



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE

60 SHILOH ROAD, WINDSOR, CA  
APN: 059-310-061  
(@ SIGNALIZED INTERSECTION OF OLD REDWOOD HWY)

**MIXED-USE/HIGH DENSITY  
RESIDENTIAL DEVELOPMENT  
OPPORTUNITY**



SHILOH ROAD

OLD REDWOOD HWY.

Go beyond broker.

PRESENTED BY:

**RHONDA DERINGER, PARTNER**  
LIC # 01206401 (707) 528-1400  
RDERINGER@KEEGANCOPPIN.COM



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# EXECUTIVE SUMMARY



60 SHILOH ROAD  
WINDSOR, CA

## MIXED-USE/HIGH DENSITY RESIDENTIAL DEVELOPMENT OPPORTUNITY

### PROPERTY SUMMARY

- .76+/- Acres / 33,106+/- square feet of land - Corner Lot
- Zoning of the site is Boulevard Commercial (BC) Zoned Boulevard Commercial (BC) - Allows for residential/mixed use development with 16-32 units per acre; multi-family dwellings in a mixed-use project. - Zoning Attached - Also, the site is located in the 2040 General Plan Shiloh Road East Community Place area, and the Shiloh Road Village Vision Plan (S.R.V.V.P.) Area. Mixed-Use: Commercial/Office, Commercial Residential, Office/Residential Mixed-Use projects place buildings at or near ROW line. Building heights not to exceed four stories or 60 feet. Additional parking placed behind structures or within structures. High-density allowances of 32 du/acre for mixed use. Pedestrian-friendly environment with outdoor dining opportunities and small plazas between buildings. Provisions for bike parking included throughout streetscape.
- (Inquire for further details).
- **This property is directly across the street from the proposed Hotel & Casino planned by KOI and Chickasaw Nations. The project planned would have 200 rooms; 2,500 gaming machines and 6 restaurants.**

#### PRICE

Sale Price **\$950,000**

Price PSF **\$28.70+/-**

- Conceptual site plans and renderings have been created and submitted to the Town of Windsor for "Concept Review" by the Town Staff and the Planning Commission. No formal Planning application has been submitted to the Town of Windsor. Please inquire for further details.
- Potential for Mixed Use Development Opportunity with multi-family residential and commercial - See Development Standards on the Zoning & S.R.V.V.P. Area information.
- Utilities in Street - Town services (water/sewer, PG&E)
- Located in a mixed use neighborhood on the Southeast side of Windsor.
- Easy Highway access to Highway 101 via Central Windsor Exit/Old Redwood Highway.
- The Town of Windsor is a family-oriented community with an exceptional quality of life. The Town of Windsor offers a wide variety of services and recreational opportunities, well-planned business areas, and a lively downtown.
- Across the street from Shiloh Terrace a new 134 unit multi-family affordable project.

### SHILOH ROAD VILLAGE DESIGN GUIDELINES & PURPOSE

- The community desires that Shiloh Road Village convey an image that is both unique and consistent with regional architecture and one that evokes a strong sense of place and promotes walking and bicycling. These Design Guidelines are tools to communicate key concepts, which will assist Shiloh Road Village in realizing its full design potential. Through application of these guidelines, Shiloh Road Village will yield a high quality and distinct aesthetic environment that benefits property owners, merchants, residents, and visitors alike.

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# PROPERTY PHOTOS



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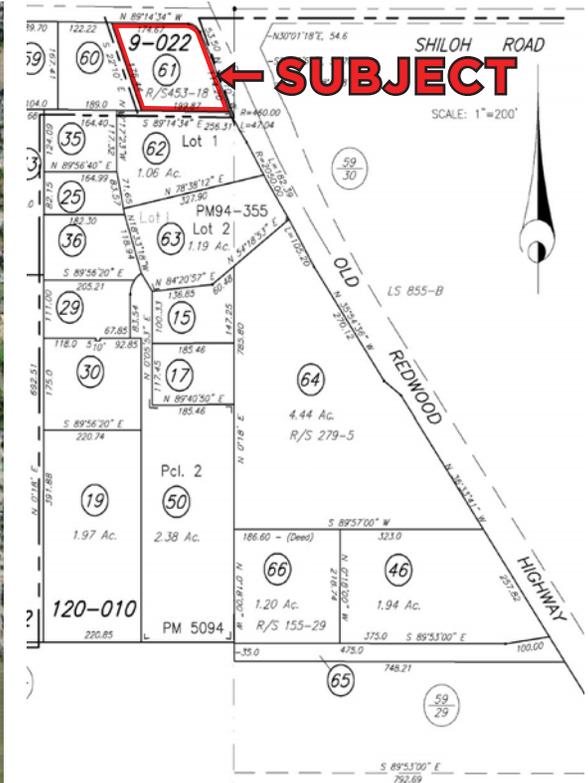


# AREA INFORMATION



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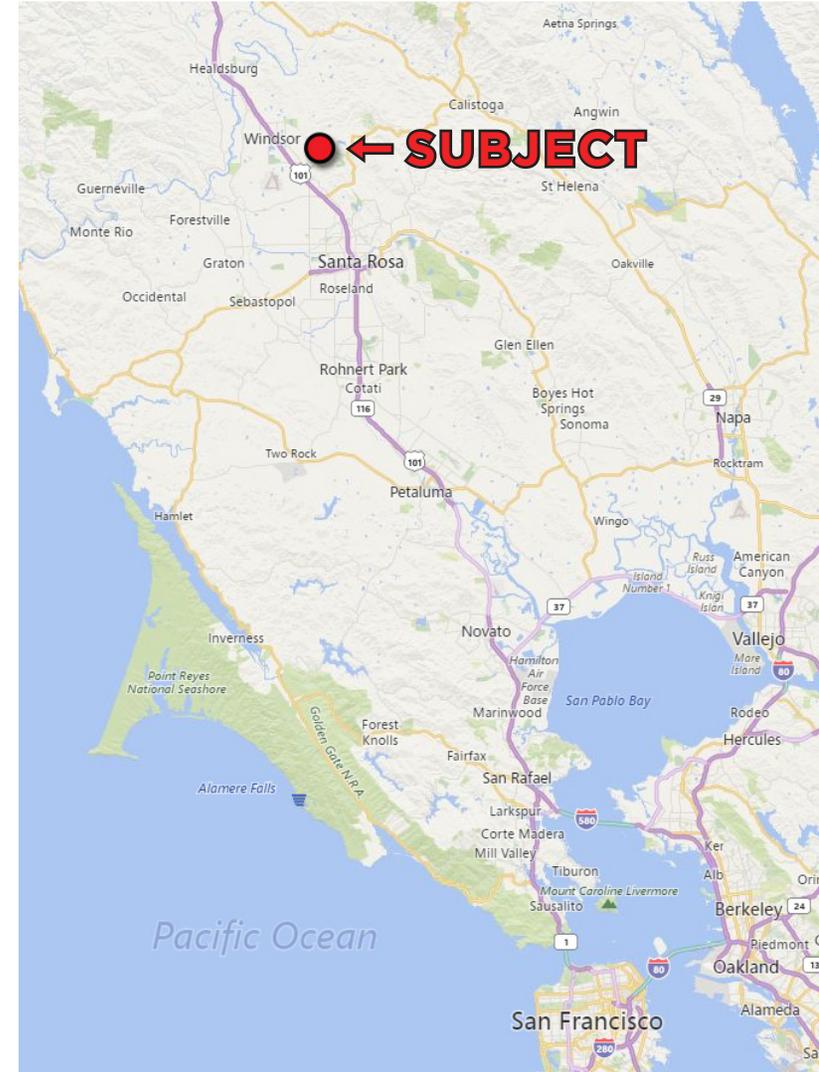


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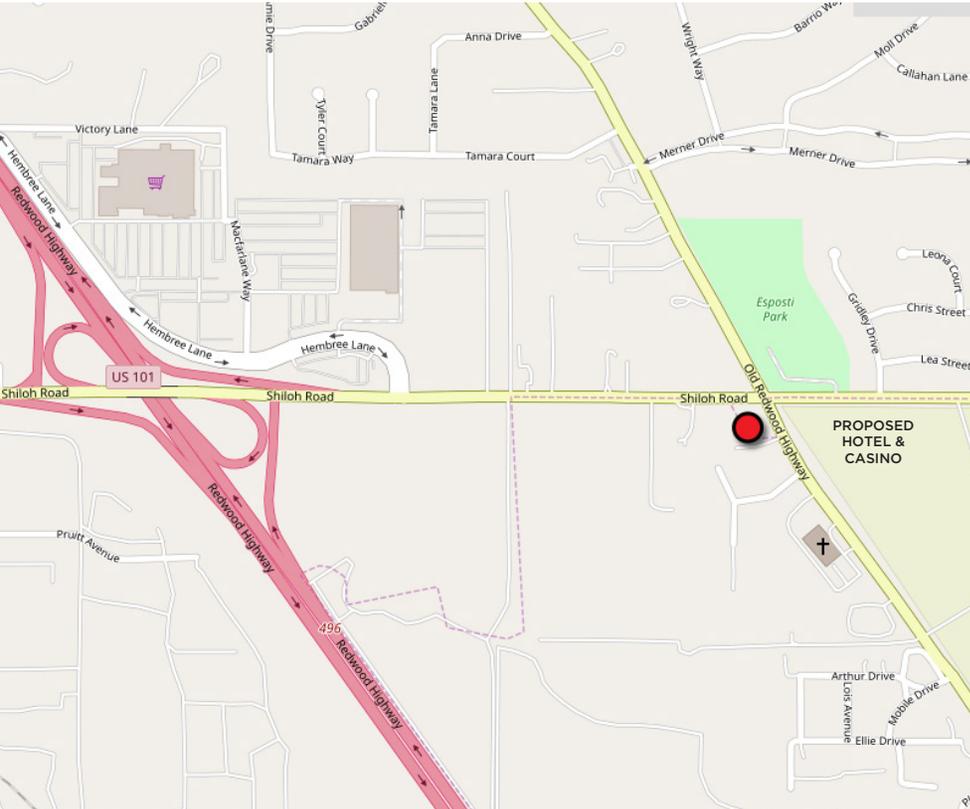


# SONOMA COUNTY



60 SHILOH ROAD  
WINDSOR, CA

## MIXED-USE/HIGH DENSITY RESIDENTIAL DEVELOPMENT OPPORTUNITY



### LOCATION AND DEMOGRAPHICS

Home to approx. 500,000 people, Sonoma County is a prime location for tourism as well as residence. Just thirty-five miles from the San Francisco Bay Area, there are nine incorporated cities in the county, in addition to seventeen unincorporated areas. The city of Santa Rosa is the most populous area, home to approximately one-third of the county's population and was recently named as one of the nation's "most livable communities" by Partners for Livable Communities.

### ECONOMIC DEVELOPMENT

Sonoma County's unemployment rate is one of the lowest in California and the county continues to show long-term job growth in the health care, hospitality and business service sectors. For the leisure and hospitality sector. Educational and health services, which includes trade schools, social workers and health care professionals, has seen employment growth improve on a year-over-year basis. And business and professional services jobs have increased from a year earlier. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

### RECREATION

Sonoma County is renowned for its outstanding wineries, breathtaking vistas of the Pacific Ocean, rolling hills, and friendly atmosphere. The landscape is perfect for spending a day at one of the many spas or wine tasting rooms, mountain biking the various trails and country roads, or kayaking down the majestic rivers. The area is also know for its exquisite cuisine, much of which is cultivated in the orchards, gardens, and fields of Sonoma County.

Whether you are looking for a relaxing weekend getaway, or you feel like exploring the outdoors, Sonoma County has something for everyone. Located in the heartland of Wine Country, Sonoma County has more than 370 local wineries. There is a wide array of guided tours which explore the county's culture and history, and offer tastings of the finest wines in the country. When the sun sets, you can continue your relaxing stay at one of the finer resorts in the area. From day spas to beautiful golf courses, Sonoma County has become synonymous with the elegant and relaxing getaway.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	4,407	35,727	74,034
Est. Avg. HH Income	\$106,503	\$116,016	\$112,756

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# TOWN OF WINDSOR



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## MIXED-USE/HIGH DENSITY RESIDENTIAL DEVELOPMENT OPPORTUNITY



### ECONOMIC PROFILE

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 winemaking, 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, Oktoberfest, 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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# TOWN OF WINDSOR



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WINDSOR, CA

## MIXED-USE/HIGH DENSITY RESIDENTIAL DEVELOPMENT OPPORTUNITY

### PROFILE

#### QUALITY HOUSING

The Town of Windsor offers quality housing, ranging from affordable to high-end residential neighborhoods, and from single family-homes to condominiums and apartments.

#### QUALITY INFRASTRUCTURE

The Town of Windsor has the necessary infrastructure for turnkey business opportunities. Through public and private infrastructure investment, a quality foundation has been established for business growth, including fiber optic cable, electric and gas utilities, transportation network, recycled water and public safety facilities.

#### RECREATIONAL OPPORTUNITIES

The Town of Windsor creates community through People, Parks and Programs!

We have five community parks including the Windsor Town Green, a skate park, and a regional Soccer Park, over 14 neighborhood parks as well as three large regional parks offering an enviable variety of team, cultural and recreational activities. In addition, Parks & Recreation has a large variety of activities for children and adults.

#### SHOPPING OPPORTUNITIES

The Town of Windsor provides abundant shopping opportunities. From delicious specialty cuisine to contemporary gift shops and antique stores, you can find it in the Town of Windsor's shopping centers and plazas, or its lively downtown.

#### LOW CRIME RATES

The Town of Windsor is considered one of the safest communities in California. The Town of Windsor pays among the least amount per capita for police services, yet crime rates are very low compared to other communities (Based on the recent California Department of Justice Part I Crime Rate).

The Town of Windsor has received the Safe City Award three years in a row!

### HISTORY

#### BEAUTIFUL GREEN VALLEY

Prior to Windsor's earliest settlers arriving, the area that is now Windsor was known only as a "beautiful green valley with sturdy oak trees," with grass that grew as high as the girth on a horse's saddle.

#### EARLY SETTLERS

The earliest recorded settlers with their families arrived in 1851. They were: Tom and Ike Smith; J.W. Calhoun; John Prewett, who became the first schoolmaster in 1853; James Campbell; H.J. Pool; James Brooks a hunter and trapper; L. Slusser; and the Chitwood Brothers. In 1852 and 1853 new arrivals J.W. Yates, Henry White, RT Mitchell, Alexander Wilson, George Brumfield, and Robert Cunningham settled in.

In the early days, all land in the area was purchased through the land office in San Francisco - all maps were coded with degree coordinates and section numbers. Many times, all that buyers knew about their land (selling for \$1.25 an acre in 1853), was whether it was on the river bottom or in the hills.

One early settler insisted on high land, having spent the better part of his life living and working swampy land. He couldn't have known, much to his descendants' dismay, that in Windsor, river bottom land was the best farmland in the county!

Henry Bell established the first mercantile store on a part of the 160 acres he purchased. He was typical of the sort of man who came to the area, in that he did lots of things well. It turns out that his 160 acres encompassed the land where Windsor now stands.

Settlers came from all over the United States, as well as Scotland, Ireland, England, Germany and France. Most lived for a time in the Eastern states before moving on to California; but they retained enough of their ethnic heritage to make early Windsor a fascinating blend of peoples and cultures.

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## ABOUT THE COMPANY



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

Keegan & Coppin 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.

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## 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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# ZONING

## CHAPTER 27.10 - COMMERCIAL ZONING DISTRICTS

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### 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 2/6/13, ORD 2013-277)

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.” (General Plan, Community Development Element). 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 Center/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, and offices. 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

# ZONING

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

# ZONING

## 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)

# ZONING

**TABLE 2-4**  
**Allowed Uses and Permit Requirements**  
**for Commercial Zoning Districts**  
 (Rev. 02/06/13, Ord. 2013-277)

LAND USE (1)	NC	CC	PERMIT REQUIRED BY DISTRICT					P	Permitted Use (2) (3)			
			TC	TC AUFO	TC EO (11)	SC	GC			BC	RC	Specific Use Regulations

## INDUSTRY, MANUFACTURING & PROCESSING USES

Contractors storage yards	—	—	—	—	—	—	—	—	—	—	—	—	—
Electrical & electronic equipment, instruments	—	—	—	—	—	—	MUP	—	—	—	—	—	—
Food and beverage manufacturing	—	—	—	—	—	—	UP	—	—	—	—	—	—
Handcraft industries	P	P	P	P (10)	—	—	—	—	—	P	P	—	—
Laundries and dry cleaning	—	P	—	—	—	—	—	—	—	—	—	—	—
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	UP	P	P	P	P	P	—	—
Indoor amusement/entertainment facilities	—	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	—	—
Libraries and museums	P	P	P	MUP	—	—	P	P	P	P	P	—	—
Outdoor commercial recreation	—	—	—	—	—	—	UP	UP	UP	—	—	—	—
Parks and playgrounds	P	—	P	—	—	—	—	—	—	P	P	—	—
Recreational vehicle parks	—	—	—	—	—	—	UP	UP	UP	—	—	—	—
Religious places of worship and related facilities	UP	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	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
Live-work facilities	P	P	P (9)	P (9)	—	—	P	P	UP	P	P	—	—
Multi-family dwellings, in a mixed use project	UP(4)	P(4)	P(4)	P	—	—	UP(4)	UP	UP (4)	P(4)	P(4)	—	27.08.060 27.34.110
Residential care homes	MUP (4)	MUP (4)	MUP (4)	—	—	—	—	—	—	MUP (4)	MUP (4)	—	—

( ) : See Notes at end of Table 2-4

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

# ZONING

**TABLE 2-4**  
**Allowed Uses and Permit Requirements**  
**for Commercial Zoning Districts**  
 (Rev. 02/06/13, Ord. 2013-277)

LAND USE (1)	PERMIT REQUIRED BY DISTRICT										Specific Use Regulations	
	NC	CC	TC	TC AUTO	TC EO (11)	SC	GC	BC		RC		
								BC	RC			
<b>RETAIL TRADE USES</b>												
Alcoholic beverage sales, off-site	P	P	P	P	P	P	P	P	P	P	P	P
Art, antique, collectable and gift sales	P	P	P	P	P	P	P	P	P	P	P	P
Auto and vehicle sales/rental	—	—	—	—	—	P	UP	—	—	—	—	—
Auto parts sales	—	P	—	—	—	P	UP	—	—	—	—	—
Bars and nightclubs	UP	UP	UP	UP	UP	UP	UP	—	UP	UP	UP	UP
Building material stores	—	—	—	—	—	—	—	—	—	—	—	—
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	—	—	—	UP	—	—	—	—	—	—
Furniture, furnishings and appliance stores	—	P	P	P	P	P	—	—	P	P	P	—
Garden supply and equipment sales and services	—	P	P	P	—	P	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	P	P	—
Grocery stores	P	P	P	P	P	P	—	—	P	P	P	—
Hardware store	P	P	P	P	—	P	P	P	P	P	P	—
Mobile home, recreational vehicle and boat sales	—	—	—	—	—	—	P	MUP	—	—	—	—
Neighborhood markets	P	P	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	MUP	MUP	27.34.140
Plant nurseries and garden supply stores	P	P	P	—	—	P	P	P	P	P	P	—
Plant nurseries, wholesale	—	—	—	—	—	—	P	P	—	—	—	—
Restaurants	P	P	P	P	P	P	P	P	P	P	P	—
Restaurants, take-out	P	P	MUP	MUP	MUP	P	P	P	P	P	MUP	—
Restaurants, with alcohol sales	P	P	P	MUP	MUP	P	P	P	P	P	P	—
Restaurants, with live entertainment	MUP	MUP	MUP	MUP	UP	MUP	MUP	MUP	MUP	MUP	MUP	—
Restaurants, with outdoor dining	P	P	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	P	—
Warehouse retail sales	—	—	—	—	—	UP	UP	UP	—	—	—	—

**Notes:**  
 ( ): See Notes at end of Table 2-4

# ZONING

**TABLE 2-4**  
**Allowed Uses and Permit Requirements**  
**for Commercial Zoning Districts**  
 (Rev. 02/06/13, Ord. 2013-277)

LAND USE (1)	PERMIT REQUIRED BY DISTRICT											Specific Use Regulations	
	NC	CC	TC	TC AUFO	TC EO (11)	SC	GC	BC		RC	P	MUP	UP
								Permitted Use (2) (3)	Minor Use Permit Req. (3)				

## SERVICES

Ambulance services	—	—	—	—	—	P	—	—	—	—	—	—	—	—	—	—	—	
Automated teller machines (ATMs)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Banks and financial services	P	P	P	P	P	—	—	—	—	—	—	—	—	—	—	—	—	—
Bed and breakfast inns	MUP	—	P	P	—	—	MUP	—	—	—	MUP	—	—	MUP	—	—	MU	27.34.060
Business support services	P	P	P	MUP	MUP	P	P	P	P	P	P	P	P	P	P	P	P	P
Car wash	UP	UP	—	—	—	UP	—	—	—	—	UP	—	—	—	—	—	—	—
Child and adult day care centers	MUP	P	MUP (7)	P	—	—	—	—	—	—	—	—	—	MUP	—	—	MU	27.34.070
Child day care – Large family day care homes	MUP	MUP	MUP	—	—	—	—	—	—	—	—	—	—	MUP	—	—	MU	27.34.070
Child day care – Small family day care homes	P	P	P	—	—	—	—	—	—	—	—	—	—	—	—	—	P	—
Drive-in and drive-through	—	UP	—	—	—	UP	—	—	—	—	UP	—	—	—	—	—	—	—
Hotels and motels	—	P	P	P	—	P	—	—	—	—	P	—	—	—	—	—	—	P
Kennels, commercial	—	—	—	—	—	—	MUP	—	—	—	—	—	—	—	—	—	—	—
Medical services – Clinics, offices, laboratories	P	P	P	—	—	P	—	—	—	—	P	—	—	P	—	—	P(4)	P
Medical services – Extended care	—	UP	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	P
Offices – Business and professional	P	P	P	—	—	P	—	—	—	—	P	—	—	P	—	—	P	P
Personal services	P	P	P	—	—	P	—	—	—	—	P	—	—	P	—	—	P	P
Personal services, restricted	—	—	—	—	—	—	—	—	—	—	—	—	—	MUP	—	—	—	—
Public safety and utility facilities	UP	UP	P	—	—	UP	—	—	—	—	—	—	—	UP	—	—	—	—
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	—	—	—	—	—	—	—
Vehicle services – Maintenance/minor repair	—	—	—	—	—	—	—	—	—	—	P	—	—	—	—	—	—	—
Vehicle services – Major repair/body work	—	—	—	—	—	—	—	—	—	—	P	—	—	—	—	—	—	—
Vehicle services – Service stations	—	UP	—	—	—	—	—	—	—	—	UP	—	—	—	—	—	—	—
Veterinary clinics, animal hospitals	P	P	—	—	—	—	—	—	—	—	MUP	—	—	—	—	—	—	—

### Notes:

( ) : See Notes at end of Table 2-4

# ZONING

**TABLE 2-4**  
**Allowed Uses and Permit Requirements**  
**for Commercial Zoning Districts**  
 (Rev. 02/06/13, Ord. 2013-277)

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

**TRANSPORTATION & COMMUNICATIONS USES**

**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)

# ZONING

## 27.10.040 - Commercial District General Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-5, in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article 3 (General Development and Performance Standards).

**TABLE 2-5  
COMMERCIAL DISTRICT GENERAL DEVELOPMENT STANDARDS**

		Requirement by Zoning District		
		NC	CC	TC
<b>Minimum lot area (1)</b>		6,000 sq. ft.	2,000 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 ft.	0-10 ft.*	None required.
Sides – Minimum		10 ft. adjacent to a residential zone; none otherwise.	5 ft. adjacent to a residential zone; none otherwise.	10 ft. adjacent to a residential zone; none otherwise.
Street side – Minimum		0 ft.	10 ft.	0 ft.
Rear – Minimum		10 ft. adjacent to a residential zone; none otherwise.	5 ft. adjacent to a residential zone; none otherwise.	10 ft. adjacent to a residential zone; none otherwise.
<b>Site coverage</b>			60%	No maximum. 20 ft. minimum, 57 ft. maximum
<b>Height limit (3)</b>		35 ft. maximum (4)	45 ft. maximum (4)	
<b>Landscaping</b>		As required by Chapter 27.28 (Landscaping)		
<b>Lighting</b>		As required by Section 27.20.030B		
<b>Parking</b>		As required by Chapter 27.30 (Parking and Loading)		
<b>Signs</b>		As required by Chapter 27.32 (Signs)		
<b>Maximum Block Perimeter (5)</b>			N/A	1600' or 2000' for blocks with structured parking

**Notes:** \* Revised 04/5/05, ORD. 2005-190

- (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) Two story structures are encouraged in these districts.
- (5) Block perimeter – the linear feet along the public street right-of-way. (Revised 08/3/05, ORD. 2005-192).

# ZONING

- (6) Properties within the boundaries of the adopted Windsor Station Area/Downtown Specific Plan are subject to additional design and development standards. Refer to the Windsor Station Area/Downtown Specific Plan for specific information. ((Revised 02/06/13, ORD 2013-277))

**TABLE 2-5  
COMMERCIAL DISTRICT GENERAL DEVELOPMENT STANDARDS**

	Requirement by Zoning District		
	SC	GC	BC (4)**
<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:
- 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.
  - Minimum space between door openings on ground level: 35-50 feet.
  - 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.