

Chapter 3–Downtown Land Use Areas

This chapter establishes the Land Use Areas for the Downtown Specific Plan area and provides general provisions applicable to this Section. This chapter is organized as follows:

- 3 Downtown Land Use Areas
 - 3.1 Introduction
 - 3.2 Purpose and Applicability
 - 3.3 General Provisions

3.1 INTRODUCTION

Community goals for Downtown Martinez include economic development, neighborhood and historic preservation, creation of housing opportunities, and planning for the eventual relocation of industrial uses. (Please see Appendix C, Development of This Plan, for a discussion of the community process for this Plan.) The Land Use Areas in the Downtown Specific Plan are intended to support these goals by providing for an appropriate mix of uses and applying development and design standards that preserve and enhance the character of the Downtown.

Figure 3-1 illustrates the five Land Use Areas and one Overlay District for the Downtown Specific Plan area. These Areas are as follows:

- Downtown Core
- Civic
- Downtown Shoreline
- Downtown Neighborhood
- Grandview
- Downtown Historic Overlay District

3.2 PURPOSE AND APPLICABILITY

The development and design standards and guidelines for the Downtown Martinez Specific Plan area are intended to provide property owners, merchants and their designers with basic development and design criteria that are intended to reinforce the desired building and district character.

3.3 GENERAL PROVISIONS

3.3.1 List of Land Uses

This Plan does not contain a list of allowed land uses; those are found in the City’s Zoning Ordinance.

3.3.2 Standards Not Listed

Any issue or standard not specifically covered in this Plan shall be subject to the City of Martinez Zoning Code. In cases where development standards set forth in this Plan are inconsistent with the Zoning Code, the standards of the Plan shall prevail.

3.3.3 Interpretation

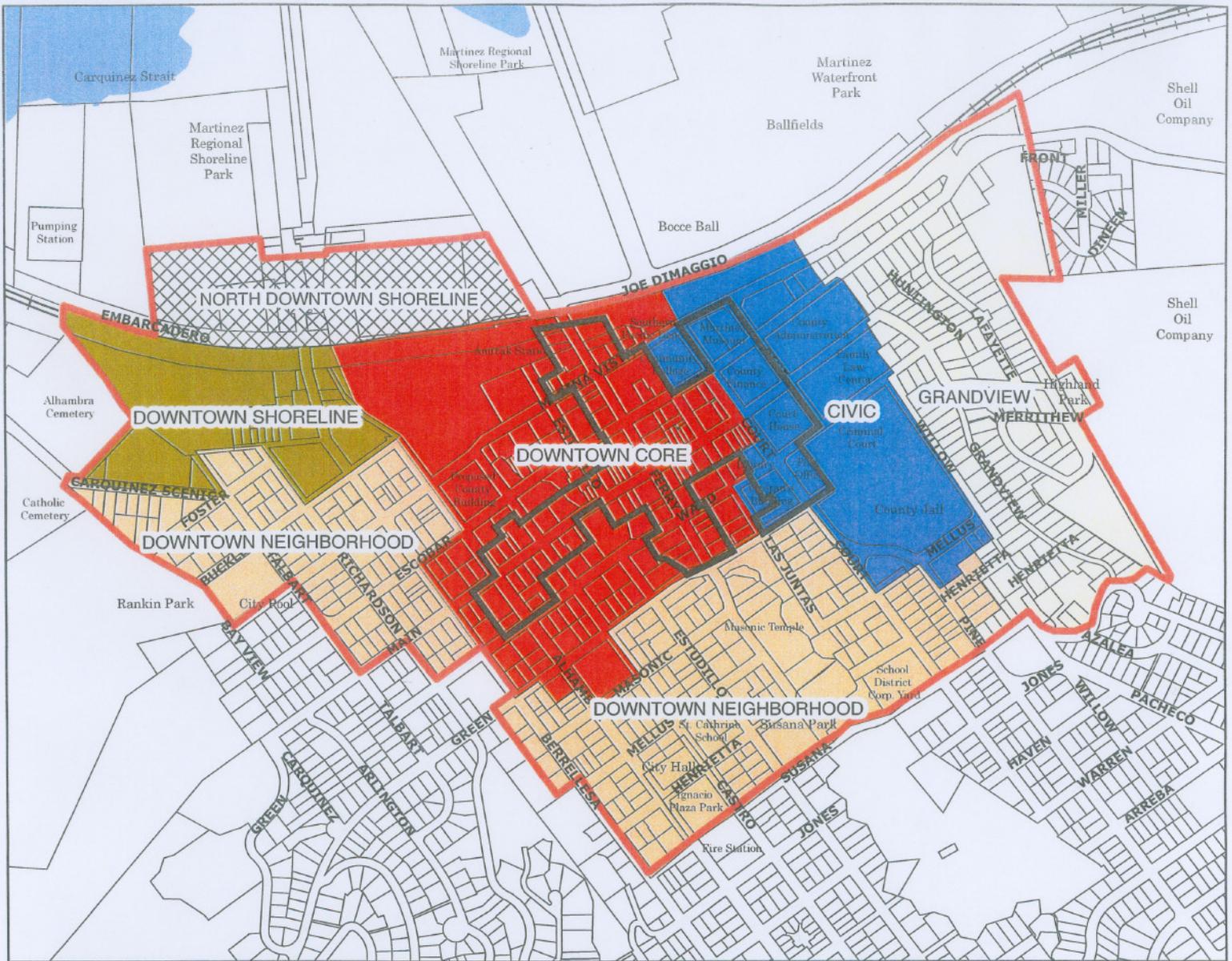
The design guidelines are general and may be interpreted by the Design Review Committee for specific projects with some flexibility, consistent with the purpose of the district. Variations may be considered for projects with special design characteristics during the City's design review process to encourage the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of project designers.

3.3.4 Nonconforming Uses

Any use within the Specific Plan boundary which becomes nonconforming due to rezoning or zoning code amendment adopted by the City to be consistent with the requirements and standards of this Plan shall be subject to Chapter 22.38 of the Zoning Code, Nonconforming Uses, unless otherwise specified.

3.3.5 Design Review

All new construction, new additions to existing buildings, and any other exterior improvements shall be subject to the design standards and guidelines set forth in this Specific Plan and require design review pursuant to the provisions of Sections 22.34.010 through 22.34.040 of the Zoning Code.



LAND USE

Downtown Martinez Specific Plan

- CIVIC - County Offices, Courts, other public uses
- DOWNTOWN CORE - Commercial, Retail, Office and Residential 29-43 Units/Acre
- DOWNTOWN NEIGHBORHOOD - Residential 12-35 Units/Acre
- DOWNTOWN SHORELINE - Residential 17-35 Units/Acre
- GRANDVIEW - Residential 7-17 Units/Acre
- Study Area Boundary
- Downtown Historic Overlay District
- North Downtown Shoreline
(Not adopted, reserved for future action)

