

Village Farms *Davis*

ADDENDUM B

Preliminary Planned Development (PDD) – Village Farms

04 April 2023

ZONING MAP CHANGE

Section 40.15 (zoning map) of Chapter 40 of the Davis Municipal Code (hereinafter “City of Davis Zoning Ordinance”) as amended, is hereby amended by adding the zoning designation of the parcel (APN: 035-970-033 and a portion of 042-110-029 as shown on the exhibit titled, “Annexation & Sphere of Influence Map”) consisting of approximately 390.5 acres, shown on the exhibit titled, “Land Use Plan” attached hereto.

PURPOSE

The purpose of this preliminary planned development (PPD) is to create a community focused neighborhood that supports an inclusive array of homes for families in every stage of life and at all income levels, as well as affordable housing. This PPD will provide many community-serving components including new greenbelts to provide connectivity to the surrounding established areas, a new fire station within a joint-use Emergency Services Community Center and provide stormwater detention areas to manage stormwater and potential use for groundwater recharge.

USES

The planned development area is comprised of six different districts. Each of the six districts in the Planned Development substantially corresponds with a district in the Davis Zoning Ordinance (Davis Municipal Code, Chapter 40). The principal permitted, accessory and conditional uses of each district shall be consistent with the identified comparable Zoning District, as amended from time to time, except as provided herein.

District A – Residential Low Density

1. Permitted Uses.
 - a. Permitted uses in the R-1 District (Municipal Code Section 40.03.020), as amended from time to time.
 - b. Single-family uses may include attached or detached units.
 - c. Single-family uses may also include Accessory Dwelling Units which may be attached or detached units.
 - d. Similar uses as determined by the Director of Community Development and Sustainability.

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2. Accessory Uses.
 - a. Accessory uses in the R-1 District (Municipal Code Section 40.03.030), as amended from time to time.
 - b. Similar uses as determined by the Director of Community Development and Sustainability.
3. Conditional Uses.
 - a. Conditional uses in the R-1 District (Municipal Code Section 40.03.040), as amended from time to time.
 - b. Similar uses which the Planning Commission finds to be consistent with the purposes of this article and which will not impair the present or potential use of adjacent properties.

District B – Residential Medium Density

1. Permitted Uses.
 - a. Permitted uses in the R-2 District (Municipal Code Section 40.04.020), as amended from time to time.
 - b. Single-family uses may include attached or detached units.
 - c. Single-family uses may also include Accessory Dwelling Units which may be attached or detached units.
 - d. Similar uses as determined by the Director of Community Development and Sustainability.
2. Accessory Uses.
 - a. Accessory uses in the R-2 District (Municipal Code Section 40.04.030), as amended from time to time.
 - b. Similar uses as determined by the Director of Community Development and Sustainability.
3. Conditional Uses.
 - a. Conditional uses in the R-2 District (Municipal Code Section 40.04.040), as amended from time to time.
 - b. Similar uses which the Planning Commission finds to be consistent with the purposes of this article and which will not impair the present or potential use of adjacent properties.

District C – Residential High Density

1. Permitted Uses.
 - a. Permitted uses in the R-HD District (Municipal Code Section 40.09.020), as amended from time to time.
 - b. Similar uses as determined by the Director of Community Development and Sustainability.

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2. Accessory Uses.
 - a. Accessory uses in the R-HD District (Municipal Code Section 40.09.030), as amended from time to time.
 - b. Similar uses as determined by the Director of Community Development and Sustainability.
3. Conditional Uses.
 - a. Conditional uses in the R-HD District (Municipal Code Section 40.09.040), as amended from time to time.
 - b. Similar uses which the Planning Commission finds to be consistent with the purposes of this article and which will not impair the present or potential use of adjacent properties.

District D – Neighborhood Services

1. Permitted Uses.
 - a. Permitted uses in the Commercial Neighborhood (C-N) Combining District (Municipal Code Section 40.12.020), as amended from time to time.
 - b. Similar uses as determined by the Director of Community Development and Sustainability.
2. Accessory Uses.
 - a. Accessory uses in the C-N District (Municipal Code Section 40.12.030), as amended from time to time.
 - b. Similar uses as determined by the Director of Community Development and Sustainability.
3. Conditional Uses.
 - a. Conditional uses in the C-N District (Municipal Code Section 40.12.040), as amended from time to time.
 - b. Similar uses which the Planning Commission finds to be consistent with the purposes of this article and which will not impair the present or potential use of adjacent properties.

District E – Public / Semi-Public

1. Permitted Uses.
 - a. Permitted uses in the Public-Semipublic (P-SP) District (Municipal Code Section 40.20A.020), as amended from time to time.
 - b. Similar uses as determined by the Director of Community Development and Sustainability.
2. Accessory Uses.
 - a. Accessory uses in the P-SP District (Municipal Code Section 40.20A.030), as amended from time to time.
 - b. Similar uses as determined by the Director of Community Development and Sustainability.

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3. Conditional Uses.

- a. Conditional uses in the P-SP District (Municipal Code Section 40.20A.040), as amended from time to time.
- b. Similar uses which the Planning Commission finds to be consistent with the purposes of this article and which will not impair the present or potential use of adjacent properties.

District F – Urban Agricultural Transition Area

1. Permitted Uses.

- a. Permitted uses in the Urban Agricultural Transition Area (UAT) District (Municipal Code Section 40A.01.050), as amended from time to time.
- b. Future pedestrian access may be provided to allow access to the 340 acre conservation area located north of the project site.
- c. Similar uses as determined by the Director of Community Development and Sustainability.

GENERAL REQUIREMENTS (Development Standards)

The development standards for height, lot area, setbacks, parking, open space, lot coverage and floor area ratio shall be specified as part of the Final Planned Development and shall be in substantial conformation with the Preliminary Planned Development.

For provisions not covered by this ordinance, or within the development standards included in the Final Planned Development, the relevant provisions of Chapters 40.03 (R-1), 40.04 (R-2), 40.09 (R-HD), 40.12 (C-N), 40.20A (P-SP) and 40A.01 (UAT) of the Davis Municipal Code as amended shall apply. Where there is a conflict between the provisions of said chapters and this ordinance, the provisions of this ordinance shall apply.