



CITY OF EUREKA
DEVELOPMENT SERVICES DEPARTMENT
Brian Gerving, Interim Director
Community Development Division
531 K Street • Eureka, California 95501-1146
Ph (707) 441-4160 • www.ci.eureka.ca.gov

**NOTICE OF AVAILABILITY OF DRAFT
LOCAL COASTAL PROGRAM AMENDMENT
and
Notice of Planning Commission Public Hearing**

NOTICE IS HEREBY GIVEN that the City is providing “Notice of Availability of draft Local Coastal Program amendment.” The draft Local Coastal Program (LCP) Amendment is available for review and includes an amendment to the Implementation Plan.

Project Title: Text and Local Coastal Program (LCP) Amendment to raise the building height limit from 35 feet to 55 feet within the Coastal Service Commercial (CS) Zone District.

Project Applicant: John Koehler

Case No.: LCP-19-0003/TA-19-0007

Applicability: Coastal Service Commercial (CS) Zone District only.

Project Description: The applicant is proposing to amend the Implementation Plan (IP) portion of the Local Coastal Program (LCP) to increase the building height limit from 35 feet to 55 feet within the Coastal Service Commercial (CS) Zone District. This amendment will provide consistency with the inland SC (Service Commercial) zoning district’s height limit established under the June 2019 Inland Zoning Code Update.

FURTHER, NOTICE IS HEREBY GIVEN the Eureka City Planning Commission will hold a public hearing on Wednesday, November 13, at 5:00 p.m., or as soon thereafter as the matter can be heard, in the Council Chamber, Eureka City Hall, 531 “K” Street, Eureka, California, to consider and make recommendation to the City Council on the draft Local Coastal Program amendment.

Notice of the City Council public hearing for this project will be published at a later time.

The City of Eureka will carry out the amendment in accordance with the Coastal Act. Pursuant to the Coastal Act, final action by the City Council on the LCP amendment will not occur prior to six weeks after publication and mailing of this “Notice of Availability of

draft Local Coastal Program Amendment”. The LCP amendment will take effect automatically upon Coastal Commission approval.

Environmental: The Local Coastal Program Amendment is a “project” for the purposes of the California Environmental Quality Act (CEQA). However, pursuant to the CEQA Guidelines, Section 15061, there is a general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. 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, the activity is not subject to CEQA.

Although, the Text Amendment and Local Coastal Program Amendment propose to increase the building height limit from 35 feet to 55 feet within the Coastal Service Commercial (CS) Zone District, the increase in height will be consistent with the height limit for the inland Service Commercial (SC) zone established under the June 2019 Inland Zoning Code Update, so should not have an impact on the visual resources.

It is certain that the Text Amendment and the Local Coastal Program Amendment to increase the building height limit from 35 feet to 55 feet within the Coastal Service Commercial (CS) Zone District will not result in a significant effect on the environment.

All interested persons are invited to comment on the draft amendment either in person at the scheduled public hearing, or in writing. Written comments on the draft amendment may be submitted at the hearing or prior to the hearing by mailing or delivering them to the Community Development Division of the Development Services Department, 531 “K” Street, Eureka, CA 95501; or by emailing them to lsavage@ci.eureka.ca.gov.

Americans with Disabilities Act: Accommodations for handicapped access to City meetings must be requested of the City Clerk, 441-4175, five working days in advance of the meeting.

Notes: If you challenge the nature of the proposed action in court, you may be limited to raising only those issues that you or someone else raised at the public hearing described in this notice or written correspondence delivered to the public entity conducting the hearing at or prior to the public hearing. The draft amendment is available for review at the Development Services Department, Community Development Division, Third Floor, City Hall. If you have questions regarding the draft amendment to the Local Coastal Program or this notice, please contact Lisa Savage, Project Manager, phone: (707) 441-4186; e-mail: lsavage@ci.eureka.ca.gov



EUREKA CITY PLANNING COMMISSION

STAFF REPORT

November 13, 2019

Project Title: Text and Local Coastal Program (LCP) Amendment to raise the building height limit from 35 feet to 55 feet within the Coastal Service Commercial (CS) Zone District.

Project Applicant: John Koehler

Case Nos.: LLA-19-0003/TA-19-0007

Applicability: Coastal Service Commercial (CS) Zone District

Project Description: The applicant is proposing to amend the Implementation Plan (IP) portion of the Local Coastal Program (LCP) to increase the building height limit from 35 feet to 55 feet within the Coastal Service Commercial (CS) Zone District. This amendment will provide consistency with the inland SC (Service Commercial) zoning district's height limit, established under the June 2019 Inland Zoning Code Update.

Staff Contact Person: Lisa Savage, Project Manager, City of Eureka, Development Services Department; 531 "K" Street, Eureka, CA 95501-1165; phone: (707) 441- 4186; email: lsavage@ci.eureka.ca.gov

Environmental: The Local Coastal Program Amendment is a "project" for the purposes of the California Environmental Quality Act (CEQA). However, pursuant to the CEQA Guidelines, Section 15061, there is a general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. 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, the activity is not subject to CEQA.

Although, the Text Amendment and Local Coastal Program Amendment propose to increase the building height limit from 35 feet to 55 feet within the Coastal Service Commercial (CS) Zone District, the increase in height will be consistent with the height limit for the inland Service Commercial (SC) zone established under the June 2019 Inland Zoning Code Update. Since buildings as tall as 100 ft are currently allowed in a various zone district's (CC, CW, MG, and OR) between the CS zone and the Bay there will not be any additional impact to the visual resources (See map below under Scenic and Visual Quality). Specifically, any scenic views will not be adversely affected as those views may already be impacted with buildings up to 100 feet. No alteration of natural landforms is proposed. In addition, there will be no increase of the maximum Floor Area Ratio (FAR) in the CS Zone.

Therefore, the Text Amendment and the Local Coastal Program Amendment to increase the building height limit from 35 feet to 55 feet within the Coastal Service Commercial (CS) Zone District will not result in a significant effect on the environment.

Staff Recommendation and Suggested Motion:

Hold a Public Hearing on the proposed Text and Local Coastal Program Amendment as required by law and adopt a Resolution of the Planning Commission finding the proposed Text and Local Coastal Program Amendment is consistent with the objectives of the Eureka Municipal Code and in keeping with the Local Coastal Program and recommend the City Council adopt the Amendment and direct staff to forward the Local Coastal Plan Amendment to the Coastal Commission for certification.

“I move the Planning Commission adopt a Resolution of the Planning Commission of the City of Eureka recommending the City Council approve the Text Amendment and Local Coastal Program Amendment of the Implementation Plan (IP) to increase the building height limit from 35 feet to 55 feet within the Coastal Service Commercial (CS) Zone District and direct Staff to submit the Local Coastal Program Amendment to the California Coastal Commission.”

Coastal Zone Background:

The Local Coastal Program (LCP) is the foundational policy document for areas of the City located in the coastal zone. It establishes farsighted policy that forms the basis for and defines the framework by which the City’s physical and economic resources in the coastal zone are to be developed, managed and utilized. The Local Coastal Program is divided into two components: the first component is the *Land Use Plan (LUP)*, which is the General Plan specific to land in the coastal zone. It outlines the existing conditions, permitted uses, and policies needed to achieve the goals of the Coastal Act and includes the General Plan map. The second component of the Local Coastal Program is the *Implementation Plan (IP)*, which includes zoning regulations and the zoning map for land in the coastal zone, as well as specific coastal zone ordinances necessary to implement the policies of the Land Use Plan. When the City Council amends the Local Coastal Program, the amendment must be submitted to the California Coastal Commission for approval. If the Commission can find that the amendment is in accord with the Coastal Act, they then approve or “certify” the amendment. Even though the City Council approves and adopts an amendment to the LCP, it does not become effective or enforceable until it is certified by the Coastal Commission.

The California Legislature has determined that the basic goals of the state for the coastal zone are:

- (a) Protect, maintain, and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources.
- (b) Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.
- (c) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners.
- (d) Assure priority for coastal-dependent and coastal-related development over other development on the coast.

- (e) Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

And Section 30513 of the Coastal Act establishes the criteria for Coastal Commission action on proposed amendments to certified Implementation Plans. Section 30513 states, in applicable part:

...The commission may only reject zoning ordinances, zoning district maps, or other implementing actions on the grounds that they do not conform with, or are inadequate to carry out, the provisions of the certified land use plan. If the commission rejects the zoning ordinances, zoning district maps, or other implementing actions, it shall give written notice of the rejection specifying the provisions of land use plan with which the rejected zoning ordinances do not conform or which it finds will not be adequately carried out together with its reason for the action taken.

Any proposed change to the IP must conform with and adequately carry out all applicable policies and standards of the LUP which, either procedurally or substantively, affect or direct the location, type, density, or intensity of such uses through specified due process (e.g., designated hearing body, public hearing requirements) and/or restrictions, limitations, and performance standards imposed on such uses.

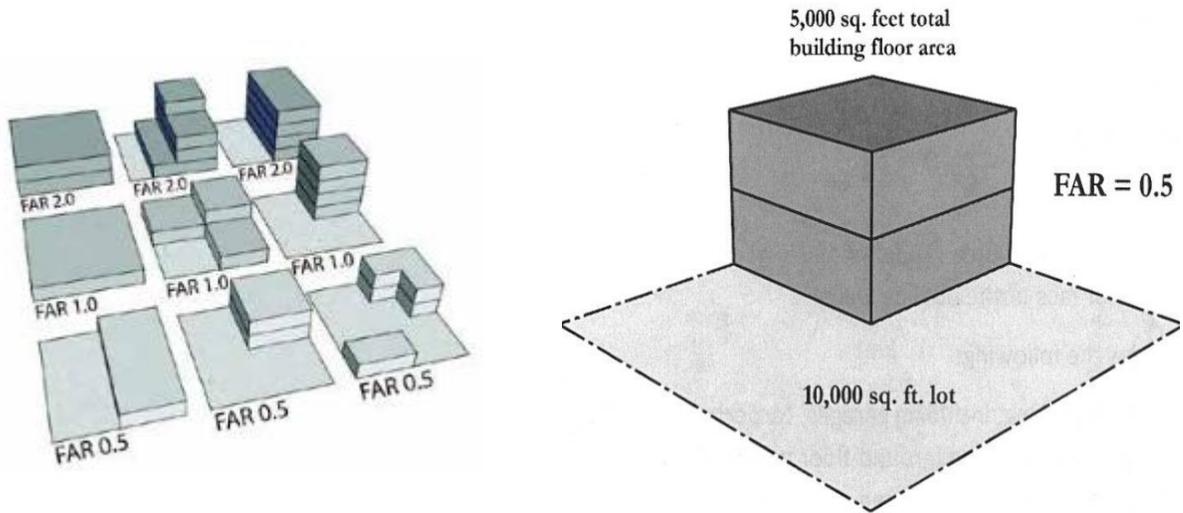
Discussion and Analysis: The purpose of the Service Commercial (CS) Zone District is to provide appropriately located areas for retail stores, offices, service establishments, amusement establishments, and wholesale businesses, for the residents of Eureka and the surrounding market area. The applicant is proposing the amendment of the Implementation Plan (IP) portion of the Local Coastal Program (LCP) to increase the building height limit from 35 feet to 55 feet within the Coastal Service Commercial (CS) Zone District to accommodate a future development in the CS zone. Additionally, the 55-foot height will be consistent with the height limit for the inland Service Commercial (SC) zone established under the June 2019 Inland Zoning Code Update. Under the proposed amendment, only the height is proposed to change; all other existing Development Standards in the CS Zone district will not change.

The current coastal CS zone spans portions of Eureka's Downtown/Old Town area, east of Myrtle Avenue, Jacobs Avenue, Brainard, a portion of Indianola, a portion of the former K-Mart Building, and several strips along the west side of Broadway in southern Eureka. Currently, there are 320 parcels within the coastal CS zone, collectively totaling approximately 242.2 acres. **(Attachment 3)**

Density

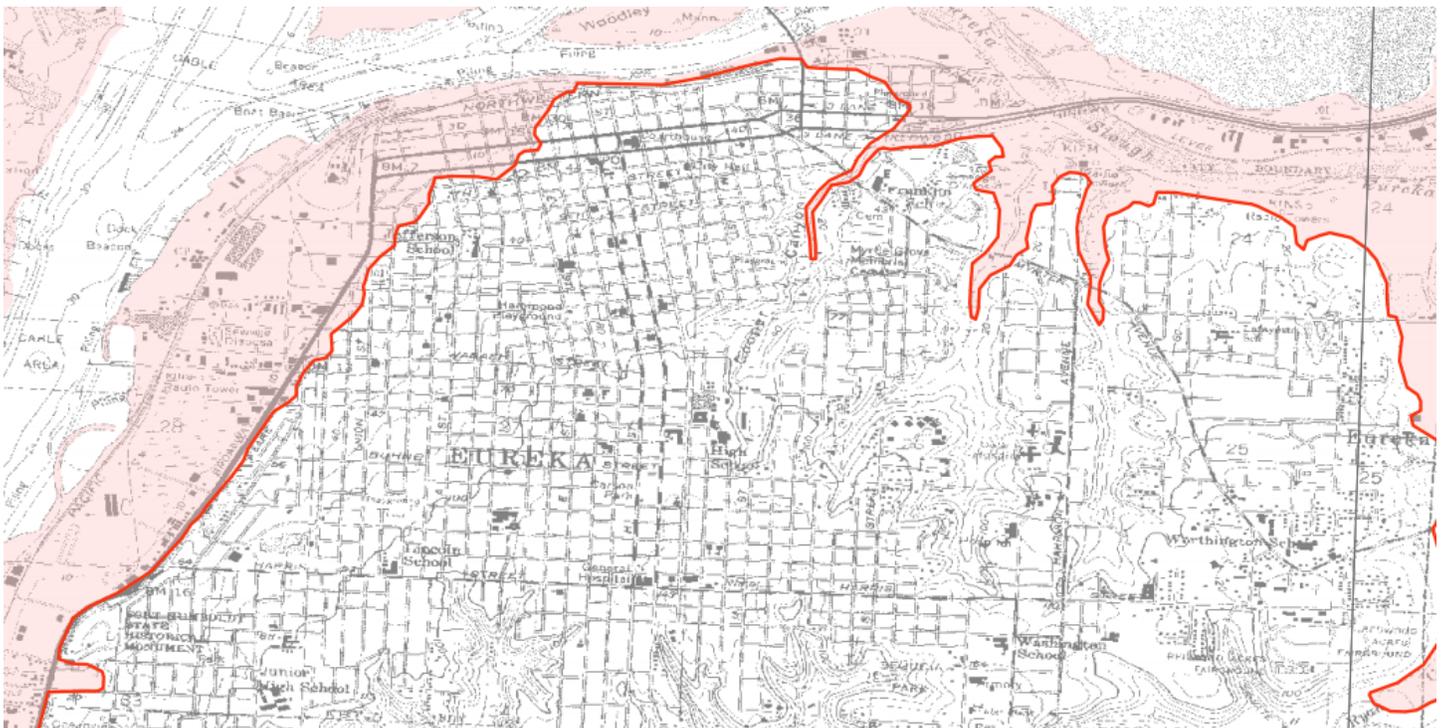
The applicant is proposing to increase the building height limit from 35 feet to 55 feet within the Coastal Service Commercial (CS) Zone District. The maximum Floor Area Ratio (FAR) is not proposed to change, and will remain at 120%. So, assuming a building is proposed to achieve the maximum height of 55 feet, the overall maximum allowable density for the site will not change as it is dictated by the FAR. In addition, there are no minimum setbacks in the CS zone; a building could potentially cover the majority of the property to reach the maximum FAR. (See diagram below)

Floor Area Ratio (FAR)



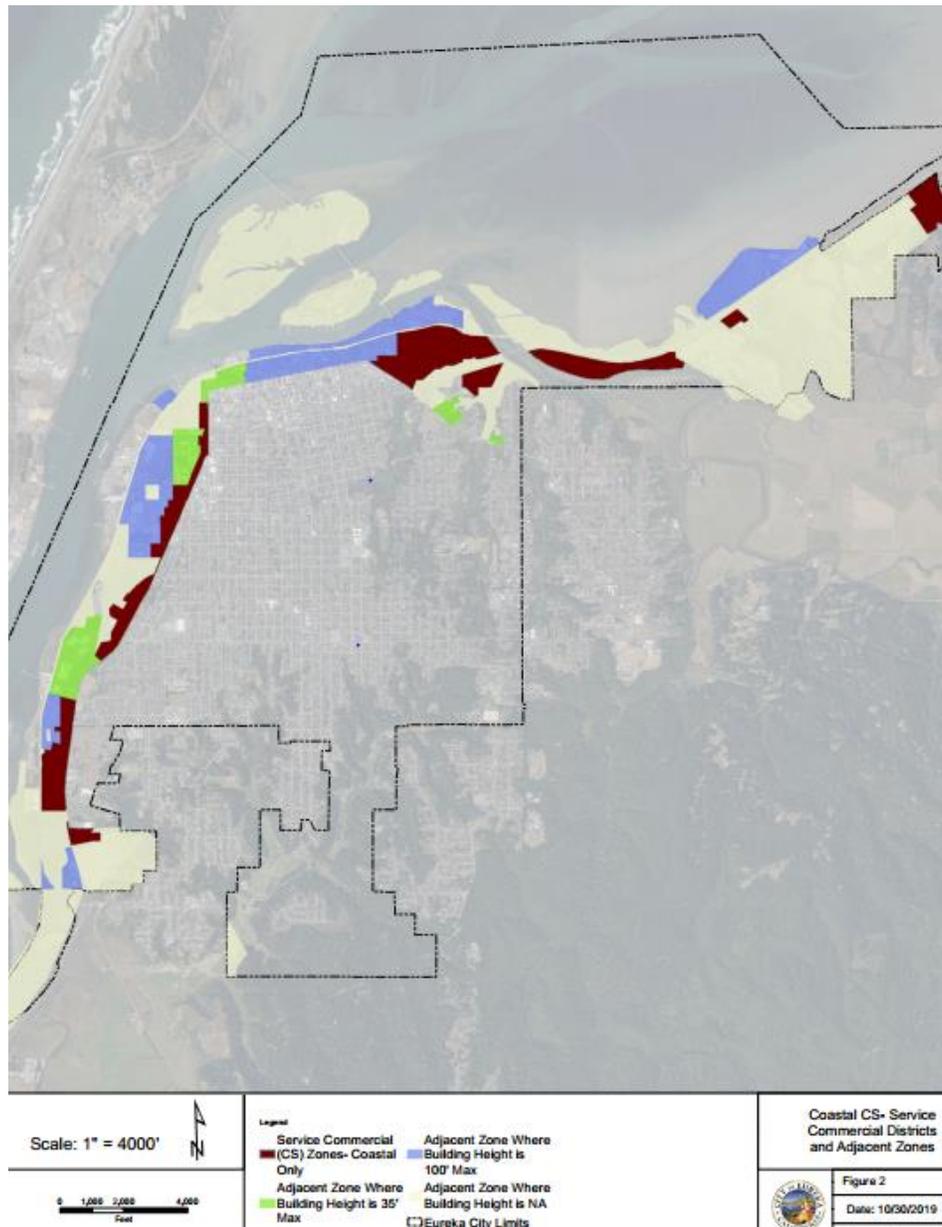
Coastal Hazards (Tsunami Inundation Zone and Flood Hazard Areas)

The majority of the coastal CS district is in the Tsunami Inundation Zone (as shown on the map below). In addition, some of the coastal CS zone district is located in the AE Zone on the FEMA Flood Maps. The increase in the height will not increase the density, and therefore, will not increase the size of the business beyond what is already allowed. Therefore, there will not be an increase in risk to life and property.



Scenic and Visual Quality

Although, the Text Amendment and Local Coastal Program Amendment propose to increase the building height limit from 35 feet to 55 feet within the Coastal Service Commercial (CS) Zone District, the increase in height will be consistent with the height limit for the inland Service Commercial (SC) zone established under the June 2019 Inland Zoning Code Update. Buildings as tall as 100 ft are currently allowed in various zone district's (CC, CW, MG, and OR). Many of these zones are located between the CS zone and the Bay meaning buildings much higher than the proposed 55 feet could be constructed between the CS zones and Humboldt Bay. Therefore, there will be minimal, if any, impact to the visual resources (See map below). Specifically, the scenic views will not be additionally adversely affected as those views could be impacted at any time with buildings up to 100 feet. No alteration of natural landforms is proposed. In addition, there will be no increase of the maximum Floor Area Ratio (FAR) in the CS Zone.



APPLICABLE REGULATIONS:

Text Amendment:

The proposed text amendment must be found consistent with the objectives of the Zoning Ordinance (Chapter 5 of the Eureka Municipal Code).

In order to amend the text in Title 10 Chapter 5 of the EMC, a finding must be made that the proposed amendment is consistent with the objectives of the zoning regulations as prescribed in Sec. 10-5.102 of the EMC. The zoning regulations are adopted to protect the public health, safety, peace, comfort, convenience, prosperity, and general welfare:

Objectives of Chapter 5.

There are eleven objectives specified for Title 10 Chapter 5, and Title 15 Chapter 155 of the Eureka Municipal Code, ZONING REGULATIONS:

- (a) To provide a precise guide for the physical development of the city in such manner as to achieve progressively the arrangement of land uses depicted in the general plan adopted by the Council;
- (b) To foster a harmonious, convenient, workable relationship among land uses;
- (c) To promote the stability of existing land uses that conform with the general plan and to protect them from inharmonious influences and harmful intrusions;
- (d) To ensure that public and private lands ultimately are used for the purposes which are most appropriate and most beneficial from the standpoint of the city as a whole
- (e) To prevent excessive population densities and overcrowding of the land with structures;
- (f) To promote a safe, effective traffic circulation system;
- (g) To foster the provision of adequate off-street parking and off-street truck loading facilities;
- (h) To facilitate the appropriate location of community facilities and institutions;
- (i) To promote commercial and industrial activities in order to strengthen the City's tax base;
- (j) To protect and enhance real property values; and
- (k) To safeguard and enhance the appearance of the city.

The amendment to increase the height limit in the coastal Service Commercial zone district does not change the types of uses allowed in the CS zone. The height increase does not conflict with any of the objectives of the CS zone. The physical development allowed in the coastal CS zone will be consistent with the physical development allowed in the inland CS, which will continue the existing harmonious and workable relationship between the coastal and inland land uses, as well as the relationships between the inland and coastal zones. New construction at the increased height will require building

permits and inspections, and structures will be required to meet California seismic safety regulations. Therefore, the public health, safety, and welfare will not be negatively impacted by the increase in height.

Conformance with Coastal Act.

The City of Eureka's adopted and certified LCP contains coastal resource, conservation, and development policies.

Although the proposed text amendment is to increase the building height limit from 35 feet to 55 feet within the Coastal Service Commercial (CS) Zone District, the overall maximum allowable density for sites in the CS Zone District will not change as it is dictated by the FAR. In addition, many of these zones are located between the CS zone and the Bay meaning buildings much higher than the proposed 55 feet could be constructed between the CS zones and Humboldt Bay. Therefore, there will be minimal, if any, impact to visual resources, and no impacts to coastal resources, conservation, and/or development. For this reason, the proposed text amendment to the LCP is in keeping with the City's Local Coastal Program, the objectives of the Zoning ordinance as outlined above, and the City's General Plan.

Summary:

The zoning regulations are adopted to protect the public health, safety, peace, comfort, convenience, prosperity, and general welfare. Increasing the building height limit from 35 feet to 55 feet within the Coastal Service Commercial (CS) Zone District will not impact the public safety, health, or welfare, nor would it prevent the protection of, or impact, other public or private property, wildlife, marine fisheries, other ocean resources, or the natural environment.

The increase in height will be consistent with the height limit for the inland Service Commercial (SC) zone established under the June 2019 Inland Zoning Code Update. In addition, buildings as tall as 100 ft are currently allowed in various zone district's (CC, CW, MG, and OR). Many of these zones are located between the CS zone and the Bay meaning buildings much higher than the proposed 55 feet could be constructed between the CS zones and Humboldt Bay. Although the overall maximum allowable density for sites in the CS Zone District will not change as it is dictated by the FAR, the change in height allows for more flexibility for construction in the CS Zone District.

Adoption of the Text Amendment would clearly be consistent with the purpose and objectives of the zoning regulations to protect the public health, safety, peace, comfort, convenience, prosperity, and general welfare to the extent allowed by State Law.

Staff Recommendation

Hold a Public Hearing on the proposed Text and Local Coastal Program Amendment as required by law and adopt a Resolution of the Planning Commission finding the proposed Text and Local Coastal Program Amendment is consistent with the objectives of the Eureka Municipal Code and in keeping with the Local Coastal Program and recommend the City Council adopt the Amendment and direct staff to forward the Local Coastal Plan Amendment to the Coastal Commission for certification.

"I move the Planning Commission adopt a Resolution of the Planning Commission of the City of Eureka recommending the City Council approve the Text Amendment and Local Coastal Program Amendment of the Implementation Plan (IP) to increase the building height limit from 35 feet to 55 feet within the Coastal Service Commercial (CS) Zone District and direct Staff to submit the Local Coastal Program Amendment to the California Coastal Commission."

Attachments:

Attachment 1 Draft Ordinance Chapter 5pages 9-10
Attachment 2 Planning Commission Resolutionpages 11-13
Attachment 3 Map of CS Zone.....pages 14
Attachment 4 Section 10-5.201, Basic Requirements for all Districts.....pages 15

**AN ORDINANCE OF THE CITY OF EUREKA
AMENDING TITLE 10, CHAPTER 5 OF THE EUREKA MUNICIPAL CODE TO
INCREASE THE BUILDING HEIGHT LIMIT FROM 35 FEET TO 55 FEET WITHIN THE
COASTAL SERVICE COMMERCIAL (CS) ZONE DISTRICT**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF EUREKA AS FOLLOWS:

Section 1.

Title 10, Chapter 5, Section 201, Basic Requirements for all Districts, is hereby amended to read as follows (*the remainder of the text in the table is unchanged and is omitted*):

District	Maximum Height of Main Structure
CS	35 55

Section 2.

This ordinance becomes effective immediately upon certification by the California Coastal Commission.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Eureka in the County of Humboldt, State of California, on the ____ day of _____, 2020 by the following vote:

AYES: COUNCILMEMBERS
NOES: COUNCILMEMBERS
ABSENT: COUNCILMEMBERS
ABSTAIN: COUNCILMEMBERS

THE ABOVE ORDINANCE WAS PRESENTED TO THE MAYOR on the ____ day of _____, 2020, and hereby approved.

Susan Seaman, Mayor

Approved as to Administration:

Approved as to form:

City Manager

Robert Black, City Attorney

THE ABOVE ORDINANCE WAS ATTESTED BY THE CITY CLERK OF THE CITY OF EUREKA on the _____ day of _____, 2020.

Pamela J. Powell, City Clerk

**CITY OF EUREKA PLANNING COMMISSION
RESOLUTION NO. 19-___**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EUREKA RECOMMENDING THE CITY COUNCIL APPROVE THE TEXT AMENDMENT AND LOCAL COASTAL PROGRAM AMENDMENT TO THE COASTAL SECTION OF THE EUREKA MUNICIPAL CODE TO RAISE THE BUILDING HEIGHT LIMIT FROM 35 FEET TO 55 FEET WITHIN THE COASTAL SERVICE COMMERCIAL (CS) ZONE DISTRICT AND DIRECT STAFF TO SUBMIT THE LOCAL COASTAL PROGRAM AMENDMENT TO THE CALIFORNIA COASTAL COMMISSION.

WHEREAS, the applicant is proposing to amend the Implementation Plan (IP) portion of the Local Coastal Program (LCP) to increase the building height limit from 35 feet to 55 feet within the Coastal Service Commercial (CS) Zone District; and

WHEREAS, the current coastal CS zone spans portions of Eureka's Downtown/Old Town area, east of Myrtle Avenue, Jacobs Avenue, Harper Motors, a portion of Indianola, a portion of the former K-Mart Building, and several strips along the west side of Broadway in southern Eureka. Currently, there are 320 parcels within the CS zone, collectively totaling approximately 242.2 acres; and

WHEREAS, this amendment will provide consistency with the inland SC (Service Commercial) zoning district's height limit, established under the June 2019 Inland Zoning Code Update; and

WHEREAS, the Local Coastal Program Amendment is a "project" for the purposes of the California Environmental Quality Act (CEQA). However, pursuant to the CEQA Guidelines, Section 15061, there is a general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. 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, the activity is not subject to CEQA; and

WHEREAS, although, the Text Amendment and Local Coastal Program Amendment propose to increase the building height limit from 35 feet to 55 feet within the Coastal Service Commercial (CS) Zone District, the increase in height will be consistent with the height limit for the inland Service Commercial (SC) zone established under the June 2019 Inland Zoning Code Update; and

WHEREAS, buildings as tall as 100 ft are currently allowed in various zone district's (CC, CW, MG, and OR) many of which are located between the CS zone and the Bay; and

WHEREAS, the scenic views will not be additionally adversely affected as those views could be impacted at any time with buildings up to 100 feet; and

WHEREAS, no alteration of natural landforms is proposed; and

WHEREAS, the maximum Floor Area Ratio (FAR) is not proposed to change, and will remain at 120%; and

WHEREAS, the overall maximum allowable density for the site will not change as it is dictated by the FAR; and

WHEREAS, the majority of the coastal CS district is in the Tsunami Inundation Zone, and some of the coastal CS zone district is located in the AE Zone on the FEMA Flood Maps. However, the increase in the height will not increase the density, and therefore, will not increase the size of a use beyond what is already allowed. Therefore, there will not be an increase in risk to life and property; and

WHEREAS, the amendment to increase the height limit in the coastal Service Commercial zone district does not change the types of uses allowed in the CS zone, and the height increase does not conflict with any of the objectives of the CS zone; and

WHEREAS, physical development allowed in the coastal CS zone will be consistent with the physical development allowed in the inland CS, which will continue the existing harmonious and workable relationship between the coastal and inland land uses, as well as the relationships between the inland and coastal zones; and

WHEREAS, the City of Eureka's adopted and certified LCP contains coastal resource, conservation, and development policies, and although the proposed text amendment is to increase the building height limit from 35 feet to 55 feet within the Coastal Service Commercial (CS) Zone District, the overall maximum allowable density for sites in the CS Zone District will not change as it is dictated by the FAR. In addition, many of these zones are located between the CS zone and the Bay meaning buildings much higher than the proposed 55 feet could be constructed between the CS zones and Humboldt Bay; and

WHEREAS, there will be minimal, if any, impact to visual resources, and no impacts to coastal resources, conservation, and/or development; and

WHEREAS, the proposed text amendment to the LCP is in keeping with the City's Local Coastal Program, the objectives of the Zoning ordinance, and the City's General Plan; and

WHEREAS, the zoning regulations are adopted to protect the public health, safety, peace, comfort, convenience, prosperity, and general welfare and;

WHEREAS, new construction at the increased height will require building permits and inspections, and structures will be required to meet California seismic safety regulations and

WHEREAS, increasing the building height limit from 35 feet to 55 feet within the Coastal Service Commercial (CS) Zone District will not impact the public safety, health, or welfare, nor would it prevent the protection of, or impact, other public or private

property, wildlife, marine fisheries, other ocean resources, or the natural environment and;

WHEREAS, adoption of the Text Amendment would clearly be consistent with the purpose and objectives of the zoning regulations to protect the public health, safety, peace, comfort, convenience, prosperity, and general welfare to the extent allowed by State Law.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Eureka that:

1. The Text Amendment as proposed is consistent with the purposes and objectives of the zoning regulations to protect the public health, safety, peace, comfort, convenience, prosperity, and general welfare; and
2. The Text Amendment as proposed is in keeping with the City's Local Coastal Program, the objectives of the zoning ordinance, and the City's General Plan; and
3. The Planning Commission recommends the City Council adopt the Text and Local Coastal Program Amendment as proposed; and
4. The Planning Commission recommends the City Council direct Staff to forward the amendment to the Coastal Commission for certification.

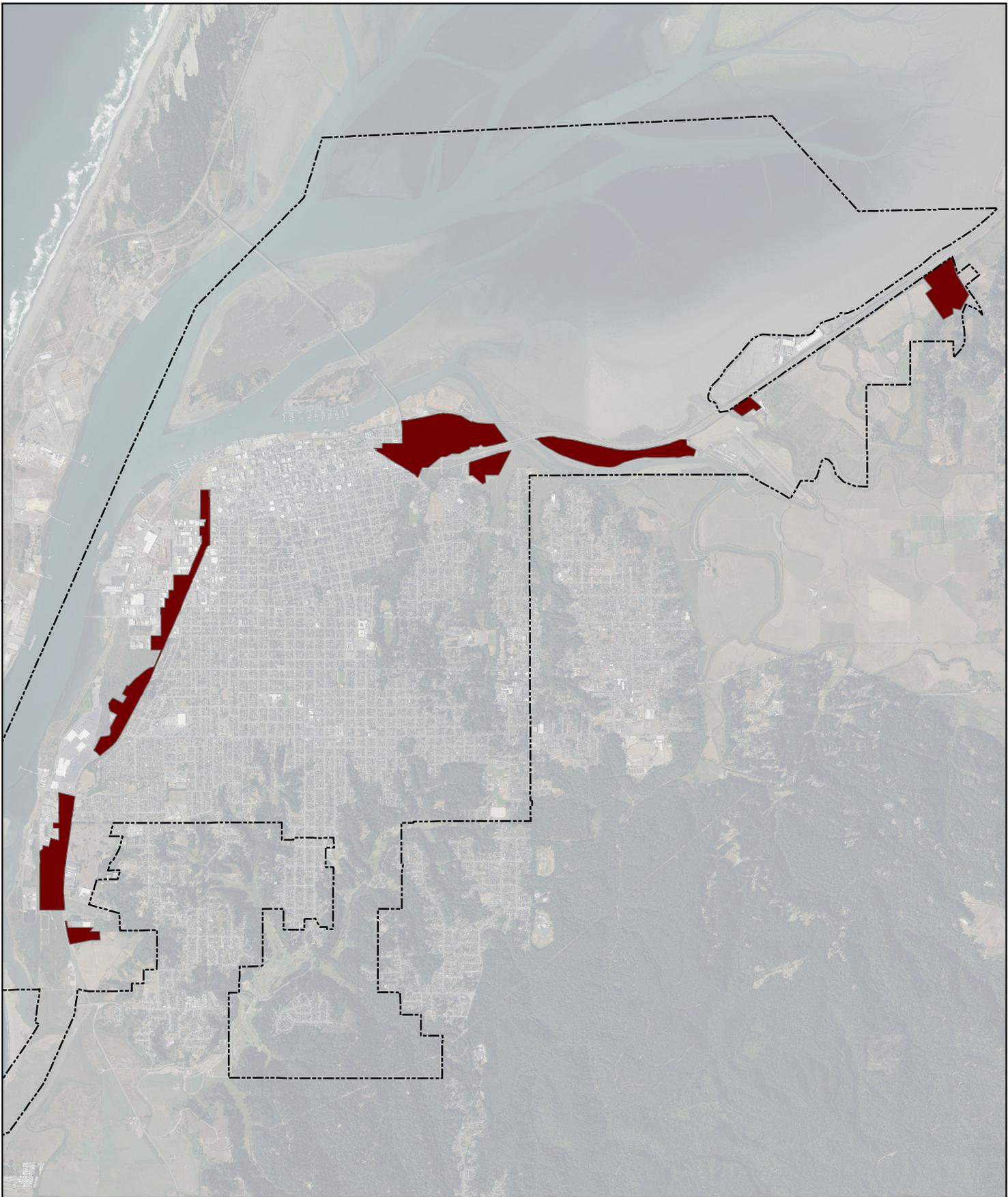
PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Eureka in the County of Humboldt, State of California, on the 13th day of November, 2019 by the following vote:

AYES:	COMMISSIONER
NOES:	COMMISSIONER
ABSENT:	COMMISSIONER
ABSTAIN:	COMMISSIONER

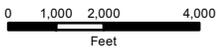
Jeff Ragan, Chair, Planning Commission

Attest:

Kristen M. Goetz, Executive Secretary



Scale: 1" = 4000'



Legend

- Service Commercial (CS)
- Zones- Coastal Only

[- - -] Eureka City Limits

**Coastal CS-
Service Commercial
Districts**



Figure 1

Date: 10/23/2019

Created By: rtopolewski

Article 2. Site, Yard, Bulk, Usable Open Space, and Screening and Landscaping Regulations

Sec. 10-5.201. Basic requirements for all districts.

The following Zoning Schedule prescribes the basic site, yard, bulk, usable open space, and screening and landscaping regulations that shall apply in the districts as indicated in the schedule. These basic requirements are defined and supplemented by additional requirements and exceptions prescribed in subsequent sections of this article.

ZONING SCHEDULE: Site Area, Yard Space, Bulk, Coverage, and Usable Open Space Requirements

Districts	Minimum Site			Minimum Yards Sec. 10-5.207			Site Area Per Dwelling Unit Sec. 10-5.203.1 (e), (f)	Group Usable Open Space Per Dwelling Unit Sec. 10-5.212	Basic Floor Area Limit - Percent of Site Area Sec. 10-5.106.4(e)	Maximum Height of Main Structure Sec. 10-5.210	Accessory Structures		
	Area Sec. 10-5.203.1 (b)	Width Sec. 10-5.106.16 (b)	Depth Sec. 10-5.203.1 (d) 10-5.203.3	Front Sec. 10-5.204	Side Sec. 10-5.205	Rear Sec. 10-5.205					Maximum Height	Minimum Distance to Side Lot Line Sec. 10-5.211	Minimum Distance to Rear Lot Line Sec. 10-5.211
F	3 ac.			30 ft.	30 ft.	30 ft.				35 ft.	35 ft.	30 ft.	30 ft.
A	3 ac.			30 ft.	30 ft.	30 ft.				35 ft.	35 ft.	30 ft.	30 ft.
RS-6,000	6,000 sq. ft. (Corner lot 6,600 sq. ft.) Sec 10-5.203.2	60 ft. (Corner lot 66 ft.)	100 ft.			25 ft. (Corner lot, Sec. 10-5.205 (b))	6,000 sq. ft. 10-5.203.2		50%	35 ft.	12 ft.	5 ft.	5 ft.
RN-2,500	6,000 sq. ft. (Corner lot 6,600 sq. ft.)	60 ft. (Corner lot 66 ft.)	100 ft.	15 ft.; 20 ft. for garage Sec. 10-5.204 (a)	5 ft. (Corner lot, Sec. 10-5.205 (a) (b))	20 ft. (Corner lot, Sec. 10-5.205 (b))	2,500 sq. ft.	400 sq. ft.	50%	35 ft.	12 ft.	5 ft.	5 ft.
RN-1,000	6,000 sq. ft. (Corner lot 6,600 sq. ft.)	60 ft. (Corner lot 66 ft.)	100 ft.			20 ft. (Corner lot, Sec. 10-5.205 (b))	6,000 sq. ft. per 4 dwelling units plus 1,000 sq. ft. per additional dwelling unit	200 sq. ft.	100%	75 ft.	12 ft.	5 ft.	5 ft.
OR	6,000 sq. ft.	60 ft.	100 ft.	Sec. 10-5.703 (a)	Sec. 10-5.703 (a)	10 ft. Sec. 10-5.703 (a)	Sec. 10-5.703 (a)		250%	100 ft.	12 ft.	5 ft.	5 ft.
HM	9,000 sq. ft.	60 ft.	100 ft.	15 ft. Sec. 10-5.206	10 ft. Sec. 10-5.206	10 ft. Sec. 10-5.206	Same as RN-1,000		100%	Hospitals 75 ft. Other uses 25 ft.	12 ft.	5 ft.	5 ft.

(Ord. 537-C.S., eff. February 6, 1992)

ZONING SCHEDULE: Site Area, Yard Space, Bulk, Coverage, and Usable Open Space Requirements (continued)

Districts	Minimum Site			Minimum Yards 10-5.207			Site Area Per Dwelling Unit Sec. 10-5.203.1 (e), (f)	Group Usable Open Space Per Dwelling Unit Sec. 10-5.212	Basic Floor Area Limit - Percent of Site Area Sec. 10-5.106.4 (e)	Maximum Height of Main Structure Sec. 10-5.210	Accessory Structures		
	Area Sec. 10-5.203.1 (b)	Width Sec. 10-5.106.16 (b)	Depth Sec. 10-5.203.1 (d) 10-5.203.3	Front Sec. 10-5.204	Side Sec. 10-5.205	Rear Sec. 10-5.205					Maximum Height	Minimum Distance to Side Lot Line Sec. 10-5.211	Minimum Distance to Rear Lot Line Sec. 10-5.211
CN							Sec. 10-5.903 (b)	200%	35 ft.	35 ft.			
CP	10 ac. within the boundaries of the district	200 ft.	200 ft.	50 ft. from the exterior perimeter of the shopping center	50 ft. from the exterior perimeter of the shopping center	50 ft. from the exterior perimeter of the shopping center	Dwellings not permitted	35%	35 ft.	35 ft.	50 ft. from the exterior perimeter of the district	50 ft. from the exterior perimeter of the district	
CC							Sec. 10-5.903 (b)	500%	100 ft.	100 ft.			
CW	6,000 sq. ft.	60 ft.	100 ft.				Sec. 10-5.903 (b)	250%	100 ft.	100 ft.			
CS	6,000 sq. ft.	60 ft.	100 ft.				Sec. 10-5.903 (b)	120%	35 ft.	35 ft.			
ML	6,000 sq. ft.	60 ft.		10 ft.			Dwellings not permitted	120%	35 ft.	35 ft.			
MG	6,000 sq. ft.	60 ft.		10 ft.			Dwellings not permitted	200%	100 ft.	100 ft.			
P	Sec. 10-5.1102 (a)												
-PD	3 ac.						10-5.1203.2 10-5.1203.4	400 sq. ft. 10-5.1203.3	As shown on approved plan.				
-AR	Same as for district with which combined.												
S	Sec. 10-5.1406												
U	Sec. 10-5.353												

(§ 2, Ord. 80-C.S., eff. October 16, 1966; § 1, Ord. 512-C.S., eff. March 8, 1990)