

## BC (BOULEVARD COMMERCIAL) ZONING DISTRICT

The BC zoning district is applied to areas of intensive mixed use development with extensive pedestrian-oriented frontage on a boulevard street, near transit service and stops, and is intended primarily to serve local residents and businesses. A mix of compatible land uses is encouraged within the same building or on the same site, and could include public facilities or plazas, residential, retail, office and childcare uses. The BC zoning district is consistent with the Boulevard Mixed Use land use classification of the General Plan.

### SUMMARY OF ALLOWABLE LAND USES & PERMIT REQUIREMENTS

*Please refer to the Zoning Ordinance for a complete listing of regulations.*

LAND USE (1)	PERMIT REQUIRED BY DISTRICT									Specific Use Regulations
	NC	CC	TC	TC AUFO	TC EO (11)	SC	GC	BC	RC	

#### INDUSTRY, MANUFACTURING & PROCESSING USES

Contractors storage yards	—	—	—	—	—	MUP	—	—	—	
Electrical & electronic equipment, instruments	—	—	—	—	—	UP	—	—	—	
Food and beverage manufacturing	—	—	—	—	—	UP	—	—	—	
Handcraft industries	P	P	P	P (10)	—	—	—	P	P	
Laundries and dry cleaning	—	P	—	—	—	—	—	—	—	
Marijuana cultivation**	—	—	—	—	—	—	—	—	—	27.06.050
Marijuana distribution facilities**	—	—	—	—	—	—	—	—	—	27.06.050
Marijuana mixed-light cultivation**	—	—	—	—	—	—	—	—	—	27.06.050
Marijuana nurseries**	—	—	—	—	—	—	—	—	—	27.06.050
Marijuana product manufacturing**	—	—	—	—	—	—	—	—	—	27.06.050
Metal products fabrication, machine/welding shops	—	—	—	—	—	P	—	—	—	
Recycling facilities – Large collection facility	—	—	—	—	—	UP	—	—	—	27.34.160
Recycling facilities – Reverse vending machines	—	—	P	—	—	P	—	—	—	27.34.160
Recycling facilities – Small collection facility	—	—	—	—	—	UP	—	—	—	27.34.160
Warehousing, wholesaling and distribution	—	—	—	—	—	UP	—	—	—	
Wineries	—	—	—	—	—	UP	—	—	—	

#### RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Adult business establishments	—	—	—	—	—	UP	—	—	—	27.34.030
Clubs, lodges and private meeting halls	MUP	MUP	MUP	—	—	—	—	MUP	MUP	
Community centers	MUP	MUP	MUP	—	—	—	—	MUP	MUP	
Health/fitness facilities	P	P	P	UP	UP	P	P	P	P	
Indoor amusement/entertainment facilities	—	UP	UP	UP	UP	UP	UP	UP	UP	
Libraries and museums	P	P	P	MUP	—	P	P	P	P	
Outdoor commercial recreation	—	—	—	—	—	UP	UP	—	—	
Parks and playgrounds	P	—	P	—	—	—	—	P	P	
Recreational vehicle parks	—	—	—	—	—	UP	UP	—	—	
Religious places of worship and related facilities	UP	UP	UP	—	—	UP	UP	UP	UP	
Schools - specialized education and training	—	MUP	MUP	—	—	MUP	—	—	—	



<b>TABLE 2-4</b> <b>Allowed Uses and Permit Requirements</b> <b>for Commercial Zoning Districts</b> (Rev. 02/06/13, Ord. 2013-277)								<b>P Permitted Use (2) (3)</b> <b>MUP Minor Use Permit Req. (3)</b> <b>UP Use Permit Req. (3)</b> <b>— Use not allowed</b>		
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LAND USE (1)	PERMIT REQUIRED BY DISTRICT									Specific Use Regulations
	NC	CC	TC	TC AUFO	TC EO (11)	SC	GC	BC	RC	
Second hand stores	—	P	—	P	P	P	P	—	—	
Wine/Beer tasting accessory to retail	—	P	P	P	P	—	P	P	P	
Warehouse retail sales	—	—	—	—	—	UP	UP	—	—	

**SERVICES**

Ambulance services	—	—	—	—	—	P	—	—	—	
Automated teller machines (ATMs)	P	P	P	P	P	P	P	P	P	
Banks and financial services	P	P	P	P	P	—	P	P	P	
Bed and breakfast inns	MUP	—	P	P	—	—	MUP	MUP	MUP	27.34.060
Business support services	P	P	P	MUP	MUP	P	P	P	P	
Car wash	UP	UP	—	—	—	UP	UP	—	—	
Child and adult day care centers	MUP	P	MUP (7)	P	—	—	—	MUP	MUP	27.34.070
Child day care – Large family day care homes	MUP	MUP	MUP	—	—	—	—	MUP	MUP	27.34.070
Child day care – Small family day care homes	P	P	P	—	—	—	—	P	P	
Drive-in and drive-through	—	UP	—	—	—	UP	UP	—	—	
Hotels and motels	—	P	P	P	—	—	P	—	P	
Kennels, commercial	—	—	—	—	—	MUP	—	—	—	
Marijuana testing facilities**	—	—	—	—	—	—	—	—	—	27.06.050
Medical services – Clinics, offices, laboratories	P	P	P	—	—	P	P	P(4)	P	
Medical services – Extended care	—	UP	UP	—	—	—	—	UP	UP	
Medical services – Hospitals	—	UP	—	—	—	UP	—	UP	UP	
Mortuaries and funeral homes	—	UP	—	—	—	UP	—	—	—	
Offices – Accessory to primary use	P	P	P	—	—	P	P	P	P	
Offices – Business and professional	P	P	P	—	—	P	P	P	P	
Personal services	P	P	P	—	P	P	P	P	P	
Personal services, restricted	—	—	—	—	—	MUP	MUP	—	—	27.34.175
Public safety and utility facilities	UP	UP	P	—	—	UP	UP	UP	P	
Spas and Tanning Salons	P	P	P	—	P	P	P	P	P	
Storage – Automobile storage yards	—	—	—	—	—	UP	—	—	—	
Storage – Personal storage facilities(mini-storage)	—	—	—	—	—	UP	—	—	—	
Storage – Outdoor	—	—	—	—	—	UP	—	—	—	27.34.150
Vehicle services – Maintenance/minor repair	—	—	—	—	—	P	P	—	—	
Vehicle services – Major repair/body work	—	—	—	—	—	P	P	—	—	
Vehicle services – Service stations	—	UP	—	—	—	UP	UP	—	—	
Veterinary clinics, animal hospitals	P	P	—	—	—	MUP	—	—	—	

**TRANSPORTATION & COMMUNICATIONS USES**

Broadcast studios	—	P	—	—	—	P	—	—	—	
Heliports	—	P	—	—	—	P	—	—	—	
Park and ride facilities	P	P	P	—	—	P	P	P	P	
Parking facilities	—	—	P	—	—	P	—	P	P	
Telecommunications facilities	—	UP	UP	—	—	UP	UP	UP	UP	27.34.200
Transit stations and terminals	—	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Utility infrastructure	P	P	P	P	P	P	P	P	P	
Vehicle and freight terminals	—	—	—	—	—	UP	—	—	—	

**Notes:**

- (1) See Section 27.06.030.A regarding uses not listed. See Article 6 for definitions of the listed land uses.
- (2) Zoning Clearance required, see Section 27.42.020.
- (3) Site Plan and Design Review may also be required. See Section 27.42.030.
- (4) Residential uses may be permitted only on second or higher floors, above nonresidential uses. Accessible units that meet ADA requirements may be located on the ground floor. Home Occupations are permitted in residential units subject to Section 27.34.100
- (5) Schools (specialized education and training) may be permitted with a MUP on ground floor commercial only and shall provide on-site restroom facilities.
- (6) Convenience stores are a permitted use only when they comply with the requirements of Section 27.34.130 for neighborhood markets; convenience stores required Use Permit approval otherwise. (Rev. 03/03/04, Ord. 2004-178)
- (7) Child and adult care centers may be permitted with a MUP on ground floor commercial only and shall provide on-site restroom facilities. (Rev. 04/18/07, Ord. 2007-214)
- (8) Not in mixed use buildings with residential uses. (Rev. 02/06/13, Ord. 2013-277)
- (9) Work component must be an allowed use in the AUFO (Rev. 02/06/13, Ord. 2013-277)
- (10) Requires retail sales of products manufactured on site (Rev. 02/06/13, Ord. 2013-277)
- (11) Designations of Entertainment and Active Use Frontage must meet the spirit of both overlay districts (Rev. 02/06/13, Ord. 2013-277)
- (12) Marijuana regulations\*\* (Rev. 4/9/18, ORD 2017-318)

*Windsor Station Area/Downtown Specific Plan: Properties within the adopted Windsor Station Area/Downtown Specific Plan are subject to additional design and development standards. Where conflicts arise between the Zoning Ordinance and the Windsor Station Area/Downtown Specific Plan, the Windsor Station Area/Downtown Specific Plan criteria and standards shall apply.*

**BC ZONING DISTRICT  
SUMMARY OF GENERAL DEVELOPMENT STANDARDS**

<b>Requirement by Zoning District</b>			
<b>SC</b>	<b>GC</b>	<b>BC (4)**</b>	<b>RC**</b>

<b>Minimum lot area (1)</b>	10,000 sq. ft.	5,000 sq. ft.	
<b>Setbacks</b>	<i>Minimum and maximum setbacks required. See Chapter 27.20 for setback measurement, allowed projections into setbacks, and exceptions to setbacks.</i>		
Front – Minimum (2)	0-10 ft. (5)*	None required	
Front - Maximum	N/A	5 ft. – with up to 20% of façade setback 10 feet	
Sides (each)	15 ft. adjacent to a residential zone; none required otherwise.	None required.	
Street side	0 ft.		
Rear	10 ft.	0 ft.	
<b>Site coverage</b>	50% maximum	100% maximum	
<b>Height limit (3)</b>	45 ft. maximum (4)	2 story (5), 4 story maximum (6)	
<b>Landscaping</b>	As required by Chapter 27.28 (Landscaping) (8)		
<b>Lighting</b>	As required by Section 27.20.030B		
<b>Parking</b>	As required by Chapter 27.30 (Parking and Loading)	In rear of lot only.	
<b>Signs</b>	As required by Chapter 27.32 (Signs)		
<b>Maximum Block Perimeter (9)</b>	N/A	1600' or 2000' for blocks with structured parking	

**Notes:** \* Revised 04-05/05, ORD. 2005-190    \*\* Revised 08/3/05, ORD. 2005-192

- (1) Minimum area for parcels proposed in new subdivisions. The review authority may allow smaller parcels in condominium-type subdivisions provided that the common ownership parcel complies with this minimum area requirement.
- (2) Refer to Table 3.1.3.b of the Town’s Design Guidelines. (Revised 02/06/13, Ord 2013-277)
- (3) Maximum allowed height of structures. Exceptions may be allowed by Chapter 27.20 (General Property Development and Use Standards).
- (4)\*\*Additional design criteria for Boulevard Mixed Use:
  - a) Maximum square footage per non-residential use: 8,000 square feet. An exception for a 20,000 sq. ft. tenant is allowed for major tenants provided that they furnish an operable and unlocked door during business hours to a street front liner store entry along Boulevards. This entry must connect directly to a larger part of the store that is hidden behind the “liner” stores. A continuous façade of liner stores are to be located on Shiloh Road and at least one other main cross street, to screen the interior use on at least two sides.
  - b) Minimum space between door openings on ground level: 35-50 feet.
  - c) Glazing for commercial first floor façade must be a minimum of 12 feet in height.
- (5)\*\*The first floor façade must be a minimum of 12 feet in height.
- (6)\*\*Building height shall be limited to a maximum of two stories for all structures located within 150 feet of the Old Redwood Highway/Shiloh Road intersection in the CB Zoning District; buildings shall be a maximum height of 2-3 stories from 150 to 300 feet from the Old Redwood Highway/Shiloh Road intersection in the CB Zoning District.
- (7)\*\*In addition, buildings and site improvements shall be designed pursuant to any applicable area plan principles and guidelines.
- (8)\*\*Structural soil per the Town of Windsor’s Engineering Design Standards and tree grates are required for tree grates planted along major thoroughfares.
- (9)\*\*Block perimeter – the linear feet along the public street right-of-way.
- (10)\*\*Entrances to retail along major thoroughfares to be at sidewalk level.