

Ordinance Summary

SUMMARY: It is proposed to (1) add a new Chapter 20.147 to the Inland Zoning Ordinance (Mendocino County Code, Title 20, Division I) creating a new Community Character (CC) Combining District; and (2) rezone the majority of the properties zoned C-1 (Limited Commercial) and C-2 (General Commercial) to be included within the CC Combining District. Chapter 20.147 provides that no permit or approval shall be issued for the use of land or structures by a Formula Business without compliance with the chapter. "Formula Business" is defined as a business that maintains certain standardized features with at least ten (10) or more other establishments. Establishment of a Formula Business in either a newly constructed structure or within a substantially reconstructed structure is subject to the approval of a minor use permit, which shall specifically review the proposed site improvements, architectural design, signage and landscape design of the proposed Formula Business. The ordinance does not apply to Formula Businesses that had an active building permit prior to September 22, 2015, or to building and site improvements to an existing Formula Business necessary to comply with fire safety or Americans with Disabilities Act requirements. The ordinance will also rezone properties zoned C-1 and C-2 to be included within the CC Combining District designation. However, C-1 and C-2 properties in the Hopland area or parcels generally along North State Street and Highway 101 in the Ukiah area, as depicted on a map attached to the Staff Report accompanying the ordinance, will not be rezoned to the CC Combining District.