

# Downtown Marysville Specific Plan

Table 4-1. Land Use Table Definitions

P	U	MU	(blank)
Designates a permitted use. New development requires a development plan review, which is a ministerial staff review process that ensures compliance with applicable City standards, as provided in Sec. <a href="#">18.72.010</a> .	Designates that a use permit is required, as provided in Sec. <a href="#">18.72.030</a> .	Designates a that a minor use permit is required to verify that intended use or structure complies with the allowed list of activities, all applicable development standards, and does not negatively impact adjoining properties. This is a staff-level, ministerial approval.	Not an allowable use in that zone.

Table 4-2. Land Use Table

Land Use	Downtown Mixed Use	B Street Corridor	Commercial Mixed Use	Medical Arts	Mixed-Use Corridor	Mixed-Use Neighborhood
<b>Residential<sup>10</sup></b>						
Assisted Living Facilities	P	U		P	P	P
Condominiums	P	P	P	P	P	P
Emergency Shelter			P	P		
Group Homes	P	P	U		P	P
Halfplex	P	P		P	P	P
Multiple-family residences	P	P	P	P	P	P
Live/Work Lofts	P	U	U	P	P	P
Residences w/office or retail	P	P	P	P	P	P
Residential accessory structure <sup>11</sup>	P	U			U	P
Aging adults housing	P	U		P	P	P
Single-family residence (attached or detached)	P	U	U	P	P	P
Single-room occupancy		P	P	P	P	P
Two-family residence (attached or detached)	P	P		P		P
<b>Retail, Dining, Entertainment, and Services</b>						
Auto, boat, motorcycle, RV repair			P	MU		
Automobile, boat, motorcycle, all-terrain vehicle sales			P	MU	P	
Bank, financial institution, insurance	P	P	P	P	P	P
Bar, night club, lounge, tavern	P	P	P	P	P	U
Brewery, winery, distillery	P	P	P		P	U
With Accessory Tasting Room	MU	MU	U		U	
Car wash		U	P		U	
Commercial recreation facility - Indoor (Theater, video arcade/fun center, skating rink, bowling, billiards)	P	P	P		P	
Commercial recreation facility - Outdoor (Theme, amusement park, miniature golf, go-cart track)	U	U	P		U	

<sup>10</sup> Refer to Chapter 18.90 on regulations for Accessory Dwelling Units.

<sup>11</sup> Refer to Chapter 18.93 on Home Occupation regulations.

Land Use	Downtown Mixed Use	B Street Corridor	Commercial Mixed Use	Medical Arts	Mixed-Use Corridor	Mixed-Use Neighborhood
Convenience store	P	P	P	P	P	
Drive-through facilities			P			
Electric vehicle charging	P	P	P	P	P	
Gasoline, diesel fueling			P		P	
General retail sales and services	P	P	P	P	P	P
Grocery, specialty foods	P	P	P	P	P	P
Grocery, farmers market	P	P	P	P	P	P
Health/fitness facility	P	P	P	P	MU	MU
Hotel, motel, bed and breakfast	P	P	P	P	P	
Neighborhood retail sales	P	P	P	P	P	P
Personal services	P	P	P	P	P	P
Restaurant, cafe, coffee shop	P	P	P	P	P	P
Secondhand store	P	P	P		P	MU
Veterinary clinic, animal hospital, animal boarding, animal grooming, kennel	P			P	P	P
<b>Public/Quasi Public Uses</b>						
Clubs and lodges	P	P	P		P	P
Community center	P	P	P		P	P
Cultural institution	P	P	U		P	P
Library/museum	P	P	P		P	P
Public buildings, facilities, and rights of way	P	P	P	P	P	P
Public assembly	P	MU	U		MU	P
Communication tower, cell tower			MU			
<b>Community / Other</b>						
Child day care center	P	P	P	P	P	P
Conference/convention facility	P	P	P	P	U	U
School - College, university**	P	P	P	U / P	P	
School - Elementary, middle, secondary	P	P	P		P	P
School - Specialized education/training	MU	MU	MU	P	MU	MU
Fitness/health facility		P	P		P	
Medical services - Hospital**	MU	MU	MU	U / P	MU	MU
Park, playground	P	P		P	P	P
Studio - Art, dance, martial arts, music, etc.	P	P	P		P	P
<b>Office</b>						
Office	P	P	P	P	P	P
Mixed-Use: Office Component	P	P	P	P	P	P
Medical services - Doctor office, clinic, or urgent care		P	P	P	P	
Medical services - Extended care		MU	U	P	U	

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Land Use	Downtown Mixed Use	B Street Corridor	Commercial Mixed Use	Medical Arts	Mixed-Use Corridor	Mixed-Use Neighborhood
<b>Industry, Manufacturing, Assembly, Storage, Processing</b>						
Indoor assembly, processing, fabricating, treatment, manufacturing, repairing, or packaging of goods that does 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	MU	MU	P	P	P	MU
Adult oriented business						
Alcohol Beverage Manufacturing	MU	MU	U		U	U
Auto body, radiator, upholstery repair, brake, muffler shop, tire shop, tow yard			P			
Building material sales, lumber yard			U		U	
Bus depot	U	U	U	U	U	
Cabinet, plumbing, sheet metal, welding, machine shop		U	P			
Cannabis Cultivation <sup>12</sup>			U			
Cannabis Commercial <sup>3</sup>	U	U	U	U		
Commercial laundry			P	P	U	
Dry cleaning, dyeing plant	U	U	U	U	U	U
Equipment rental			U			
Farm equipment and supply sales			P			
Flea market	MU	MU	MU		MU	MU
Processing and manufacturing of artisan food or drink products	P	U	P		P	P
Research and development		P	P	P		
Self-Storage Facility						
Trade school	U	U	U		U	U
Wholesale businesses, warehousing	U	U	MU		MU	
Wholesale printing, engraving, lithography, and publishing	U	U	MU		MU	

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

\*\* Hospitals and colleges and universities are identified as a prohibited use within the Sutter County Airport Comprehensive Land Use Plan for locations within the Overflight Zone, which includes a small portion of the Specific Plan Area within the Medical Arts Zone. These uses are permitted within the Medical Arts Zone in locations that are not within the Overflight Zone. The "Use Permit" designation for "Medical services - Hospital" and "School - College, university" is intended to require communication with the Airport Land Use Commission to ensure against compatibility issues related to hospitals within the Medical Arts Zone. The Use Permit designation on the above table applies only to proposed developments on properties that are within the Sutter County Airport Overflight Zone. The Sutter County Airport Comprehensive Land Use Plan is updated from time to time to reflect activity at the airport. While this prohibition may prevent the establishment of new hospitals based on communication with the Airport Land Use Commission, this does not prohibit the continued operation of the hospital. For more details, please see: <https://www.sacog.org/home/showpublisheddocument/1762/638376333665930000> and <https://www.sacog.org/home/showpublisheddocument/1760/638376332797270000>.

<sup>12</sup> Refer to Chapter 18.67 for Cannabis regulations

## 4.4 Development Standards

Table 4-3 provides standards for development in the Specific Plan Area.

Table 4-3. Development Standards

Land Use	Downtown Mixed Use	B Street Corridor	Commercial Mixed Use	Medical Arts	Mixed-Use Corridor	Mixed-Use Neighborhood
Residential Density (dwelling units per acre)	Min: 20 Max: 57	Min: 10 Max: 36	Min: 10 Max: 42	Min: 14 Max: 48	Min: 20 Max: 57	Min: 10 Max: 30
Maximum Non-Residential Intensity (floor area ratio)*	3.5	2.0	3.0	3.5	3.5	1.5
Maximum Height (primary structure)	75 feet or 6 stories	60 feet or 5 stories	75 feet or 6 stories	60 feet or 5 stories	60 feet or 5 stories	40 feet or 3 stories
Height (accessory structure)	Refer to <a href="#">Chapter 18.96.010 Accessory Buildings</a> .					
Minimum Front Setback	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Minimum Rear Setback	5 ft	5 ft	10 ft	10 ft	10 ft	10 ft
Minimum Side Setback	0 ft	0 ft	5 ft	0 ft	0 ft	5 ft
Maximum Lot Coverage	100%	90%	90%	100%	100%	80%
Historic Adjacency	Refer to Chapter 18.94 HISTORIC PRESERVATION and the City's HISTORIC DESIGN STANDARDS.					

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

## 4.5 Objective Design Standards

Design standards apply to new development projects going through the City's entitlement process and establish site and building design expectations. Objective design standards are written to require no personal or subjective judgement. The following standards aim to provide a clear and straightforward application for projects within the Specific Plan Area.

The following standards are displayed in the following topic areas:

- Form and Scale
- Frontage
- Landscaping
- Open Space
- Live/Work Lofts
- Outdoor Dining
- Ellis Lake Adjacency
- Proposed Marysville-Yuba City Station Adjacency
- Parking
- Airport Compatibility