ZONING DISTRICT DESCRIPTIONS

RESIDENTIAL ZONING DISTRICTS

See pages 2-10 through 2-16 of the Zoning Ordinance for a list of specific uses and building standards.

ER (Estate Residential) District. The ER zoning district is intended for areas suitable for single-family residential development on larger parcels. The allowable density ranges from 0.2 to 3 dwelling units per acre. The ER zoning district is consistent with the Estate Residential land use classification of the General Plan.

SR (Surrounding Residential) District. The SR zoning district is intended for areas appropriate for a mixture of housing types. The primary housing type is single-family homes; however, duplexes and triplexes are encouraged within the allowable density range. The allowable density ranges from three to six dwelling units per acre. The SR zoning district is consistent with the Surrounding Residential land use classification of the General Plan.

VR (Village Residential) District. The VR zoning district is intended for areas appropriate for a mixture of housing types on smaller lots. The allowable density ranges from five to eight dwelling units per acre. The lower end of the density range may be appropriate adjacent to the SR or ER zoning districts, with the higher end of the range being appropriate near neighborhood centers, parks, and transit stops. The VR zoning district is consistent with the Village Residential land use classification of the General Plan.

MDR (Medium Density Residential) District. The MDR zoning district is intended for areas appropriate for multi-family housing, and is suitable near activity centers and along major thoroughfares. This zoning district allows for a variety of residential opportunities including small single-family units, row houses, townhomes, and small apartment complexes. The allowable density ranges from eight to 12 dwelling units per acre. The MDR zoning district is consistent with the Medium-High Density Residential land use classification of the General Plan.

HDR (High Density Residential) District. The HDR zoning district is intended for areas appropriate for high-density, multi-family housing. Typical dwelling units include townhouses and apartments. The allowable density ranges from 12 to 16 dwelling units per acre. The HDR zoning district is consistent with the High Density Residential land use classification of the General Plan.

CR (Compact Residential) District. The CR zoning district is intended for areas of compact high density housing, especially in association with nearby mixed use development and near transit corridors or stops. Typical dwelling units include apartments, condominiums and town homes. In limited circumstances, schools, parks and other public facilities may be provided to serve the residential community. The allowable density ranges from 12 to 24 units per acre for CR-24 zoned sites to 12 to 32 units per acre for CR-32 zoned sites. The CR zoning district is consistent with the Compact Residential land use classification of the General Plan.

COMMERCIAL ZONING DISTRICTS

See pages 2-20 through 2-25 of the Zoning Ordinance for a list of specific uses and building standards.

NC (Neighborhood Center Commercial) District. The NC zoning district is applied to areas where residents can shop, socialize, or recreate. This zoning district includes a mix of land uses that would be appropriate along major thoroughfares and adjacent to the MDR zoning district. Different NC land uses can be located in the same building or on the same site, and include retail, child care, and public uses. The NC zoning district is consistent with the Neighborhood Center/Mixed Use land use classification of the General Plan.

CC (Community Commercial) District. The CC zoning district is applied to areas appropriate for a range of local- and community-serving retail and service land uses, including restaurants, shops, personal and business services. The CC zoning district is consistent with the Retail Commercial and General Business land use classifications of the General Plan.

TC (Town Center Commercial) District. The TC zoning district is intended to provide attractive areas within the Old Town where the community can gather to socialize, shop, recreate, or live. This zoning district includes diverse, compatible land uses that can be developed on the same site, and where desirable, in the same building. Appropriate land uses include retail, high density residential, public uses, hotels and motels, and offices. The TC zoning district is consistent with the Town Center/Mixed Use land use classification of the General Plan.

TC (Town Center Commercial) Active Use Frontage Overlay District. The TC Active Use Frontage Overlay District is intended to provide attractive areas within the downtown where the community can gather to socialize, shop, recreate, or live. This zoning district includes diverse, compatible land uses that can be developed on the same site, and where desirable, in the same building. Appropriate land uses include retail, high density residential, public uses, hotels and motels, and offices. However, this District requires that the ground level have uses that are accessible to the general public, generate walk-in pedestrian clientele and thus contribute to a high level of pedestrian activity, and are engaging to pedestrians walking by. The TC zoning district is consistent with the Town Center/Mixed Use land use classification of the General Plan and the Station Area/Downtown Specific Plan. The TC Active Use Frontage Overlay zoning district is consistent with the Town Center/Mixed Use land use classification of the General Plan and the Station Area/Downtown Plan.

TC (Town Center Commercial) Entertainment Overlay District. The TC Entertainment Overlay District is intended to promote entertainment uses and limit potential incompatibility with residential uses. The Entertainment Overlay restricts residential uses and serves community and regional retail needs with a focus on entertainment and recreation uses. This includes nightlife venues, various types of theaters, music venues, arcades/game rooms, and restaurants. While these uses are encouraged in this area by restricting housing, it is noted that entertainment uses are allowed throughout the Town Center designation. The TC zoning district is consistent with the Town Center Entertainment Overlay District land use classification of the General Plan and the Station Area/Downtown Plan.

SC (Service Commercial). The SC zoning district is applied to areas suitable for land intensive personal and business service uses, including automobile repair shops, construction equipment sales and rental yards, service stations, and outdoor recreation uses. The SC zoning district is consistent with the Service Commercial land use classification of the General Plan.

GC (Gateway Commercial). The GC zoning district is applied to areas along highways that are visually prominent entryways into the town. Land uses in the GC zoning district are intended to serve the region, and include retail and tourist-related uses. Given the prominent locations of this zoning district, development will need to be of particularly high quality in design. The GC zoning district is consistent with the Gateway Commercial land use classification of the General Plan.

BC (Boulevard Commercial). The BC zoning district is applied to areas of intensive mixed use development with extensive pedestrian-oriented frontage on a boulevard street, near transit service and stops, and is intended primarily to serve local residents and businesses. A mix of compatible land uses is encouraged within the same building or on the same site, and could include public facilities or plazas,

residential, retail, office and childcare uses. The BC zoning district is consistent with the Boulevard Mixed Use land use classification of the General Plan.

RC (Regional Commercial). The RC zoning district is applied in locations where more intensive employment opportunities, residential, shopping, visitor-serving, and institutional uses are mixed to serve Windsor and the surrounding community. This zoning district provides for a mix of diverse and compatible land uses in the same building or on the same site, and could include public facilities or plazas, retail, higher density residential, hotel/motel accommodations, conference facilities, health services and office uses. The RC zoning district is consistent with the Regional Mixed Use land use classification of the General Plan.

INDUSTRIAL ZONING DISTRICTS

See pages 2-28 through 2-31 of the Zoning Ordinance for a list of specific uses and building standards.

BPI (Industrial/Business Park) District. The BPI zoning district is applied to areas appropriate for light industrial and business park land uses, including low-intensity manufacturing and assembly processes, research and development, and corporate headquarters offices. The land uses allowed and development standards required within the BPI district are intended to protect adjacent areas from impacts while allowing indoor, clean, and quiet industry. Land uses in the BPI zoning district are often organized as a business park, with tenants that may include some commercial activities. The BPI zoning district is consistent with the Light Industrial land use designation of the General Plan.

LI (Light Industrial) District. The LI zoning district is applied to areas appropriate for light industrial and manufacturing, warehousing, offices and assembly uses. Land uses allowed in the LI zoning district will not create objectionable noise, smoke, odor, dust, noxious gases, glare, heat, vibration, or industrial wastes. The LI zoning district is consistent with the Light Industrial land use designation of the General Plan.

HI (Heavy Industrial) District. The HI zoning district is applied to areas appropriate for a wider variety of land uses that are more land-intensive manufacturing uses than allowed in the LI district. These include industrial manufacturing, warehousing, offices, and assembly that may generate objectionable noise, smoke, odor, dust, noxious gases, glare, heat, vibration, and industrial wastes. The HI zoning district is consistent with the Heavy Industrial land use designation of the General Plan.

SPECIAL PURPOSE ZONING DISTRICTS

See pages 2-33 through 2-36 of the Zoning Ordinance for a list of specific uses and building standards.

OS (Open Space) District. The OS zoning district is applied to areas in the Town with natural resource values to be conserved, and also to areas that have hazardous conditions (such as floodways). The OS zoning district is consistent with the Open Space land use classification of the General Plan.

PD (Planned Development) District. The PD zoning district is intended for sites where the Town desires to achieve a particular mix of uses, appearance, land use compatibility, or special sensitivity to natural resources, including oak trees and vernal pools. The PD zoning district is consistent with all land use classifications of the General Plan. See Section 27.14.050 (PD District Standards and Procedures) for specific requirements applicable to the PD district.

REC (Recreation) District. The REC zoning district is applied to locations appropriate for the development of parks and recreational facilities. The REC zoning district is consistent with the Parks land use classification of the General Plan.

PI (Public/Institutional) District. The PI zoning district is applied to areas appropriate for public facilities, utilities, and public gathering facilities including: public schools, libraries, government offices, etc. The PI zoning district is consistent with the Public/Quasi-Public/Institutional land use classification of the General Plan.

OVERLAY ZONING DISTRICTS

-AS (Airport Safety) Overlay District. The intent of the -AS overlay zone is to protect people and property both in the air and on the ground by regulating structures that may affect navigable airspace, consistent with Federal regulations, and to minimize noise, safety, and other conflicts between airport operations and surrounding land uses. Land uses within this overlay zone are regulated in recognition that certain development and land use characteristics may conflict with the safe and efficient operation of the airport and aircraft.

It is further the intent of this district to establish consistency between the Town of Windsor's zoning regulations and the adopted policies of the Sonoma County Airport Land Use Commission as they exist at the time of ordinance adoption.

-F (Flood Hazard) Overlay District. The -F overlay zoning district is applied to areas within the Town prone to flooding, to protect people and property by requiring that proposed development and new land uses be designed and constructed so as to minimize the risk of flood damage, and to not increase the flood hazard on other properties.

-HO (Historic) Overlay District. The HO overlay is applied to protect structures, sites and areas that are reminders of past eras, events, and people important to the history of the Town. These areas provide significant examples of architecture and styles of the past, which are irreplaceable assets to the Town. These cultural resources are reminders of the Town's unique heritage and its place in the development of the state and nation.