per 450 sf	
Civic Uses	1 space per 500 sf	
Artisan Work Shops	1 space per 750 sf	
Residential Uses	1 space per dwelling unit	

Use Type	Required Automobile Parking	Notes
Live/Work Uses	1 space per dwelling unit, plus the lesser of: 1 space per 800 square feet or 1 space for each non-resident employee	
Transient Habitation Uses	1 space per guest room	
Theaters	1 space per each 4 seats	
<b>Residential Area</b>		
Residential Uses	1 space per dwelling unit	
Commercial Uses	1 space per 400 sf	
Civic Uses	1 space per 500 sf	
<b>Notes:</b>		
<ul style="list-style-type: none"> <li>Mixed use parking reductions specified above may be utilized where commercial or civic uses are proposed.</li> </ul>		
<b>Open Space Area</b>		
Public Recreation Uses	On-street parking shall be provided on public streets within the Town Center Area. No additional parking required	

5.2.3. Bicycle Parking Requirement [Optional – Relates to Design policies 2642.4, 2642.10 and MCP 2330.3]

5.2.3.1. Commercial or Mixed Use Developments

- A minimum of three bicycle parking spaces shall be provided for any mixed use or commercial development project of more than 10,000 square feet.
- Bicycle parking shall be located no further than 100 feet away from a building entrance and be visible from the uses they serve. Facilities shall not be located in places that impede pedestrian flow or would cause damage to landscaping.
- The Planning Director may reduce the required minimum number of off-street vehicle parking spaces for mixed use project by one (1) off-street vehicle space for every five (5) additional bicycle spaces provided, up to a maximum reduction of ten (10) percent or at least one (1) vehicle parking space.
- When on-site showers/changing rooms and bicycle lockers are provided in a mixed use or commercial development, the Planning Director may reduce the required minimum number of off-street vehicle parking spaces by one (1) off-street vehicle space for every five (5) bicycle parking spaces, up to a maximum reduction of ten (10) percent or at least one vehicle parking space.

5.2.3.2. Residential Development

- A minimum of two (2) bicycle parking spaces shall be provided per residential unit.
- Residential uses shall provide bicycle lockers equivalent to one-half (1/2) spaces per residential unit.

**5.3. Parking Lot Design and Landscaping Requirements [Optional – the zoning ordinance currently requires submittal of landscape plan in five or more parking spaces provided in the MU1 - Mixed Use (Urban) zone - Relates to Design Policy 2642.8]**

- Off-street parking shall either be behind or to the side of development along public street frontages.
- Shared drives are encouraged between adjacent lots to minimize curb cuts along the street.
- Driveways shall be located away from intersections and shall be designed to minimize conflicts with pedestrian traffic.
- Curb cuts are not allowed for lots that abut alleys.
- All parking areas shall be screened by three and one-half foot (3.5') minimum height berms, plantings, and/or fences, walls, or similar structures as screening devices.
- A pedestrian walkway shall be provided that extends from the furthest row of parking to either a building entrance or a sidewalk leading to the entrance every 400 linear feet of surface vehicle parking area as measured perpendicular to the walkway.
- Continuous internal pedestrian walkways shall be provided from existing or proposed public sidewalks to the customer entrance of all buildings on the site. Walkways shall connect pedestrians to transit stops, street crossings, buildings and store entry points, and central features and community spaces on or adjoining the site. Landscaped areas shall be provided along the length of the sidewalk or walkway that include trees, shrubs, ground covers, or other such materials without obstructing the path of travel or creating protruding objects. The landscaped area may be contiguous or segmented, but shall be provided along no less than 50 percent of the length of the sidewalk or walkway.
- Provide parking lot trees as follows:
  - at least 1 tree for every 8 parking spaces in lots with 20 spaces or fewer; and at least 1 tree for every 10 spaces for parking lots with 49 spaces or more.
  - Distribute trees evenly throughout the parking lot to create a canopy effect in the parking lot and locate trees to divide and break up expanses of paving and long rows of parking spaces.
  - Design parking lots to retain existing important trees consistent with requirements relating to the Preservation of Important Trees in Section 7.1.3.
- Terminate parking rows and bays in an "island" planter that spans the length of two parking spaces or in raised planters that span the length of one parking space.

**5.4. Site Landscaping**

- All lot areas not covered by structures, parking lots, curbs and gutters or walkways shall be permanently landscaped with decorative plazas, pools, or the planting of grass, shrubs or trees or other comparable surface covers. All planted landscaped areas shall be provided with an irrigation system.
- Where buildings are not placed at the back of sidewalk, landscaping is encouraged to emphasize building entrances with special architectural and landscape treatments, with a consistent design throughout the site.
- Landscaped areas shall be designed to serve as stormwater management areas (e.g., bioswales) as well as visual amenities.

- New planted landscaping shall include drought resistant species native to the coastal region of Northern California or noninvasive naturalized species that have adapted to the climatic conditions of the coastal region of Northern California. Climate adapted plants, preferably native, shall be used that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for one hundred (100) percent of the plant area excluding edibles and areas using recycled water.
- Total turf area shall not exceed twenty five (25) percent of the landscape area.
- Turf is not allowed in non-residential projects.
- Landscaping shall include at least one tree installed per twenty five feet of frontage on public or private streets.
- Required landscaping area may be combined with pedestrian walks, ornamental masonry, stone, gravel or similar hard surface area provided that such area does not cover more than fifty percent (50%) of the required landscaping area.
- Tree standards and guidelines. Trees shall be drought resistant species native to the coastal region of Northern California or noninvasive naturalized species that have adapted to the climatic conditions of the coastal region of Northern California. Required trees shall meet the following standards at time of planting:
  - Required trees within parking areas shall be a minimum caliper of two inches (as measured six inches above the root ball) and a minimum height of 10 feet at the time of planting.
  - Required deciduous trees (other than street trees) shall be fully branched, have a minimum caliper of 1-1/2 inches (as measured six inches above the root ball), and a minimum height of 8 feet at the time of planting.
  - Required evergreen trees (other than street trees) shall be fully branched and a minimum of 6 feet in height, measured from the treetop to the ground, at the time of planting.
- Landscaping adjacent to mapped Open Space areas shall consist of trees, shrubs, and ground covers that are native to Humboldt County and are appropriate to the conditions of the site. Non-invasive and naturalized or ornamental species may also be permitted as per recommendations licensed landscape architect.
  - Arrangement of plants shall be asymmetrical and plant material shall be sufficient in quantity to cover the soil in one growing season.
  - Minimum twenty (20) feet in width if used as a screen.
  - Landscaping shall Incorporate compost, which is comprised of a safe and stable product of controlled biologic decomposition of organic materials that is beneficial to plant growth, at a rate of at least four cubic yards per 1,000 square feet to a depth of six inches into landscape area (unless contra-indicated by a soil test);

## 5.5. Lighting

Appropriate lighting levels are required in all areas used by pedestrians or automobiles, including building entries, walkways, parking areas, alleys, circulation areas, and other open space areas.

Applications for new development shall provide a map and details demonstrating that site lighting that meets the following criteria:

- Minimum and maximum lighting levels. All public areas shall be lighted with average minimum and maximum levels as follows:
  - Minimum (for low or non-pedestrian and vehicular traffic areas) of 0.5 foot candle.



- Moderate (for moderate or high volume pedestrian areas) of 1-2 foot candles.
  - Maximum (for high volume pedestrian areas and building entries) of 4 foot candles.
- Parking lot lighting fixtures shall be non-glare and mounted no more than twenty five (25) feet above the ground, with lower fixtures preferable so as to maintain a human scale. All fixtures over fifteen (15) feet in height shall be fitted with a full cut-off shield.
- Pedestrian-scaled lighting (light fixtures no taller than fifteen (15) feet) is encouraged in areas with high anticipated pedestrian activity.
- All lighting shall be shielded to prevent glare above the lighting fixture and to prevent light from extending beyond the area to be illuminated.
- Lighting shall be minimized near Wetland Buffers or natural open space areas. A Special Permit shall be required for the installation of lighting within one-hundred feet (100') of Wetland Buffers or natural open space areas and lighting shall be shielded and angled in such a way as to prevent light from spilling onto such areas.

## 5.6. Other On-site Performance Standards

On-site performance standards are as follows:

- Outdoor trash location. Service areas shall be located to minimize the negative visual, noise, odor, and physical impacts to the street environment, adjacent residents or other uses, and pedestrian areas, and are subject to the following requirements:
  - The designated spot for service elements shall be paved with concrete.
  - The following trash enclosure and recycling elements shall be required:
    - Preferably, service enclosures are integrated into the building itself.
    - Service areas visible from the street, pathway, pedestrian-oriented space or public parking area (alleys are exempt) shall be enclosed and screened around their perimeter by a wall or fence at least six feet high. Developments shall use materials and detailing consistent with primary structures on-site. Acceptable materials include brick, concrete block or stone.
    - The sides and rear of the enclosure must be screened with landscaping at least 3 feet high (as defined in Section 8.3) at least 5 feet wide in visible locations to soften the views of the screening element and add visual interest.
    - Collection points shall be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle traffic, or does not require that a hauling truck project into any public right-of-way.
    - Weather protection of recyclables shall be ensured by using weather-proof containers or by providing a roof over the storage area.
- Rooftop Mechanical Equipment. All rooftop mechanical equipment shall be organized, screened, landscaped (with decks or terraces) and/or colored to be an integral element of the building and minimize visual impacts from the ground level of adjacent streets and properties. For example, screening features should utilize similar building materials and forms to blend with the architectural character of the building.
- Odors. No use shall create objectionable odors readily detectable beyond the property line.
- Dust and Smoke. No use shall create dust or smoke that is readily detectable beyond the property line (in addition to meeting all applicable air pollution requirements).
- Vibration. No use shall create vibration detectable without instruments at the property line.
- Electromagnetic Interference. No use shall produce electromagnetic interference with normal radio or television service beyond the property line.

- Glare. No use shall create intense light or glare that causes a nuisance or hazard beyond the property line.

## 6. SIGN STANDARDS FOR ALL AREAS

### 6.1. General Sign Design Objectives:

Signs are intended to be pedestrian in scale and reflect the character of the building and its use. The architecture of the building often identifies specific locations for signs, and these locations should be used. Signs should be an integral part of the design of storefront alterations and new construction. Signs should not obscure architectural elements such as transoms or columns, nor appear cluttered.

### 6.2. Sign Types

#### Monument Signs



#### Window Signs



#### Projecting and Banner Signs



#### A-frame & Standing Signs



#### Awning Signs



#### Yard Sign



#### Wall Signs



#### Under Canopy Signs



6.2.1. Applicability within Areas

Table 5.2-1: Allowed Signs by Area				
Abbreviations for Permit Types: P = Principally Permitted; SP = Special Permit; UP = Use Permit; NA = Use Not Allowed				
Sign Type	Mixed Use Core	Mixed Use General	Residential	Open Space
Monument <sup>1</sup>	UP	UP	UP	UP
Yard	P	P	P	P
Projecting and Banner <sup>2</sup>	P	P	P	NA
Awning	P	P	P	NA
Wall	P	P	P	NA
Window	P	P	P	NA
A-frame & Standing	P	P	P	NA
Other <sup>3</sup>	P	P	P	P

Notes:

1. Monument signs within the Core Sub Area may only permitted as part of a community/business district sign program.
2. Multiple banner signs may be permitted on a façade provided they use consistent placement and bracket design Sign Illumination
3. Nameplate and Real Estate Sale signs shall conform to the requirements of Section 314-87.2.1.1 through 314-87.2.2.2

6.2.2. Sign Size and Characteristics

Sign Type	Sign Size Requirements
Monument <sup>1</sup>	Requirements set through use permit
<i>Yard</i>	<i>Quantity:</i> one per lot <i>Area:</i> six square feet <i>Width:</i> three feet not counting post <i>Height:</i> two feet not counting post <i>Depth / Projection:</i> not applicable <i>Clearance:</i> three feet to sign edge minimum <i>Apex:</i> six feet t to top of post maximum <i>Letter Height:</i> eight inch maximum
Projecting and Banner <sup>2</sup>	<i>Quantity:</i> one per facade <i>Area:</i> six square feet <i>Width:</i> four feet maximum <i>Height:</i> four feet maximum <i>Depth / Projection:</i> four feet maximum <i>Clearance:</i> eight feet minimum <i>Apex:</i> not applicable <i>Letter Height:</i> eight inch maximum
Awning	<i>Quantity:</i> one per window

	<i>Area:</i> not applicable <i>Width:</i> width of facade <i>Height:</i> not applicable <i>Depth / Projection:</i> four feet minimum <i>Clearance:</i> eight feet minimum <i>Apex:</i> not applicable <i>Letter Height:</i> ten inches maximum <i>Valance Height:</i> twelve inches maximum <i>Distance to Curb:</i> two feet minimum
Wall	<i>Quantity:</i> one (two for corner lots) <i>Area:</i> 1.5 square feet per linear foot of Facade <i>Width:</i> ninety percent of the width of Facade <i>Height:</i> <i>Depth / Projection:</i> seven inches maximum <i>Clearance:</i> seven feet to sign edge minimum <i>Apex:</i> not applicable <i>Letter Height:</i> eighteen inches maximum
Window	<i>Quantity:</i> one per window <i>Area:</i> twenty five percent of glass <i>Width:</i> not applicable <i>Height:</i> not applicable <i>Depth / Projection:</i> not applicable <i>Clearance:</i> four feet <i>Apex:</i> six feet t to top of post maximum <i>Letter Height:</i> eight inch maximum
A-frame & Standing	<i>Quantity:</i> one per business <i>Area:</i> eight square feet <i>Width:</i> twenty six inches maximum <i>Height:</i> forty two inches maximum <i>Depth / Projection:</i> not applicable <i>Clearance:</i> not applicable <i>Apex:</i> forty two inches maximum <i>Letter Height:</i> not applicable

- The following types of signs may be illuminated:
  - Signs with individual back-lit letters. Such signs may consist of individual letters mounted on a wall (containing necessary wiring through the wall) or individual letters placed on a raceway, where only light shines through the letters.
  - Opaque signs where light only shines through letter openings.
  - Shadow lighting, where letters are backlit, but light only shines through the edges of the letters.
  - Neon signs (letters and accessory graphics).
  - Externally lit signs. Lighting shall not create a glare problem or be directed towards the sky.
  - Other types of sign lighting not mentioned above are prohibited.

## **7. STANDARDS FOR THE PROTECTION, RESTORATION, AND DEVELOPMENT OF WETLAND AREAS IN THE TOWN CENTER AND PROTECTION OF IMPORTANT TREES**

### **7.1. Wetland Areas and Wetland Buffers in the Town Center**

7.1.1. Wetland Areas within the mapped Town Center shall be as defined by MCP Policy 3422(21).

7.1.2. Development Within Wetland Areas Within the Town Center

7.1.2.1. To achieve more orderly development within the Town Center, wetlands may be filled and relocated subject to achieving no net-loss of wetlands.

7.1.2.2. Wetlands in the Town Center may be relocated on site or to other areas within the McKinleyville Community Plan Area with a Special Permit. Relocated wetlands shall meet all the following criteria:

7.1.2.2.1. On-site and off-site relocated wetland areas shall be a minimum of one and one-half times the wetland area being replaced. **Exceptions:** Where relocated wetlands have a higher biological resource value than the wetlands being replaced, off-site relocated wetland areas may be less than one and one-half times the wetland area being replaced provided no net loss of wetlands occurs.

On-site and off-site relocated wetland areas may be a minimum of one and one-quarter times the wetland area being replaced if the relocated wetland takes extraordinary measures to provide wetland habitat suitable for native wetland species,

7.1.2.2.2. The County determines in consultation with the Department of Fish and Wildlife that relocated wetlands will enhance the biological resource value of wetlands in the Community Plan area based on specific factual findings, and

7.1.2.2.3. Relocated wetlands are protected from future development through a permanent conservation easement or other instrument ensuring the biological resource values of the relocated wetland will be maintained or enhanced in perpetuity.

7.1.2.3. Development within retained or relocated wetlands in the Town Center shall be limited to the following uses:

**7.1.2.3.1.** Fish and wildlife management

7.1.2.3.2. Nature study.

7.1.2.3.3. Wetland restoration.

7.1.2.3.4. Incidental public service purposes.

7.1.2.3.5. New fencing, so long as it would not impede the natural drainage.

7.1.3. Wetland Buffer Areas Within the Town Center

7.1.3.1. A Wetland Buffer Area within the mapped Town Center shall be defined as a 50-foot area around a wetland boundary where restrictions on development are required to protect the wetland from significant impact as identified through the CEQA process.

- 7.1.3.2. Wetland Buffer Areas in the mapped Town Center may be reduced to allow principally permitted uses when the applicant for the proposed development demonstrates, to the satisfaction of the County in consultation with the Department of Fish and Wildlife, that the use will not result in significant adverse impacts to the wetland habitat and will be compatible with the continuance of such habitats. Any such buffer reduction may require mitigation measures, in addition to those specified below, to ensure new development does not adversely affect the wetland habitat values. Low-impact public uses including trails, benches and picnic tables located 25 feet or more from the boundary of a wetland in the mapped Town Center are presumed to not adversely affect wetland habitat values.
- 7.1.3.3. Development Within Wetland Buffer Areas Within the Town Center. To prevent land uses or development which may degrade adjacent wetlands, all development within the Wetland Buffer Area in the mapped Town Center shall include the following mitigation measures:
- 7.1.3.3.1. No more than 25% of the lot surface shall be made effectively impervious by development activities.
  - 7.1.3.3.2. The release rate of storm runoff to adjacent natural wetlands, in any size storm, shall not exceed the natural rate of storm runoff for a 50 year storm of 10 minute duration.
  - 7.1.3.3.3. Stormwater outfalls, culverts, gutters, and other similar facilities, shall be dissipated.
  - 7.1.3.3.4. Areas disturbed during construction, grading, or related activities within 50 feet of the boundary of the wetland shall be restored to original contours and sufficiently and promptly replanted with vegetation naturally occurring in the immediate area.
  - 7.1.3.3.5. Development and construction shall minimize cut and fill operations and erosion and sedimentation potentials through construction of temporary and permanent sediment basins, seeding or planting bare soil, diversion of run-off away from graded areas and areas heavily used during construction, and avoidance of grading in the buffer areas during the rainy season (November to April).
  - 7.1.3.3.6. No land use or development shall be permitted in Wetland Buffer Areas in the mapped Town Center which degrade the wetland or detract from the biological resource value. Low-impact public uses including trails, benches and picnic tables located 25 feet or more from the boundary of a wetland in the Town Center are presumed to not adversely affect wetland biological resource values.
- 7.1.3.4. The County shall consult with the Department of Fish and Wildlife during review of plans for development within Wetland Buffer Areas in the Town Center.

## **7.2. Preservation of Important Trees**

Trees greater than twelve inches (12") in diameter at breast height (four and one half feet above the ground) shall be incorporated into open space areas and retained in developed areas to the extent feasible. All trees within the Open Space Area are intended to be retained. Existing trees that are located in areas intended for wetland restoration or enhancement or the development of other active or passive recreation consistent with Town Center that cannot feasibly be retained may be removed as a component of a wetland restoration plan that is approved pursuant to this Area.