

ORDINANCE NO. 1269

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING THE UKIAH 2040 GENERAL PLAN LAND USE MAP AND DIVISION 9, CHAPTER 2, ARTICLE 18 OF THE UKIAH CITY CODE TO IMPLEMENT DOWNTOWN ZONING CODE (DZC) BOUNDARY MODIFICATIONS, REZONE SPECIFIC PARCELS CONSISTENT WITH THE UKIAH 2040 GENERAL PLAN, AND ADDING ARTICLE 11.6 ESTABLISHING AND REGULATING THE RECREATION (REC) ZONING DISTRICT.

The City Council of the City of Ukiah hereby ordains as follows:

SECTION ONE. FINDINGS

1. The City Council of the City of Ukiah finds that the General Plan Amendment, Downtown Zoning Code (DZC) boundary modifications, comprehensive rezoning of specific parcels, and the establishment of the Recreation (REC) Zoning District (collectively, "the Project") implement and are consistent with the Ukiah 2040 General Plan, including but not limited to the following goals and policies:
 - Land Use Goal LU-3, Policy LU-2.1, and Goal LU-4: The Project advances these goals by aligning zoning designations with existing land uses, restoring commercial zoning designations (C-1) along the East Perkins Street corridor, and refining the Downtown Zoning Code (DZC) boundary to focus form-based standards on the historic Downtown Core where those standards are most appropriate and effective.
 - Goal ENV-1 and Recreational Land Use Designation: The REC Zoning District implements the Recreational (REC) land use designation and establishes a regulatory framework to identify and protect lands with generally unrestricted access for public parks, quasi-public recreation facilities, trails, and private parks or recreation facilities.
 - Public Facilities Goal PFS-12 (Policies PFS-12.1 and 12.7): The REC Zoning District provides a regulatory mechanism to implement a connected park system and the Great Redwood Trail by identifying and managing lands along the railroad tracks, including the trail alignment and the Ukiah Rail Depot, for trail corridors and active recreation.
 - Economic Development Goal ED-5 (Policies ED-2.1, ED-5.1, and ED-5.3): The Project promotes the local economy and diversifies tourist attractions by applying the Public Facilities (PF) zoning designation to the Mendocino County Superior Courthouse site to accommodate the new civic facility, its associated public parking, and pedestrian connections to the downtown core, maintaining existing outdoor recreation opportunities, and supporting the expansion of the regional trail network.
2. The City Council finds that the proposed zoning designations are consistent with the corresponding General Plan land use designations as follows: parcels designated Community Commercial (CC) are rezoned to Community Commercial (C-1); parcels designated Downtown Core (DC) retain or are incorporated into the Downtown Zoning Code (DZC) districts; parcels designated Public (P) are rezoned to Public Facilities (PF); parcels designated Recreational (REC) are rezoned to the Recreation (REC) Zoning District created by this Ordinance; and select parcels are rezoned to Heavy Commercial (C-2) consistent with their existing development patterns and applicable General Plan land use designations.

Adoption of the Project establishes consistency between General Plan designations and zoning classifications throughout the Project Area.

3. The City Council finds that the Project is consistent with the Mendocino County Airport Land Use Compatibility Plan (UKIALUCP). The reclassification of parcels to PF and REC reflects low-intensity public and recreational uses and restricts residential development, thereby complying with UKIALUCP density and safety criteria for Airport Influence Zones 4 and 6, fulfilling General Plan Policy LU-10.6. Furthermore, the majority of parcels affected by the DZC boundary modifications will see a reduction in maximum allowed residential density or maintain intensities that do not exceed applicable UKIALUCP thresholds.
4. The City Council finds that the Project promotes the public health, safety, and welfare by protecting recreational areas, supporting public and trail-oriented amenities, aligning the City's zoning regulations with existing development patterns and General Plan designations, clarifying development standards for property owners and applicants, facilitating context-appropriate infill development, and supporting planned public investments.
5. The City Council finds that the Project has been reviewed in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. The Project qualifies for streamlined environmental review pursuant to CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3 because it is consistent with the development density, land use designations, and policy framework established by the Ukiah 2040 General Plan, for which the City previously certified an Environmental Impact Report (State Clearinghouse No. 2022050556). No project-specific significant effects peculiar to the Project or its location have been identified that were not previously analyzed in the certified EIR.

SECTION TWO.

A new Article 11.6, entitled "REGULATIONS IN RECREATION (REC) DISTRICT" is hereby added to Division 9, Chapter 2 of the Ukiah City Code and shall read as follows:

§ 9149.1 PURPOSE AND INTENT

The purpose of the Recreation (REC) Zoning District is to provide, protect, and manage lands for public and private recreational facilities. This designation is intended to identify lands with generally unrestricted access for active and passive recreation, including parks, trails, sports fields, and associated amenities. The REC District is consistent with the Recreational (REC) Land Use Designation in the Ukiah 2040 General Plan.

§ 9149.2 DEFINITIONS

For purposes of this Article, the words and phrases set out herein shall have the following meanings within the Recreation Zoning District:

ACTIVE SPORTS FACILITIES: Structured open spaces or facilities designed for organized athletic or recreational activities, including sports fields, courts, BMX tracks, swimming facilities, and similar uses.

BOARDWALKS AND ELEVATED WALKWAYS: Structures designed to provide pedestrian or bicycle access over environmentally sensitive areas while minimizing disturbance to natural features and hydrology.

CULTURAL, HISTORICAL, OR ARCHAEOLOGICAL INTERPRETIVE FACILITIES: Facilities, exhibits, signage, or installations intended to interpret or communicate the cultural, historical, or archaeological significance of a site or feature.

TRAILHEAD: A designated public access point to a trail system that may include parking, signage, restrooms, bicycle facilities, equestrian facilities, or similar amenities supporting trail use.

TRAIL, MULTI-USE: A public or private trail intended to accommodate multiple nonmotorized recreational users, including pedestrians, bicyclists, and equestrians where appropriate.

§ 9149.3 ALLOWED USES

The following uses are allowed by right in the REC District:

- Boardwalks and elevated walkways
- Community gardens
- Interpretive signage and educational kiosks
- Passive recreation
- Public parks and playgrounds
- Trails (Bicycle/Shared-Use, Equestrian, Multi-Use, Public, and Nature/Footpaths)

§ 9149.4 PERMITTED USES

- Active sports facilities (e.g., baseball fields, soccer fields, BMX tracks, and public pools)
- Campground – Open-Space
- Commercial/private recreation (e.g., RV parks, golf courses, and country club facilities)
- Cultural, historical, or archaeological interpretive facilities
- Environmental education centers
- Park and recreation services
- Parking lot(s) serving trailheads or recreation areas
- Recreational/civic structures (e.g., indoor recreation centers, restrooms, concession stands, and the Ukiah Rail Depot structure)
- Special events or temporary uses consistent with the recreation purpose and intent set forth in Section 9149.4 above
- Trailheads

§ 9149.5 HEIGHT LIMITS

- A. Primary structures: Maximum height of 25 feet.
- B. Accessory structures: Maximum height of 15 feet or height of main building, whichever is less.
- C. Improvements:
 - 1. Non-obtrusive towers and equipment used exclusively for wildfire detection, emergency communications, or similar public safety purposes may exceed 25 feet. Any such increase above 25 feet would be subject to discretionary review, and must be the minimum increase necessary for operational effectiveness and designed to reduce visual and environmental impact.

2. Fences or walls: Maximum height of 7 feet, unless consistent with an approved conservation, fuel management, or habitat restoration plan, or approved by Use Permit.

§ 9149.6 SITE AREA

There is no minimum site area for uses in the REC District; however, development intensity must conform to the recreation purpose and intent set forth in Section 9149.4 above

§ 9149.7 SETBACKS

Yard setbacks apply to all new structures, additions, grading, and site improvements, including fences, walls, pavement, and other hardscape features, as set forth below.

- A. Environmental. A minimum 100-foot setback is required from the edge of sensitive environmental resources, including creeks and rivers (measured from the top of bank), wetlands (from the delineated wetland boundary), and mapped sensitive habitat areas.
- B. Visual. To minimize visual impacts, development within or near setback areas shall be sited and designed to maintain natural sightlines and reduce visual prominence through building placement, height and massing control, material selection, and landscape screening, with particular attention to ridgelines.
- C. Slope. For sloped terrain, additional setbacks from the top of slope and toe of slope are required to avoid excessive grading. Slope percentage shall be measured as average grade over a horizontal distance of at least 25 feet, based on existing (pre-project) topography.
 1. On slopes 15% to less than 30%, principal structures and foundations shall be set back a minimum of 10 feet from the top of ridge and 10 feet from the toe of slope.
 2. On slopes 30% or greater, new structures and grading to create building pads are prohibited unless the review authority finds that no practicable alternative exists and that a geotechnical report demonstrates stability without increasing erosion risk; where allowed, the minimum top- and toe-of-slope setbacks shall be 30 feet.
- D. Yard Setbacks: Any adjacent lot that shares a side or rear lot line with land zoned O-S shall provide a transition yard measured from that line as follows for the following uses:
 1. Single Family Residential: Rear 25 feet, side 12 feet;
 2. Multifamily: Rear 30 feet, side 15 feet;
 3. Non-Residential: Rear 35 feet, side 15 feet.
- E. Exception. As part of the applicable Use Permit process, the Zoning Administrator or the Planning Commission may allow encroachments into required setbacks when no practicable alternative exists and the proposed design minimizes both physical and visual disturbance. Findings shall be supported by site- specific analysis, including (as applicable) a geotechnical report, erosion and sediment control plan, and visual analysis.

§ 9149.8 PARKING

- A. For all trailheads and recreation areas the parking requirements shall be one space per ten (10) average daily visitors. The required number of parking spaces may be adjusted by the

Community Development Director through a Determination of Appropriate Use, based on anticipated patterns of use, including but not limited to similar regional facilities; bicycle or pedestrian access requirements; equestrian facilities; educational or group programming; seasonal or event-based usage; proximity to public transit or urbanized areas.

- B. Parking surfaces shall be permeable and screened with vegetation, where feasible.
- C. No overnight public parking is allowed unless allowed by an issued Special Event or Use Permit.
- D. Other Uses: All other uses are subject to the provisions contained in Article 17 of this Chapter.

§ 9149.9 ADDITIONAL REQUIREMENTS

- A. Resource Protection: Grading or vegetation removal shall only be permitted with approval from the Community Development Director or Public Works Director on an emergency basis when not part of an approved conservation, fuel management or habitat restoration plan.
- B. Lighting: Artificial lighting in the Recreation District shall be minimized to the extent feasible and designed to reduce glare, skyglow, and light trespass onto adjacent properties, public rights-of-way, and sensitive environmental areas. Light fixtures shall utilize shielding and downward directionality. Lighting should generally be consistent with the International Dark-Sky Association's (IDA) guidelines for outdoor lighting to minimize light pollution. Exceptions for the illumination of active outdoor sports facilities, trails, or public safety functions are allowed, provided the lighting is designed to minimize off-site light spillover and glare.
- C. Fencing: For Allowed uses, the use of fencing in the Recreation Zoning District is generally discouraged. Any fencing installed must be wildlife-friendly or implemented to maintain public safety. Fences are prohibited if they would impede wildlife movement within a designated wildlife or habitat corridor, as determined by the City based on substantial evidence.
- D. Parking Lot & Recreation Area Landscaping: Landscape plantings in the Recreation District must be native and drought-tolerant species. Parking and recreation surfacing shall be permeable except where infeasible for compliance with the Americans with Disabilities Act or to provide emergency access.
- E. Requirements for Special Events: Events in the Recreation District must be consistent with the purpose of the zoning district set forth in this Article and shall not significantly degrade natural resources or impair public enjoyment of the area. All events require prior approval through a Use Permit.

§ 9149.10 DETERMINATION OF APPROPRIATE USE

Whenever a use is not listed in this Article as a use allowed by right or a use subject to a Use Permit in the REC Zoning District, the Community Development Director shall determine whether the use is appropriate for the Zoning District, either as of right or subject to a Use Permit. In making this determination, the Community Development Director shall find as follows:

- A. That the use would not be incompatible with other existing or allowed uses in the REC Zoning District.

- B. That the use would not be detrimental to the continuing preservation of resources or access to the area in which the use would be located.
- C. That the use involves a similar scale and impact to uses that are designated allowed uses in this Article.
- D. That the use is consistent with the purpose and intent of the Recreation Zoning District, including the protection of natural resources, scenic values, and the long-term preservation of open space for public or ecological benefit.
- E. In the case of determining that a use not listed in this Article as an allowed or permitted use could be established with the securing of a Use Permit, the Community Development Director shall find that the proposed use is similar in nature and intensity to the uses listed as permitted uses. All determinations of the Community Development Director regarding whether a use can be allowed or permitted in the Recreation Zoning District shall be final unless a written appeal to the City Council, stating the reasons for the appeal, and the appeal fee, if any, established from time to time by City Council resolution, is filed with the City Clerk within ten (10) days of the date the decision was made. Appeals may be filed by an applicant or any interested party. The City Council shall conduct a duly noticed public hearing on the appeal in accordance with the applicable procedures as set forth in this Chapter. At the close of the public hearing, the City Council may affirm, reverse, revise or modify the appealed decision of the Community Development Director. All City Council decisions on appeals of the Director's actions are final for the City.

SECTION THREE.

Article 18 of Division 9, Chapter 2 of the Ukiah City Code, entitled "DOWNTOWN ZONING CODE" is hereby amended to read as follows (unchanged text is omitted and is shown by " * * "):

* * *

§ 9222.1 APPLICABILITY

The regulations in section 9222 of this code, including the Zoning Map, apply to all proposed development within the boundaries of this code shown on the Zoning Map. No grading or building permit shall be issued and no discretionary entitlement shall be approved unless the proposed construction and land uses comply with this article.

* * *

- B. Special Designations: The Zoning Map (Figure 1), Circulation Map (Figure 8), and Special Designations Map (Figure 9) establish the following designations. The symbol for each designation is identified on the specific map.
 - 1. Civic Space: Civic spaces are outdoor areas dedicated for public use. Civic spaces are defined by the relationship among certain physical elements, such as their intended use, size, landscaping, and buildings along the frontage line. Several types of civic spaces are described in Table 2: Civic Spaces, and shown in Figure 1 (Zoning Map). This code includes both existing civic spaces and the potential for the creation of new civic spaces as described below:

b. Preferred (CP): [RESERVED]

§ 9229.1 [RESERVED]

§ 9229.6 USE OF ALTERNATE TREE SPECIES

Tables 22 and 25 provide alternative tree species for planting as street trees and parking lot trees. Use of a species from these tables requires written approval from the decision making body for the project (e.g., Planning Director, Zoning Administrator, Planning Commission) as determined by section 9231 of this code, Administration and Procedures. Trees from the Alternate Tree Table may be considered for planting when locational constraints or other project-specific issues make a tree from the Required Tree Table unsuitable for planting. The species included in Tables 21 and 24 were selected based on their ability to tolerate various site constraints, such as limited overhead or root space.

Table 20: Landmark Trees on Private Property (1)

COMMON NAME SCIENTIFIC NAME	LOCATION	NUMBER OF TREES	MODIFICATION TO STANDARD (2)
Dawn Redwood <i>Metasequoia glyptostroboides</i>	North School Street at West Standley	2	Major Exception
Cork Oak <i>Quercus suber</i>	107 Oak Street at the Saturday Afternoon Club	1	Major Exception
Coast Redwood <i>Sequoia sempervirens</i>	107 Oak Street at the Saturday Afternoon Club	2	Major Exception
Coast Redwood <i>Sequoia sempervirens</i>	108 Oak Street	1	Major Exception
Coast Redwood <i>Sequoia sempervirens</i>	265 Clay Street	2	Major Exception
		1	
Valley Oak <i>Quercus lobata</i>	320 Main Street	1	Major Exception
Valley Oak <i>Quercus lobata</i>	324 Main Street	2	Major Exception

Table 20: Landmark Trees on Private Property (1)

COMMON NAME SCIENTIFIC NAME	LOCATION	NUMBER OF TREES	MODIFICATION TO STANDARD (2)
Coast Redwood <i>Sequoia sempervirens</i>	216 West Henry Street at Foundation for Medical Care	6	Major Exception
Coast Redwood <i>Sequoia sempervirens</i>	400 Block North School Street – east side in parking lot	1	Major Exception
Canyon Live Oak <i>Quercus chrysolepis</i>	400 Block North School Street – east side in parking lot	1	Major Exception
Valley Oak <i>Quercus lobata</i>	400 Block North School Street – east side in parking lot	2	Major Exception
Interior Live Oak <i>Quercus wislizenii</i>	400 Block North School Street – east side in parking lot	2	Major Exception
Oak <i>Quercus</i>	North State Street in front of the courthouse	1	Major Exception
Southern Magnolia <i>Magnolia grandiflora</i>	North State Street in front of the courthouse	2	Major Exception
Tulip Magnolia <i>Magnolia soulangiana</i>	North State Street southeast corner in front of the courthouse	2	Major Exception
Dawn Redwood <i>Metasequoia glyptostroboides</i>	Corner of Standley and School Streets in front of the courthouse	2	Major Exception
1. See also Table 19: Protected Trees.			
2. See section 9231 of this code, Administration and Procedures.			

§ 9229.7 REQUIRED STREET TREES

Table 21: Required Street Trees for Primary Streets, identifies the tree species that are required to be planted on specific primary streets. Considerations for selection of the species to be planted include site constraints, such as root confinement, overhead wires, canopies, and other street trees in the area. The intent is to create a unifying theme consistent with the street tree design principles included in section 9229.5 of this code by limiting the number of tree species, thereby creating a distinct identity for each primary street included in Table 21. As noted in Table 21, for most streets there is one tree identified to be used at intersections and opportunities to select from several species for planting within the block.

Table 21: Required Street Trees for Primary Streets

Common Name <i>Scientific Name</i>	Average Height (feet)	Average Spread (feet)	Evergreen or Deciduous	Drought Tolerant	Native (Yes/No)	Canopy Type	Suitable For			Location Requirements / Characteristics	Modification to Standard
							Roots and Confined Spaces	Overhead Wires	Canopy and Confined Spaces		
Main Street											
Chinese Pistache <i>Pistacia Chinesis</i>	40 ft.	40 ft.	Deciduous	Yes	No	Round	Moderate	No	No	Supplement existing only at intersection of Perkins Street and State Street	Minor Exception (1)(2)
Holly Oak <i>Quercus ilex</i>	35 ft.	35 ft.	Evergreen	Yes	No	Round	Moderate	Yes	Moderate	Use at all intersections	Minor Exception (1)(2)
Red Oak <i>Quercus rubra</i>	70 ft.	50 ft.	Deciduous	Yes	No	Spreading	No	No	No	Slow growth, attractive shade tree	Minor Exception (1)(2)
Valley Oak <i>Quercus lobata</i>	70 ft.	50 ft.	Deciduous	Moderate with deep soil	Yes	Round	No	No	No	At library parking lot and pocket park	Minor Exception (1)(2)
Perkins Street Entry Gateway – From Main Street to School Street											
Black Oak <i>Quercus kelloggii</i>	50 ft.	40 ft.	Deciduous	Yes	Yes	Round	Moderate	No	No	Predominant street tree for Perkins Street. Native oak species	Minor Exception (1)(2)

Table 21: Required Street Trees for Primary Streets

Common Name Scientific Name	Average Height (feet)	Average Spread (feet)	Evergreen or Deciduous	Drought Tolerant	Native (Yes/No)	Canopy Type	Suitable For			Location Requirements / Characteristics	Modification to Standard
							Roots and Confined Spaces	Overhead Wires	Canopy and Confined Spaces		
Holly Oak <i>Quercus ilex</i>	35 ft.	35 ft.	Evergreen	Yes	No	Round	Moderate	Yes	Moderate	Moderate growth rate, to complement existing	Minor Exception (1)(2)
Dwarf Southern Magnolia <i>Magnolia grandiflora</i> 'Little Gem'	25 ft.	15 ft.	Evergreen	Moderate	No	Fastigiate	Yes	Yes	Yes	At intersection of Perkins Street and State Street	Minor Exception (1)(2)
School Street											
Chinese Pistache <i>Pistacia Chinesis</i>	40 ft.	40 ft.	Deciduous	Yes	No	Round	Moderate	No	No	The only species to be used on School Street	Minor Exception (1)(2)
State Street											
Interior Live Oak <i>Quercus wislizenii</i>	35 ft.	40 ft.	Evergreen	Yes	Yes	Round	Yes	No	No	Use at intersections when adequate space at bulb outs	Minor Exception (1)(2)
London Sycamore	60 ft.	40 ft.	Deciduous	Yes	No	Broadly Pyramidal	Moderate	No	No	Predominant street tree for State Street.	Minor Exception (1)(2)

Table 21: Required Street Trees for Primary Streets

Common Name Scientific Name	Average Height (feet)	Average Spread (feet)	Evergreen or Deciduous	Drought Tolerant	Native (Yes/No)	Canopy Type	Suitable For			Location Requirements / Characteristics	Modification to Standard
							Roots and Confined Spaces	Overhead Wires	Canopy and Confined Spaces		
<i>Plantanus acerfolia</i> 'Bloodgood'										Well suited to local conditions	
1. Zoning Administrator approval of a minor exception is required to use a tree species from Table 22: Alternate Street Trees for Primary Streets. 2. Planning Commission approval of a major exception is required to use a tree species that is not from Table 22: Alternate Street Trees for Primary Streets.											

§ 9229.8 ALTERNATE STREET TREES FOR PRIMARY STREETS

Table 22 identifies the tree species that may be used as a substitute for the species required by Table 21. For most streets included in Table 22 there is one tree identified to be used at intersections and opportunities to select from several species for planting within the block. Use of a tree from Table 22 requires Zoning Administrator approval of a minor exception. In order to plant a tree species that is not included in Table 21 or Table 22, Planning Commission approval of a major exception is required.

Table 22: Alternate Street Trees for Primary Streets

Common Name <i>Scientific Name</i>	Average Height (feet)	Average Spread (feet)	Evergreen or Deciduous	Drought Tolerant	Native (Yes/No)	Canopy Type	Suitable For			Locational Requirements/Characteristics	Modification to Standard
							Roots and Confined Spaces	Overhead Wires	Canopy and Confined Spaces		

Table 22: Alternate Street Trees for Primary Streets

Common Name <i>Scientific Name</i>	Average Height (feet)	Average Spread (feet)	Evergreen or Deciduous	Drought Tolerant	Native (Yes/No)	Canopy Type	Suitable For			Locational Requirements/Characteristics	Modification to Standard
							Roots and Confined Spaces	Overhead Wires	Canopy and Confined Spaces		
Main Street											
Fastigate English Oak <i>Quercus robur</i> 'Fastigiata'	45 ft.	15 ft.	Deciduous	Moderate	No	Fastigate	Yes	No	Yes	Fast upright growth for limited canopy locations	Major Exception
European Hornbeam <i>Carpinus betulus</i> 'Fastigiata'	50 ft.	30 ft.	Deciduous	Moderate	No	Oval	Yes	No	Yes	Fast growth. Needs water when young	Major Exception
Fruitless Olive <i>Olea europea</i> 'Swan Hill'	25 ft.	20 ft.	Evergreen	Yes	No	Round	Yes	Yes	Yes	Use at intersections	Major Exception
Perkins Street Entry Gateway – From Main Street to School Street											
London Plane <i>Platanus acerfolia</i> 'Bloodgood'	60 ft.	40 ft.	Deciduous	Yes	No	Broadly pyramidal	Moderate	No	No	Well suited to urban site conditions, better choice for water retentive soils	Major Exception

Table 22: Alternate Street Trees for Primary Streets

Common Name <i>Scientific Name</i>	Average Height (feet)	Average Spread (feet)	Evergreen or Deciduous	Drought Tolerant	Native (Yes/No)	Canopy Type	Suitable For			Locational Requirements/Characteristics	Modification to Standard
							Roots and Confined Spaces	Overhead Wires	Canopy and Confined Spaces		
Redbud <i>Cercis reniformis</i> 'Oklahoma'	20 ft.	20 ft.	Deciduous	Yes	No	Vase	Yes	Yes	Yes	Suitable under utility lines, spring blooms	Major Exception
Washington Hawthorne <i>Crataegus phaenopyrum</i>	25 ft.	20 ft.	Deciduous	Moderate	No	Vase	Yes	Yes	Yes	Suitable under utility lines, spring blooms/fall color	Major Exception
State Street											
Flowering Pear <i>Pyrus calleryana</i> 'Aristocrat'	40 ft.	30 ft.	Deciduous	Moderate	No	Pyramidal	Yes	No	Yes	Alternate to <i>Platanus</i> in restrictive locations	Major Exception
Grecian Laurel <i>Laurus nobilis</i>	30 ft.	25 ft.	Evergreen	Yes	No	Pyramidal	Yes	Yes	Yes	Use at intersections for limited canopy locations	Major Exception
School Street – There Are No Alternate Street Trees for School Street											

§ 9229.9 REQUIRED STREET TREES FOR NONPRIMARY STREETS

Table 23 identifies the required tree species for all streets not included in Table 21. There are no alternate trees for nonprimary streets due to the wide variety of species included in Table 23. Requests to use a species not included in Table 23 require Planning Commission approval of a major exception. The exception application shall include the items required by subsections 9229.8A1 through 9229.8A4 of this code and Table 29.

Table 23: Required Street Trees for Nonprimary Streets

Common Name Scientific Name	Average Height (feet)	Average Spread (feet)	Evergreen or Deciduous	Drought Tolerant	Native (Yes/No)	Canopy Type	Suitable For			Locational Requirements / Characteristics	Modification to Standard
							Roots and Confined Spaces	Overhead Wires	Canopy and Confined Spaces		
Chinese Pistache <i>Pistacia Chinesis</i>	40 ft.	40 ft.	Deciduous	Yes	No	Round	Moderate	No	No	Supplement existing only at intersection of Perkins Street and State Street	Major Exception
Dwarf Southern Magnolia <i>Magnolia grandiflora</i> 'Little Gem'	25 ft.	15 ft.	Evergreen	Moderate	No	Fastigiate	Yes	Yes	Yes	At intersection of Perkins Street and State Street	Major Exception
European Hornbeam <i>Carpinus betulus</i> 'Fastigiata'	50 ft.	30 ft.	Deciduous	Moderate	No	Oval	Yes	No	Yes	Fast growth, needs water when young	Major Exception
Flowering Pear	40 ft.	30 ft.	Deciduous	Moderate	No	Pyramidal	Yes	No	Yes	Alternate to <i>Plantanus</i> in	Major Exception

Table 23: Required Street Trees for Nonprimary Streets

Common Name Scientific Name	Average Height (feet)	Average Spread (feet)	Evergreen or Deciduous	Drought Tolerant	Native (Yes/No)	Canopy Type	Suitable For			Locational Requirements / Characteristics	Modification to Standard
							Roots and Confined Spaces	Overhead Wires	Canopy and Confined Spaces		
<i>Pyrus calleryana</i> 'Aristocrat'										restrictive locations	
Fruitless Olive <i>Olea europea</i> 'Swan Hill'	25 ft.	20 ft.	Evergreen	Yes	No	Round	Yes	Yes	Yes	Use at intersections	Major Exception
Grecian Laurel <i>Laurus nobilis</i>	30 ft.	25 ft.	Evergreen	Yes	No	Pyramidal	Yes	Yes	Yes	Use at intersections or limited canopy locations	Major Exception
London Plane <i>Platanus acerfolia</i> 'Bloodgood'	60 ft.	40 ft.	Deciduous	Yes	No	Broadly pyramidal	Moderate	No	No	Well suited to urban site conditions, better choice for water retentive soils	Major Exception
Oak, Black <i>Quercus kelloggii</i>	50 ft.	40 ft.	Deciduous	Yes	Yes	Round	Moderate	No	No	Predominant street tree for Perkins Street. Native oak species	Major Exception

Table 23: Required Street Trees for Nonprimary Streets

Common Name Scientific Name	Average Height (feet)	Average Spread (feet)	Evergreen or Deciduous	Drought Tolerant	Native (Yes/No)	Canopy Type	Suitable For			Locational Requirements / Characteristics	Modification to Standard
							Roots and Confined Spaces	Overhead Wires	Canopy and Confined Spaces		
Oak, English Fastigate <i>Quercus robur</i> 'Fastigiata'	45 ft.	15 ft.	Deciduous	Moderate	No	Fastigate	Yes	No	Yes	Fast upright growth for limited canopy locations	Major Exception
Oak, Holly <i>Quercus ilex</i>	35 ft.	35 ft.	Evergreen	Yes	No	Round	Moderate	Yes	Moderate	Use at all intersections	Major Exception
Oak, Interior Live <i>Quercus wislizenii</i>	35 ft.	40 ft.	Evergreen	Yes	Yes	Round	Yes	No	No	Use at intersections when adequate space at bulb outs	Major Exception
Oak, Red <i>Quercus rubra</i>	70 ft.	50 ft.	Deciduous	Yes	No	Spreading	No	No	No	Slow growth, attractive shade tree	Major Exception
Oak, Valley <i>Quercus lobata</i>	70 ft.	50 ft.	Deciduous	Moderate with deep soil	Yes	Round	No	No	No	At library parking lot and pocket park	Major Exception
Redbud <i>Cercis reniformis</i> 'Oklahoma'	20 ft.	20 ft.	Deciduous	Yes	No	Vase	Yes	Yes	Yes	Suitable under utility lines, spring blooms	Major Exception

Table 23: Required Street Trees for Nonprimary Streets

Common Name Scientific Name	Average Height (feet)	Average Spread (feet)	Evergreen or Deciduous	Drought Tolerant	Native (Yes/No)	Canopy Type	Suitable For			Locational Requirements / Characteristics	Modification to Standard
							Roots and Confined Spaces	Overhead Wires	Canopy and Confined Spaces		
Washington Hawthorne <i>Crataegus phaenopyrum</i>	25 ft.	20 ft.	Deciduous	Moderate	No	Vase	Yes	Yes	Yes	Suitable under utility lines, spring blooms/fall color	Major Exception

§ 9230.4 PRIMARY STREETS

All existing streets within the boundaries of this code are considered primary streets except Oak Street from Clay Street to Henry Street. Primary streets shall be held to the highest standards of this code in support of pedestrian activities.

§ 9230.5 STREETS

C. Street Extensions: The purpose of the street extensions is to extend throughout the boundaries of this code the grid pattern of smaller walkable blocks that currently exists in the downtown, comply with block perimeter standards included in Table 4: Site Development Standards, comply with the circulation and other requirements of this code, and to implement the purpose of this code included in section 9220 of this code.

1. Required Street Extensions: This code includes the required extensions of existing streets identified below. Compliance with block perimeter and other requirements of this code will be determined through the development review process.

a. [RESERVED]

2. Recommended Street Extension: This code includes the following recommended extensions of existing streets:

a. Church Street: Church Street extended from Main Street terminating at the railroad right-of-way. This street extension is recommended if the parcels across which Church Street would be extended are assembled and redeveloped. In order to comply with the minimum block perimeter standards, some form of circulation improvement may be required as part of a development proposal. Compliance with the block perimeter requirement shall be determined as part of the project review process.

b. Stephenson Street: Stephenson Street extended from Main Street terminating at the railroad right-of-way. This street extension is recommended if the parcels across which Stephenson Street would be extended are assembled and redeveloped. In order to comply with the minimum block perimeter standards, some form of circulation improvement may be required as part of a development proposal. Compliance with the block perimeter requirement shall be determined as part of the project review process.

§ 9230.7 PEDESTRIAN/BIKE PATHS

Figure 8: Circulation Map, identifies the location of required and recommended pedestrian/bike paths.

A. Required Paths:

1. [RESERVED]

* * *

§ 9230.8 [RESERVED]

.

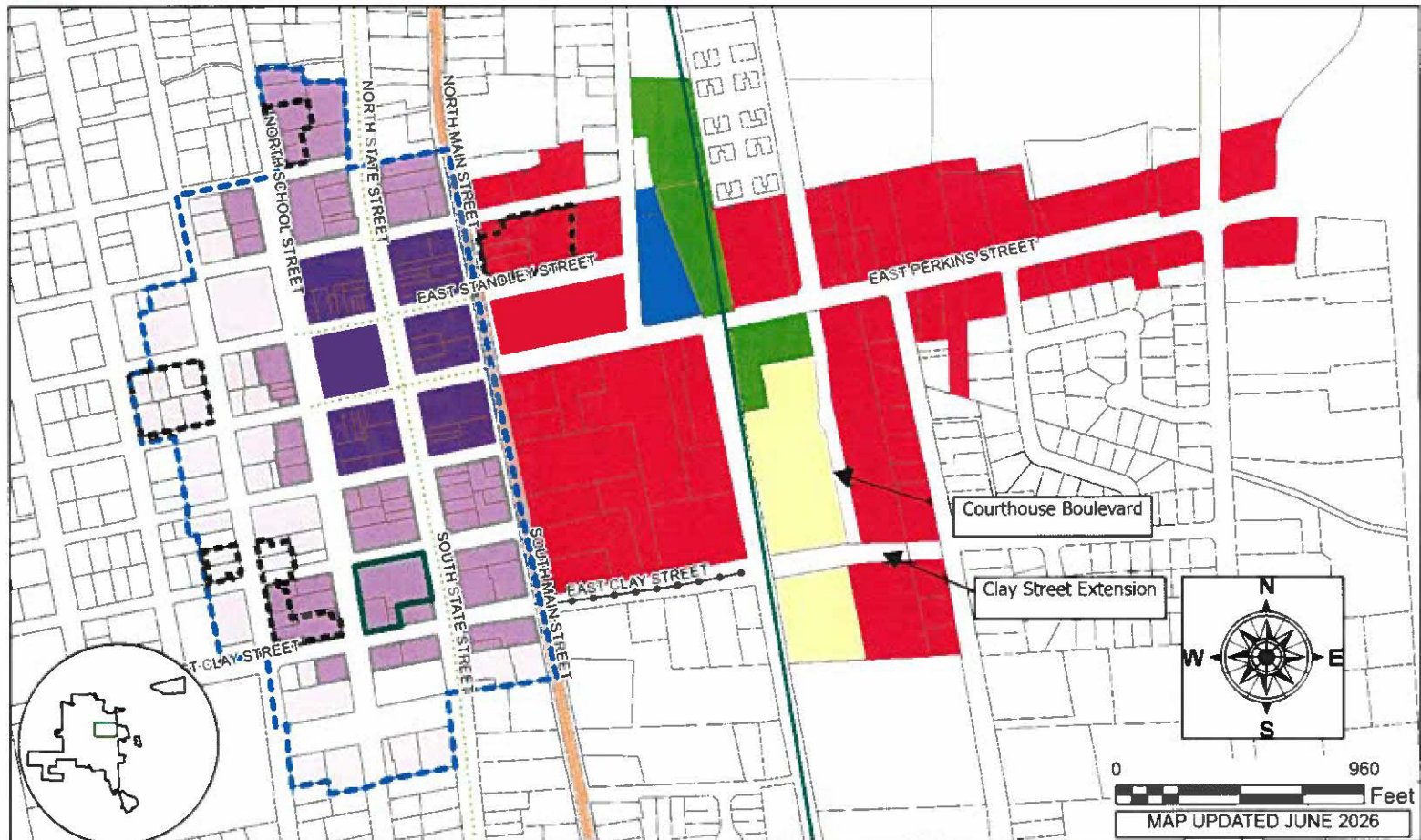
* * *

§ 9230.11 SPECIAL DESIGNATIONS

* * *

Figure 8: Circulation Map

Proposed Downtown Zoning Code Circulation Map

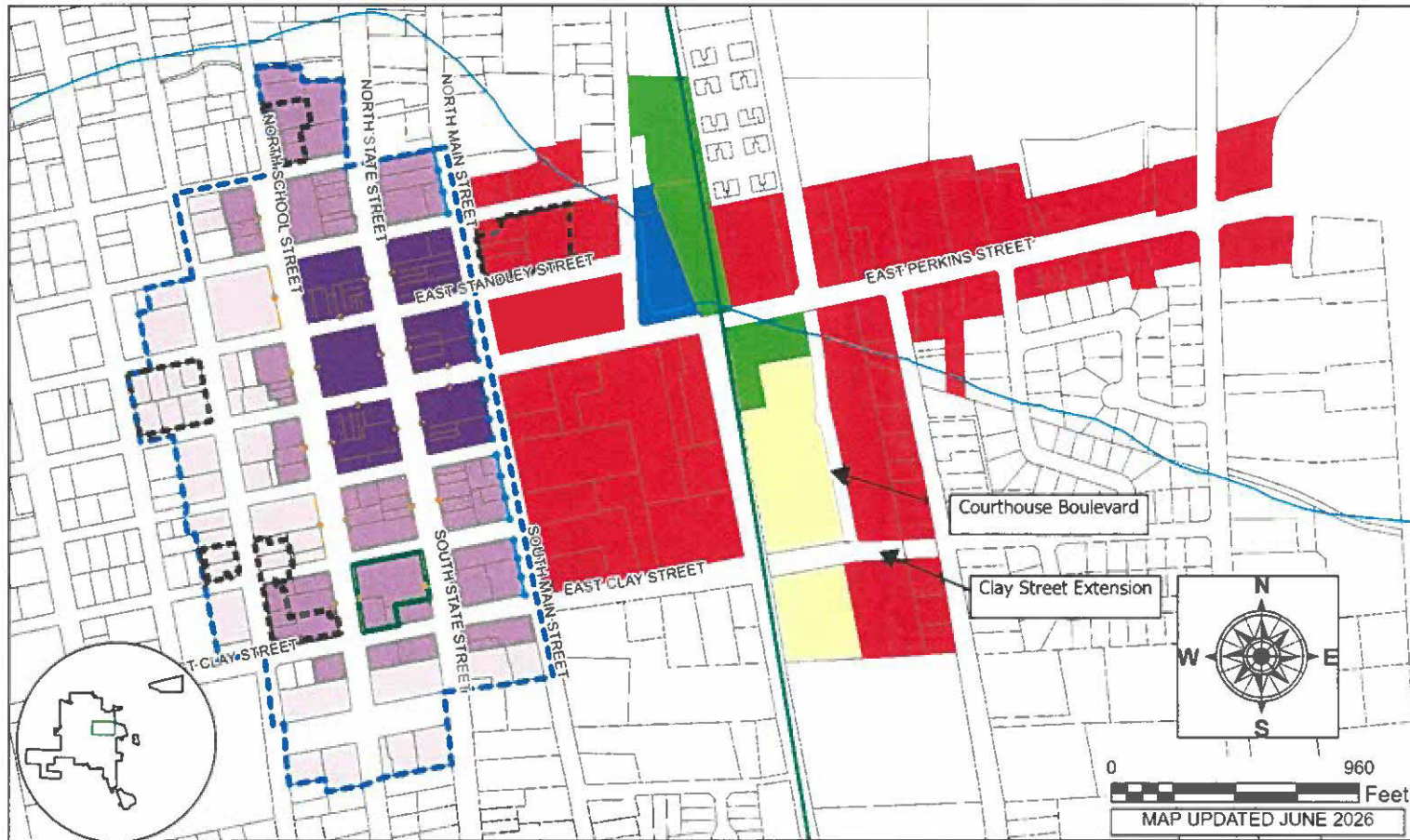


Roads	Parking Lot	Proposed DZC Zoning	GU - General Urban	Downtown Streetscape Improvement
Proposed DZC Boundary	Great Redwood Trail	C1 - Community Commercial	UC - Urban Center	Civic Existing
Bike Lane	Pedestrian and Bike Path	C2 - Heavy Commercial	PF - Public Facility	Clay Street Modification
Ukiah Assessor Parcels	Existing	DC - Downtown Core	REC/PF - Recreation/ Public Facility	

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Proposed Downtown Zoning Code Special Designation Map



- | | | | | | |
|------------------------|--|---------------------------|-------------------------------------|----------------|---------------------------------|
| Roads | Great Redwood Trail Pedestrian and Bike Path | Proposed DZC Boundary | GU - General Urban | Gibson Creek | Recommended Storefront Frontage |
| Ukiah Assessor Parcels | Existing | C1 - Community Commercial | UC - Urban Center | Civic Existing | Required Storefront Frontage |
| Parking Lot | | C2 - Heavy Commercial | PF - Public Facility | | |
| | | DC - Downtown Core | REC/PF - Recreation/Public Facility | | |

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Figure 9: Special Designations map

SECTION FOUR.

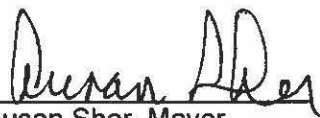
1. **Publication:** Within fifteen (15) days after its adoption, this Ordinance shall be published once in a newspaper of general circulation in the City of Ukiah. In lieu of publishing the full text of the Ordinance, the City may publish a summary of the Ordinance once 5 days prior to its adoption and again within fifteen (15) days after its adoption.
2. **Effective Date:** The ordinance shall become effective thirty (30) days after its adoption.
3. **Severability:** If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Ordinance, or its application to any other person or circumstance. The City Council of the City of Ukiah hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

Introduced by title only on July 1, 2026, by the following roll call vote:

AYES: Councilmembers Crane, Rodin, Orozco, and Mayor Sher.
NOES: None.
ABSENT: Councilmember Criss.
ABSTAIN: None.

Adopted on July 15, 2026, by the following roll call vote:

AYES: Councilmembers Crane, Rodin, Criss, Orozco, and Mayor Sher.
NOES: None.
ABSENT: None.
ABSTAIN: None.


Susan Sher, Mayor

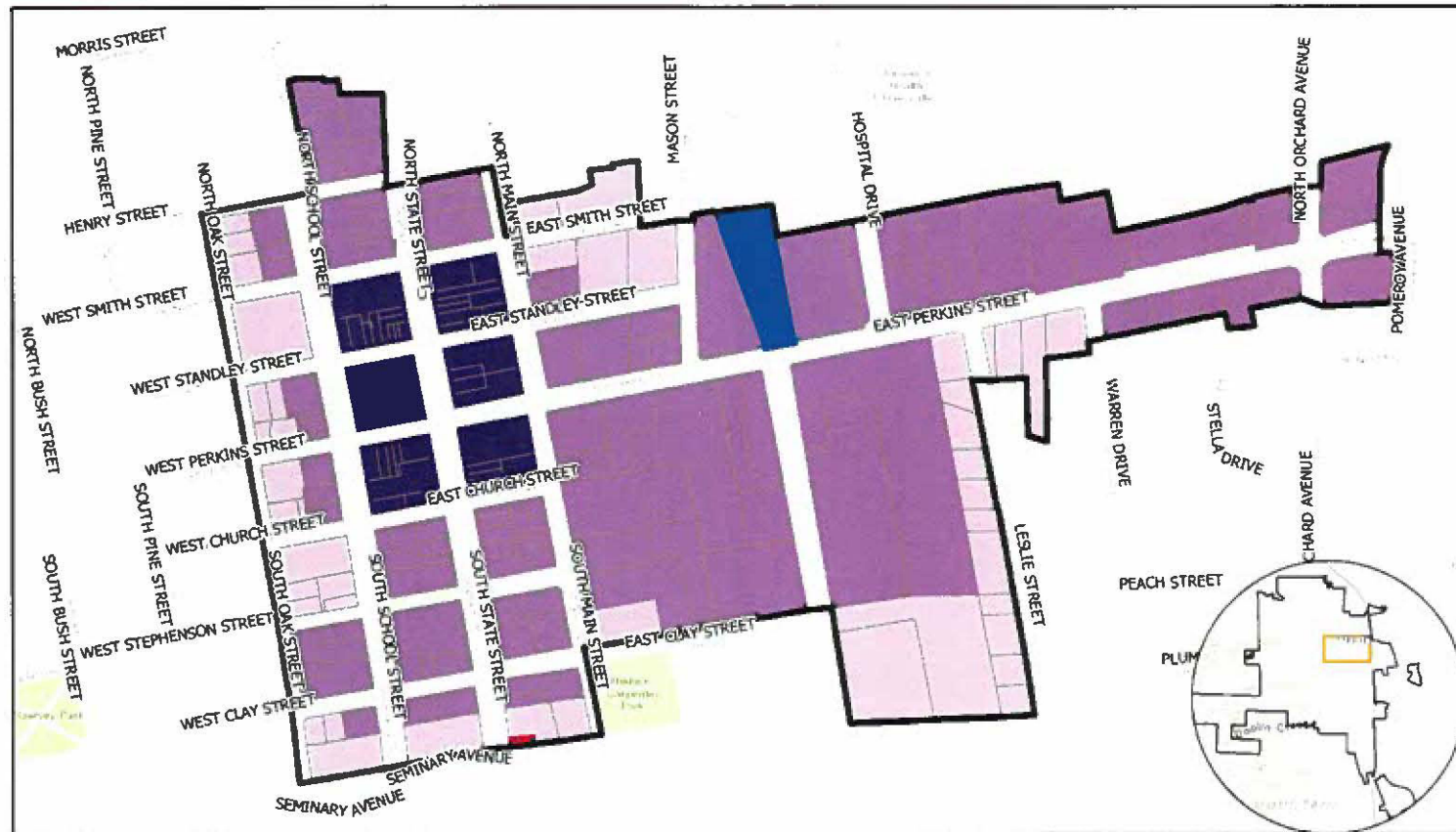
ATTEST:


Araceli Sandoval, Deputy City Clerk

Exhibit A: Project Area Maps (Current and Proposed Zoning, Alternative Boundary)
Exhibit B: Identified Parcel List

EXHIBIT A

Existing Downtown Zoning Code



Legend

- | | | |
|---|---|--|
|  Roads |  C1 - Community Commercial |  DC - Downtown Core |
|  Existing DZC Boundary |  C2 - Heavy Commercial |  GU - General Urban |
| | |  UC - Urban Center |

Bureau of Land Management, Ed. HERE, Garmin, USGS, NOAA, EPA, USDA, NPS, Bureau of Land Management, Ed. HERE, Garmin, INCREMENT P, USGS, EPA, USDA

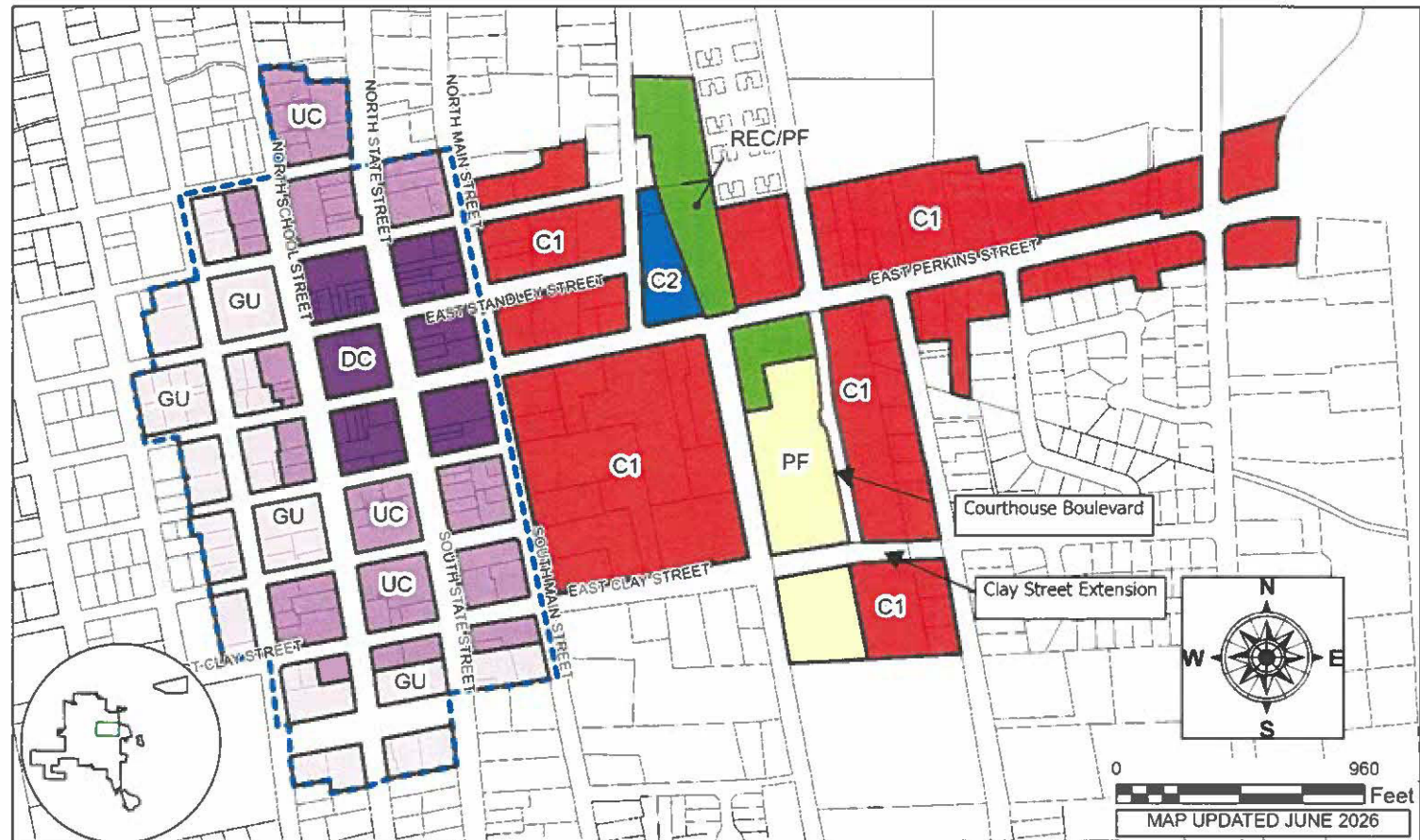
0 600 Feet



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Proposed Downtown Zoning Code Map



Proposed Zoning

C1 - Community Commercial

C2 - Heavy Commercial

DC - Downtown Core

GU - General Urban

UC - Urban Center

PF - Public Facility

REC/PF - Recreation/ Public Facility

Roads

Ukiah Assessor Parcels

Proposed DZC Boundary

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Proposed Downtown Zoning Code Map (Alternative Version)



Proposed Alternative
Zone Class

C1 - Community
Commercial

C2 - Heavy Commercial

DC - Downtown Core

GU - General Urban

UC - Urban Center

PF - Public Facility

REC/PF - Recreation/
Public Facility
Roads

Ukiah Assessor Parcels

Proposed DZC
Boundary Alternative
Version

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EXHIBIT B

PROJECT PARCEL LIST

Changes by Parcel

ZONE CHANGE: Urban Center (UC) to Community Commercial (C-1)

GENERAL PLAN CHANGE: Downtown Core (DC) to Community Commercial (CC)

APN	SITUS ADDRESS	Ac.	Existing Zoning	Proposed Zoning	Existing GP 2040	Proposed GP 2040	Airport Compatibility Zone
00220032	NONE	0.04	UC	C1	DC	CC	6
00220034	NONE	0.1	UC	C1	DC	CC	6
00219353	NONE	0.34	UC	C1	DC	CC	6
00224205	543 E PERKINS ST	0.14	UC	C1	DC	CC	6
00224204	529 E PERKINS ST	0.14	UC	C1	DC	CC	6
00220040	115 N ORCHARD AVE	0.81	UC	C1	DC	CC	6
00224202	505 E PERKINS ST	0.17	UC	C1	DC	CC	6
00220036	410 E PERKINS ST	0.7	UC	C1	DC	CC	6
00220035	402 E PERKINS ST	0.69	UC	C1	DC	CC	6
00224206	557 E PERKINS ST	0.14	UC	C1	DC	CC	6
00224207	571 E PERKINS ST	0.24	UC	C1	DC	CC	6
00224203	515 E PERKINS ST	0.14	UC	C1	DC	CC	6
00224701	605 E PERKINS ST	0.69	UC	C1	DC	CC	6
00220038	596 E PERKINS ST	0.45	UC	C1	DC	CC	6
00224217	585 E PERKINS ST	0.33	UC	C1	DC	CC	6
00219345	404 E PERKINS ST	1.03	UC	C1	DC	CC	6
00219315	400 E PERKINS ST	0.75	UC	C1	DC	CC	6
00219354	135 HOSPITAL DR	0.22	UC	C1	DC	CC	6
00219352	NONE	0.23	UC	C1	DC	CC	6
00219355	320 E PERKINS ST	0.27	UC	C1	DC	CC	6
00219314	326 E PERKINS ST	0.2	UC	C1	DC	CC	6
00219321	308 E PERKINS ST	1.26	UC	C1	DC	CC	6
00220043	534 E PERKINS ST	0.86	UC	C1	DC	CC	6
00220044	534 E PERKINS ST	0.08	UC	C1	CC	CC	6
00220044	534 E PERKINS ST	0.1	UC	C1	CC	CC	6
00223215	309 E PERKINS ST	2.15	UC	C1	DC	CC	6

ZONE CHANGE: Urban Center (UC) to Heavy Commercial (C-2)

GENERAL PLAN CHANGE: Downtown Core (DC) to Community Commercial (CC)

APN	SITUS ADDRESS	Acreage	Existing Zoning	Proposed Zoning	Existing GP 2040	Proposed GP 2040	Airport Compatibility Zone
00219312	185 MASON ST	0.12	UC	C2	DC	CC	6
00219317	169 MASON ST	0.98	UC	C2	DC	CC	6

ZONE CHANGE: General Urban (GU) to Community Commercial (C-1)

GENERAL PLAN CHANGE: Downtown Core (DC) to Community Commercial (CC)

APN	SITUS ADDRESS	Acreage	Existing Zoning	Proposed Zoning	Existing GP 2040	Proposed GP 2040	Airport Compatibility Zone
00224101	401 E PERKINS ST	0.09	GU	C1	DC	CC	6
00224107	495 E PERKINS ST	0.34	GU	C1	DC	CC	6
00224103	407 E PERKINS ST	0.49	GU	C1	DC	CC	6
00228205	140 LESLIE ST	0.19	GU	C1	DC	CC	6
00228204	138 LESLIE ST	0.19	GU	C1	DC	CC	6
00228203	134 LESLIE ST	0.26	GU	C1	DC	CC	6
00224102	403 E PERKINS ST	0.27	GU	C1	DC	CC	6
00223211	NONE	0.19	GU	C1	DC	CC	6
00223210	NONE	0.19	GU	C1	DC	CC	6
00223205	122 LESLIE ST	0.4	GU	C1	DC	CC	6
00223204	124 LESLIE ST	0.14	GU	C1	DC	CC	6
00223207	120 LESLIE ST	0.18	GU	C1	DC	CC	6
00223209	NONE	0.26	GU	C1	DC	CC	6
00223206	325 E PERKINS ST	0.29	GU	C1	DC	CC	6
00228220	200 E CLAY ST	1.25	GU	C1	DC	CC	6
00228202	NONE	0.13	GU	East Clay St. Extension onto Peach St.	DC		6

ZONE CHANGE: Heavy Commercial (C-2) & Urban Center (UC) to Recreation (REC)

GENERAL PLAN CHANGE: Community Commercial and Downtown Core (CC & DC) to Recreational (REC)

APN	SITUS ADDRESS	Acreage	Existing Zoning	Proposed Zoning	Existing GP 2040	Proposed GP 2040	Airport Compatibility Zone
00223215	309 E PERKINS ST	0.95	UC	REC	DC	REC	6
00219344	NONE	1.33	C2	REC	CC	REC	6

ZONE CHANGE: General Urban () & Urban Center (UC) to Public Facilities (PF)

GENERAL PLAN CHANGE: Downtown Core (DC) to Public (P)

APN	SITUS ADDRESS	Acreage	Existing Zoning	Proposed Zoning	Existing GP 2040	Proposed GP 2040	Airport Compatibility Zone
00228221	309 E PERKINS ST	1.44	GU	PF	DC	P	6
00223214	309 E PERKINS ST	2.81	UC	PF	DC	P	6

**ZONE CHANGE: Neighborhood and Community Commercial (CN & C-1) to
General Urban (GU)**

**GENERAL PLAN CHANGE: Neighborhood Commercial and Community
Commercial (NC & CC) to Downtown Core (DC)**

APN	SITUS ADDRESS	Acreage	Existing Zoning	Proposed Zoning	Existing GP 2040	Proposed GP 2040	Airport Compatibility Zone
00226909	415 S STATE ST	0.05	C1	GU	CC	DC	4
00225609	NONE	0.13	C1	GU	CC	DC	6
00221804	NONE	0.15	C1	GU	CC	DC	6
00221805	NONE	0.14	C1	GU	CC	DC	6
00221703	280 North OAK ST	0.18	C1	GU	CC	DC	6
00221907	306 W CHURCH ST	0.24	C1	GU	CC	DC	6
00225607	218 S OAK ST	0.13	C1	GU	CC	DC	6
00221706	224 N OAK ST	0.45	C1	GU	CC	DC	6
00221902	104 S OAK ST	0.31	C1	GU	CC	DC	6
00225605	206 S OAK ST	0.13	C1	GU	CC	DC	6
00225603	204 S OAK ST	0.17	C1	GU	CC	DC	6
00221806	NONE	0.18	C1	GU	CC	DC	6
00221803	NONE	0.11	C1	GU	CC	DC	6
00221802	NONE	0.13	C1	GU	CC	DC	6
00221807	NONE	0.12	C1	GU	CC	DC	6
00221808	NONE	0.12	C1	GU	CC	DC	6
00225705	NONE	0.1	C1	GU	CC	DC	6
00225704	NONE	0.38	C1	GU	CC	DC	6
00227202	502 S STATE ST	0.29	C1	GU	CC	DC	4
00227216	195 SEMINARY AVE	0.07	C1	GU	CC	DC	4
00227103	510 S SCHOOL ST	0.32	C1	GU	CC	DC	6
00227101	293 SEMINARY AVE	0.22	C1	GU	CC	DC	6
00227215	185 SEMINARY AVE	0.23	C1	GU	CC	DC	4

