

CITY OF FERNDALE

Planning Commission Regular Meeting April 5, 2023



LAND USE DESIGNATIONS

Residential

- Residential Low Density (R1)
- Residential Medium Density (R2)
- Residential High Density (R3)

Commercial

- Neighborhood Commercial (C1)
- Community Commercial (C2)

Other Designations

- Public Facility (PF)
- Agriculture Exclusive (AE)
- Natural Resource (NR)

Ferndale General Plan

Chapter 2: Land Use Designations

Ferndale land uses include primarily Residential, and Commercial designations. The descriptions below provide details on the allowable uses for each designation and their applicable density/intensity standard. Density is typically defined as the maximum number of dwelling units per acre (du/ac) and intensity is expressed as the maximum Floor Area Ratio (FAR). This is the ratio of building floors (stories) relative to the parcel. For example, an area designated with a FAR of 1.0 would be allowed to construct a one-story building that covers the entire parcel, a two-story building that covers half the parcel, a four-

Residential land use designations within the <u>City</u> allow dwelling units as their primary use, range from low to high density, and are intended to allow a broad range of housing types, sizes, and tenure. Limited public/quasi-public and commercial uses compatible with a residential setting may be allowed as provided by the zoning code. Historically, primary residential development in the City has been lowdensity single-family homes. Moving forward, the <u>City</u> intends to support a broader range of housing types to increase affordability and provide diverse housing options for all income levels.

The Residential Low Density designation accommodates primarily detached residential units on individual lots with private yards. One accessory dwelling unit per lot is a primary and compatible use. Density: One primary unit and one accessory dwelling unit per lot up to a maximum of 9 primary

Residential Medium Density (R2)

The Residential Medium Density designation is applied in areas where more density can be accommodated. This can include side-by-side or stacked units, multiple units on a lot, or other unit types that meet the defined density including attached residential units, small-lot subdivisions, duplexes, triplexes, townhouses with private open space, and cohesive multi-unit/ multi-story structures with common open spaces. ADUs are also a primary and compatible use.

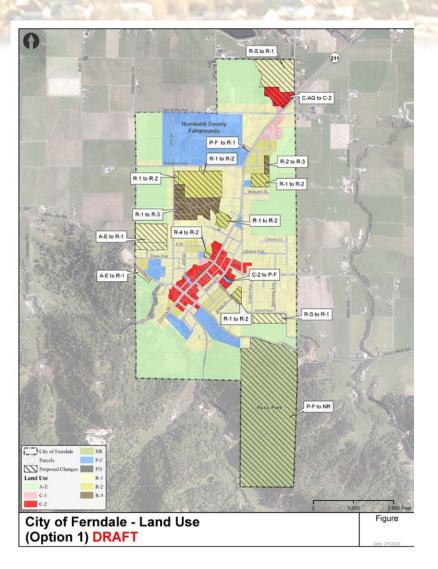
<u>Density:</u> Up to 18 dwelling units per acre. This is equivalent to two dwelling units per 5,000 square foot

Name	Short Name	Proposed DU/AC or max FAR	Existing DU/AC	Uses	
Residential Low Density	R1	9 DU/AC	7 DU/AC	Single Family Home; ADUs	
Residential Medium Density	R2	18 DU/AC	14 DU/AC	Single and Multi Family Homes; ADUs	
Residential High Density	R3	27 DU/AC	21 DU/AC	Cottages; Townhomes; Apartments; ADUs	
Neighborhood Commercial	C1	FAR 2.5 27 DU/AC	N/A 21 DU/AC	Neighborhood shopping; restaurants; offices; upper- floor residential; light industrial	
Community Commercial	C2	FAR 3.0 27 DU/AC	N/A 21 DU/AC	Community and visitor commercial services; upper floor residential and offices	
Public Facility	PF	N/A	N/A	Any related to City business or public services like schools, parks, utilities, City offices, etc.	
Agricultural Exclusive	AE	.25 DU/AC	.25 DU/AC	Agricultural operations; primary residence; ADU; farm worker housing	
Natural Resources	NR	N/A	N/A	Natural resource conservation; access and restroom facilities; buildings related to nature study/education	

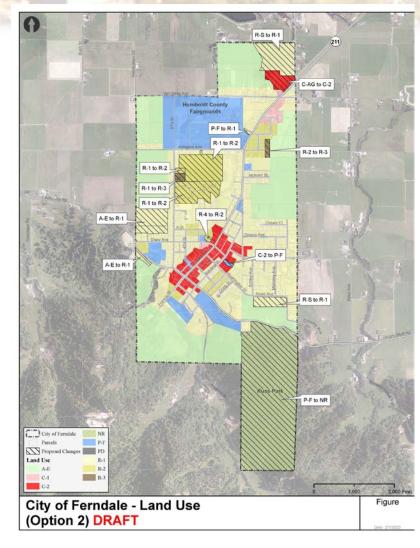
EXISTING

City of Ferndale Land Use/Zoning Map C-2-D R-1-8-1 R-1-B-2 R-1-8-3 R-4-D R-S-B-5 PLANWEST &

ALTERNATIVE 1

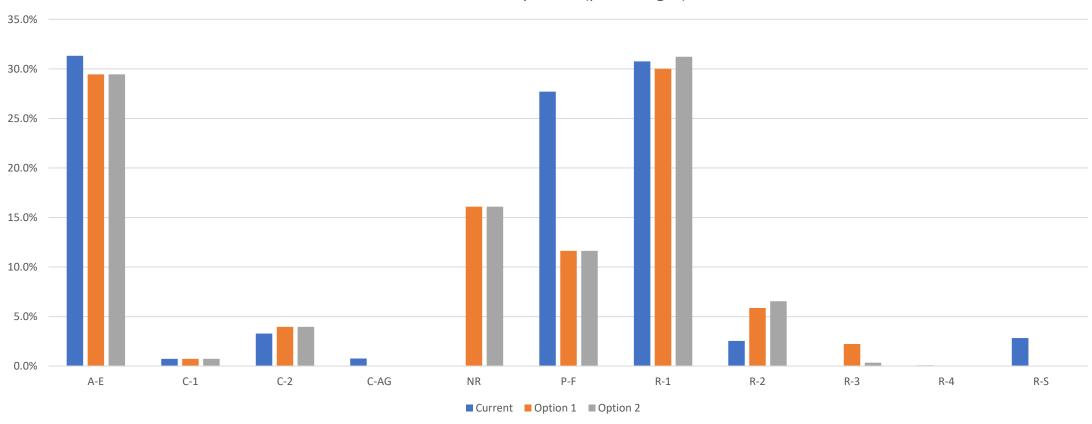


ALTERNATIVE 2



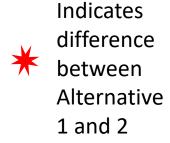
LAND USE OPTIONS COMPARISON

Land Use Comparison (percentages)



LAND USE OPTIONS COMPARISON

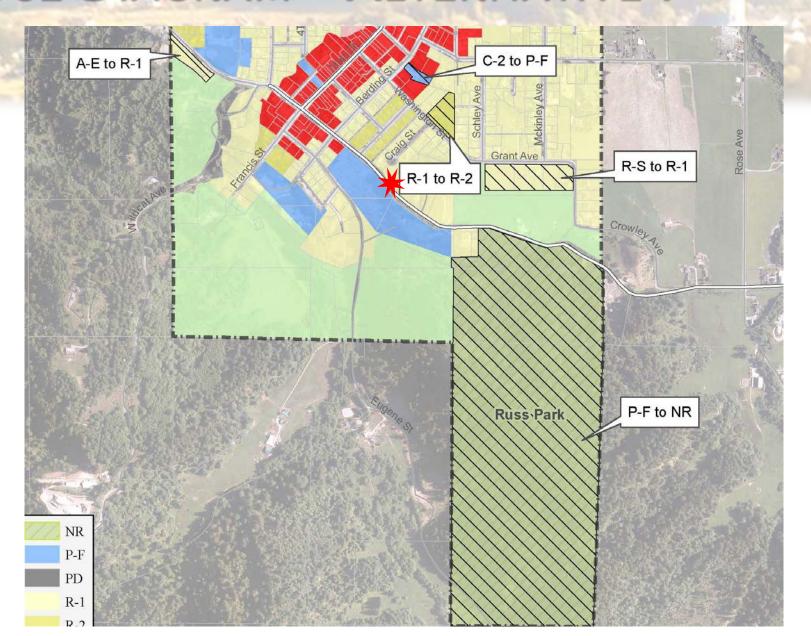
	Existing Land Use		Option 1		Option 2	
Land Use	Acreage	% of Total	Acreage	% of Total	Acreage	% of Total
AE	218	31%	209	29%	206	29%
C1	5	0.7%	5	0.7%	5	0.7%
C2	23	3.3%	27	4.0%	27	4.0%
C-AG	5	0.8%	0	0%	0	0%
NR	0	0%	112	16%	112	16%
PF	193	28%	81	12%	81	12%
R1	215	31%	210	30%	218	31%
R2	18	2.5%	41	5.9%	45	6.5%
R3	0	0%	15	2.2%	2	0.3%
R4	0.5	0.1%	0	0%	0	0%
RS	19.7	2.8%	0	0%	0	0%



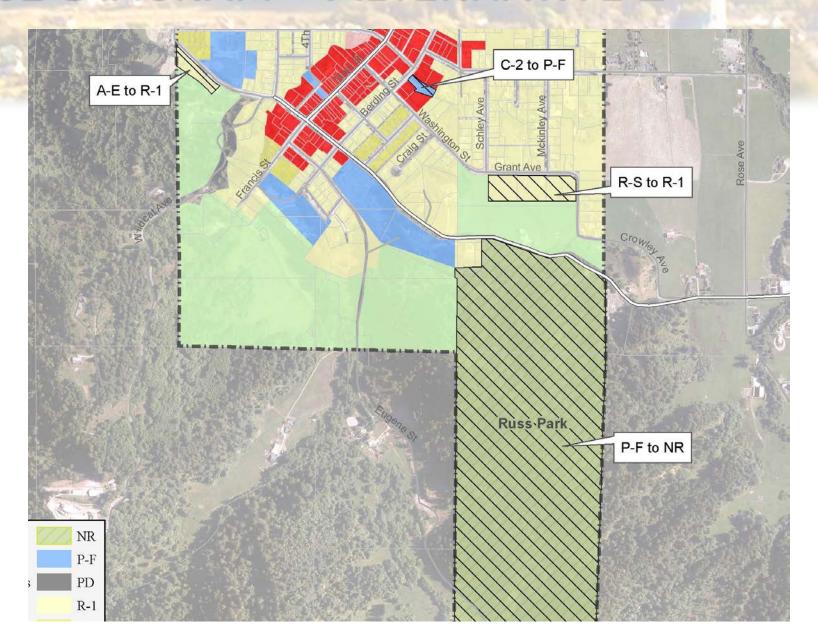




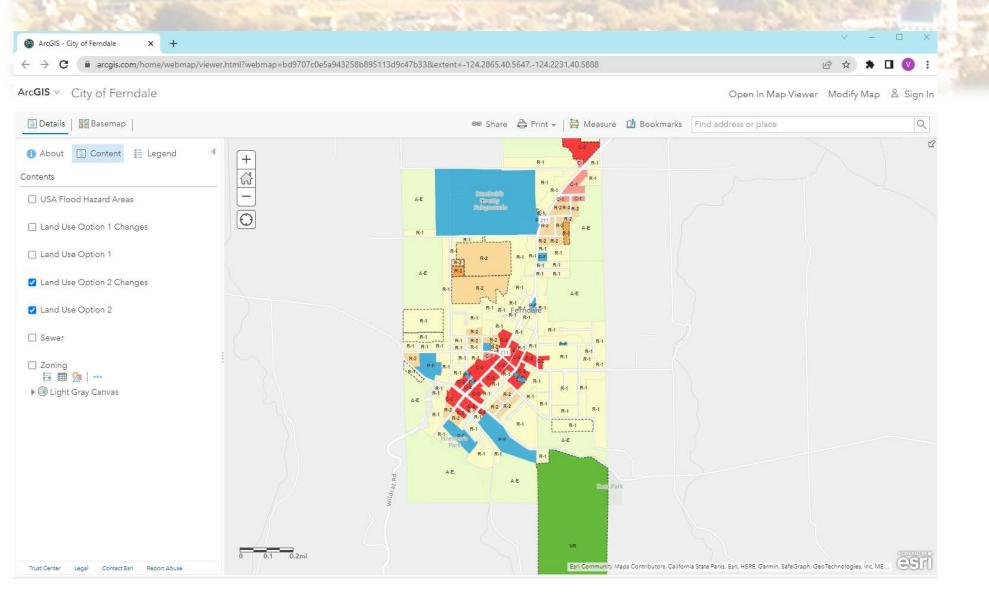




Indicates
difference
between
Alternative
1 and 2



LAND USE WEB MAP





https://arcg.is/09T5f8

GOALS, POLICIES, & PROGRAMS

- Goals are general statements of community values or aspirations.
- Policies are more precise expressions of the community's position on particular issues, or how particular goals can be reached.
- Implementation Programs present specific actions the City or other identified entity will undertake to address policy issues and move closer to community's goals.

Ferndale General Plan

Land Use Element

Chapter 4: Goals, Policies, & Implementation Programs

The Land Use Element goals and policies provide a policy basis for guiding orderly development and redevelopment based on the Land Use diagram provided in Chapter 2.

Goals are general statements of community values or aspirations. They define the ends toward which the <u>City</u> will address its efforts.

Policies are more precise expressions of the community's position on particular issues, or how particular goals can be reached. Policies may include guidelines, standards, objectives, maps, diagrams, or a combination of these components.

Implementation Programs present specific actions the City or other identified entity will undertake to address policy issues and move closer to community's goals. These might include ongoing City sponsored programs, time-specific actions, or further planning actions.

Goals and Policies

Goal LU-1 - To ensure Ferndale's growth will proceed in a thoughtful, orderly manner, retains its unique village character, and is located where there are efficient and equitable public services available.

<u>Policy LU-1.1 — Diverse Uses:</u> Maintain a diverse range of compatible land uses that offer adequate flexibility to respond to evolving market opportunities.

<u>Policy LU-1.2 – Community Amenities:</u> Provide safe, clean, and pedestrian friendly streetscapes and public spaces through careful design and active maintenance of sidewalks, landscaping, street furnishings, park furnishings, lighting, public art and other elements.

<u>Policy LU-1.3 – Design Standards</u>: Ensure new development is compatible with existing historic architecture and character by creating objective development design standards in order to maintain the small-town charm of the City.

<u>Policy LU-1.4 – Residential Infill:</u> The infilling and completion of residential neighborhoods should be encouraged to take full advantage of available public services.

<u>Policy LU-1.5 – Diverse Housing:</u> Promote a diversified housing stock throughout the City in order to increase housing supply, types, accessibility, and affordability for individuals and families of all increases.

<u>Policy LU-1.6 – Special Needs and Senior Housing:</u> Work with community organizations and developers to develop housing for special needs populations with an emphasis on ADA accessibility, universal design, and low-maintenance housing for seniors to support those who wish to age in place.

March 2023 Draft

[20]

PROPOSED LAND USE ELEMENT GOALS

- Goal LU-1 To ensure Ferndale's growth will proceed in a thoughtful, orderly manner, retains its unique village character, and is located where there are efficient and equitable public services available
- Goal LU-2 A welcoming and supportive environment for businesses to grow, thrive and continue to contribute positively to Ferndale's economy.
- Goal LU-3 Protect, preserve, restore, rehabilitate, and enhance open spaces and natural resources.
- Goal LU-4 Conserve soil resources and minimize erosion and other soil depleting processes.

PROPOSED LAND USE ELEMENT GOAL 1 POLICIES

Goal LU-1 - To ensure Ferndale's growth will proceed in a thoughtful, orderly manner, retains its unique village character, and is located where there are efficient and equitable public services available.

- Policy LU-1.1 Diverse Uses
- Policy LU-1.2 Community Amenities
- Policy LU-1.3 Design Standards
- Policy LU-1.4 Residential Infill
- Policy LU-1.5 Diverse Housing
- Policy LU-1.6 Special Needs and Senior Housing
- Policy LU-1.7 Planned Development
- Policy LU-1.8 Multi-Modal Transportation
- Policy LU-1.9 Right-of-Ways
- Policy LU-1.10 Community Spaces

PROPOSED LAND USE ELEMENT GOAL 2 POLICIES

Goal LU-2 - A welcoming and supportive environment for businesses to grow, thrive and continue to contribute positively to Ferndale's economy.

- Policy LU2.1 Commercial Infill
- Policy LU2.2 Tourism and Resident Services
- Policy LU2.3 Existing Buildings and Sites
- Policy LU2.4 Light Industrial Uses
- Policy LU2.5 Main Street Historic Area Preservation, Uses, and Activities
- Policy LU2.6 Existing Commercial Areas Revitalization
- Policy LU2.7 Increase Residential Uses
- Policy LU2.8 City Parking Standards

PROPOSED LAND USE ELEMENT GOAL 3 POLICIES

Goal LU-3 - Protect, preserve, restore, rehabilitate, and enhance open spaces and natural resources.

- Policy LU-3.1 Conservation
- Policy LU-3.2 Improve Drainage
- Policy LU-3.3 Manage Flood Plains
- Policy LU-3.4 Francis Creek Corridor
- Policy LU-3.5 Forest Lands Preservation
- Policy LU-3.6 Acquisition

PROPOSED LAND USE ELEMENT GOAL 4 POLICIES

Goal LU-4 - Conserve soil resources and minimize erosion and other soil depleting processes.

- Policy LU-4.1 Russ Park Stewardship
- Policy LU-4.2 Francis Creek Riparian Habitat Enhancement and Erosion Control
- Policy LU-4.3 Agricultural Use Preservation

PROPOSED LAND USE ELEMENT PROGRAMS

LU-IP1:
Development
Design Standards

LU-IP2: Zoning Code Updates

LU-IP3: Planned Development Designation

LU-IP4: Drainage Infrastructure Funding LU-IP5: Drainage
Master Plan
Priorities

LU-IP6: Stream
Set Back
Ordinance

LU-IP7: Open Space Action Program

NEXT STEPS

- April 15, 2023: Public Open House (11am-3pm at City Hall)
- Through June 2023: Conduct CEQA review
- Fall 2023: Zoning Code updates for consistency
- Fall 2023: Adopt updated Land Use Element



HOW TO STAY INFORMED

- City web site https://ci.ferndale.ca.us/documents/general-plan/
- Email: longrangeplan@ci.ferndale.ca.us



Thank you!! Any questions?

