

Woodlake General Plan 2008 to 2028

LAND USE DESIGNATIONS AND POPULATION DENSITIES

The land use designations delineated on the Woodlake land use map are described below. For residential land use designations, maximum population densities are provided. A generalized location criteria for each land use designation is also provided below.

Residential

Very Low Density - a maximum of two dwelling units per gross acre, or eight persons per acre. Development in this category may not be required to install sidewalks, curbs/gutters or street lights, or connect to the city's waste water collection system. It will be required to connect to the city's water system. This designation shall be reserved for those lands that are on the fringe of the community, have already been divided into lot sizes that are one-half acre or larger, or are required to "buffer" an industrial, agricultural or public use. The Wells Tract, a county subdivision located east of town, and parcels along Riverside Avenue are examples of this type of land use designation.



Very low density residential uses range from 1/2-acre to 2-acre lots. They operate on septic tank leach line systems and individual wells. The raising of livestock is sometimes permitted.

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Low Density - a maximum of 5 dwelling units per gross acre, or 14 persons per acre. Development in this category shall be required to install sidewalks, curbs, gutters, sidewalks and street lights, and connect to the city's sewer, storm drain and water systems.

This designation shall be reserved for those lands that are appropriate for single family dwellings, and other uses compatible with single family uses, including churches, day-care centers, community centers, parks, and schools. These lands shall generally be located in areas of the community that are free from conflicting land uses, such as service commercial and industrial uses.



The most common residential density category among cities in the San Joaquin Valley is low density residential, five dwelling units per gross acre or less.

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Medium Density - a maximum of 15 dwelling units per gross acre, or 58 persons per acre. Development in this category shall be required to install all the same improvements that are required in the low density residential designation. Medium density development could encompass a mix of single family and multi-family uses, including duplex, triplex, four-plex units and mobile home parks. These lands shall generally be located in areas of the community that are free from conflicting land uses, such as service commercial and industrial uses, and are situated near the center of Woodlake. Land between Valencia Boulevard and Holly Street on both sides of Lakeview are good examples of medium density residential uses.



Medium density residential is often composed duplex and tri-plex units.

Each quadrant of the community will contain land that is designated for this type of residential development. This action will insure that each quadrant of the community has a mix of housing types.

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High Density - a maximum of 29 dwelling units per gross acre, or 112 persons per acre. Development in this category could encompass apartment complexes, senior citizen projects or single family condominiums. These lands shall generally be located in areas of the community that are free from conflicting land uses, are located near the center of Woodlake, and are generally situated on corner lots, where major streets intersect. There currently exists five apartment complexes that fall into this land use category. A sixth one was recently approved by the City Council for 60 apartment units. To reach this unit number, the applicant requested and received a density bonus



Multi-family units recently constructed financed by federal tax credits.

Office

An office designation shall be reserved for lands located along Valencia and Naranja Boulevards in or near the downtown. Some of the parcels within these two areas contain single family dwellings. By designating these units for office uses, it would be the intent of the General Plan to encourage “adaptive reuse” of the structures. Converting these homes to an office use lends character to the neighborhood and may

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serve to protect some of the structures from being demolished.

When this designation is applied to lands that contain single family dwellings, these units should be adjacent to commercial uses, should have alley access, and should be in a neighborhood that is in transition. In certain instances, blocks just off Valencia or Naranjo Boulevards in the downtown are appropriate for office designations.

Commercial

Neighborhood commercial designations shall be located within or adjacent to a residential neighborhood located on the fringe of the community. This designation shall provide local residents with nearby commercial uses that would be used on a frequent basis. The neighborhood commercial center should be designed for pedestrian access, the building(s) should have an architectural theme, the site should be landscaped and signs should be strictly regulated.

Community commercial designations shall be reserved for properties generally located on Valencia and Naranjo Boulevards and for specific blocks just off these boulevards. This designation shall provide for shopping centers, highway commercial uses, retail uses, and offices. Development within this designation will have the following distinguishing features - the building sites will be required to be landscaped, parking shall be constructed off-street, signs shall be regulated and new uses or extensive expansion of existing uses shall undergo site plan review. Lands designated community commercial may be required to comply with Woodlake's downtown design standards.

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Woodlake's only shopping center, located just off the city's main street, State Highway 245.

Service commercial designations shall be reserved for properties generally located in Woodlake's two industrial parks, and to a lesser extent, the Woodlake Airport. This designation shall provide for uses that include a mix of light industrial and heavy commercial uses. Development with this designation will have the following distinguishing features - the buildings will have front yard landscaping, parking shall be off-street, all visible equipment and storage areas shall be fenced and screened from public view, lighting shall not be allowed to illuminate surrounding properties, signs will be regulated and new uses or extensive expansion of existing uses shall undergo site plan review. For service commercial uses on airport lands, the standards for development may vary from traditional service commercial development standards.

Currently, there is existing service commercial uses along Naranjo Boulevard both east

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and west of Valenica Boulevard. As the community grows in population and the demand for community commercial properties increases, it is intended that service commercial uses along Naranjo would be phased out and replaced with community commercial uses.



Fruit Growers Supply is a good example of a well designed service commercial use.

Industrial

Industrial development will be restricted to Woodlake's two industrial parks and the Woodlake Airport. The larger of the two parks is situated on the south side of Naranjo Boulevard between Road 196 and Antelope Creek. The smaller of the two industrial parks is situated along south Acacia Street between Ropes and Deltha Avenues. This designation will provide for uses that are involved in manufacturing, processing, warehousing, and certain service commercial uses. Industrial uses adjacent to the Woodlake Airport will most likely be related to airport uses.

Development with this designation will have the following distinguishing features - the

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subject site will be landscaped, parking lots will be constructed off-street and will be landscaped, storage areas shall be fenced and screened, signs shall be regulated and new uses shall undergo site plan review.

Public Facilities

This designation is reserved for facilities that are frequented by the public, including schools, the post office, and city hall. Development with this designation will have the following distinguishing features - the subject site will be landscaped, off-street parking will be required and signs shall be regulated. All new public facilities shall undergo site plan review. Schools will receive special attention in regards to pedestrian, bike and bus circulation.

Open Space

This designation is applied to lands that will remain generally free of buildings. Uses that would receive this designation would include parks, agricultural land, playing fields, open space along waterways, such as the St. Johns River and Antelope Creek, Bravo Lake, Bravo Lake Botanical Garden, and properties on steeply sloping lands.



Bravo Lake and the foothills and agricultural lands that adjoin the urbanized portions of Woodlake will be designated as "open space."

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Urban Reserve (Agriculture)

This designation is applied to lands that are being, or have the capacity to be, actively farmed but are within the planning area and proposed to be eventually developed. Further, this designation could also be applied to lands that contain agriculturally-related uses, such as packing houses, cold storage operations or agriculturally-related businesses. The purpose of this designation is to protect agriculture from urban encroachment, maintain land in agriculture until the time is appropriate for conversion to urban uses, and to insure that conflicts do not arise between agriculture and urban uses.



Land that is on the fringe of Woodlake will remain in a reserve status, usually under agricultural production, until the community requires the land to meet its urban development needs.