



## City Council Special Staff Report

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**Subject:** Zone Rocklin - Joint Workshop / Comprehensive Zoning Code Update - Progress Update, Review and Comment

**Date:** May 5, 2026

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**Department:** Community Development

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**Recommendation:**

No formal action will be taken during this meeting.

**Background:**

This joint City Council and Planning Commission workshop is intended for staff to provide an update on the City's comprehensive Zoning Code and Zoning Map update effort, known as Zone Rocklin, and to solicit feedback from the City Council and Planning Commission on a portion of the draft documents. The workshop will provide an overview of the project's progress, organization, and key components, and will focus on gathering input from the decisionmakers. Feedback received during this meeting will help inform continued refinement of the draft documents and guide the next phase of the project.

This workshop will focus on the majority of the draft Zoning Code, including:

- Division I - General Provisions
- Division II - Zone Regulations
- Division III - Citywide Standards
- Division V - Terms and Definitions

Division IV – Administration is not included in this workshop. That section addresses procedures, permit processes, and enforcement. Staff is seeking initial feedback on the more substantive zoning standards before finalizing the administrative framework.

No formal action will be taken during this meeting. However, if substantive or policy-related modifications are suggested, staff would appreciate input and direction from the City Council and Planning Commission on whether these changes should be incorporated into the ZONE Rocklin update.

The Zone Rocklin update includes a full reorganization and modernization of the Zoning Code, as well as updates to the Zoning Map to ensure consistency with the General Plan and current

development patterns. Staff has been working in collaboration with the project consultant, Miller Planning Associates, on this effort since 2024.

The draft updated Zoning Code is organized into more user-friendly sections and incorporates modern best practices in zoning, including clearer formatting, improved definitions, and streamlined standards.

Although Zone Rocklin represents a comprehensive update to the Zoning Code and Map, the majority of changes are focused on improving clarity, organization, and usability rather than fundamentally altering development standards.

Key themes of the update include:

- Improved Organization and Usability: Reformatting and restructuring the Zoning Code to make it easier to navigate and understand
- Consistency: Aligning regulations with existing City policies, General Plan provisions, and applicable state laws
- Clarity: Reducing ambiguity and the need for staff interpretation through clearer standards and definitions
- Modernization: Incorporating current best practices in zoning and development regulation

As a result, while some zoning regulations are being updated, the overall impact on allowable uses and development standards is generally limited. The intent is to create a more effective and predictable regulatory framework without substantially changing the underlying development potential of properties.

**Organization:**

This draft documents for your review are broken into several attachments, as follows:

1. Zoning Code and Map Update Overview
2. Study Session Draft Zoning Code Part I
3. Draft Zoning Map: Zoning Districts
4. Draft Zoning Map: Overlay Zones
5. Existing General Plan and Proposed Zoning Correspondence
6. Community Outreach Summary

Recognizing the volume of materials to review, the consultant and staff have prepared the Zoning Code and Map Update Overview (Attachment 1) to provide a comprehensive summary of the full packet. This document consolidates and summarizes the supporting materials and is intended to serve as a central reference for this stage of the review.

**Next Steps:**

Following this workshop, staff will incorporate feedback from the City Council and Planning Commission into the draft documents. Division IV – Administration will also be prepared and integrated into the full Zoning Code update.

Additional public outreach and hearings will be conducted prior to formal adoption of the updated Zoning Code and Zoning Map.

**ATTACHMENTS:**

1. SR Attachment 1 - Zoning Code and Map Update Overview
2. SR Attachment 2 - Study Session Draft Zoning Code Part II
3. SR Attachment 3 - Draft Zoning Map\_Zoning Districts 11x17
4. SR Attachment 4 - Draft Zoning Map\_Overlay Zones 11x17
5. SR Attachment 5 - Existing General Plan and Proposed Zoning Correspondence 11x17
6. SR Attachment 6 - Community Outreach Summary