ORDINANCE NO. 2026-405

AN ORDINANCE OF THE TOWN OF WINDSOR AMENDING THE TOWN OF WINDSOR ZONING CODE TO PROHIBIT THE ESTABLISHMENT OF NEW PERSONAL STORAGE FACILITIES AND ALLOW THE ON-SITE EXPANSION OF APPROVED, EXISTING PERSONAL STORAGE FACILITIES (FILE NO. PLN26-02)

WHEREAS, the Town's Zoning Code permits personal storage facilities in the Service Commercial district, with a Conditional Use Permit, and in the Light and Heavy Industrial Districts per Tables 17.12-01 Commercial Land Use Regulations and 17.14-01 Industrial Land Use Regulations; and

WHEREAS, on June 18, 2025, pursuant to Government Code section 65858, the Town Council adopted Urgency Ordinance No. 2025-396 establishing a forty-five (45) day moratorium on the issuance of permits and entitlements for the establishment, expansion, or relocation of personal storage facilities; and

WHEREAS, on July 16, 2025, the Town Council adopted Urgency Ordinance No. 2025-397 extending the moratorium for a period of ten (10) months and fifteen (15) days unless it is extended pursuant to California Government Code section 65858 or other applicable law, as approved by the Town Council; and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 14, 2026, at which it reviewed proposed amendments to the Zoning Code related to personal storage facilities, considered all public comments, made findings pursuant to the California Environmental Quality Act, and adopted Resolution No. 788-26, on a 4-1 vote, recommending that the Town Council adopt an ordinance amending the Town of Windsor Zoning Code to prohibit the establishment of new personal storage facilities and allow the on-site expansion of approved, existing personal storage facilities; and

WHEREAS, The Zoning Code is the Town's primary tool for implementing the vision, goals, and policies of the General Plan. Staff analysis shows that the current provisions of the zoning code applicable to personal storage facilities, particularly where they are allowed and the level of review required, do not adequately ensure that new development of this use aligns with goals in the Land Use and Community Design, Economic Development, Environmental Resources, and Public Health and Safety Elements, as detailed in the staff report and supported with the following policies and implementation measure:

- Policy LU-1.10 Create Visual Interest. The Town shall encourage building design and architecture that creates visual interest and engaging spaces along streets, maintains an attractive environment, and promotes informal surveillance of public spaces by building occupants. Whenever possible, building fronts should not be dominated by garage doors, vehicle parking areas, or blank walls.

Staff analysis: *Due to the passive nature of the use, personal storage facilities typically lack architectural design details, do not create engaging spaces along streets, prevent informal*

surveillance of public spaces by building occupants, and have building fronts dominated by blank walls, or their equivalent.

- Policy LU-3.1 Increase Local Shopping. The Town shall encourage the development of a broad range of commercial uses that reduce the need for residents to travel to nearby communities and capture a greater share of local spending.

Staff analysis: Personal storage facilities have very few employees (sometimes zero) and an extremely low rate of visitation by customers. Development that creates employment and high customer visitation increases the Town's revenue by accommodating local spending.

- Implementation Measure LU-3 Monitor Industrial Land: Starting in 2020, and biennially thereafter, the Town shall monitor the absorption and availability of industrial land to ensure a balanced supply of available land for all industrial business sectors and shall assess the possible need for amending the amount of industrially designated uses.

Staff analysis: Staff did an informal review of the undeveloped parcels in the Industrial and Service Commercial Districts which total 72 acres, not all of which are presently developable. A prohibition on new personal storage facilities would keep the limited undeveloped or underdeveloped commercial and industrial space available for a variety of businesses and uses that advance the Town's goals and policies.

- Policy LU-5.1 Attract and Retain Industrial Jobs. The Town shall encourage development and retention of industrial uses that generate jobs as well as net sales and use tax revenues to the Town.

Staff analysis: The amendments would make the limited undeveloped land available for industrial uses which contribute to employment- and revenue-generating uses. Personal storage facilities are not an employment- or revenue-generating use.

- Policy LU-6.1 Sustainable Land Use Pattern. The Town shall strive to provide an overall pattern of land uses that encourages sustainable development; creates a safe and attractive public realm; provides an interconnected network of streets; offers convenient alternatives to auto travel; ensures compatibility among uses; enhances livability and public health; sustains economic vitality; preserves open space and agricultural resources; and reduces air pollution, greenhouse gas emissions, and energy consumption.

Staff analysis: Personal storage facility development typically does not create a safe, attractive public realm, enhance livability, or protect public health. This land use competes with uses that support economic vitality, including employment-generating uses that would reduce air pollution and greenhouse gas emissions.

- Policies for Old Redwood Highway Community Place, especially:
- LU-12.1 Transform Old Redwood Highway. The Town shall actively seek opportunities to support the transformation of Old Redwood Highway into an attractive boulevard that has high-quality buildings with active frontages facing the boulevard, wide sidewalks, bicycle lanes, consistent landscaping, and wayfinding signs.
- LU-12.2 Encourage Revitalization of Old Redwood Highway. The Town shall encourage the upgrading, beautifying, and revitalization of existing commercial and industrial areas along Old Redwood Highway.

- LU-12.3 Mixed Use Nodes. The Town shall encourage areas designated as mixed-use along Old Redwood Highway to develop as higher-intensity nodes of activity that create visual interest along the boulevard and serve as catalyst for the revitalization of the corridor. The Town may consider expanding mixed-use land use designations along the Old Redwood Highway corridor in response to market interests.

Staff analysis: Personal storage facilities are not consistent with the General Plan policies for the Old Redwood Highway Community Place because by their nature, they typically present inactive frontages, limited customer activity, and minimal contribution to the public realm, which undermines the intended character of the corridor. This issue is particularly pronounced on the remaining undeveloped parcel within the Service Commercial District along Old Redwood Highway, as well as at key locations such as the Starr Road and Arata Lane area, which is envisioned as a walkable mixed-use node.

- Policy ED-1.3 Diversified Employment. Develop a diversified economy to provide living-wage jobs for Windsor residents of all ages and skill levels and to cushion the Town's economy against a downturn in any one sector and against seasonal fluctuations and encourage Windsor residents to work in town.

Staff analysis: According to the Economic Development Strategic Plan's report from 2022, over 85% of employed Windsor residents commute out of town for work. A prohibition on new personal storage facilities would preserve the limited undeveloped land available for employment-generating uses.

- Policy ED-1.5 Protect Strategic Business Sites. The Town shall protect its strategic business sites from encroachment by other land uses that may preclude future economic development.

Staff analysis: Personal storage facilities generate extremely low employment, visitation, and have lower assessed value than other permitted industrial and commercial uses, confirmed by staff analysis of existing personal storage facilities in Town versus nearby industrial and commercial uses. A prohibition on new development of these types of facilities would protect the 18 remaining undeveloped commercial and industrial sites discussed earlier in this report for future uses that promote economic development.

- Policy ED-1.6 Target industries. The Town shall proactively work to expand the following target industries in Windsor: innovative technology; high end product development and manufacturing; green services and construction; agriculture, including food, wine, and craft beer/spirits; retail/commercial; and tourism.

Staff analysis: Few parcels remain available in Windsor that can accommodate the target industries described in this policy. Personal storage facilities compete with the target industries for space.

- Policy ED-1.16 Business Expansion. The Town shall encourage industrial and point-of-sales businesses to expand in Windsor.

Staff analysis: Personal storage facilities compete for limited space with industrial and point-of-sale businesses.

- Policy ED-3.9 Wine and Craft Beverage Tourism. The Town shall strive to attract

tourism centered on the wine industry, area wineries and wineries within the Russian River Valley appellation, craft beer and distilleries, such as urban wineries, tasting rooms, and beverage production tours.

Staff analysis: Windsor's Beverage District is almost completely zoned for light industrial land uses. The Town may miss out on these desired tourist-oriented businesses if the available land is instead developed for personal storage.

- Policy ER-5.1 Community Greenhouse Gas Reduction. The Town shall strive to reduce emissions by 25 percent below the 1990 community emissions level by 2020, and further reduce community emissions by: 40 percent below the 1990 level by 2030; 60 percent below the 1990 level by 2040; and 80 percent below the 1990 level by 2050.

Staff analysis: A prohibition on development of new personal storage facilities would support this goal by retaining the limited undeveloped land in Windsor for the development of employment- and retail-generating uses. Such uses allow residents to work and shop locally, which reduces the distance and duration of vehicle trips, reducing air pollution and greenhouse gas emissions.

- Policy ER-5.4 Encourage Development Patterns that Reduce Greenhouse Gas Emissions. The Town shall strive to reduce greenhouse gas emissions by encouraging compact, mixed-use, pedestrian/bicycle friendly, transit oriented development that reduces vehicle miles traveled (VMT); promoting energy efficient building enhancements, construction practices, design, and site planning; improving the job-to-housing ratio; and other methods of reducing greenhouse gas emissions while maintaining a balance of housing types.

Staff analysis: Personal storage facilities generate extremely low employment and discourage the use of bicycle, walking, or transit both in the nature of the land use (storage) and the treatment of frontages (autocentric, no eyes on the street).

- Policy ER-5.9 Energy Conservation through Land Use. The Town shall promote the creation of a land use pattern that reduces operational energy requirements, especially for transportation purposes, by: a. Avoiding land use configurations and siting decisions that result in single-purpose automobile trips, and instead encouraging patterns that result in multi-purpose trips; b. Promoting land use patterns that may be easily served by local transit and linked with regional transit; c. Promoting land use patterns that provide employment opportunities for Windsor residents.

Staff analysis: The amendments, which prohibit development of new personal storage facilities, are consistent with this goal by preserving the availability of land for employment-generating and local retail uses which reduce the impact of transportation needs.

- Policy ER-9.2 Development Guidelines along Scenic Corridors. The Town shall ensure that development proposals along scenic corridors do not detract from public viewpoints, are protected, and are harmonious and subordinate to the natural features that comprise the scenic viewshed. The Town shall require developers include components of project design that shall be considered in making this assessment include building height, massing, orientation, color, building materials, rooftop appurtenances, storage areas, signage, lighting, and low-water landscaping. The purpose of detailed development

review along these corridors is to ensure that development within the viewshed preserves and enhances attractive natural and man-made vistas.

Staff analysis: There are existing personal storage facilities located on Scenic Corridors on Conde Lane, Mitchell Lane, and Old Redwood Highway and a prohibition would prevent development of additional facilities. Due to their passive, interior-focused nature and security requirements, these types of facilities tend to detract from the harmonious, natural features of these Corridors.

- Policy PFS-6.3 Guidelines for Crime Prevention Through Environmental Design. The Town shall develop guidelines for incorporating components of Crime Prevention Through Environmental Design during review of new development applications to minimize opportunities for crime to occur.

Staff analysis: A prohibition of personal storage facilities would preserve developable land for businesses and uses that are more in line with CPTED policies as storage facilities lend themselves to criminal activity due to their design and purpose. Criminal activity at these facilities has been well documented in the County in the past 5 years.

; and

WHEREAS, adoption of this Ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA) given that the ordinance is not a "project" within the meaning of Section 15378 of the CEQA Guidelines (title 14, Chapter 3 of the California Code of Regulations) because it does not have the potential for causing a significant effect on the environment and, therefore, is not subject to review pursuant to CEQA Guidelines Sections 15060(c)(3) and 15061(b)(3); and the Common Sense Exemption, Guidelines Section 15061(b)(3), where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; and

WHEREAS, the Town of Windsor Town Council make the following findings as required by Zoning Code Section 17.72.050(B) in order to amend the Zoning Code:

1. The proposed amendment is consistent with the General Plan, and any Specific Plan or Master Plan.

Finding:
The amendments are consistent with the classification of land uses in the Service Commercial and the Light and Heavy Industrial land use designations. The amendments bring the Town's Zoning Code to consistency with goals and policies in the 2040 General Plan as outlined above and in further detail in the staff report. The amendments are consistent with the Luzaich Planned Development and the Shiloh Oaks Master Plan as they are governed by the land uses and development standards in the Light Industrial Zoning District, and the Light and Heavy Industrial Zoning Districts in the Zoning Code, respectively.

2. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the Town.

Finding:
The amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the Town in that amending the Zoning Code to prohibit new personal storage facilities, and allow expansion of approved, existing personal storage facilities, is supportive of goals and policies in the 2040 General Plan and in the Economic Development Strategic Plan, as outlined above and in further detail in the staff report, which are intended to protect the public interest, health, safety, convenience, welfare, and economy of the Town.

3. The proposed amendments are internally consistent with other applicable provisions of this Zoning Code.

Finding:
The land use amendments would prohibit new personal storage facilities and allow the on-site expansion of approved, existing personal storage facilities within the Town's boundaries. These amendments are not in conflict with other definitions or development standards within the Zoning Code.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF WINDSOR DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The above recitals are hereby declared to be true and correct.

SECTION 2. Findings.

The Town Council finds that:

A. A duly noticed public hearing, in accordance with California Government Code Section 65856, regarding the amendments to Title 17 (Zoning Code) was held by the Town Council on May 6, 2026.

B. The Town Council finds that this Ordinance is not subject to the California Environmental Quality Act (CEQA) given that the ordinance is not a "project" within the meaning of Section 15378 of the CEQA Guidelines (title 14, Chapter 3 of the California Code of Regulations) because it does not have the potential for causing a significant effect on the environment and, therefore, is not subject to review pursuant to CEQA Guidelines Sections 15060(c)(3) and 15061(b)(3); and the Common Sense Exemption, Guidelines Section 15061(b)(3), where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

SECTION 3. Amendment of Zoning Code Sections Table 17.12-01 Commercial Land Use Regulations, 17.14-01 Industrial Land Use Regulations, and 17.40.250 Storage Facility, Personal and the Town Council hereby deletes and replaces Sections Table 17.12-01 Commercial Land Use Regulations, 17.14-01 Industrial Land Use Regulations, and 17.70.080 Nonconforming Storage Facility, Personal of the Windsor Zoning Code in its entirety with Exhibit A, incorporated by reference as if set forth in full.

SECTION 4. Severability.

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of this Ordinance, including the application of such provision to other persons or circumstances, shall not be affected thereby and shall continue in full force and effect. To this end, the provisions of this Ordinance are severable. The Town Council of the Town of Windsor hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid, or unenforceable.

SECTION 5. Effective Date.

This Ordinance shall be effective thirty (30) days following its adoption.

SECTION 6. Publication or Posting.

The Town Clerk of the Town of Windsor shall cause this Ordinance to be published, or to be posted in at least three (3) public places in the Town of Windsor, in accordance with Section 36933 of the Government Code of the State of California.

PASSED, APPROVED AND ADOPTED this 20th day of May 2026, by the following vote:

AYES:	**COUNCILMEMBERS LEEP, SALMON, WALL, VICE MAYOR POTTER AND MAYOR REYNOZA**
NOES:	**NONE**
ABSTAIN:	**NONE**
ABSENT:	**NONE**

ROSA REYNOZA, MAYOR

ATTEST:

SOMMER HAGEMAN, DEPUTY TOWN CLERK

Attachment:

- **Exhibit A -** Amendment of Zoning Code Sections Table 17.12-01 Commercial Land Use Regulations, 17.14-01 Industrial Land Use Regulations, 17.40.250 Storage Facility, Personal and 17.70.080 Nonconforming Storage Facility, Personal

Table 17.12-01
Land Use Regulations – Commercial and Mixed-Use Zones

Key:	P = Allowed by Right; MUP = Minor Use Permit; (–) = Not Allowed CUP = Conditional Use Permit									
Land Use (see Article 8 for land use definitions)	**Permit Requirement by Zone**									**Specific Use Regulations**
	NCMU	**CC**	**TC**	**TC-AUFO**	**TC-EO**	**SC**	**GC**	**BMU**	**RC**	
Industrial, Manufacturing & Processing Uses										
Commercial Kitchen, Shared	—	—	—	—	—	P	—	—	—	
Contractor Storage Yard	—	—	—	—	—	MUP	—	—	—	General Plan Policies LU-12.1 and LU-12.2
Outdoor Storage	—	—	—	—	—	CUP	—	—	—	17.40.170 (Outdoor Storage)
Recycling Facility										
Recycling Facility, Large Collection	—	—	—	—	—	CUP	—	—	—	17.40.190 (Recycling Facilities)
Recycling Facility, Light Processing	—	—	—	—	—	CUP	—	—	—	17.40.190 (Recycling Facilities)
Recycling Facility, Reverse Vending Machine	P	P	—	—	—	P	—	—	—	17.40.190 (Recycling Facilities)
Recycling Facility, Small Collection	—	—	—	—	—	MUP	—	—	—	17.40.220 (Recycling Facilities)
~~Storage Facility, Personal~~	—	—	—	—	—	~~CUP~~	—	—	—	~~17.40.250 (Storage Facility, Personal)~~
Prohibited Uses										
Marijuana Accessory Sales	—	—	—	—	—	—	—	—	—	17.42 (Marijuana)
Marijuana Dispensary	—	—	—	—	—	—	—	—	—	17.42 (Marijuana)
Marijuana Cultivation	—	—	—	—	—	—	—	—	—	17.42 (Marijuana)
Marijuana Distribution Facilities	—	—	—	—	—	—	—	—	—	17.42 (Marijuana)
Marijuana Microbusiness	—	—	—	—	—	—	—	—	—	17.42 (Marijuana)
Marijuana Mixed-Light Cultivation	—	—	—	—	—	—	—	—	—	17.42 (Marijuana)
Marijuana Nursery	—	—	—	—	—	—	—	—	—	17.42 (Marijuana)
Marijuana Product Manufacturing	—	—	—	—	—	—	—	—	—	17.42 (Marijuana)
Marijuana Retail Sales (including Home Occupations)	—	—	—	—	—	—	—	—	—	17.42 (Marijuana)
Marijuana Testing Facility	—	—	—	—	—	—	—	—	—	17.42 (Marijuana)
SB9, Two-Unit Dwelling	—	—	—	—	—	—	—	—	—	17.94 (Two-Unit Dwelling and Lot Split Development Standards) and California Government Code Section 65913.4
Single-Unit Dwelling	—	—	—	—	—	—	—	—	—	California Government Code Section 65913.4

Table 17.12-01
Land Use Regulations – Commercial and Mixed-Use Zones

Key:	P = Allowed by Right; MUP = Minor Use Permit; (–) = Not Allowed CUP = Conditional Use Permit									
Land Use (see Article 8 for land use definitions)	**Permit Requirement by Zone**									**Specific Use Regulations**
	NCMU	**CC**	**TC**	**TC-AUFO**	**TC-EO**	**SC**	**GC**	**BMU**	**RC**	
Storage Facility, Personal	=	=	=	=	=	=	=	=	=	17.70.080 (Nonconforming Storage Facility, Personal)
Gas Station	—	—	—	—	—	—	—	—	—	17.70.070 (Nonconforming Gas Stations)
Recreation, Education, and Public Assembly Uses										
Athletic Club	P	P	P	CUP	CUP	P	P	P	P	
Commercial Recreation and Entertainment Facility, Indoor	—	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	

Table 17.14-01
Land Use Regulations – Industrial Zones

Key:	P = Allowed by Right; MUP = Minor Use Permit; (–) = Not Allowed CUP = Conditional Use Permit			
Land Use (see Article 8 for land use definitions)	**Permit Requirement by Zone**			**Specific Use Regulations**
	BPI	**LI**	**HI**	
Human Services Uses				
Ambulance Service	—	P	—	
Child Day Care Facility	MUP	MUP	—	17.40.070 (Child Day Care Facility)
Community Care Facility, Large	MUP	MUP	—	
Emergency Shelter	—	CUP	—	17.40.100 (Emergency Shelter)
Funeral and Burial Services, Body Preparation and Crematorium	—	P	P	
Industrial, Manufacturing & Processing Uses				
Agricultural Product Processing	—	CUP	MUP	
Brewery	—	P	P	
Distillery	—	P	P	
Commercial Kitchen, Shared	P	P	P	
Composting Facility	—	MUP	MUP	17.14.040.A (Composting Facilities)
Contractor Storage Yard	—	P	P	
Industrial				
Industrial, Hazardous	—	—	CUP	
Industrial, Major	—	MUP	P	
Industrial, Minor	MUP	P	P	

Table 17.14-01
Land Use Regulations – Industrial Zones

Key:	P = Allowed by Right; MUP = Minor Use Permit; (–) = Not Allowed CUP = Conditional Use Permit			
Land Use (see Article 8 for land use definitions)	**Permit Requirement by Zone**			**Specific Use Regulations**
	BPI	**LI**	**HI**	
Outdoor Storage	MUP	P	P	17.40.170 (Outdoor Storage)
Recycling Facility				
Recycling Facility, Heavy Processing	—	—	CUP	17.40.190 (Recycling Facilities)
Recycling Facility, Large Collection	—	CUP	CUP	17.40.190 (Recycling Facilities)
Recycling Facility, Light Processing	—	CUP	CUP	17.40.190 (Recycling Facilities)
Recycling Facility, Small Collection	—	P	P	17.40.190 (Recycling Facilities)
~~Storage Facility, Personal~~	~~—~~	~~P~~	~~P~~	~~17.40.250 (Storage Facility, Personal)~~
Storage Facility, Restricted	—	—	CUP	
Vehicle Salvage and Dismantling Facility	—	—	CUP	
Warehousing and Distribution Facility, Large	CUP	CUP	CUP	
Warehousing and Distribution Facility, Small	MUP	P	P	
Winery	—	P	P	
Prohibited Uses				
Marijuana Accessory Sales	—	—	—	17.42 (Marijuana)
Marijuana Dispensary	—	—	—	17.42 (Marijuana)
Marijuana Cultivation	—	—	—	17.42 (Marijuana)
Marijuana Distribution Facilities	—	—	—	17.42 (Marijuana)
Marijuana Microbusiness	—	—	—	17.42 (Marijuana)
Marijuana Mixed-Light Cultivation	—	—	—	17.42 (Marijuana)
Marijuana Nursery	—	—	—	17.42 (Marijuana)
Marijuana Product Manufacturing	—	—	—	17.42 (Marijuana)
Marijuana Retail Sales (including Home Occupations)	—	—	—	17.42 (Marijuana)
Marijuana Testing Facility	—	—	—	17.42 (Marijuana)
Storage Facility, Personal	—	—	—	17.70.080 (Nonconforming Storage Facility, Personal)
Gas Station	—	—	—	17.70.070 (Nonconforming Gas Stations)
Recreation, Education, & Public Assembly Uses				
Athletic Club	P	MUP	MUP	
Commercial Recreation and Entertainment Facility, Outdoor	—	CUP	CUP	
Place of Assembly	—	MUP	—	
Residential Uses				
Caretaker's Residence	P	P	MUP	
Indoor Marijuana Cultivation (up to 6 plants)	P	P	P	17.42.040 (Indoor Marijuana Cultivation)
Live-Work Unit	MUP	MUP	—	17.40.130 (Live/Work Units)
Low Barrier Navigation Center	—	P	—	

Table 17.14-01
Land Use Regulations – Industrial Zones

Key:	P = Allowed by Right; MUP = Minor Use Permit; (–) = Not Allowed CUP = Conditional Use Permit			
Land Use (see Article 8 for land use definitions)	**Permit Requirement by Zone**			**Specific Use Regulations**
	BPI	**LI**	**HI**	
Retail, Service, and Office Uses				
Accessory Structure, Non-Residential	P	P	P	
Automated Teller Machine (ATM)	P	—	—	17.40.040 (Automated Teller Machine (ATM))
Bank and Financial Institution	P	—	—	
Broadcasting and Film Recording Studio	P	P	P	
Building Materials Sales	P	P	P	
Business Support Services	P	P	—	
Equipment Sales and Rental Facility	—	P	P	
Hotel or Motel	MUP	—	—	

17.40.250 Storage Facility, Personal

A. **Setbacks.** The minimum setback from the front property line shall be 10 feet, except that for sites located within 300 feet of a residential zone, any enclosed structure, fencing, storage or parking area shall be set back a minimum of 20 feet. Variation of the setback to avoid the appearance of a continuous wall along the street frontage is required. Side and rear yard setbacks shall be as required for the zone.

B. **Landscaping.** In addition to Chapter 17.28 (Landscaping), all required setback areas shall be landscaped. Landscaping shall consist of a variety of evergreen and deciduous trees, high-profile shrubs, suitable ground cover and native grasses.

C. **Screening.** Fencing shall be provided around the sides and rear of the project. Such fencing shall be solid wood or masonry and shall be constructed to prevent the passage of debris or light and shall not be less than six feet as measured on the side with the highest ground elevation.

D. **Structure Design.** The project shall be designed to ensure compatibility with existing or anticipated development in the vicinity and the overall community. This can be accomplished by avoiding the appearance of a walled enclave along the street frontage, by providing architectural relief in the form of roofline variation, change in materials, building articulation, and the use of window treatments. Blank walls shall be avoided. The design of the project shall be oriented to the street and promote an inviting, walkable street environment.

E. **Structure(s) Height.** Structures included in the facility shall comply with the following height requirements:

   1. Structures shall be a minimum of two stories in height and comply with the height of the zoning district.
   2. Structures within 300 feet of a residential zone shall be limited to a maximum height of one story and a height of twenty feet along the outside perimeter adjacent to the residence zone and shall be designed to protect adjacent residences from noise, nighttime glare, and visual activity.

F. **Mixed Uses.** Mixed-uses, including and/or office uses should be located along the street frontage with driveway access to the storage facility located behind the mixed-use to promote the Town design goals of defensible space along the street frontage and to minimize the visibility of parking areas.

17.70.080 Nonconforming Storage Facility, Personal

A. **Purpose.** To implement the 2040 General Plan goals and policies through regulations that: contribute to create visual interest, crime prevention through environmental design, support the revitalization of Old Redwood Highway Community Places and protect Scenic Corridors, support sustainable land use patterns including ones that reduce greenhouse gas emissions, ensure a balanced supply of available land for all industrial business sectors, attract and retain diversified employment, increase local shopping, support Wine and Craft Beverage Tourism, and protect strategic business sites.

B. **Applicability.** This Section applies to:

1. All lawfully developed and established personal storage facilities in existence prior to June 5, 2026.
2. All personal storage facilities not yet developed and/or operating but subject to an approved and unexpired planning entitlement application that was submitted before June 5, 2026.

C. **Modifications to Personal Storage Facilities.** On-site expansion is allowed and shall be limited to the parcel of the existing facility as of June 5, 2026.

1. On-site expansion shall be reviewed through Site Plan and Design Review by the Planning Commission.
2. The standards for Loss of Nonconforming Status (Section 17.70.040) apply.
3. On-site expansion is defined as the enlargement, extension, or increase in intensity of an existing, approved facility within the legally defined property boundaries of the current site as of June 5, 2026. No expansion onto adjacent or non-contiguous parcels is allowed.

D. **General Requirements**. The following general requirements apply to modifications and on-site expansions.

1. **Setbacks**. The minimum setback from the front property line shall be 10 feet, except that for sites located within 300 feet of a residential zone, any enclosed structure, fencing, storage or parking area shall be set back a minimum of 20 feet. Variation of the setback to avoid the appearance of a continuous wall along the street frontage is required. Side and rear yard setbacks shall be as required for the zone.
2. **Landscaping**. In addition to Chapter 17.28 (Landscaping), all required setback areas shall be landscaped. Landscaping shall consist of a variety of evergreen and deciduous trees, high-profile shrubs, suitable ground cover and native grasses.
3. **Screening**. Fencing shall be provided around the sides and rear of the project. Such fencing shall be solid wood or masonry and shall be constructed to prevent the passage of debris or light and shall not be less than six feet as measured on the side with the highest ground elevation.
4. **Structure Design**. The project shall be designed to ensure compatibility with existing or anticipated development in the vicinity and the overall community. This can be accomplished by avoiding the appearance of a walled enclave along the street frontage, by providing architectural relief in the form of roofline variation, change in exterior building materials, building articulation,

and the use of window treatments. Blank walls shall be avoided. The design of the project shall be oriented to the street and promote an inviting, walkable street environment.

5. **Structure(s) Height**. Structures included in the facility shall comply with the following height requirements:
    a. Structures shall be a minimum of two stories in height and comply with the height of the zoning district.
    b. Structures within 300 feet of a residential zone shall be limited to a maximum height of one story and a height of twenty feet along the outside perimeter adjacent to the residence zone and shall be designed to protect adjacent residences from noise, nighttime glare, and visual activity.
6. **Mixed Uses**. Mixed-uses, including and/or office uses shall be located along the street frontage with driveway access to the storage facility located behind the mixed-use to promote the Town design goals of defensible space along the street frontage and to minimize the visibility of parking areas.