

TOWN OF WINDSOR AGENDA REPORT

Joint Windsor Town Council, Windsor Redevelopment Successor Agency and Windsor Water District Meeting Date: August 5, 2026

To: Mayor and Town Council
From: Kim Jordan, Planner III
Subject: Amendments to the Town of Windsor Zoning Code, Title 17 of the Municipal Code

Recommendation to Council:

Hold a second reading, by title only, and adopt an ordinance adopting amendments to the Town of Windsor Zoning Code, Title 17 of the Municipal Code, to Implement Housing Element Programs and to Comply with State Housing Law.

Strategic Plan Element:

The recommended action supports the goal of Livability. Goal Statement: Preserve community character by maximizing the use of existing amenities and creating future opportunities that enhance quality of life for all.

Background:

At its July 15, 2026, meeting the Town Council held a public hearing to consider amendments to the Zoning Code, Title 17 of the Municipal Code, recommended by the Planning Commission (Resolution No.789-26). The purpose of the amendments is to implement programs included in the Town's certified Housing Element, comply with State Housing law, and make technical corrections and clarifications to the Zoning Code.

After receiving a presentation from staff and public testimony, considering staff's request for an amendment to Exhibit L, and deliberating on the item, the Town Council voted (4-1) to introduce an ordinance, by title only, adopting amendments to the Town of Windsor Zoning Code to implement Housing Element Programs and to comply with State Housing law, including revised Exhibit L, and amending Exhibit C to remove Section 17.82.090 (Accessory Dwelling Unit Condominium).

Discussion:

Adoption of the ordinance will implement Housing Element Programs H-2: (Use of Sites from Previous Cycles), H-7: (Promote Accessory Dwelling Units), H-26 (Transitional and Supportive Housing), and H-27(Residential Care Facilities). The ordinance will also update the Zoning Code requirements for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) and other housing types to be consistent with State law and make technical corrections and clarifications to the Zoning Code. The Ordinance includes Exhibit C, which was amended to remove Section 17.82.090 (Accessory Dwelling Unit Condominium) and amended Exhibit L as it was presented at the July 15, 2026 public hearing.

Fiscal Impact:

There is no fiscal impact associated with this action. The amendments were prepared by Town staff. No consultants were used to prepare the amendments.

Environmental Review:

The proposed amendments are exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to: 1) Public Resources Code Section 21080.17 (Application of Division to Ordinances Implementing Law Relating to Construction of Dwelling Units and Second Units), which exempts accessory dwelling unit and junior accessory dwelling unit ordinances; 2) Public Resources Code Section 21080.085, which exempts zoning amendments that implement programs included in a certified Housing Element; and 3) CEQA Guidelines Section 15061(b)(3) (Common Sense Rule), which states that CEQA applies only to projects that have the potential for causing a significant effect on the environment. The amendments, in and of themselves, would not result in a physical change to the environment since they do not result in the approval of any specific project.

Attachment(s):

1. TC Ordinance

Exhibit A. Section 17.10.030 Residential Zone Land Use Regulations

Exhibit B. Section 17.12.030 Commercial and Mixed-Use Zones Land Use and Allowable Uses

Exhibit C. Chapter 17.82 Accessory Dwelling Units

Exhibit D. Chapter 17.84 Junior Accessory Dwelling Units

Exhibit E. Chapter 17.110 Definitions

Exhibit F. Section 17.52.020 Authority for Land Use and Zoning Decisions

Exhibit G. Section 17.80.060 Housing with Childcare and Community Healthcare Facilities

Exhibit H. Section 17.98.040 Pricing Requirements and Section 17.98.070 Deed Restriction

Exhibit I. Chapter 17.60 Temporary Use Permit

Exhibit J. Section 17.22.030 Tree Preservation and Protection

Exhibit K. Section 17.30.090 Driveways and Site Access

Exhibit L. Table 17.30-04 General Non-Residential Minim Parking Stall Dminions

Exhibit M. Sections 17.52.070 Notice of Application and 17.52.080 Neighborhood Meeting

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Approved by:

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Town Manager