

Add a New Chapter 18.98:

Chapter 18.98 DOWNTOWN SPECIFIC PLAN

18.98.010 Purpose

18.98.020 Definition

18.98.030 Conflict

18.98.040 Violations

18.98.010 Purpose

The purpose of the Downtown Specific Plan Downtown Code is to direct public and private development consistent with the community vision for the Downtown Specific Plan Area. Revitalization within the older areas of the city presents unique development challenges. The Downtown Specific Plan is therefore a comprehensive document which provides detailed performance criteria and development standards that are intended to facilitate development while recognizing the area's unique and historic character. Key elements addressed in the Downtown Specific Plan include:

- A. Permitted and conditionally permitted uses for various zone districts.
- B. Prescriptive development standards including setbacks, height requirements, and floor area ratios.
- C. Development guidelines, landscaping and public realm improvements.
- D. Details that define the character of the Downtown Specific Plan Area.

18.98.020 Definition

"Downtown Specific Plan Area" means the area encompassing approximately 467-acres within the central portion of the Downtown Area including the Medical Arts District, E-Street Corridor, and Ellis Lake areas and designated by the Sacramento Area of Governments as a designated Green Means Go area.

18.98.030 Conflicts

In the event of any conflict between the provisions of the Downtown Specific Plan Downtown Code and the provisions of the Marysville Municipal Code, the provisions of the Downtown Specific Plan shall prevail. However, with regard to topics that the Downtown Specific Plan does not address, the provisions of the Marysville Municipal Code shall prevail.

18.98.040 Violations.

A violation of the requirements of the Downtown Specific Plan is punishable as an infraction.

18.98.050 Downtown Specific Plan Allowed Land Use

The following land use matrix specifies permitted uses, conditionally permitted uses, administratively permitted uses and prohibited use for each of the Specific Plan Land Use Zones.

Existing buildings, structures, and uses permitted within the Specific Plan Area (as of the effective date of this chapter) shall continue to be permitted and exempt from the requirements of this chapter as legal nonconforming.

The expansion of, addition, to or modification of an existing building, structure or use may be permitted subject to development plan review and approval of the Community Development Director to ensure that the proposed expansion is consistent with the policies and standards of this chapter of the Municipal Code.

<u>Land Use</u>	<u>Downtown Mixed Use</u>	<u>B Street Corridor</u>	<u>Commercial Mixed Use</u>	<u>Medical Arts</u>	<u>Mixed-Use Corridor</u>	<u>Mixed-Use Neighborhood</u>
<u>Residential</u>						
<u>Accessory Dwelling Unit¹</u>		<u>P</u>			<u>P</u>	<u>P</u>
<u>Assisted Living Facilities</u>	<u>P</u>	<u>U</u>		<u>P</u>	<u>P</u>	<u>P</u>
<u>Condominiums</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Emergency Shelter</u>			<u>P</u>	<u>P</u>		
<u>Group Homes</u>	<u>P</u>	<u>P</u>	<u>U</u>		<u>P</u>	<u>P</u>
<u>Halfplex</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>
<u>Multiple-family residences</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Live/Work Lofts</u>	<u>P</u>	<u>U</u>	<u>U</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Residences w/office or retail</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Residential accessory structure²</u>	<u>P</u>	<u>U</u>			<u>U</u>	<u>P</u>
<u>Aging adults housing</u>	<u>P</u>	<u>U</u>		<u>P</u>	<u>P</u>	<u>P</u>
<u>Single-family residence</u>		<u>U</u>	<u>U</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Single-room occupancy</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Two-family residence (attached or detached)</u>		<u>P</u>		<u>P</u>		<u>P</u>
<u>Retail, Dining, Entertainment, and Services</u>						
<u>Auto, boat, motorcycle, RV repair</u>			<u>P</u>			
<u>Automobile, boat, motorcycle, all-terrain vehicle sales</u>			<u>P</u>		<u>P</u>	
<u>Bank, financial institution, insurance</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

¹ Refer to Chapter 18.90 on regulations for Accessory Dwelling Units.

² Refer to Chapter 18.93 on Home Occupation regulations.

<u>Land Use</u>	<u>Downtown Mixed Use</u>	<u>B Street Corridor</u>	<u>Commercial Mixed Use</u>	<u>Medical Arts</u>	<u>Mixed-Use Corridor</u>	<u>Mixed-Use Neighborhood</u>
<u>Bar, night club, lounge, tavern</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>U</u>
<u>Brewery, winery, distillery</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>U</u>
<u>With Accessory Tasting Room</u>	<u>MU</u>	<u>MU</u>	<u>U</u>		<u>U</u>	
<u>Car wash</u>		<u>U</u>	<u>P</u>		<u>U</u>	
<u>Commercial recreation facility – Indoor (Theater, video arcade/fun center, skating rink, bowling, billiards)</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	
<u>Commercial recreation facility – Outdoor (Theme, amusement park, miniature golf, go-cart track)</u>	<u>U</u>	<u>U</u>	<u>P</u>		<u>U</u>	
<u>Convenience store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Drive-through facilities</u>			<u>P</u>		<u>P</u>	
<u>Electric vehicle charging</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Gasoline, diesel fueling</u>			<u>P</u>		<u>P</u>	
<u>General retail sales and services</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Grocery, specialty foods</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Grocery, farmers market</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Health/fitness facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>MU</u>	<u>MU</u>
<u>Hotel, motel, bed and breakfast</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Neighborhood retail sales</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Personal services</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Restaurant, cafe, coffee shop</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Secondhand store</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>MU</u>
<u>Veterinary clinic, animal hospital, animal boarding, animal grooming, kennel</u>	<u>P</u>			<u>P</u>	<u>P</u>	<u>P</u>
<u>Public/Quasi Public Uses</u>						
<u>Clubs and lodges</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>
<u>Community center</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>
<u>Cultural institution</u>	<u>P</u>	<u>P</u>	<u>U</u>		<u>P</u>	<u>P</u>

<u>Land Use</u>	<u>Downtown Mixed Use</u>	<u>B Street Corridor</u>	<u>Commercial Mixed Use</u>	<u>Medical Arts</u>	<u>Mixed-Use Corridor</u>	<u>Mixed-Use Neighborhood</u>
<u>Library/museum</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>
<u>Public buildings and facilities</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Religious facility</u>	<u>P</u>	<u>MU</u>	<u>U</u>		<u>MU</u>	<u>P</u>
<u>Community / Other</u>						
<u>Child day care center</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Conference/convention facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>ZC</u>	<u>U</u>
<u>School - College, university</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>School - Elementary, middle, secondary</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>
<u>School - Specialized education/training</u>	<u>MU</u>	<u>MU</u>	<u>MU</u>	<u>P</u>	<u>MU</u>	<u>MU</u>
<u>Fitness/health facility</u>		<u>P</u>	<u>P</u>		<u>P</u>	
<u>Medical services - Hospital</u>	<u>MU</u>	<u>MU</u>	<u>MU</u>	<u>P</u>	<u>MU</u>	<u>MU</u>
<u>Park, playground</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>
<u>Studio - Art, dance, martial arts, music, etc.</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>
<u>Office</u>						
<u>Office</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Mixed-Use: Office Component</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Medical services - Doctor office, clinic, or urgent care</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Medical services - Extended care</u>		<u>MU</u>	<u>U</u>	<u>P</u>	<u>U</u>	
<u>Industry, Manufacturing, Assembly, Storage, Processing</u>						
<u>Indoor assembly, processing, fabricating, treatment, manufacturing, repairing or packaging of goods that do not create noise, dust odor, smoke, bright light, involve the handling of explosives or inflammable materials as a primary use, or otherwise create offensive conditions at the property line</u>	<u>MU</u>	<u>MU</u>	<u>P</u>		<u>P</u>	<u>MU</u>
<u>Adult oriented business</u>			<u>U</u>			

<u>Land Use</u>	<u>Downtown Mixed Use</u>	<u>B Street Corridor</u>	<u>Commercial Mixed Use</u>	<u>Medical Arts</u>	<u>Mixed-Use Corridor</u>	<u>Mixed-Use Neighborhood</u>
<u>Alcohol Beverage Manufacturing</u>	<u>MU</u>	<u>MU</u>	<u>U</u>		<u>U</u>	<u>U</u>
<u>Auto body, radiator, upholstery repair, brake, muffler shop, tire shop</u>			<u>P</u>			
<u>Building material sales, lumber yard</u>			<u>U</u>		<u>U</u>	
<u>Bus depot</u>	<u>U</u>	<u>U</u>	<u>U</u>	<u>U</u>	<u>U</u>	
<u>Cabinet, plumbing, sheet metal, welding, machine shop</u>		<u>U</u>	<u>P</u>			
<u>Cannabis Cultivation</u> ³			<u>U</u>			
<u>Cannabis Commercial</u> ³	<u>U</u>	<u>U</u>	<u>U</u>	<u>U</u>		
<u>Commercial laundry</u>			<u>P</u>	<u>P</u>	<u>U</u>	
<u>Dry cleaning, dyeing plant</u>	<u>U</u>	<u>U</u>	<u>U</u>	<u>U</u>	<u>U</u>	<u>U</u>
<u>Equipment rental</u>			<u>U</u>			
<u>Farm equipment and supply sales</u>			<u>P</u>			
<u>Flea market</u>	<u>MU</u>	<u>MU</u>	<u>MU</u>		<u>MU</u>	<u>MU</u>
<u>Processing and manufacturing of artisan food products</u>	<u>P</u>	<u>U</u>	<u>P</u>		<u>P</u>	<u>P</u>
<u>Research and development</u>		<u>P</u>	<u>P</u>	<u>P</u>		
<u>Self-Storage Facility</u>						
<u>Trade school</u>	<u>U</u>	<u>U</u>	<u>U</u>		<u>U</u>	<u>U</u>
<u>Wholesale businesses, warehousing</u>	<u>U</u>	<u>U</u>	<u>MU</u>		<u>MU</u>	
<u>Wholesale printing, engraving, lithography, and publishing</u>	<u>U</u>	<u>U</u>	<u>MU</u>		<u>MU</u>	

Note: land uses not listed, but similar in activity to listed uses are to be treated in the same ways as listed similar uses.

³ Refer to Chapter 18.67 for Cannabis regulations.

18.98.060 Development Standards

Error! Reference source not found. provides standards for development in the Specific Plan Area.

<u>Development Standard</u>	<u>Downtown Mixed Use</u>	<u>B Street Corridor</u>	<u>Commercial Mixed Use</u>	<u>Medical Arts</u>	<u>Mixed-Use Corridor</u>	<u>Mixed-Use Neighborhood</u>
<u>Residential Density (dwelling units per acre)</u>	<u>Min: 20</u> <u>Max: 57</u>	<u>Min: 10</u> <u>Max: 36</u>	<u>Min: 10</u> <u>Max: 42</u>	<u>Min: 14</u> <u>Max: 48</u>	<u>Min: 20</u> <u>Max: 57</u>	<u>Min: 10</u> <u>Max: 30</u>
<u>Non-Residential Intensity (floor area ratio)*</u>	<u>3.5</u>	<u>2.0</u>	<u>3.0</u>	<u>3.5</u>	<u>3.5</u>	<u>1.5</u>
<u>Maximum Height (primary structure)</u>	<u>75 feet or 6 stories</u>	<u>60 feet or 5 stories</u>	<u>75 feet or 6 stories</u>	<u>60 feet or 5 stories</u>	<u>60 feet or 5 stories</u>	<u>40 feet or 3 stories</u>
<u>Height (accessory structure)</u>	<u>Refer to Chapter 18.96.010 Accessory Buildings.</u>					
<u>Minimum Front Setback</u>	<u>0 ft</u>	<u>0 ft</u>	<u>0 ft</u>	<u>0 ft</u>	<u>0 ft</u>	<u>0 ft</u>
<u>Minimum Rear Setback</u>	<u>5 ft</u>	<u>5 ft</u>	<u>10 ft</u>	<u>10 ft</u>	<u>10 ft</u>	<u>10 ft</u>
<u>Minimum Side Setback</u>	<u>0 ft</u>	<u>0 ft</u>	<u>5 ft</u>	<u>0 ft</u>	<u>0 ft</u>	<u>5 ft</u>
<u>Maximum Lot Coverage</u>	<u>100%</u>	<u>90%</u>	<u>90%</u>	<u>100%</u>	<u>100%</u>	<u>80%</u>
<u>Historic Adjacency</u>	<u>Refer to Chapter 18.59 Historic Preservation Overlay Zone District.</u>					

*Intensity is used to regulate non-residential development and mixed-use projects proposing both residential and non-residential development.