



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE

9670 OLD REDWOOD HIGHWAY  
WINDSOR, CA

**INDUSTRIAL/COMMERCIAL BUILDING  
WITH HWY 101 FRONTAGE**

(ALL EQUIPMENT AVAILABLE AS PART OF THE PURCHASE PRICE)



Go beyond broker.

PRESENTED BY:

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9670 OLD REDWOOD HIGHWAY  
WINDSOR, CA

## INDUSTRIAL/COMMERCIAL BUILDING WITH HWY 101 FRONTAGE







## EXECUTIVE SUMMARY

**9670 OLD REDWOOD HIGHWAY** is an opportunity to purchase a rare showroom and immaculate auto repair facility in Windsor, CA. The 11,864 SF facility is located on 1.6 acres of land and backs up to Hwy 101 and near the Windsor Town Green Village. Old Redwood Highway is one of the town's main arteries. The building has 20 roll-up doors which includes several drive through bays. The owner of the auto repair facility built the building in 2002 and has been the only occupant. The property will be delivered vacant.

- Owner User Opportunity
- 11,864 +/- SF delivered vacant (or all fixtures & equipment can stay) on 1.6 +/- acres
- 1,000 +/- SF showroom with high ceilings, 2 restrooms, reception desk, large windows, large glass doors
- Currently a family run automotive repair center for 22 years (Drive Rite Automotive)
- Metal building with insulated roof & fire sprinklers
- Zoning (service commercial) allows for a variety of uses: Industrial/Manufacturing, Recreational, Retail & Services
- City water and sewer
- Fenced and gated yard area
- Potential to expand the building size or build another building — Surplus land area

### OFFERING

|                        |                 |
|------------------------|-----------------|
| Sale Price             | \$2,800,000     |
| Price PSF              | \$236           |
| Total Building(s) Size | 11,864 +/- SQFT |
| Lot Size               | 1.6 ACRES       |



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# PROPERTY DESCRIPTION



9670 OLD REDWOOD HIGHWAY  
WINDSOR, CA

## INDUSTRIAL/COMMERCIAL BUILDING WITH HWY 101 FRONTAGE

### APN

161-060-047

### BUILDING SIZE

11,864+/- Sq Ft (Warehouse & Showroom)

### SHOWROOM (WITH HVAC)

1,000+/- Sq Ft

### LOT SIZE

1.6 Acres / 69,696+/- Sq Ft (Surplus Land Area)

### ZONING

Service Commercial

### CONSTRUCTION

Steel Frame w/Metal Exterior (Shop) and Stucco and Brick Accents (Showroom)

### STORIES

Single

### CLEAR HEIGHT

15'-28' at peak - Insulated

### YEAR BUILT

2002

### ROLL-UP DOORS

20 of various sizes & drive-thru access

### POWER

480 Volt/ 800 Amps 3 Phase (To be verified),  
3+ Meters

### FLOOR DRAINS

Grease Trap/Filtration System

### FIRE SPRINKLERS

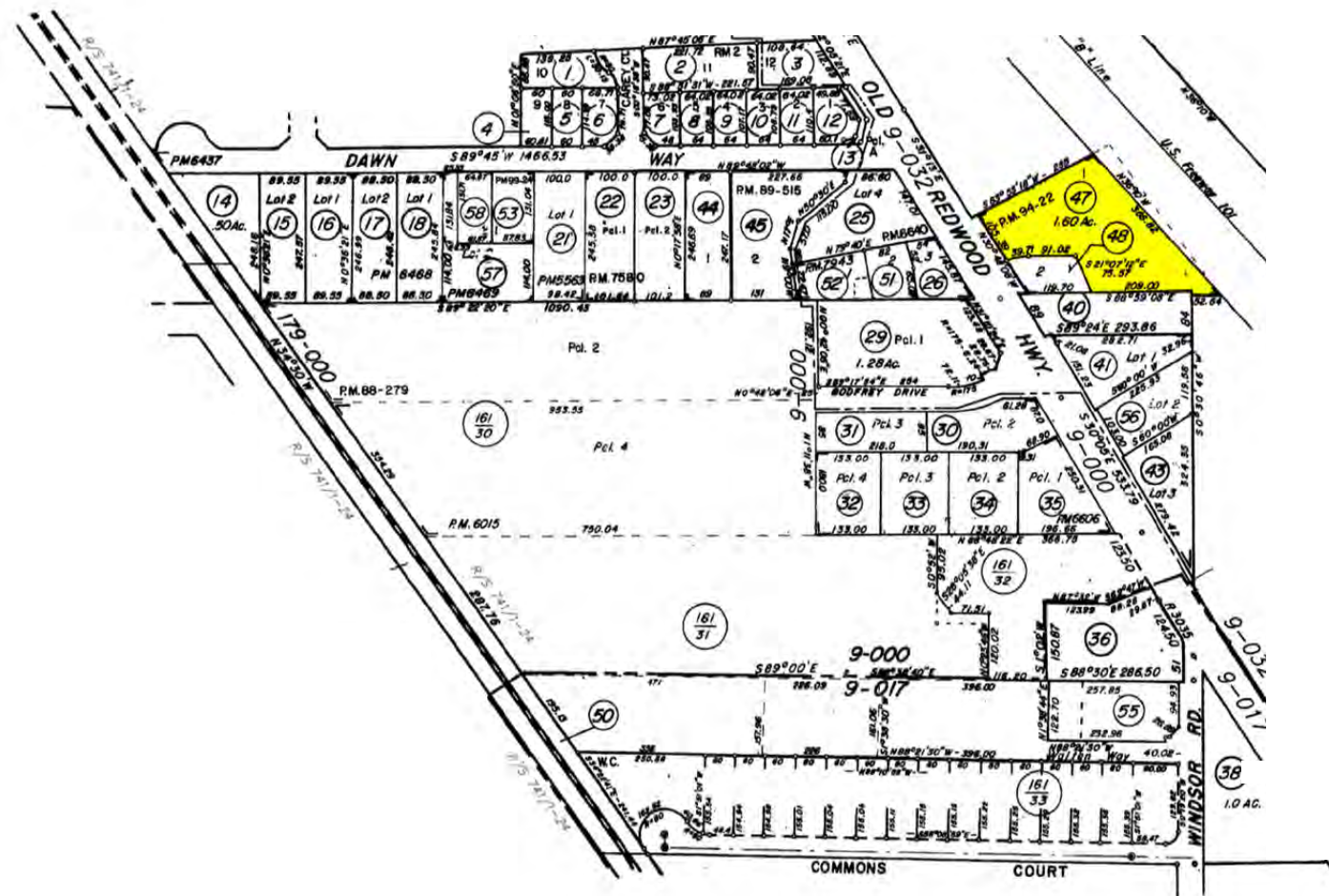
Throughout building

### YARD AREA

Fenced & Gated Yard

### WAREHOUSE SLAB

5.5 inches thick



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## SBA 504 Loan Sample Structure

Prepared for: [Keegan & Coppin](#)  
Property Address: [9670 Old Redwood Highway, Windsor](#)  
Date Prepared: [8/27/2025](#)

### Project Details

|                           |                    |                      |                                   |
|---------------------------|--------------------|----------------------|-----------------------------------|
| Purchase Price            | \$2,800,000        | Property Address     | 9670 Old Redwood Highway, Windsor |
| Improvements              |                    | Building Size (s.f.) | 11,864                            |
|                           |                    | Price Per Sq. Ft.    | \$236.01                          |
| <b>Total Project Cost</b> | <b>\$2,800,000</b> |                      |                                   |

### SBA 504 Financing Structure

| Source of Funds                         | % of Total Project | Amount      | Rate  | Amortization | Maturity | Monthly Payment |
|---|--------------------|-------------|-------|--------------|----------|-----------------|
| Bank (1st)                              | 50%                | \$1,400,000 | 6.65% | 25           | 25       | \$9,585         |
| SBA (2nd)*                              | 40%                | \$1,149,000 | 6.23% | 25           | 25       | \$7,565         |
| Down Payment                            | 10%                | \$280,000   |       |              |          |                 |
| * Includes financed SBA fee of \$29,000 |                    |             |       |              |          |                 |
| <b>Total Monthly Payment</b>            |                    |             |       |              |          | \$17,150        |
| <b>Total Payment PSF</b>                |                    |             |       |              |          | \$1.45          |

### Monthly Ownership Costs

|                          |           |
|--------------------------|-----------|
| Mortgage Payments        | \$ 17,150 |
| Insurance & Property Tax | \$ 3,033  |

### Out of Pocket Costs

|                                   |           |
|-----------------------------------|-----------|
| Down Payment                      | \$280,000 |
| Estimated Bank Fees               | \$14,000  |
| Appraisal & Environmental Reports | \$5,800   |

|   |                   |
|---|-------------------|
| <b>Total Monthly Cash Outlay:</b>       | <b>\$ 20,183</b>  |
| 5-YR Average Principal Paydown Benefit: | <b>\$ (4,031)</b> |

|                                       |                  |
|---------------------------------------|------------------|
| <b>Total Effective Monthly Costs:</b> | <b>\$ 16,152</b> |
|---------------------------------------|------------------|

|                                  |                  |
|----------------------------------|------------------|
| <b>Total Out of Pocket Costs</b> | <b>\$299,800</b> |
|----------------------------------|------------------|

### Assumptions

The following assumptions were used for this scenario, and can be modified if there are any specific values you would like to use.

- Bank rate, terms, and fees are estimates and vary depending on lender.
- SBA fee is 2.15% of the SBA loan amount plus a \$3,500 attorney flat fee and \$1,000 documentation fee. These fees are financed.
- The current SBA rate is used here. Actual rate is set at debenture sale at time of funding.
- All costs and expenses are estimates. This breakdown does NOT include Title & Escrow Closing Costs, which are additional Out of Pocket Costs.
- Bank Fees are estimated at 1% of bank loan amount.
- Insurance & Property Tax estimated at 1.3% of purchase price.
- Effective cost of ownership is Total Monthly Payment less annual Principal paydown.

For more information contact:

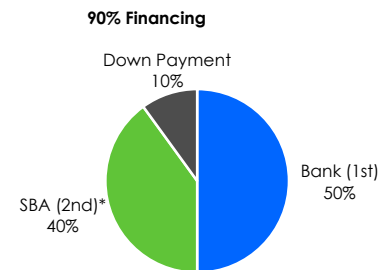
**Jenny Tice**

Capital Access Group

VP Business Development

415-217-7601

[jtice@capitalaccess.com](mailto:jtice@capitalaccess.com)





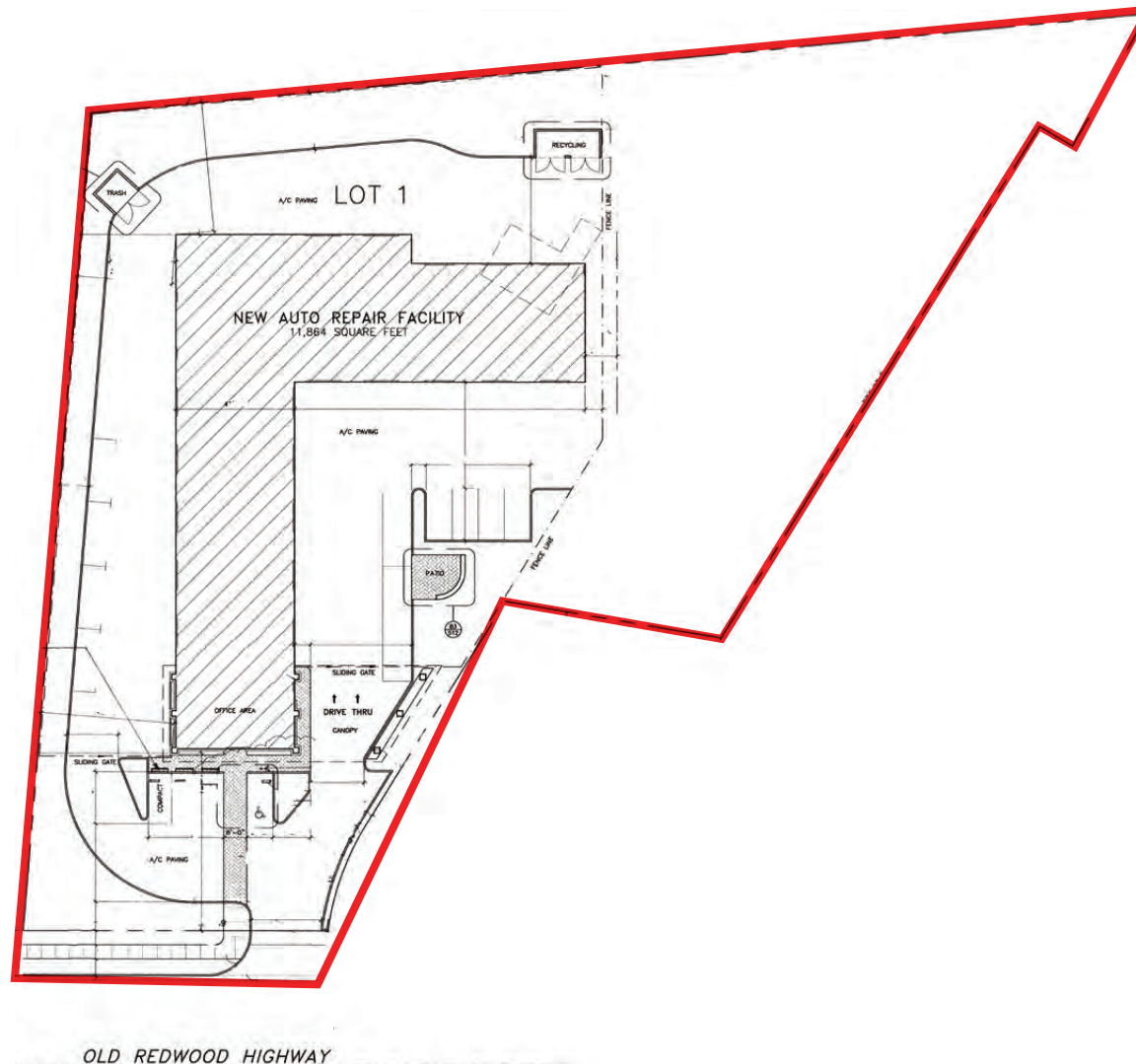


# SITE PLAN



9670 OLD REDWOOD HIGHWAY  
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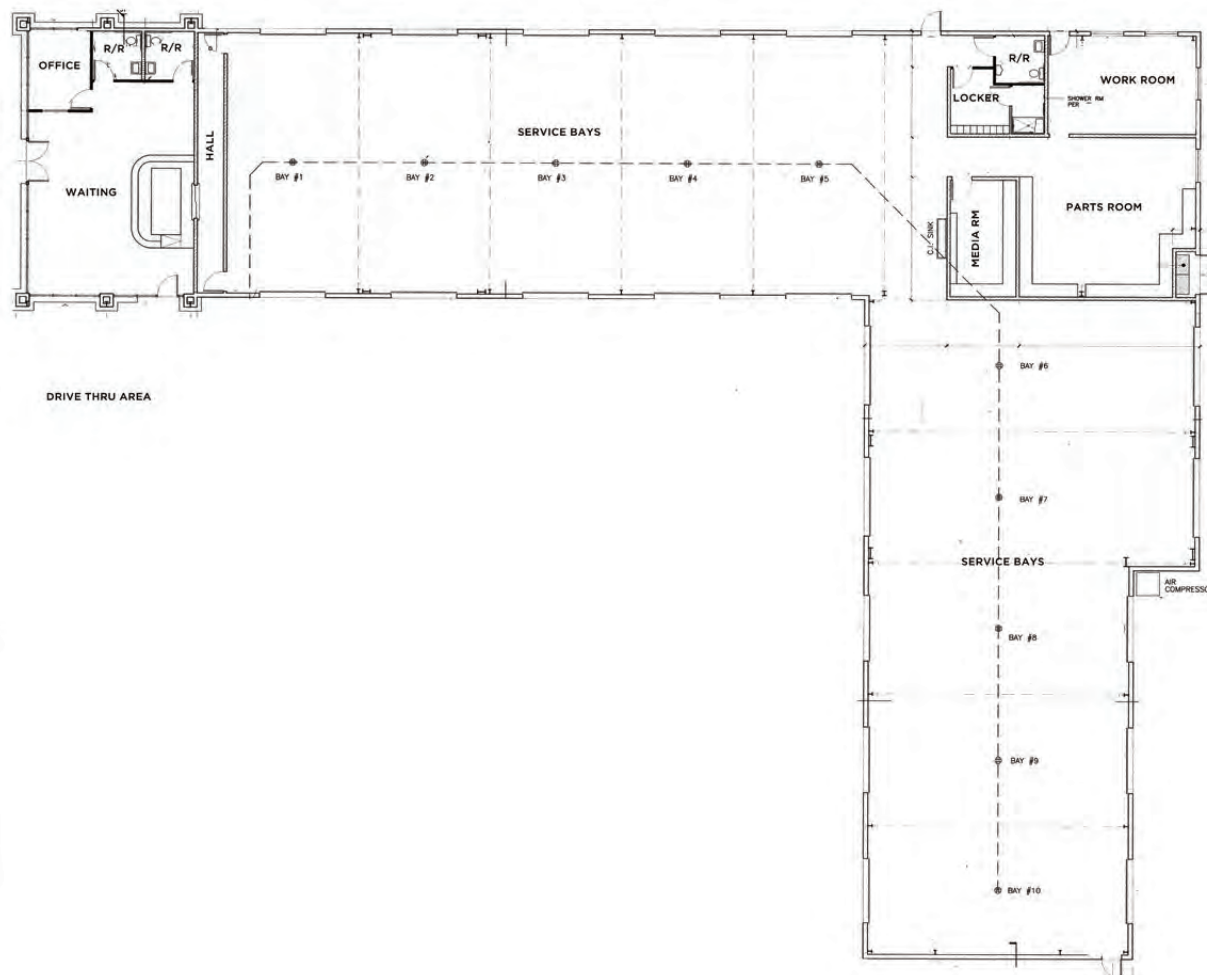


# FLOOR PLAN



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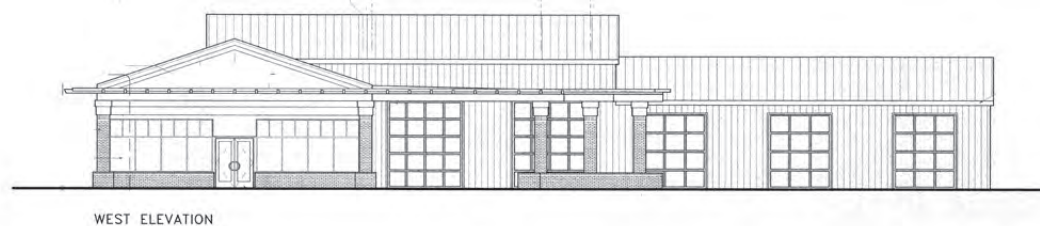


# BUILDING ELEVATIONS

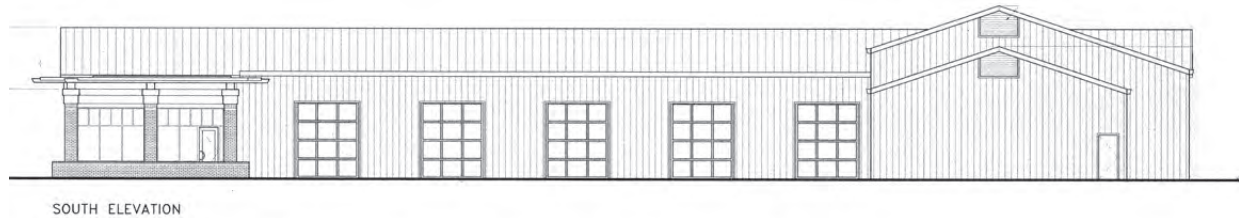


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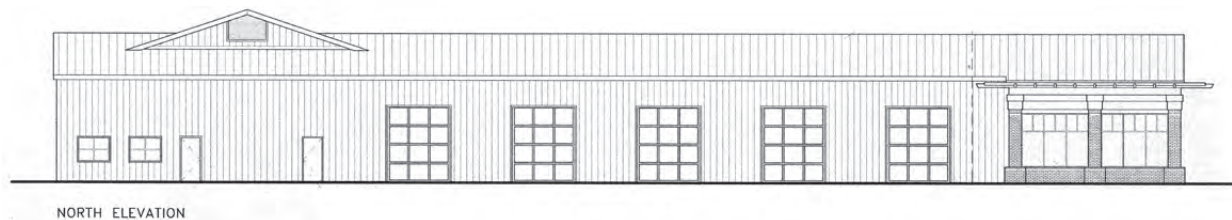
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

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## PROPERTY PHOTOS



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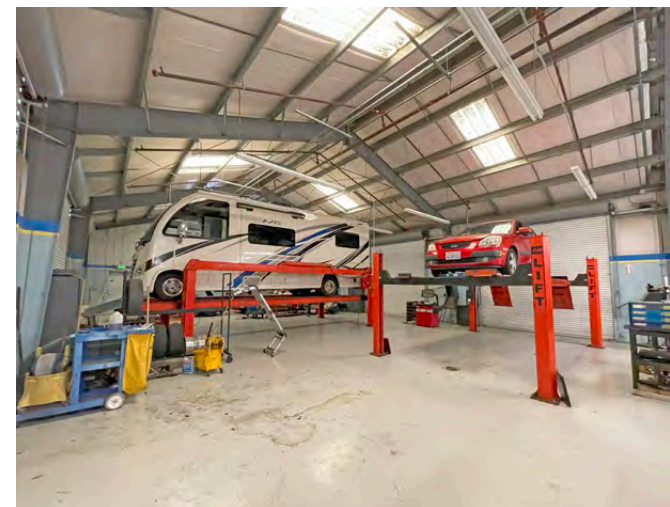
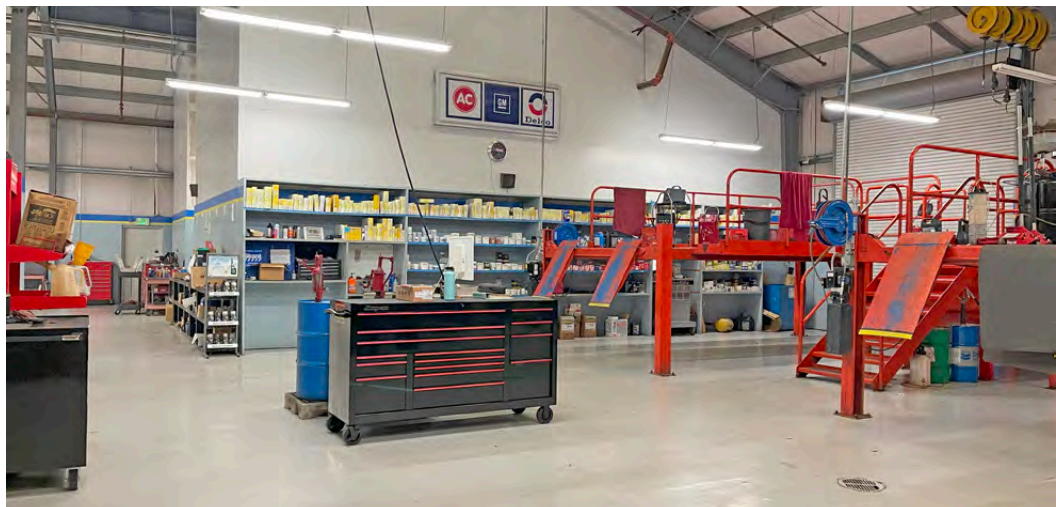
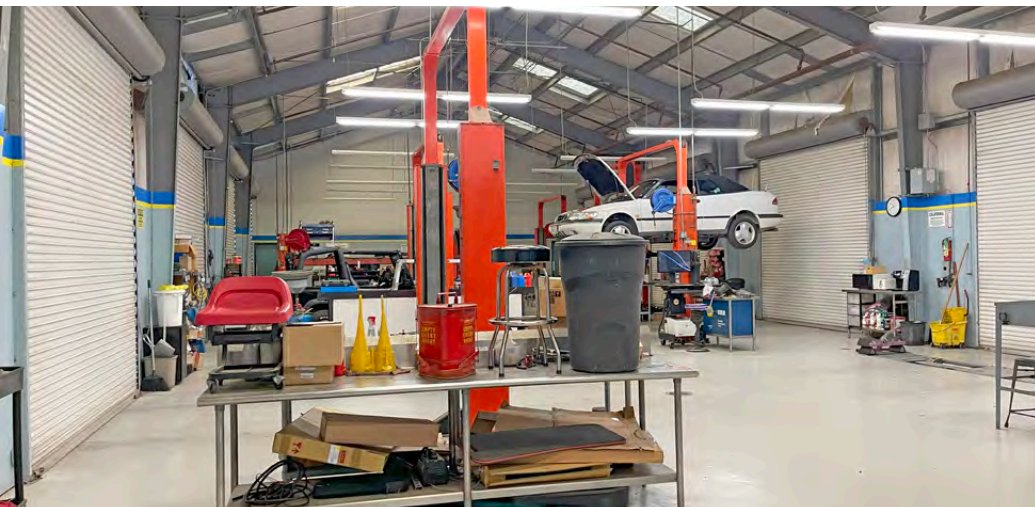


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## AREA DESCRIPTION



9670 OLD REDWOOD HIGHWAY  
WINDSOR, CA

### INDUSTRIAL/COMMERCIAL BUILDING WITH HWY 101 FRONTAGE

#### DESCRIPTION OF AREA

This is one of the North Bay's unique towns in modern-day America, it still has a very active town-square-type space. Along with dozens of wineries & tasting rooms, Windsor offers close proximity to a multitude of other points of interest; casinos, museums, golf courses, Russian River beaches, shopping and many other attractions. Town Green Village, located in Windsor, is a convenient 2 minute drive to US 101 and a 10 minute drive to the Charles Schulz Sonoma County Airport.

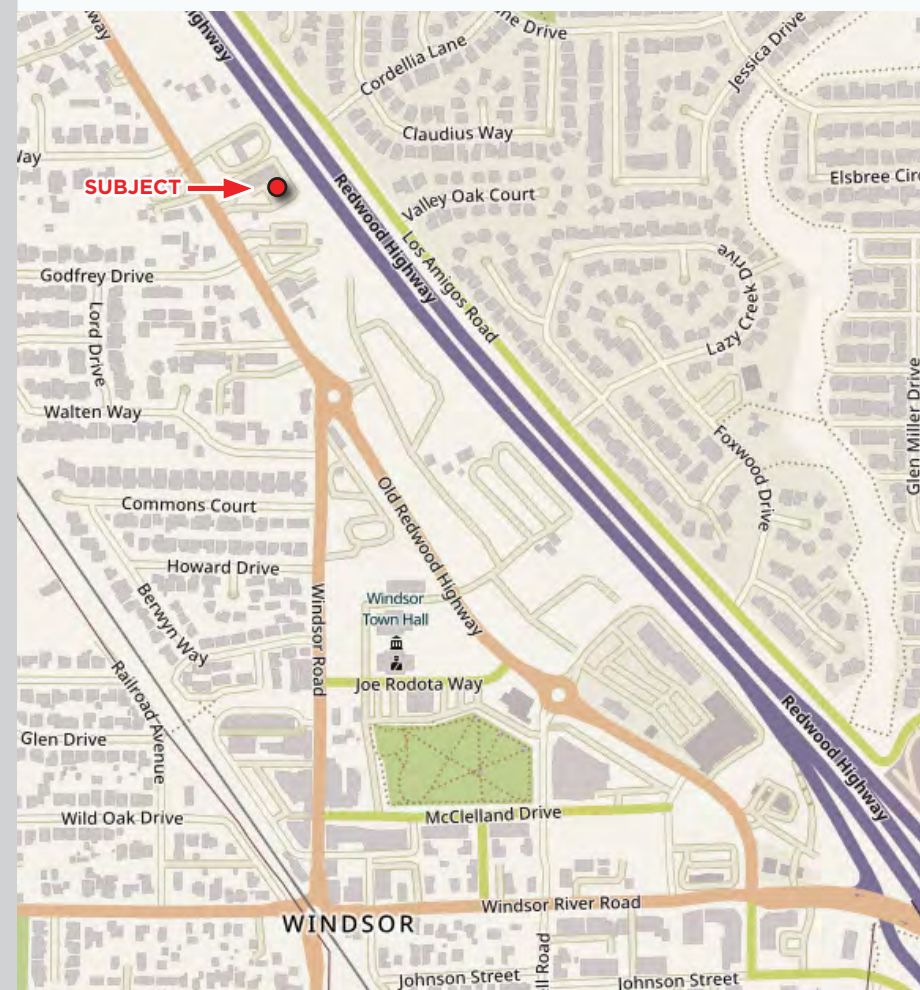
#### NEARBY AMENITIES

- Retail Stores
- Restaurants
- Wine Bars
- Professional Offices

#### TRANSPORTATION ACCESS

- Easy access to Highway 101
- SMART Train

| DEMOGRAPHICS        | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Est. Population     | 11,676    | 27,517    | 41,730    |
| Est. Avg. HH Income | \$131,887 | \$136,550 | \$135,834 |



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## AERIAL MAP



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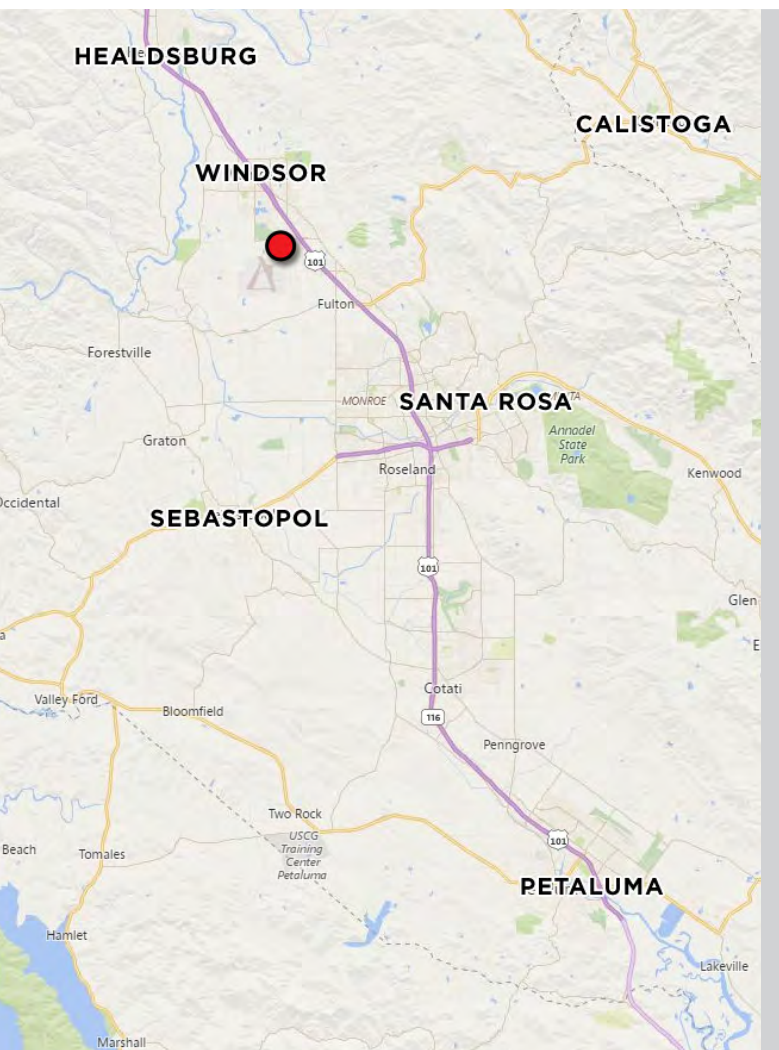


# MARKET SUMMARY



9670 OLD REDWOOD HIGHWAY  
WINDSOR, CA

## INDUSTRIAL/COMMERCIAL BUILDING WITH HWY 101 FRONTAGE



The Town of Windsor is located 60 miles north of San Francisco along Highway 101 in the heart of Sonoma County. Incorporated in July 1992, Windsor is a family-oriented community with an exceptional quality of life, including high household incomes, low crime rates, and close proximity to Sonoma County's venerated wine growing appellations of the Russian River Valley and Chalk Hill. Windsor offers a wide variety of services and recreational amenities, excellent public and private schools, well-planned business areas, range of housing types ease of access to the Charles M. Schulz Sonoma County Airport and Highway 101, and a historical downtown.

With timeless qualities and a touch of European charm, Windsor captures the imagination of those wishing to tour a community famous for its family-friendly environment in a region known for wine making, culinary arts and breathtaking vistas. Located in the Russian River Valley, this region is home to hundreds of wineries and tasting rooms where you can sample and pair local vintages with mild or zesty cheeses, gourmet chocolates, artisan breads, farm-grown produce and other regional delicacies.

Stroll the 19th century revival Old Downtown area. Savor Windsor's international cuisine featuring French, Italian, Chinese, Japanese, Vietnamese, Thai, Mexican, Middle Eastern and classic American cooking, accented by

quaint coffee shops and sidewalk cafés. Each of Windsor's six major retail districts offers a distinct shopping and dining experience.

With more than 30 annual events free to the public, the Town Green is a venue known for its summer movie nights, concerts, Certified Farmers Market and special attractions including antique car shows, art fairs, heirloom tomato, zucchini and pumpkin festivals as well as cooking demonstrations featuring renowned local chefs. Holidays are special gathering times at the Town Green for Cinco de Mayo, Independence Day, Earth Day, Octoberfest, and seasonal holiday activities.

Windsor is also a center for athletic competitions -- such as the Half Marathon, 5K and 10K races and the annual Vineman Ironman 70.3 Triathlon and the Full Marathon -- along with a number of cycling, mountain biking, walking and trekking events staged in picturesque rural settings. In addition, each year Windsor hosts the popular Sonoma County Hot Air Balloon Classic and the "Wings Over Wine Country" Air Show.

The many local and regional parks, complete with bicycle and hiking trails, provide ready access to forests, highlands, valleys, lakes and riverfront. Stands of stately Redwoods, Live Oaks and Eucalyptus groves provide shaded paths to explore the flora and fauna of the great outdoors just minutes from downtown.

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## ABOUT KEEGAN & COPPIN



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## Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin Company, Inc. has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

Keegan & Coppin Company, Inc.

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



## DISCLAIMER



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## DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

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## CHAPTER 27.10 - COMMERCIAL ZONING DISTRICTS

### 27.10.010 - Purpose of Chapter

This Chapter lists the land uses that may be allowed within the commercial zoning districts established by Section 27.04.020 (Zoning Map and Zoning Districts), determines the type of land use permit/approval required for each use, and provides basic standards for site layout and building size.

### 27.10.020 - Purposes of Commercial Zoning Districts

(Revised 4/18/18, Ord. 2018-325)

The commercial zoning districts are intended to provide an open and inviting business climate for new and existing businesses, a balanced economic environment, and diverse tax base. The purposes of the individual commercial zoning districts and the manner in which they are applied are as follows.

**A. NC (Neighborhood Center Commercial) District.** The NC zoning district is applied to areas where residents can shop, socialize, or recreate. This zoning district includes a mix of land uses that would be appropriate along major thoroughfares and adjacent to the MDR zoning district. Different NC land uses can be located in the same building or on the same site, and include retail, child care, and public uses. The NC zoning district is consistent with the Neighborhood Commercial Mixed Use land use classification of the General Plan.

**B. CC (Community Commercial) District.** The CC zoning district is applied to areas appropriate for a range of local- and community-serving retail and service land uses, including restaurants, shops, personal and business services. The CC zoning district is consistent with the Retail Commercial and General Business land use classifications of the General Plan.

**C. TC (Town Center Commercial) District.** The TC zoning district is intended to provide attractive areas within the Old Town where the community can gather to socialize, shop, recreate, or live. This zoning district includes diverse, compatible land uses that can be developed on the same site, and where desirable, in the same building. Appropriate land uses include retail, high density residential, public uses, hotels and motels, and offices. The TC zoning district is consistent with the Town Center Mixed Use land use classification of the General Plan.

**D. TC (Town Center Commercial) Active Use Frontage Overlay District.** The TC Active Use Frontage Overlay District is intended to provide attractive areas within the downtown where the community can gather to socialize, shop, recreate, or live. This zoning district includes diverse, compatible land uses that can be developed on the same site, and where desirable, in the same building. Appropriate land uses include retail, high density residential, public uses, hotels and motels. However, this District requires that the ground level have uses that are accessible to the general public, generate walk-in pedestrian clientele and thus contribute to a high level of pedestrian activity, and are engaging to pedestrians walking by. The TC zoning district is consistent with the Town Center Mixed Use land use classification of the General Plan and the

Station Area/Downtown Specific Plan. The TC Active Use Frontage Overlay zoning district is consistent with the Town Center land use classification of the Station Area/Downtown Plan.

**E. TC (Town Center Commercial) Entertainment Overlay District.** The TC Entertainment Overlay District is intended to promote entertainment uses and limit potential incompatibility with residential uses. The Entertainment Overlay restricts residential uses and serves community and regional retail needs with a focus on entertainment and recreation uses. This includes nightlife venues, various types of theaters, music venues, arcades/game rooms, and restaurants. While these uses are encouraged in this area by restricting housing, it is noted that entertainment uses are allowed throughout the Town Center designation. The TC zoning district is consistent with the Town Center Mixed Use land use classification of the General Plan. The TC Entertainment Overlay zoning district is consistent with the Town Center land use classification of the Station Area/Downtown Plan.

**F. SC (Service Commercial).** The SC zoning district is applied to areas suitable for land intensive personal and business service uses, including automobile repair shops, construction equipment sales and rental yards, service stations, and outdoor recreation uses. The SC zoning district is consistent with the Service Commercial land use classification of the General Plan.

**G. GC (Gateway Commercial).** The GC zoning district is applied to areas along highways that are visually prominent entryways into the town. Land uses in the GC zoning district are intended to serve the region, and include retail and tourist-related uses. Given the prominent locations of this zoning district, development will need to be of particularly high quality in design. The GC zoning district is consistent with the Gateway Commercial land use classification of the General Plan.

**H. BC (Boulevard Commercial).** 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. (Revised 08/3/05, ORD. 2005-192)

**I. RC (Regional Commercial).** The RC zoning district is applied in locations where more intensive employment opportunities, residential, shopping, visitor-serving, and institutional uses are mixed to serve Windsor and the surrounding community. This zoning district provides for a mix of diverse and compatible land uses in the same building or on the same site, and could include public facilities or plazas, retail, higher density residential, hotel/motel accommodations, conference facilities, health services and office uses. The RC zoning district is consistent with the Gateway Commercial land use classification of the General Plan.



### **27.10.030 - Commercial District Land Uses and Permit Requirements**

Table 2-4 identifies the uses of land allowed by this Zoning Ordinance in the commercial zoning districts, and the land use permit required to establish each use, in compliance with Section 27.06.030 (Allowable Land Uses and Permit Requirements).

**Note:** the far right column in the tables ("Specific Use Regulations") will show a section number for regulations that apply to the particular use listed, in addition to the other general standards of this Zoning Ordinance.

- A. 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." (Revised 02/06/13, ORD 2013-277)



| TABLE 2-4<br>Allowed Uses and Permit Requirements<br>for Commercial Zoning Districts<br>(Rev. 02/06/13 Ord. 2013-277, 04/09/18 Ord2017-318) |         |         |         |                             |                  |       |        |         |         |                        | P<br>(3)<br>MUP<br>Minor Use Permit<br>Req. (3)<br>UP<br>Use Permit Req. (3)<br>—<br>Use not allowed |
|---|---------|---------|---------|-----------------------------|------------------|-------|--------|---------|---------|------------------------|--|
| LAND USE (1)  | NC      | CC      | TC      | PERMIT REQUIRED BY DISTRICT |                  |       |        |         |         |                        | Specific<br>Use<br>Regulations   |
|   |         |         |         | TC<br>AUFO                  | TC<br>EO<br>(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 (5) | —                           | —                | MUP   | —      | —       | —       | —                      |  |
| Studios (art, dance, music, photography, etc.)  | P       | P       | P       | —                           | MUP              | P     | P      | P       | P       | —                      |  |
| Theaters and auditoriums  | —       | —       | UP      | UP (8)                      | UP               | —     | —      | —       | UP      | —                      |  |
| RESIDENTIAL USES  |         |         |         |                             |                  |       |        |         |         |                        |  |
| Agricultural worker housing   | —       | P       | —       | —                           | —                | —     | —      | —       | —       | —                      |  |
| Caretaker housing   | —       | P       | —       | —                           | —                | P     | P      | —       | —       | —                      |  |
| Emergency shelters*   | —       | P       | —       | —                           | —                | —     | —      | —       | —       | 27.21.030              |  |
| Indoor Marijuana Cultivation (Nonmedical, up to six plants)**   | P       | P       | P       | P                           | —                | P     | P      | P       | P       | 27.37.030<br>27.42.020 |  |
| Live-work facilities  | P       | P       | P (9)   | P (9)                       | —                | P     | UP (4) | P       | P       | —                      |  |
| Multi-family dwellings, in a mixed-use project  | UP(4)   | P(4)    | P(4)    | P                           | —                | UP(4) | UP (4) | P(4)    | P(4)    | 27.08.060<br>27.34.110 |  |
| Residential care homes  | MUP (4) | MUP (4) | MUP (4) | —                           | —                | —     | —      | MUP (4) | MUP (4) | —                      |  |
| RETAIL TRADE USES   |         |         |         |                             |                  |       |        |         |         |                        |  |
| Alcoholic beverage sales, off-site  | P       | P       | P       | P                           | P                | P     | P      | P       | P       | —                      |  |

| TABLE 2-4<br>Allowed Uses and Permit Requirements<br>for Commercial Zoning Districts<br>(Rev. 02/06/13 Ord. 2013-277, 04/09/18 Ord2017-318) |                             |      |            |            |                  |      |     |      |     |                                | P<br>(3)<br>MUP Minor Use Permit<br>Req. (3)<br>UP Use Permit Req. (3)<br>— Use not allowed |
|---|-----------------------------|------|------------|------------|------------------|------|-----|------|-----|--------------------------------|---|
| LAND USE (1)  | PERMIT REQUIRED BY DISTRICT |      |            |            |                  |      |     |      |     | Specific<br>Use<br>Regulations |   |
|   | NC                          | CC   | TC         | TC<br>AUFO | TC<br>EO<br>(11) | SC   | GC  | BC   | RC  |                                |   |
| Art, antique, collectable and gift sales  | P                           | P    | P          | P          | P                | P    | P   | P    | P   |                                |   |
| Auto and vehicle sales/rental   | —                           | —    | —          | —          | —                | P    | UP  | —    | —   |                                |   |
| Auto parts sales  | —                           | P    | —          | —          | —                | P    | P   | —    | —   |                                |   |
| Bars and nightclubs   | UP                          | UP   | UP         | UP         | UP               | UP   | —   | UP   | UP  |                                |   |
| Building material stores  | —                           | —    | —          | —          | —                | UP   | UP  | —    | —   |                                |   |
| Convenience stores  | P(6)                        | P(6) | —          | —          | —                | P(6) | —   | P(6) | —   | 27.34.130                      |   |
| Drive-in and drive-through sales  | —                           | UP   | —          | —          | —                | UP   | UP  | —    | —   |                                |   |
| Equipment sales and rental  | —                           | UP   | —          | —          | —                | P    | —   | —    | —   |                                |   |
| Furniture, furnishings and appliance stores   | —                           | P    | P          | P          | P                | P    | —   | P    | P   |                                |   |
| Garden supply and equipment sales and services  | —                           | P    | P          | —          | —                | P    | P   | —    | P   |                                |   |
| Gas stations (fuel sales without vehicle services)  | —                           | UP   | —          | —          | —                | UP   | UP  | —    | —   | 27.34.190                      |   |
| General retail stores not otherwise listed  | P                           | P    | P          | P          | P                | P    | P   | P    | P   |                                |   |
| Grocery stores  | P                           | P    | P          | P          | P                | P    | —   | P    | P   |                                |   |
| Hardware store  | P                           | P    | P          | P          | —                | P    | P   | P    | P   |                                |   |
| Marijuana accessories sales***  | —                           | —    | —          | —          | —                | —    | —   | —    | —   | 27.06.050                      |   |
| Marijuana microbusinesses***  | —                           | —    | —          | —          | —                | —    | —   | —    | —   | 27.06.050                      |   |
| Marijuana retail sales***   | —                           | —    | —          | —          | —                | —    | —   | —    | —   | 27.06.050                      |   |
| Mobile home, recreational vehicle and boat sales  | —                           | —    | —          | —          | —                | P    | MUP | —    | —   |                                |   |
| Neighborhood markets  | P                           | P    | P          | P          | P                | P    | P   | P    | P   | 27.34.130                      |   |
| Outdoor retail sales and activities   | MUP                         | MUP  | MUP        | MUP        | MUP              | MUP  | MUP | MUP  | MUP | 27.34.140                      |   |
| Plant nurseries and garden supply stores  | P                           | P    | P          | —          | —                | P    | P   | P    | P   |                                |   |
| Plant nurseries, wholesale  | —                           | —    | —          | —          | —                | P    | P   | —    | —   |                                |   |
| Restaurants   | P                           | P    | P          | P          | P                | P    | P   | P    | P   |                                |   |
| Restaurants, take-out   | P                           | P    | MUP        | MUP        | MUP              | P    | P   | P    | MUP |                                |   |
| Restaurants, with alcohol sales   | P                           | P    | P          | MUP        | MUP              | P    | P   | P    | P   |                                |   |
| Restaurants, with live entertainment  | MUP                         | MUP  | MUP        | MUP        | UP               | MUP  | MUP | MUP  | MUP |                                |   |
| Restaurants, with outdoor dining  | P                           | P    | P          | P          | P                | P    | P   | P    | P   |                                |   |
| 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<br>(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   |                                |   |



| TABLE 2-4<br>Allowed Uses and Permit Requirements<br>for Commercial Zoning Districts<br>(Rev. 02/06/13 Ord. 2013-277, 04/09/18 Ord2017-318) |                             |     |     |            |                  |     |     |     |     | P<br>(3)<br>MUP Minor Use Permit<br>Req. (5)<br>UP Use Permit Req. (3)<br>— Use not allowed |
|---|-----------------------------|-----|-----|------------|------------------|-----|-----|-----|-----|---|
| LAND USE (1)  | PERMIT REQUIRED BY DISTRICT |     |     |            |                  |     |     |     |     | Specific<br>Use<br>Regulations  |
|   | NC                          | CC  | TC  | TC<br>AUFO | TC<br>EO<br>(11) | SC  | GC  | BC  | RC  |   |
| Spas and Tanning Salons   | 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 | —   | —   | —   | —   |
| <b>TRANSPORTATION &amp; COMMUNICATIONS USES</b>   |                             |     |     |            |                  |     |     |     |     |   |
| 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  | —   | —   | —   | —   |

\* Revised 09/17/2014, ORD 2014-287

\*\* Revised 04/09/2018, ORD 2017-318

#### 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)

TABLE 2-5  
COMMERCIAL DISTRICT GENERAL DEVELOPMENT STANDARDS

|                                    | Requirement by Zoning District  |               |   |      |
|------------------------------------|---|---------------|---|------|
|                                    | SC  | GC            | BC (4)**  | RC** |
| <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),<br>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.