

**TOWN OF WINDSOR
ORDINANCE NO. 2012-273
ORDINANCE OF THE TOWN OF WINDSOR
APPROVING AN AMENDMENT TO THE ZONING CODE
FOR THE BELL VILLAGE PROJECT
(FILE NO. GPA/ZC/UP/MJS/DRC 09-17 & LLA 09-57)**

THE TOWN COUNCIL OF THE TOWN OF WINDSOR DOES ORDAIN AS FOLLOWS:

1. The real property referred to as Assessor's Parcel Numbers 161-070-036, consisting of approximately 24.9+/- acres, and currently addressed as 9290 Old Redwood Highway is rezoned to the "CR-24" (Compact Residential, 24 units/acre)" district on 18.7 +/- acres, "CC (Community Commercial)" district on 6.0 +/- acres, and "SC (Service Commercial)" district on 0.2 +/- acres as shown in Exhibit B.
2. The reasons for such rezoning are as follows:
 - a. Town Council Resolution No. 2864-11 amends the General Plan Land Use Map to accommodate the Bell Village Project and further the goals and policies of the General Plan for the subject property.
 - b. The proposed zoning amendment will designate and align zoning districts which are consistent with the General Plan land use categories approved in Town Council Resolution No. 2864-11.
 - c. The proposed amendment is further consistent with the goals, policies and objectives of the Town of Windsor General Plan – 2015.
3. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The Town Council of the Town of Windsor hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases may be held invalid or unconstitutional.
4. This Ordinance shall be in full force and effect thirty (30) days after its passage and adoption.

PASSED, APPROVED, AND ADOPTED this 18th day of January, 2012 by the following vote:

**AYES: COUNCILMEMBERS ALLEN, SALMON, SCHOLOR AND
MAYOR FUDGE**
NOES: NONE
ABSTAIN: NONE
ABSENT: VICE MAYOR GOBLE

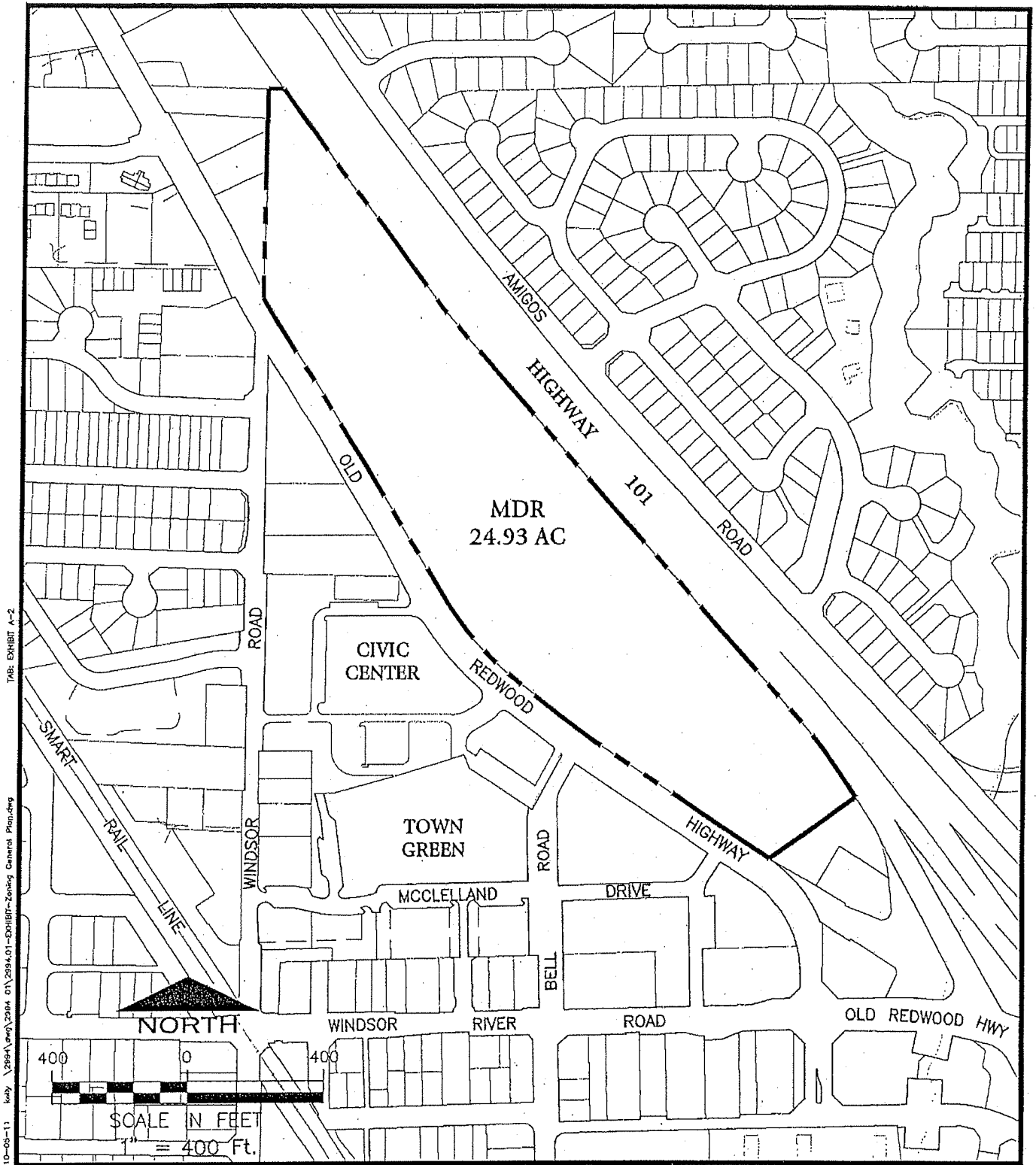

DEBORA FUDGE, MAYOR

ATTEST:


MARIA DE LA O, TOWN CLERK

List of Exhibits:

Exhibit "A": Existing Zoning Map Graphic
Exhibit "B": Proposed Zoning Map Graphic



10-09-11 kshy \2894\end\2894 01\2894.01-SPLIT-Zoning General Plan.dwg
 TAB: EXHIBIT A-2

EXISTING ZONING BELL VILLAGE

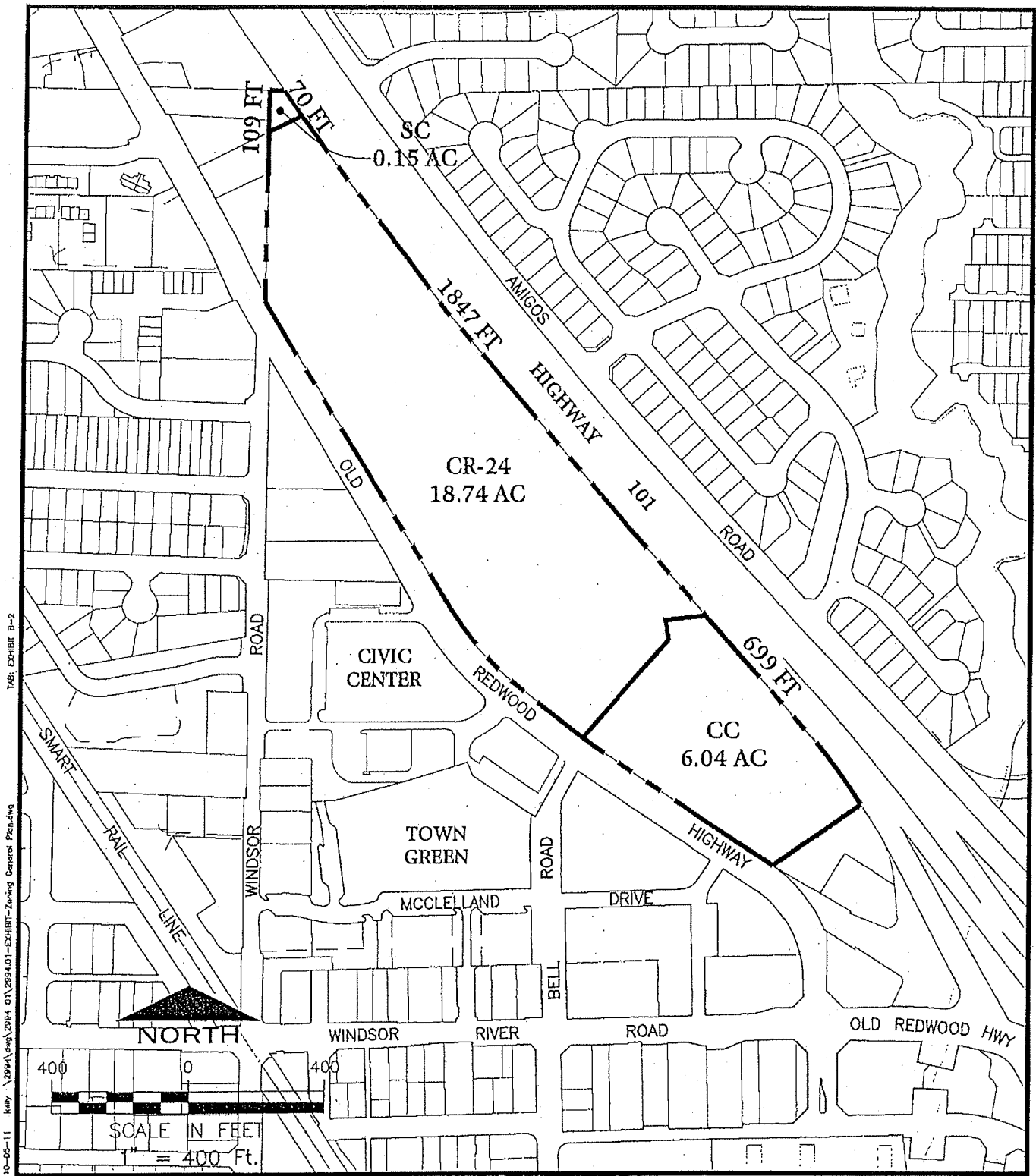
9290 OLD REDWOOD HIGHWAY APN 161-070-036

OCTOBER 2011

MDR: MEDIUM DENSITY RESIDENTIAL
(8-12 DWELLING UNITS/ACRE)

Brelje & Race
CONSULTING CIVIL ENGINEERS
6570 Skyline Blvd. • Santa Rosa, CA 95403 • 707-576-1332 • www.brre.com

EXHIBIT A



10-05-11 koly \2094\504\2084_01\2094_01-EXHIBIT-Zoning General Planning
 TAB: EXHIBIT B-2

PROPOSED ZONING BELL VILLAGE

9290 OLD REDWOOD HIGHWAY APN 161-070-036

OCTOBER 2011

CR-24: COMPACT RESIDENTIAL
 (24 DWELLING UNITS/ACRE)
 CC: COMMUNITY COMMERCIAL
 SC: SERVICE COMMERCIAL

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EXHIBIT B