20-28.100: Missing Middle Housing (-MMH) Combining District

A. Purpose. The -MMH combining district is intended to enable the development of multifamily housing types, compatible in scale with single-family houses, in Santa Rosa's walkable neighborhoods. Housing units in Missing Middle building types offer a wide range of choices for residents and can be either rented or owned according to a condominium/airspace model; fee-simple ownership is also possible for types that do not incorporate stacked units. Deed-restricted affordable ownership and rental options are compatible with all Missing Middle Housing types.

B. Applicability. The -MMH combining district may be combined with any residential or mixed-use primary zoning district established by Section 20-20.020 (Zoning Map and zoning districts), provided that the standards of this section shall apply as directed.

1. Applicability by Location.

a. Eligibility for the Missing Middle Housing Bonus ("MMH Bonus") is limited to sites located in the MMH Small or MMH Medium zones ("MMH zones")—including the MMH Small Flex and MMH Medium Flex sub-zones. Projects using the MMH Bonus shall comply with the standards for the applicable MMH zone or sub-zone, as provided in Subsection C. Projects located outside of the MMH zones shall be regulated by the standards of the primary zoning district and Division 3.

b. The -MMH combining district, with its associated MMH zones, may be applied to additional areas in accordance with the General Plan and applicable legislation.

2. Applicability Limited to Missing Middle Housing Bonus Projects. Compliance with the standards in Subsections C through I is required for a project to be entitled under the MMH Bonus (Missing Middle Housing Bonus).

a. For projects using the MMH Bonus, the standards in this Section shall replace the corresponding standards in Chapters 20-20 through 20-24 and Division 3. This means that where a standard in this Section conflicts with a standard elsewhere in Title 20, the standard in this Section shall apply.

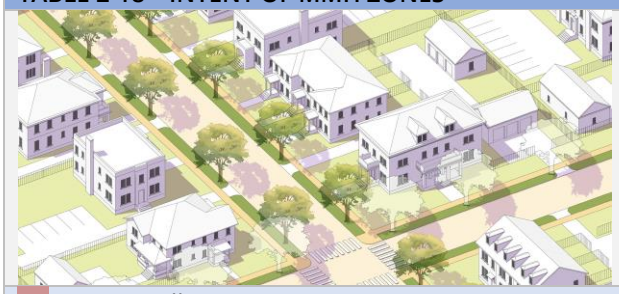
b. Projects not using the MMH Bonus entitlement shall be regulated by the standards of the primary zoning district and Division 3.

3. Applicability to Redevelopment of Existing Buildings. Redevelopment of existing structure(s) that results in at least two dwelling units and not more than 18 dwelling units per building may qualify for a MMH Bonus, subject to the standards pertaining to existing structures in Subsections C through E. Standards in this Section that would require exterior or interior demolition of the existing structure, in whole or in part, do not apply.

C. Missing Middle Housing Zones (MMH Zones)

1. Purpose. This Subsection provides zones and standards to implement the City of Santa Rosa's vision of enabling Missing Middle Housing.

2. Zones Overview. The -MMH combining district includes two MMH zones, each with one sub-zone. Table 2-18 provides an overview of each zone/sub-zone and its intent. This information is to describe the intended physical character and direction for the detailed standards in each zone. For further information, refer to Section 1.4 in the Guidance Document.

TABLE 2-18—INTENT OF MMH ZONES	
	
MMH Small (-MMH-S)	MMH Medium (-MMH-M)
A walkable neighborhood environment of small-to-medium footprint, low-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.	A walkable neighborhood environment of small-to-medium footprint, moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.
Sub-Zone: MMH Small Flex (-MMH-S-F)	Sub-Zone: MMH Medium Flex (-MMH-M-F)
The flex sub-zone allows an additional frontage type (Shopfront) to support non-residential ground-floor uses within the same built character as the base zone.	The flex sub-zone allows additional frontage types (such as Terrace and Shopfront) to support non-residential ground-floor uses within the same built character as the base zone.

3. MMH Zone Standards

a. General Standards. Tables 2-19 through 2-23 contain standards applicable within the MMH zones.

b. Existing Structures. Standards for Building Placement (Table 2-20), Building Form (Table 2-21), and Vehicular and Bicycle Parking (Table 2-23) that would require exterior or interior demolition of the existing structure, in whole or in part, do not apply.

c. Design Sites. All new primary structures are required to use design sites in compliance with the standards in this Section.

1) Definition. A design site is a portion of land within a project site that is delineated from other design sites to accommodate a single primary structure or building type. Design sites are considered lots for the purpose of applying development standards, though legal subdivision is not required.

2) If only one primary structure is proposed, the lot and the design site are identical.

3) On an existing parcel whose width and/or depth do not meet the minimum design site dimensions for any building types allowed by the zone, any building type identified in Subsection D (Building Types) may be selected, provided that all other MMH zone standards and building type standards are satisfied.

4) Parcels with enough land area to accommodate multiple primary structures can have multiple design sites—see Subsection C.5 (Multiple Building Site Design).

d. Building Types and Frontage Types. From the allowed types in the MMH zone, and in compliance with the listed standards, the following shall be selected for each design site:

1) Only one primary building type per design site, except that an Accessory Dwelling Unit/Junior Accessory Dwelling Unit, in compliance with Section 20-42.130 (Accessory dwelling units), may be included within a design site in addition to the primary building type; and

2) One frontage type for each primary entrance to a building or unit.

e. Building types and frontage types not identified in the MMH zone's standards are not allowed in that zone.

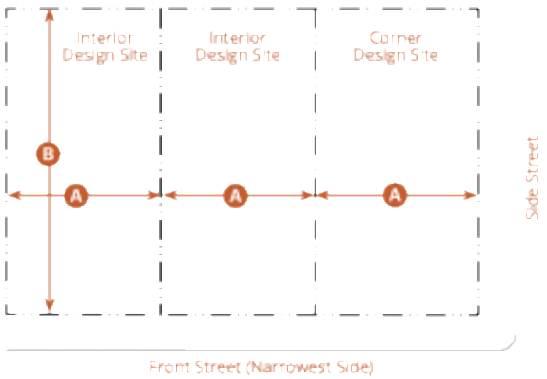
f. Allowed Uses. Uses shall comply with the allowable uses for the primary zoning district established by Section 20-20.020 (Zoning Map and zoning districts), except that multifamily dwellings in compliance with this Section shall be permitted in any residential or mixed-use zoning district. Standards for individual building types and frontage types regulate physical form only and impose no additional limitations on allowed uses.

g. Fences. For the purposes of this Section, the term "fence" includes fences, hedges, walls or structures in the nature of a fence.

1) On design sites containing multifamily dwellings that comply with the building type standards of Subsection D (Building Types), fences are allowed subject to the standards given for single-family dwellings in Section 20-30.060 (Fences, walls, and screening) and the height allowances in Table 3-1 (Maximum Height of Fences).

2) All other standards in Section 20-30.060 (Fences, walls, and screening) shall apply.

TABLE 2-19—BUILDING TYPES AND DESIGN SITE SIZE



Key

Design Site Line/Property Line/ Public Realm Boundary

Figure 2-19

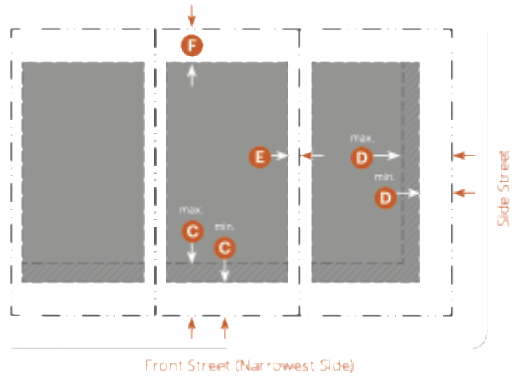
Allowed Primary Building Types	Standards	Design Site Dimensions		MMH Small (-MMH-S)	MMH Medium (-MMH-M)
		Width A	Depth B		
Duplex Side-by-Side	Table 2-24	40' min.	100' min.	•	
Duplex Stacked	Table 2-25	35' min.	100' min.	•	
Cottage Court	Table 2-26	80' min.	120' min.	•	
Triplex/Fourplex	Table 2-27	50' min.	100' min.	•	•
Multiplex	Table 2-28	50' min.	100' min.		•
Townhouse Run	Table 2-29	65' min.	100' min.	•	•
Courtyard Building	Table 2-30	80' min.	120' min.		•

• = Building type is allowed in the indicated MMH zone.

Accessory and Junior Accessory Dwelling Units

See Section 20-42.130 (Accessory dwelling units) for standards.

TABLE 2-20—BUILDING PLACEMENT



Key

Design Site Line/Property Line/ Public Realm Boundary

Building Setback Line

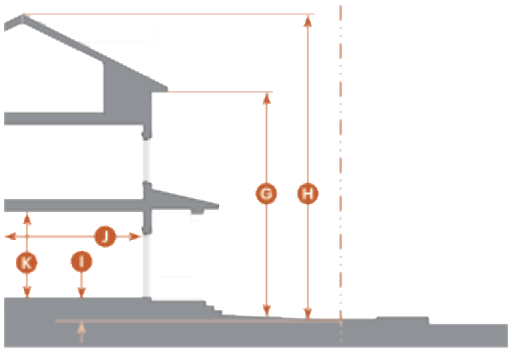
Buildable Area

Figure 2-20

Setback (Distance from ROW/Design Site Line)		MMH Zone			
		MMH Small (-MMH-S)		MMH Medium (-MMH-M)	
C	Front	10′ min.	25′ max.	10′ min.	20′ max.
D	Side Street	10′ min.	20′ max.	10′ min.	15 max.
E	Side	5′ min.[1]	-	5′ min.[1]	-
F	Rear	15′ min	-	15′ min	-
Accessory and Junior Accessory Dwelling Units					
See Section 20-42.130 (Accessory dwelling units) for standards.					
Accessory Structures					
See Section 20-42.030 (Accessory structures and uses) for standards.					
Encroachments into Minimum Setbacks					
Architectural features, including ramps and stairs, may encroach into minimum setbacks a maximum of 5 feet.					
Existing structures may encroach into minimum setbacks without limitation.					
Encroachments are not allowed within a ROW or across a design site line.					
Additional Standards					
For standards on measurement and use of setbacks, see Subsection 20-30.110 (Setback requirements and exceptions).					

[1] No interior side setback required between Townhouses in a Townhouse Run.

TABLE 2-21—BUILDING FORM



Key

Design Site Line/Property Line/Public Realm Boundary

Figure 2-21

Height		MMH Small (-MMH-S)	MMH Medium (-MMH-M)
	Stories	2 max.	3 max.
G	To Highest Eave/Parapet	25′ max.	35′ max.
H	Overall Height	35′ max.	45′ max.
Ground Floor Finish Floor Level Above Grade			
I	Residential Uses	6″ min. or Base Flood Elevation plus 1′, whichever is greater	
I	Non-Residential Uses	Flush with sidewalk	
Common entrances may be set at grade in compliance with local and federal accessibility standards.			
Depth of Ground Floor Habitable Space along Front Facade			
J	Cottage Court	12′ min.	N/A
J	All Other Building Types	20′ min.	20′ min.
Ground Floor Ceiling Clear Height			
K	Residential Uses	9′ min.	
K	Non-residential Uses	10′ min.	
Accessory and Junior Accessory Dwelling Units			
See Section 20-42.130 (Accessory dwelling units) for standards.			
Accessory Structures			
See Section 20-42.030 (Accessory structures and uses) for standards.			
Building Footprint and Massing			
See Subsection 20-28.100.D (Building Types) for standards applicable to the selected building type(s).			

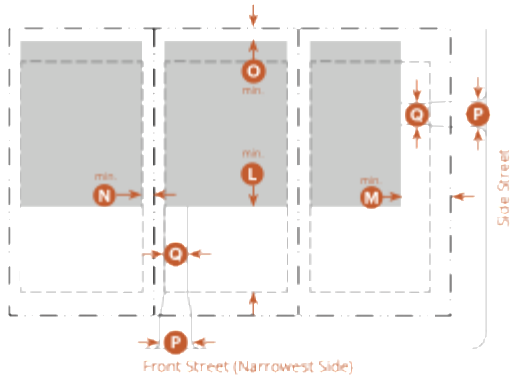
TABLE 2-22—PRIVATE FRONTAGES

Allowed Frontage Types	Standards	MMH Small (-MMH-S)	MMH Medium (-MMH-M)
Porch Projecting	Table 2-31	•	•
Porch Engaged	Table 2-32	•	•
Dooryard	Table 2-33	•	•
Stoop	Table 2-34	•	•
Forecourt	Table 2-35		•
Shopfront	Table 2-36	•[1]	•[1]
Terrace	Table 2-37		•[1]

• = Frontage type is allowed in the indicated MMH zone.

[1] Allowed in flex sub-zone only

TABLE 2-23—VEHICULAR AND BICYCLE PARKING



Key

Design Site Line/Property Line/ Public Realm Boundary

Building Setback Line

Parking Area

Figure 2-22

Vehicular Spaces		MMH Small (-MMH-S)	MMH Medium (-MMH-M)
Studio or 1 Bedroom		1.25 max. per unit	1 max. per unit
2 or More Bedroom		2 max. per unit	1.5 max. per unit
Non-residential ≤ 1,000 sf per building		0 min.	0 min.
Non-residential ≥ 1,000 sf per building		1.5 max. per 1,000 sf above first 1,000 sf	1 max. per 1,000 sf above first 1,000 sf
Bicycle Spaces			
Studio or 1 Bedroom		1 min. per unit	1 min. per unit
2 or More Bedroom		2 min. per unit	1.5 min. per unit
Non-residential Uses		See Section 20-36.040, Table 3-4 for standards.	
Setback (Distance from ROW/Design Site Line)			
L	Front	45' min.	40' min.
M	Side Street	20' min.	20' min.
N	Side	5' min.	5' min.
O	Rear	5' min.	5' min.
Parking spaces may be grouped with spaces required for adjacent uses and may be located on any lot or design site within the same block as the use for which the spaces are required.			
Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.			
Driveway and Parking Access			
P	Curb Cut Width	Per Santa Rosa Street Design and Construction Standards.	
Q	Driveway Width		
	Serving 1-7 spaces	10' min.; 12' max.[1]	10' min.; 12' max.[1]
	Serving ≥ 8 spaces	10' min.; 20' max.[1]	10' min.; 26' max.[1]
Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.			
Driveway access on corner design sites shall be from side street or rear.			
If rear or side design site line abuts an alley, parking shall be accessed from the alley unless precluded by existing or proposed structure(s) and/or tree(s).			
Additional Standards			
For additional standards, see Chapter 20-36 (Parking and Loading Standards).			

[1] Driveway width may exceed max. where parking is accessed from alley, to accommodate emergency vehicles, or to meet City design standards—such as to provide access to public utilities under the driveway.

4. Multiple Building Site Design.

a. Purpose. The purpose of this Subsection is to establish site planning standards for projects which include multiple primary structures. These standards help ensure a pattern of walkable development that maintains consistency of form and scale between new development and existing neighborhoods.

b. Applicability. The standards of this Subsection apply to any project which proposes more than one primary structure.

c. Sites of Four Acres or More. Parcels of four acres or more shall be designed according to the standards provided in Subsection F (Requirements for Sites of Four Acres or More). For more information and for an example of how these standards are applied, see Section 4.2 (Designing Large Sites as Walkable Neighborhoods) in the Guidance Document.

d. Design Sites for Multiple Primary Structures. If more than one primary structure is proposed on an existing parcel, design sites shall be used to organize the project site, according to the standards in Subsection 20-28.100.C.5.e (Lots and the Configuration of Design Sites). For more information and for an example of how design sites are applied, see Section 4.1 (Design Sites for Multiple Buildings) in the Guidance Document.

1) Exception: An existing parcel 100 feet or less in width along the street frontage and at least 175 feet deep that is not a corner lot, reverse corner lot, or through lot—see Figure 7-1 (Lot Types) in Section 20-70.020 for more information on identifying lot types—may include more than one building type without using design sites to organize the project site, if all of the following standards are met:

(a) New primary structures shall be arranged around a common space that accommodates both vehicles and pedestrians—see Figure 2-23 (Multiple Buildings on a Lot Without Design Sites).

(b) Primary entrance(s) to the building(s) closest to the street shall orient toward and be accessed from the street (see Figure 2-23).

(c) Each primary entrance shall include a frontage type meeting the standards provided in Subsection E (Frontage Types).

(d) At least 50% of the ground floor space of each building shall be habitable.

(e) The area between all habitable space and the pavement of the common space shall be landscaped, averaging at least 2 feet in width along each façade.

(f) Pavement surfaces may be stamped concrete, pavers, brick, and/or grasscrete. No more than 20% of the surface area may be asphalt or untextured concrete.

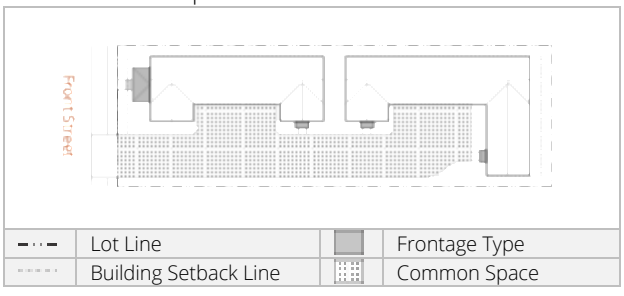


Figure 2-23 – Multiple Buildings on a Lot Without Design Sites

e. Lots and the Configuration of Design Sites

1) Legal Status and Ownership. Design sites provide a way of organizing multiple primary units on a single development site and may either remain under single ownership, be subject to a condominium agreement, or be subdivided and sold as individual lots.

2) Public Realm. Elements constituting the public realm may be either publicly or privately owned but must be accessible to the public between the hours of 7 AM and 9 PM, 7 days a week. For the purposes of this Section, the public realm consists of any of the following elements:

(a) Existing rights-of-way, not including alleys or driveways;

(b) Existing public park(s) and/or civic space(s);

(c) Thoroughfare types identified in Subsection H (Thoroughfare Types), not including alleys or driveways; and/or

(d) Civic space types identified in Subsection G (Civic Space Types).

3) The public realm determines where design sites may be located. Design site(s) that do not front onto the public right of way shall front onto extension(s) of the public realm into the project site. See the sidebar on p. 55 of the Guidance Document (Example Applications of Design Sites) for an explanation of this technique. For an example of how new thoroughfares and civic space may be used to organize a site, see the sidebar on p. 57 of the Guidance Document (Example Application of Walkable Neighborhood Design Standards).

(a) Each design site shall abut the public realm along the front design site line.

(b) The side and/or side street design site line(s) shall abut the public realm, an alley or driveway, or another design site;

(c) The rear design site line(s) shall abut an alley, driveway or another design site.

D. Building Types

1. Purpose. This Subsection provides the standards for development of individual building types to achieve the intended physical character of each zone, offering a greater range of housing choices, unit sizes, and price points within walkable neighborhoods. Building types are used to articulate size, scale, and intensity according to the intent of each zone. For more information, see Chapter 2 (Building Types) in the Guidance Document.

2. Applicability. The standards of Subsection D (Building Types) apply to new buildings and additions using the MMH Bonus entitlement for the purpose of allowing the proposed total number of dwelling units.

    a. Existing Structures

        1) If the existing structure's height, Main Body, and/or Wing(s) exceed the maximum dimensions given for the selected building type, the maximum dimensions shall not apply, provided that no additional height is added and no additional square footage is added to the Main Body footprint. Wing(s) may be added up to the full dimensions given for Wings, as allowed by the building type and setback standards.

        2) Primary Entrance Location standards for the selected building type shall not apply to existing primary entrances.

        3) Minimum open space dimensions do not apply to existing structures.

3. General Standards

    a. Each design site shall have only one primary building type. Standards for multiple primary structures on a site are provided as follows:

        1) The Cottage Court building type may consist of up to nine individual buildings. See Table 2-26—Cottage Court;

        2) More than one building type is allowed on a parcel that identifies multiple proposed design sites that meet the standards of this Section, or which meets the exception criteria under Subsection 20-28.100.C.5.d.1. See Subsection 20-28.100.C.5 (Multiple Building Site Design).

    b. The maximum number of units identified for each building type is subject to the design site's capacity to comply with all applicable standards. The maximum listed unit count may not be achievable on all design sites.

    c. Main Body and Wings

        1) A Main Body is required for each building type. Wings are optional for the building types for which Wing standards are provided.

        2) An internal connection is allowed but not required between the Main Body and Wing(s).

        3) Separation between Wings applies only between Wings of the same building, not between adjacent design sites.

    d. On-Site Open Space. Open space shall be provided on the design site for each building type according to the open space type (private or common) and amount indicated. The identified amount is for the entire building type unless otherwise specified. Open space types not listed are not required for that building type.

    e. Individual building designs may vary from the diagrams for each building type in compliance with the standards of this Section.

    f. New buildings and their improvements are subject to the City's local standards for Fire Safety and Building Safety.

4. Building Type Standards. This Subsection contains the standards for each allowed building type. For examples of each type, see pages 30 – 36 in the Guidance Document.

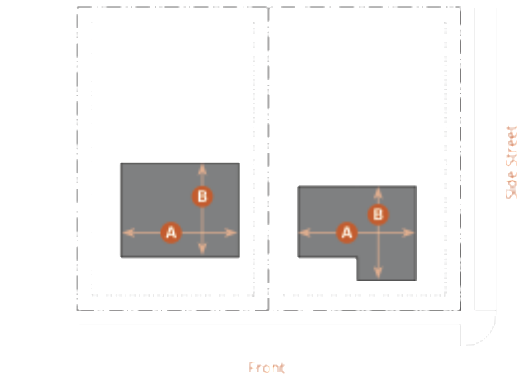
a. Duplex Side-By-Side

1) Description. A small-to-medium-sized detached building with small-to-medium setbacks and a rear yard. The building consists of two side-by-side units, both facing the street and within a single-building massing. This type has the appearance of a small-to-medium single-family home and is scaled to fit within lower-intensity neighborhoods.

2) Table 2-24 contains the standards applicable to the Duplex Side-by-Side building type. (Note that the diagrams illustrate two adjacent design sites.)

TABLE 2-24—DUPLEX SIDE-BY-SIDE

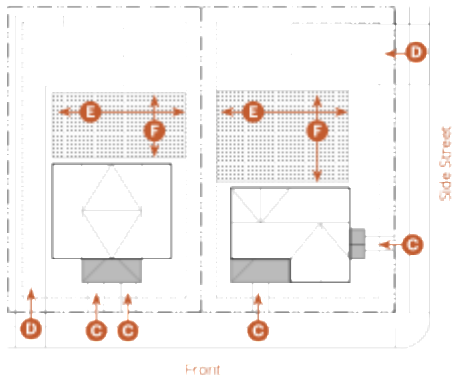
Number of Units	
Units per Primary Structure	2 max.
Primary Structures per Design Site	1 max.



Key

Design Site Line
Setback Line
Building Footprint

Figure 2-24



Key

Design Site Line
Setback Line
Frontage Type
Open Space

Figure 2-25

Building Size and Massing	Main Body	Wing(s)
Height (Stories)	2 max.	N/A
Width	A 48' max.	N/A
Depth	B 50' max.	N/A

Pedestrian Access	
C Primary Entrance Location	Front Street or Side Street
Each unit shall have an individual entrance.	

Vehicular Access and Parking	
D	Driveway and parking location shall comply with standards in Table 2-23 (Vehicular and Bicycle Parking).

Common Open Space	
E Width	15' min.
F Depth	10' min.
Open space not required if building is located within an 800-foot walking distance of a public park or other civic space.	
Required setbacks and driveways do not count toward open space.	
Required open space shall be located behind the main body of the building.	

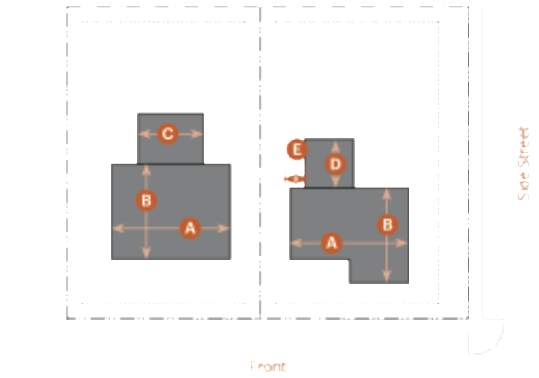
b. Duplex Stacked

1) Description. A small-to-medium-sized detached building with small-to-medium setbacks and a rear yard. The building consists of two stacked units, both facing the street and within a single building massing. This type has the appearance of a small-to-medium single-family home and is scaled to fit within lower-intensity neighborhoods.

2) Table 2-25 contains the standards applicable to the Duplex Stacked building type. (Note that the diagrams illustrate two adjacent design sites.)

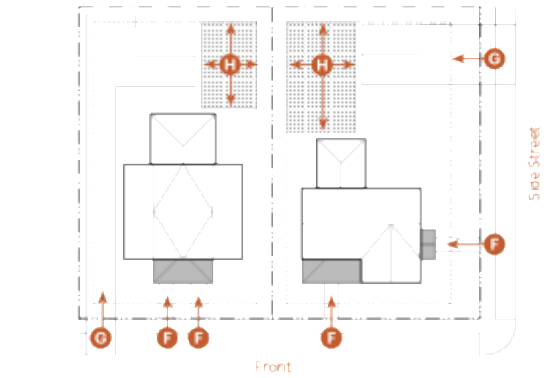
TABLE 2-25—DUPLEX STACKED

Number of Units	
Units per Primary Structure	2 max.
Primary Structures per Design Site	1 max.



Key
Design Site Line
Setback Line
Building Footprint

Figure 2-26



Key
Design Site Line
Setback Line
Frontage Type
Open Space

Figure 2-27

Building Size and Massing	Main Body	Wing(s)
Height (Stories)	2 max.	1 max.
Width	A 36' max.	C 15' max.
Depth	B 50' max.	D 20' max.
Separation between Wings	N/A	15' min.
Offset from Main Body	N/A	E 2' min.
Pedestrian Access		
F Primary Entrance Location	Front Street or Side Street	
Each unit shall have an individual entrance.		
Vehicular Access and Parking		
G Driveway and parking location shall comply with standards in Table 2-23 (Vehicular and Bicycle Parking).		
Common Open Space		
H Width	15' min.	
H Depth	10' min.	
Open space not required if building is located within an 800-foot walking distance of a public park or other civic space.		
Required setbacks and driveways do not count toward open space.		
Required open space shall be located behind the main body of the building.		

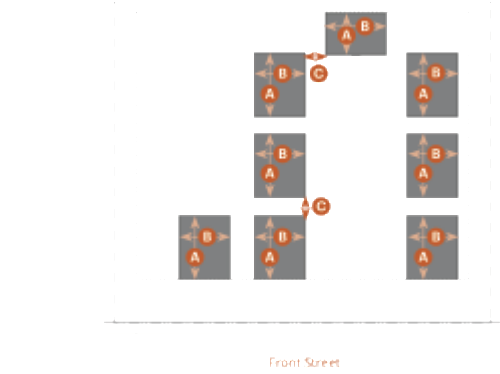
c. Cottage Court

1) Description. A group of three to nine small, detached, house-scale buildings arranged to define a shared court open to and visible from the street. The shared court is common open space becoming an important community-enhancing element. The type is scaled to fit within low-to-moderate-intensity neighborhoods and in non-residential contexts. Synonym: Bungalow Court.

2) Table 2-26 contains the standards applicable to the Cottage Court building type.

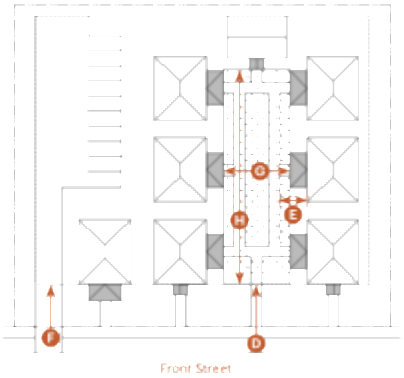
TABLE 2-26—COTTAGE COURT

Number of Units	
Units per Cottage	1 max.; 2 max. for building(s) closest and/or furthest from the front design site line.
Cottages per Design Site	3 min.; 9 max.



Key
Design Site Line
Setback Line
Building Footprint

Figure 2-28



Key
Design Site Line
Setback Line
Frontage Type
Open Space

Figure 2-29

Building Size and Massing	Main Body	Wing(s)
Height (Stories)	1.5 max.	N/A
Width	A 32' max.	N/A
Depth	B 35' max.; 64' max. for rearmost building	N/A
Separation between Cottages	C 7' min.	N/A
Pedestrian Access		
D Shared court shall be accessible from front street.		
E Setback Between Pedestrian Path and Building Facades		5' min.
Primary entrance to units shall be from shared court.		
Units on a corner may enter from the side street.		
Pedestrian connections shall connect all buildings to the public ROW, shared court, and parking areas.		
Vehicular Access and Parking		
F Driveway and parking location shall comply with standards in Table 2-23 (Vehicular and Bicycle Parking).		
Common Open Space		
G Width	15' min.	
H Depth	60' min. (3-4 units) 80' min. (5-9 units)	
Required setbacks and driveways do not count toward open space.		

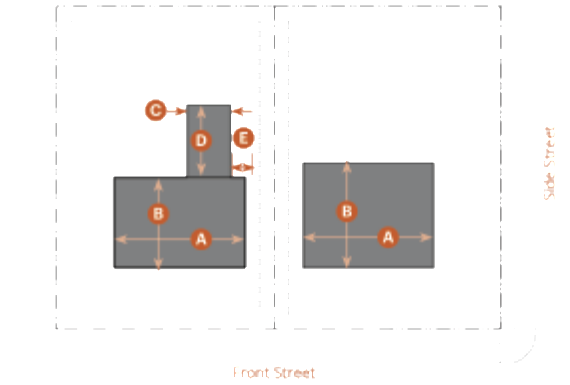
d. Triplex/Fourplex.

1) Description. A small-to-medium-sized, detached, house-scale building that consists of three to four side-by-side and/or stacked units, typically with one shared entrance or individual entrances along the front. The type has the appearance of a medium-sized, single-unit house and is scaled to fit within low- to moderate-intensity neighborhoods.

2) Table 2-27 contains the standards applicable to the Triplex/Fourplex building type. (Note that the diagrams illustrate two adjacent design sites.)

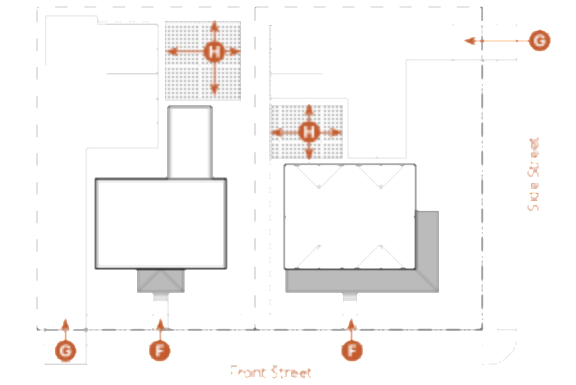
TABLE 2-27—TRIPLEX/FOURPLEX

Number of Units	
Units per Primary Structure	3 min.; 4 max.
Primary Structures per Design Site	1 max.



Key
Design Site Line
Setback Line
Building Footprint

Figure 2-30



Key
Design Site Line
Setback Line
Frontage Type
Open Space

Figure 2-31

Building Size and Massing	Main Body		Wing(s)	
	-MMH-S	-MMH-M	-MMH-S	-MMH-M
Height (Stories)	2 max.	3 max.	1 max.	2 max.
Width	A 48' max.		C 20' max.	
Depth	B 60' max.		D 20' max.	
Separation between Wings	N/A		15' min.	
Offset from Main Body	N/A		E 2' min.	
Pedestrian Access				
F Primary Entrance Location	Front Street or Side Street			
Each unit shall have an individual entrance.				
Vehicular Access and Parking				
G Driveway and parking location shall comply with standards in Table 2-23 (Vehicular and Bicycle Parking).				
Common Open Space				
H Width	15' min.			
H Depth	15' min.			
Open space not required if building is located within an 800-foot walking distance of a public park or other civic space.				
Required setbacks and driveways do not count toward open space.				
Required open space shall be located behind the main body of the building.				

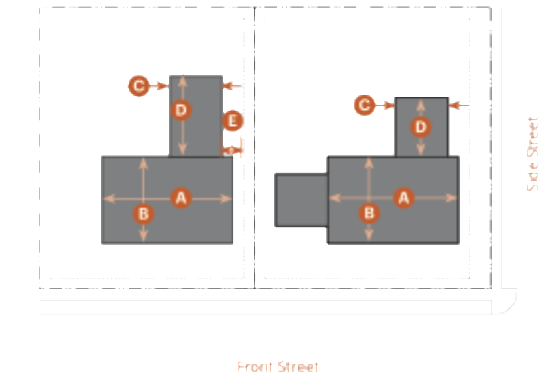
e. Multiplex.

1) Description. A medium-to-large-sized, detached, house-scale building that consists of 5 to 12 side-by-side and/or stacked units, typically with one shared entrance. The type is scaled to fit within moderate-intensity neighborhoods. Synonym: Mansion Apartment.

2) Table 2-28 contains the standards applicable to the Multiplex building type. (Note that the diagrams illustrate two adjacent design sites.)

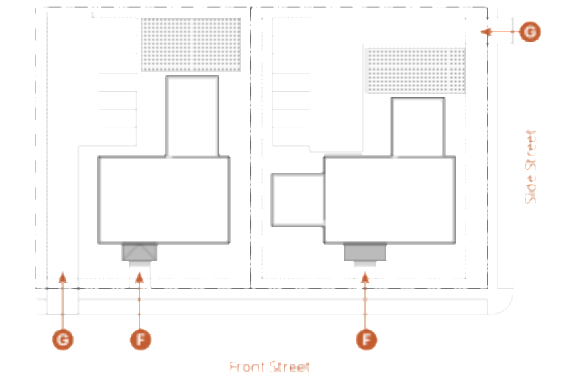
TABLE 2-28—MULTIPLEX

Number of Units	
Units per Primary Structure	5 min.; 12 max.
Primary Structures per Design Site	1 max.



Key
Design Site Line
Setback Line
Building Footprint

Figure 2-32



Key
Design Site Line
Setback Line
Frontage Type
Open Space

Figure 2-33

Building Size and Massing	Main Body	Wing(s)
Height (Stories)	3 max.	2 max.; 3 max. if offset from main body by 5' min.
Width	A 60' max.	C 30' max.
Depth	B 60' max.	D 30' max.
Separation between Wings	N/A	15' min.
Offset from Main Body	N/A	E 2' min.
Pedestrian Access		
F Primary Entrance Location	Front Street	
Units located in the main body shall be accessed by a common entrance along the front street. On corner design sites, units in a wing may enter from the side street.		
Vehicular Access and Parking		
G Driveway and parking location shall comply with standards in Table 2-23 (Vehicular and Bicycle Parking).		
Common Open Space		
Common open space is not required.		

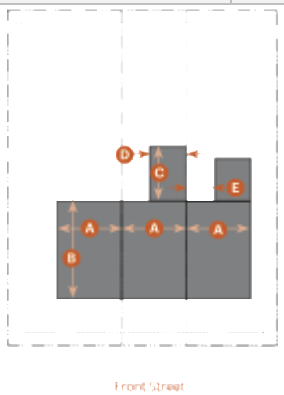
f. Townhouse Run.

1) Description. A small-sized, house-scale building consisting of up to four townhouses side by side. Each townhouse consists of one to three units (stacked vertically), as allowed by the zone, and a series of townhouses that are attached along their side walls to form a single continuous building constitute a run. The type is typically located within low-to-moderate-intensity neighborhoods. Synonym: Rowhouse Run.

2) Table 2-29 contains the standards applicable to the Townhouse Run building type. (The diagrams illustrate one design site with three townhouses.)

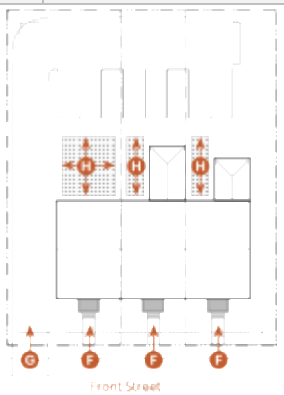
TABLE 2-29—TOWNHOUSE RUN

Number of Units	-MMH-S	-MMH-M
Units per Townhouse	1 max.	3 max.
Townhouses per Run	5 max.	8 max.



Key
Design Site Line
Setback Line
Building Footprint

Figure 2-34



Key
Design Site Line
Setback Line
Frontage Type
Open Space

Figure 2-35

Building Size and Massing	Main Body		Wing(s)	
	-MMH-S	-MMH-M	-MMH-S	-MMH-M
Height (Stories)	2 max.	3 max.	1 max.	2 max.
Width (per Townhouse)	A 16′ min.		C 12' max.	
Depth (per Townhouse)	B 50' max.		D 10' max.	
Separation between Wings	N/A		E 7′ min.	
Pedestrian Access				
F Primary Entrance Location	Front Street			
Each unit shall have an individual entrance facing the public realm.				
Vehicular Access and Parking				
G Driveway and parking location shall comply with standards in Table 2-23 (Vehicular and Bicycle Parking).				
Private or Common Open Space (per Townhouse)				
H Width	8′ min.			
H Depth	8′ min.			
Open space not required if building is located within an 800-foot walking distance of a public park or other civic space.				
Required setbacks and driveways do not count toward open space.				
Required open space shall be located behind the main body of the building.				

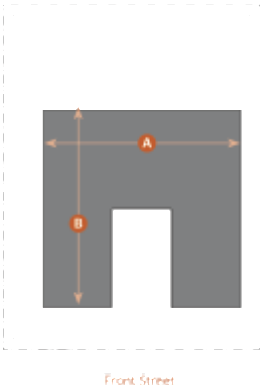
g. Courtyard Building

1) Description. A detached, house-scale building that consists of up to 18 attached and/or stacked units, accessed from a shared courtyard. The shared court is common open space and takes the place of a rear setback. The type is typically integrated ~~as a small portion of lower-intensity neighborhoods or~~ more consistently into moderate-intensity neighborhoods. Synonym: Courtyard Apartment.

2) Table 2-30 contains the standards applicable to the Courtyard Building building type.

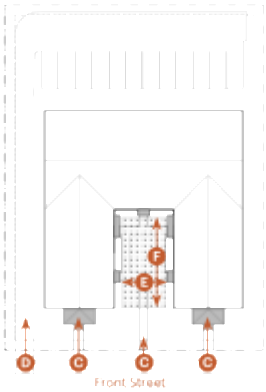
TABLE 2-30—COURTYARD BUILDING

Number of Units			
Units per Primary Structure		8 min.; 18 max.	
Primary Structures per Design Site		1 max.	



Key
Design Site Line
Setback Line
Building Footprint

Figure 2-36



Key
Design Site Line
Setback Line
Frontage Type
Open Space

Figure 2-37

Building Size and Massing	**Main Body**		**Wing(s)**
Height (Stories)		3 max.	N/A
Main Body			
Width	A	100' max.	N/A
Depth	B	100' max.	N/A
Pedestrian Access			
C Primary Entrance Location		Courtyard or Street	
The main entrance to ground floor units shall be directly from the courtyard or street, whichever is closer.			
Vehicular Access and Parking			
D Driveway and parking location shall comply with standards in Table 2-23 (Vehicular and Bicycle Parking).			
Common Open Space			
E Width (Clear)		25' min.	
F Depth (Clear)		45' min.	
Courtyard(s) shall be accessible from the front street.			
Building shall define at least two walls of the courtyard.			

E. Frontage Types

1. Purpose. This Subsection provides the standards for private frontages, regulated according to discrete frontage types that are designed to provide reliable means of connecting private interiors with the streetscape. For more information, see Chapter 3 (Frontage Types) in the Guidance Document.

2. Applicability. The standards of Subsection E (Frontage Types) apply to new buildings and additions using the MMH Bonus entitlement for the purpose of allowing the proposed total number of dwelling units and which propose the addition, improvement, or modification of pedestrian entrance(s) along a front or side street.

a. Existing Structures

1) Any dimensional standard for a selected frontage type may be administratively increased or decreased by up to two feet to accommodate an existing private frontage.

3. General Standards

a. Each primary structure shall include at least one frontage type along the front street or adjacent civic space where building/unit entries occur. Buildings with entrance(s) along side street(s) are required to include at least one frontage type on those facades. The Cottage Court and Courtyard building types are only required to have frontage types on the court. Each building may have multiple frontage types in compliance with the allowed types in Table 2-22 (Private Frontages).

b. Each primary entrance shall be accessed through one of the frontage types identified in this Subsection.

c. Each frontage type shall be located between the minimum and maximum setbacks per Table 2-20 (Building Placement) and shall provide access to at least one entrance.

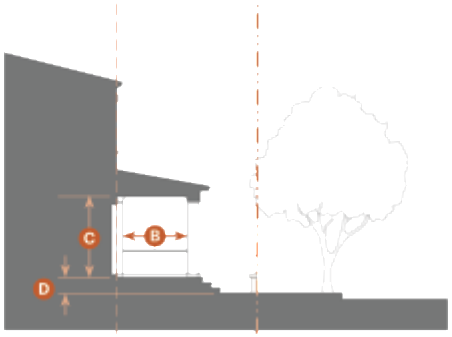
5. Frontage Type Standards. This Subsection contains the standards for each allowed frontage type. The standards in Tables 2-31 – 2-37 apply irrespective of whether the frontage type is oriented toward a front street, side street, or other public realm element. For examples of each type, see pages 44 – 50 in the Guidance Document.

a. Porch Projecting

1) Description. The main facade of the building is set back from the front design site line with a covered structure encroaching into the front setback. The resulting setback area may be defined by a fence or hedge to spatially maintain the edge of the street, subject to the standards in Subsection 20-28.100.C.4.f (Fences). The Porch may be one or two stories and is open on three sides, with all habitable space located behind the building setback line.

2) Table 2-31 contains the standards applicable to the Porch Projecting frontage type.

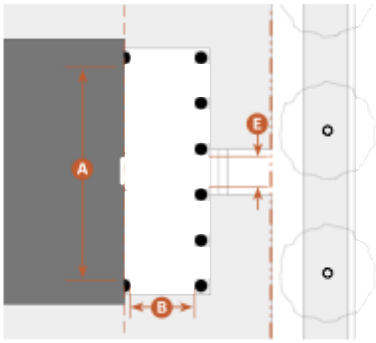
TABLE 2-31—PORCH PROJECTING



Key

Design Site Line Setback Line

Figure 2-38



Key

Design Site Line Setback Line

Figure 2-39

Dimensions		
A	Width, Clear	10′ min.[1]
B	Depth, Clear	6′ min.
C	Height, Clear	8′ min
	Stories	2 stories max.[1]
D	Finish Level above Sidewalk	12″ min.; 0″ min. if clear depth is at least 8′.[2]
E	Pedestrian Access Width	3′ min.
Miscellaneous		
Porch shall be open on three sides and have a roof. Clear glass may be installed between the porch columns if the dimensions of individual panes are 12″ or greater.		

[1] When applied to the Cottage Court building type, reduce to 8′ min. width and 1 story max.

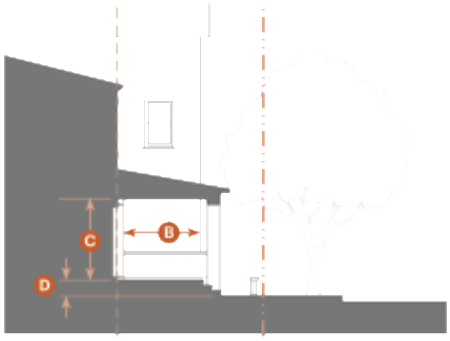
[2] Common entrances may be set at grade per local and federal accessibility standards.

b. Porch Engaged

1) Description. A portion of the main facade of the building projects into the front setback to create an area for a covered structure that projects from the rest of the facade that is set back. The resulting yard may be defined by a fence or hedge to spatially define the edge of the street, subject to the standards in Subsection 20-28.100.C.4.f (Fences). The Porch may be one or two stories and may have two or three adjacent sides that are engaged to the building with at least one side open.

2) Table 2-32 contains the standards applicable to the Porch Engaged frontage type.

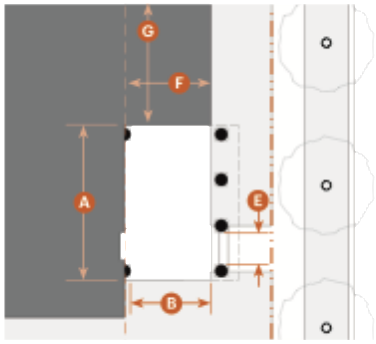
TABLE 2-32—PORCH ENGAGED



Key

Design Site Line Setback Line

Figure 2-40



Key

Design Site Line Setback Line

Figure 2-41

Dimensions		
A	Width, Clear	10′ min.; 8′ min for Cottage Court building type
B	Depth, Clear	6′ min.
C	Height, Clear	8′ min
	Stories	2 stories max.
D	Finish Level above Sidewalk	12″ min.; 0″ min. if clear depth is at least 8′[1]
E	Pedestrian Access Width	3′ min.
Encroachment Area of Building Façade		
F	Depth	6′ max.
G	Width	1/3 min. of overall building façade[2]
Miscellaneous		
Porch shall be open on at least one side and have a roof. Clear glass may be installed between the porch columns if the dimensions of individual panes are 12″ or greater.		

[1] Common entrances may be set at grade per local and federal accessibility standards.

[2] Encroachment width may not exceed width of Porch A.

c. Dooryard

1) Description. The main facade of the building is set back from the front design site line, which is defined by a low wall or hedge—with or without a gate—to create a small private area between the sidewalk and the facade. Each Dooryard is separated from adjacent Dooryards. The Dooryard may be raised or at grade.

2) Table 2-33 contains the standards applicable to the Dooryard frontage type.

TABLE 2-33—DOORYARD

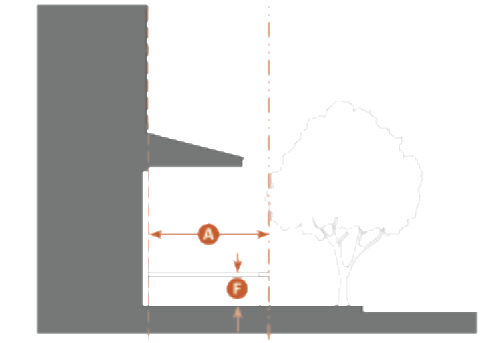


Figure 2-42

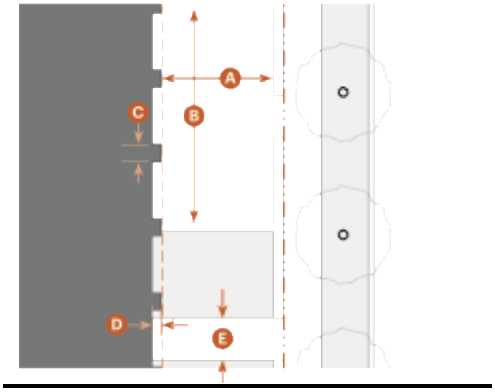


Figure 2-43

Dimensions		
A	Depth, Clear	6′ min.
B	Width, Clear	15′ min.
C	Distance between Glazing	4′ max.
D	Depth of Recessed Entrances	3′ max.
E	Pedestrian Access Width	3′ min.
F	Height of Dooryard Fence/Wall above Finish Level	36″ max.; see also § 20-28.100.C.4.f (Fences)
Miscellaneous		
Each Dooryard shall provide access to only one ground floor entrance.		

d. Stoop

1) Description. The main facade of the building is near the front design site line with steps to an elevated entrance. The Stoop is elevated above the sidewalk to provide privacy along the sidewalk-facing rooms. Stairs or ramps from the Stoop may lead directly to the sidewalk or may be parallel to the sidewalk.

2) Table 2-34 contains the standards applicable to the Stoop frontage type.

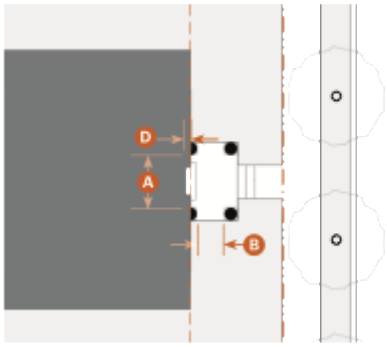
TABLE 2-34—STOOP

Key

Design Site Line

Setback Line

Figure 2-44



Key

Design Site Line

Setback Line

Figure 2-45

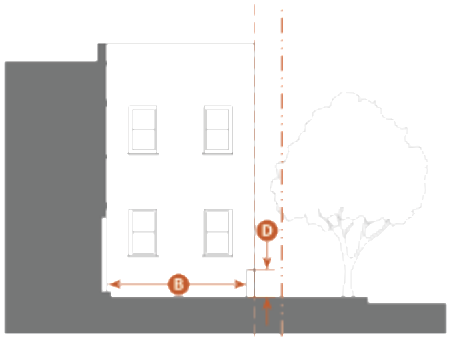
Dimensions		
A	Width, Clear	4′ min.
B	Depth, Clear	3′ min.
C	Finish Level above Sidewalk	12′-0″ max.
D	Depth of Recessed Entrances	8′-0″ max. from face of exterior wall
Miscellaneous		
Each Stoop shall provide access to only one ground floor entrance.		
Gates are not allowed.		

e. Forecourt

1) Description. The main facade of the building is at or near the front design site line and a portion is set back, extending the public realm into the design site to create an entrance court or shared garden space for housing, or an additional shopping or restaurant seating area within retail and service areas.

2) Table 2-35 contains the standards applicable to the Forecourt frontage type.

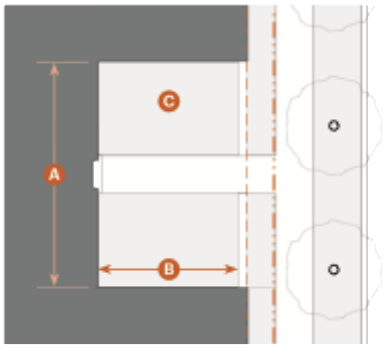
TABLE 2-35—FORECOURT



Key

Design Site Line Setback Line

Figure 2-46



Key

Design Site Line Setback Line

Figure 2-47

Dimensions		
A	Width, Clear	15′ min.
B	Depth, Clear	10′ min.
C	Depth of encroachment for other frontage types, awnings, and balconies (per side)	¼ width of forecourt dimension, max.
D	Height of Fence/Wall at Front of Forecourt	36″ max.; see also § 20-28.100.C.4.f (Fences)
Miscellaneous		
Forecourt may be used to group several entrances at a common elevation in compliance with the MMH zone's ground floor finish level standards.		

f. Shopfront

1) Description. The main facade of the building is at or near the front design site line with at-grade entrance from the sidewalk. The type is intended for service, retail, or restaurant use and includes substantial glazing between the Shopfront base and the ground floor ceiling. This type may include an awning that overlaps the sidewalk.

2) Table 2-36 contains the standards applicable to the Shopfront frontage type.

TABLE 2-36—SHOPFRONT

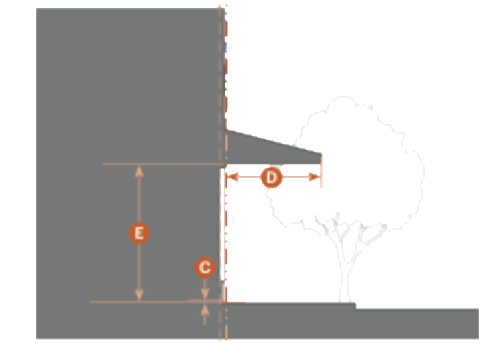


Figure 2-48

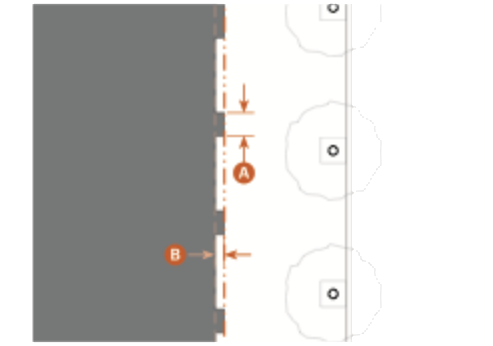


Figure 2-49

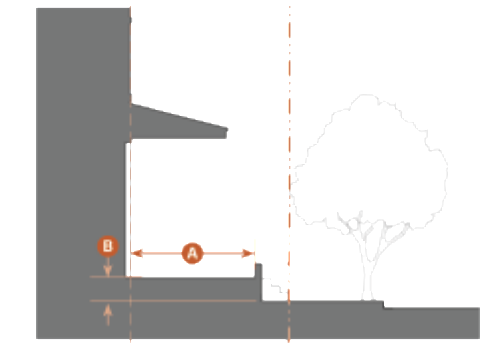
Dimensions		
A	Distance between Glazing	2′ max.
B	Depth of Recessed Entrances	5′ max.
C	Finish Level above Sidewalk	0″ min; 24″ max.
	Ground Floor Glazing between Sidewalk and Finished Ceiling Height	75% min.
Awning (Allowed/Not Required)		
D	Depth	5′ max.
E	Height, Clear	10′ min.

g. Terrace

1) Description. The main facade is at or near the front design site line with steps leading to an elevated area providing pedestrian circulation along the facade to connect multiple entrances. The type is used for retail, service, office uses, or housing to provide outdoor areas along the sidewalk and/or to accommodate an existing or intended grade change.

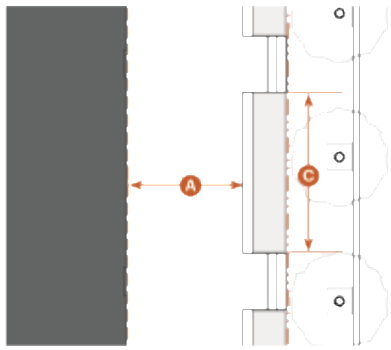
2) Table 2-37 contains the standards applicable to the Terrace frontage type.

TABLE 2-37—TERRACE



Key
Design Site Line
Setback Line

Figure 2-50



Key
Design Site Line
Setback Line

Figure 2-51

Dimensions		
A	Depth, Clear	8′ max. residential
		12′ max. non-residential
B	Finish Level above Sidewalk	36″ max.
C	Distance between Stairs	25′ max.
Miscellaneous		
Terrace may be utilized to group several entrances at a common elevation in compliance with the MMH zone's ground floor finish level standards.		
Ramps shall be integrated along the side of the building to connect with the Terrace.		

F. Requirements for Sites of Four Acres or More

1. Purpose. This Subsection sets forth site design standards for the creation of new blocks and a pattern of walkable development. For more information, see Chapter 4 (Large Sites) in the Guidance Document.

2. Applicability. The entirety of this Subsection applies to any project that includes four acres or more.

3. Organization of the Site into Blocks. Projects of four acres or more shall be composed of blocks and/or half-blocks meeting the standards in this Subsection.

a. Blocks

1) Definition. A block is an area of land defined on all sides by the public realm (see Figure 2-52).

2) New blocks are to be defined on all sides using public realm elements as identified in Subsection 20-28.100.C.5.e.2 (Public Realm).

3) Blocks are not required to be rectilinear and may be uniquely shaped in compliance with the following standards (see Figure 2-52):

(a) Block Length. The largest distance from one side of a block to another, measured perpendicular to the block boundary, shall not exceed 600 feet.

(b) Block Perimeter. The total length of all sides of the block shall not exceed 1,800 feet.

b. Half-Blocks

1) Definition. A half-block is an area of land defined on one or more sides by the public realm, and on the remaining side(s) by property line(s) separating the development site from other private land (see Figure 2-52).

2) Any side of a new half-block, with the exception of a side abutting other private land outside the development site, shall be defined using one or more public realm elements as identified in Subsection 20-28.100.C.5.e.2 (Public Realm).

3) Half-blocks are not required to be rectilinear and may be uniquely shaped in compliance with the following standard:

(a) Half-Block Depth. The largest distance from a public realm element to a property line separating the development site from other private land, measured perpendicular to the property line, shall not exceed 250 feet.

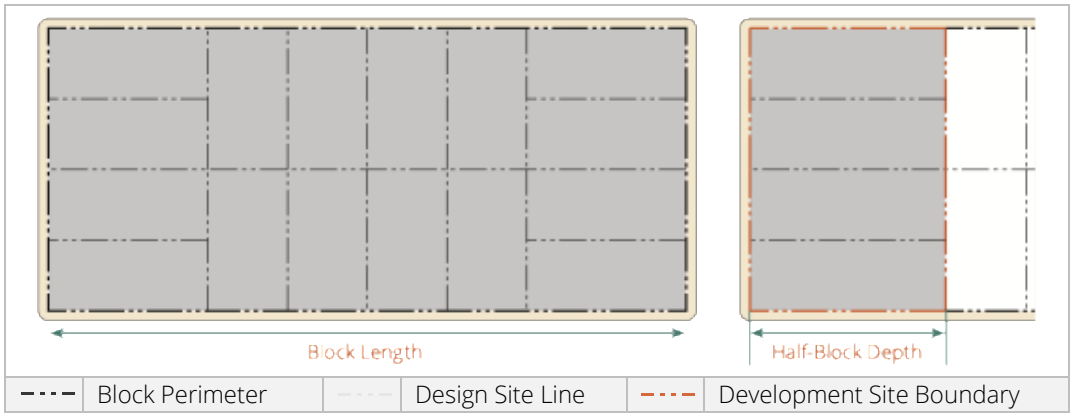


Figure 2-52 – Block Size Standards

c. Connectivity Standards for Public Realm Elements

1) Existing and proposed public realm elements shall comprise one contiguous pedestrian network throughout the project site and connected to the adjacent public ROW.

2) New thoroughfares, not including alleys or driveways, shall align with the centerline of existing thoroughfares or right-of-way stubs abutting the development site.

3) Right-of-way stubs, where used, shall be identified and include a notation that all stubs are to connect with future thoroughfares on adjoining property and be designed to transition in compliance with Subsection H (Thoroughfares).

4) New dead-end streets and cul-de-sacs are not allowed, except where terminating at right-of-way stubs as described in item 3 above.

4. Required Civic Space. A minimum of five percent of the gross project area, after subtracting street rights-of-way and existing easements, shall be set aside as civic space. One or more civic spaces in compliance with the standards for civic space types identified in Subsection G (Civic Space Types) may be used to meet the required area.

a. Civic space may be privately or publicly owned.

b. Civic space shall meet all the following criteria:

1) Connected to a Public Street: The outdoor area shall either abut a public street or be directly accessible from a public street through a pedestrian pathway that is recorded as a perpetual easement for public access.

2) Level Grade: The outdoor area, or entrance to a pedestrian pathway providing access to a public open space area, shall be level with the public right-of-way it abuts.

3) Publicly Accessible and Unobstructed: Civic space shall be publicly accessible year-round, seven days a week, between the hours of 7 AM and 9 PM. The outdoor area, or the pedestrian pathway that provides access to the open space area, shall not have any fences or obstructions on the side of the space where it abuts the public street except to the minimum extent necessary to comply with state and/or federal law (i.e., for safety purposes). Fences up to 42 inches tall are allowed along the perimeter of parks. Solid walls are not allowed.

4) Restorative: Civic space shall contain vegetation and seating.

5) Maintained: Civic space requires a deed restriction to ensure the property remains a maintained park in perpetuity. The property owner may close access to a privately-owned civic space for the duration of emergency repairs and/or maintenance, provided prompt written notice is given to the City.

c. Design sites that abut or are across a thoroughfare from a civic space shall have a front design site line and/or primary building frontage oriented toward the civic space, in compliance with the standards in Tables 2-20 (Building Placement) and 2-22 (Private Frontages). See Figure 2-53 (Building Frontage Adjacent to a Civic Space) for reference.

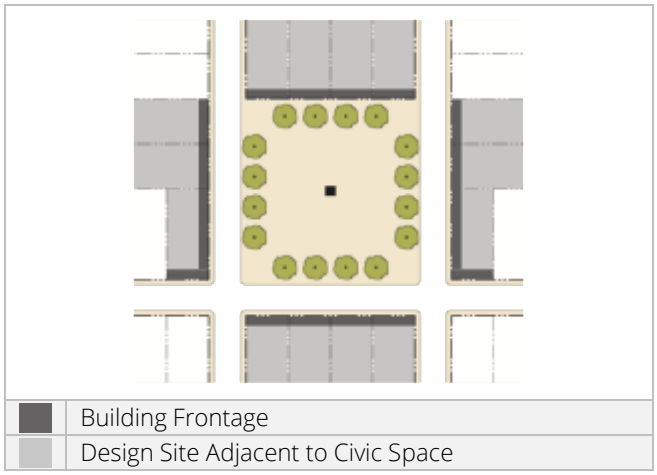


Figure 2-53 – Building Frontage Adjacent to a Civic Space

d. Civic space(s) may be used for stormwater management in compliance with Chapter 17-12 (Storm Water) and the City of Santa Rosa's Low Impact Development Technical Design Manual.

G. Civic Space Types

1. Purpose: This Subsection establishes the standards applicable to new civic space. These standards supplement the standards for each MMH zone.

2. The Paseo thoroughfare type may be counted as civic space provided that:

   a. No more than 25 percent of the Paseo surface consists of asphalt or untextured concrete;

   b. Seating is provided within or adjacent to the Paseo at 100 feet max. intervals; and

   c. Landscaping is provided in planters at least 3 feet wide and 20 feet long at 50 feet max. intervals. See Subsection 20-28.100.H (Throughfares).

3. Civic Space Type Standards. Tables 2-38 through 2-41 contain the standards applicable to each civic space type. Each civic space type is described as to its purpose and intent along with standards and characteristics regarding general physical character, uses, size and location. Characteristics are considered standards unless stated otherwise. For examples of each type, see pages 59 – 62 in the Guidance Document.

   a. Pocket Park/Plaza

      1) Description. A small-scale space, serving the immediate neighborhood, available for informal activities and civic purposes, intended as intimate spaces for seating or dining.

      2) Table 2-38 contains the standards applicable to the Pocket Park/Plaza civic space type.

TABLE 2-38—POCKET PARK/PLAZA	
Size and Location	
Size	40’ x 40’ min.
Pocket Park/Plaza shall abut a thoroughfare on at least one side.	

   b. Playground

      1) Description. A small-scale space designed and equipped for the recreation of children. These spaces serve as quiet, safe places protected from the street and typically in locations where children do not have to cross any major streets. An open shelter, play structures, or interactive art and fountains may be included. Playgrounds may be included within all other civic space types.

      2) Table 2-39 contains the standards applicable to the Playground civic space type.

TABLE 2-39—PLAYGROUND	
Size and Location	
Size	40’ x 60’ min.
At least one side of the Playground shall not abut a thoroughfare.	

c. Passage

1) Description. A pedestrian pathway that extends from a public sidewalk or civic space. The pathway is lined by non-residential shopfronts and/or residential ground floors and pedestrian entrances as required by the MMH zone.

2) Table 2-40 contains the standards applicable to the Passage civic space type.

TABLE 2-40—PASSAGE	
Size and Location	
Size	20' clear min. between buildings, or through buildings as a breezeway[1]
Length	150' clear max.; unlimited if extending from one public sidewalk or civic space to another
Passage shall abut a public sidewalk, thoroughfare, or civic space at one or both ends.	
Ground floor building frontage(s) oriented toward the Passage shall be in compliance with frontage types allowed in Table 2-24 (Private Frontages).	
[1] Dooryards, porches, patios, and sidewalk dining shall not encroach into the minimum required clear width.	

d. Greenway

1) Description. A multiple-block-long linear space designed for community gathering and as a path of travel for nearby residents and employees, defined by a tree-lined street on at least one side and by the building frontage(s) across the street(s). A Greenway plays an important role as a green connector between destinations.

2) Table 2-41 contains the standards applicable to the Greenway civic space type.

TABLE 2-41—GREENWAY	
Size and Location	
Size	2 continuous blocks in length min.
Width	50’ min.
Greenway shall abut a thoroughfare on at least one side.	
Along its length, Greenway shall incorporate path(s) of at least 10’ in width for use by pedestrians and bicycles.	

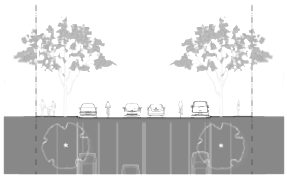
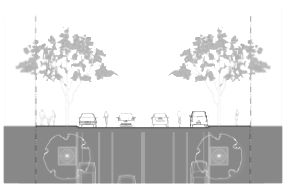
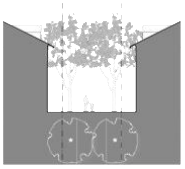
H. Thoroughfare Types

1. New thoroughfares in projects subject to this Section shall be designed in compliance with Table 2-42 (Thoroughfare Types) and City of Santa Rosa Street Design and Construction Standards. For examples of each type, see pages 65 – 67 in the Guidance Document.

a. Alleys and driveways are not considered thoroughfares or components of the public realm for the purposes of these standards and shall be used only along the rear or side of design site(s). Where an alley or driveway intersects the public realm, the pavement of the public realm shall prevail.

b. The on-site thoroughfare network can be publicly or privately owned but must be accessible to the public between the hours of 7 AM and 9 PM, 7 days a week.

TABLE 2-42—THOROUGHFARE TYPES

	Minor Street	Main Street	Paseo
	 **Figure 2-54**	 **Figure 2-55**	 **Figure 2-56**
Street Classifications			
Equivalent City of Santa Rosa Street Classification[1]	Minor Street	Main Street	N/A
Application			
Movement Type	Slow Vehicles		Pedestrian, Bicycle, Emergency Vehicle Access
Design Speed	20 to 25 mph		15 mph max.
Lane Assembly[2]			
Travel Lanes	10’ min./max.[3]		Min. 10' clear shared use path with 5' min. paving and/or landscaping on each side (total 20' min.)
Bicycle Lanes (Optional)	5' min.[4]		
Parking Lanes	8' min.[4]		
Center Median			
Where included, the center median shall be at least eight feet in width and planted to match the landscaping of the planting strips. Turn lanes shall comply with City standards.			
Public Frontage			
Sidewalks	5' min.; 4’ around obstructions	10’ min. (inclusive of curb)	See Lane Assembly
Planting Strips (back of curb to front of sidewalk)	6' min.	N/A	No min.
Tree Grates	N/A	5’ x 5’ min.	4’ x 4’ min.

[1] The standards in this table are presented as optimal for Missing Middle Housing environments. All new streets accommodating private vehicles shall comply with City of Santa Rosa Street Design and Construction Standards.

[2] Clear width of pavement shall comply with applicable fire department regulations where thoroughfare is to be used for emergency vehicle access.

[3] Travel lane width may increase to 12’ where adjacent to curb, in compliance with City standards.

[4] Where bike lane is adjacent to parking lane without physical separation or marked buffer, combined width of parking lane and bike lane shall be no less than 14 feet.

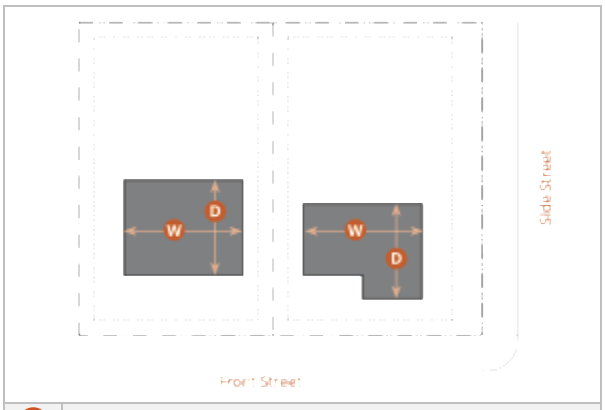
I. Measurement Methods.

1. Methodology. Measurement of dimensions.

a. Main Body. Width and depth of main body—see standards in Subsection 20-28.100.D (Building Types) for the selected building type(s)—shall be measured as follows:

1) The width shall be generally parallel to the front.

2) The depth shall be generally perpendicular to the front.



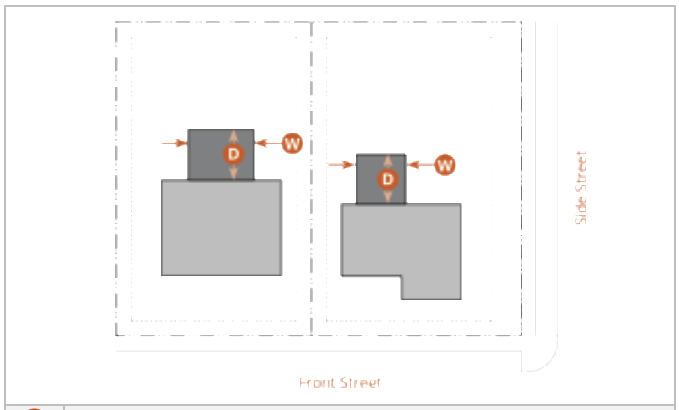
W	Width
D	Depth

Figure 2-57 – Measurement of Main Body

b. Wings and Accessory Structures. Width and depth of wings and accessory structures—see standards in Subsection 20-28.100.D (Building Types) for the selected building type(s)—shall be measured as follows:

1) The width is the greater of the two dimensions of the footprint.

2) The depth is the lesser of the two dimensions of the footprint.



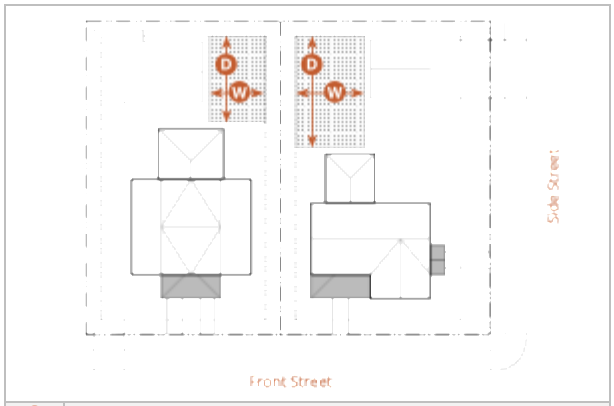
W	Width
D	Depth

Figure 2-58 – Measurement of Wing(s) and Accessory Structures

c. On-Site Open Space(s). The width and depth of open spaces—see standards in Subsection 20-28.100.D (Building Types) for the selected building type(s)—shall be measured as follows:

1) The width is parallel to the front.

2) The depth is perpendicular to the front.



W	Width
D	Depth

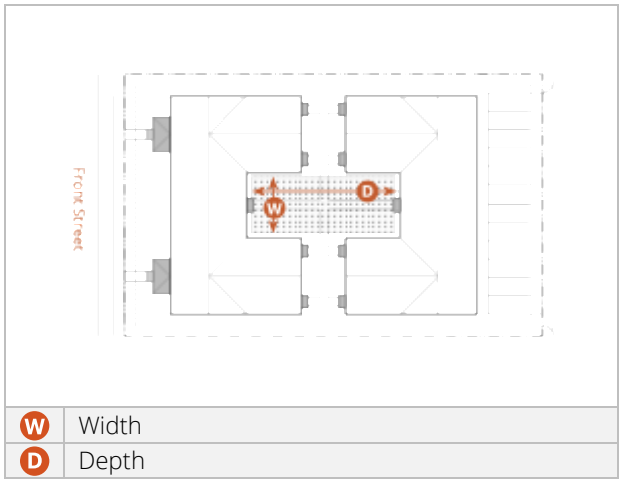
Figure 2-59 – Measurement of Open Space(s)

d. Courtyard(s). The width and depth of courtyards—see standards in Subsection 20-28.100.D (Building Types) for the selected building type(s)—shall be measured as follows:

1) The width is parallel to the front, unless the courtyard is a secondary courtyard accessed directly from a side street.

2) If a secondary courtyard is accessed directly from the side street, the width is parallel to the side street.

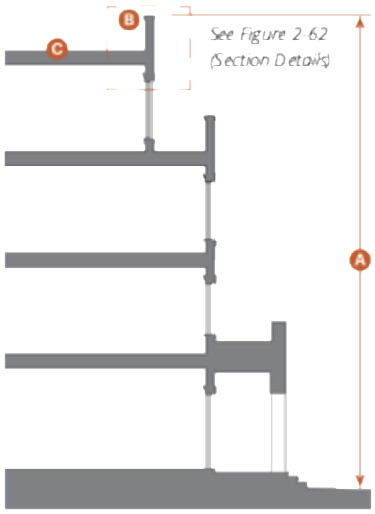
3) The depth is perpendicular to the width.

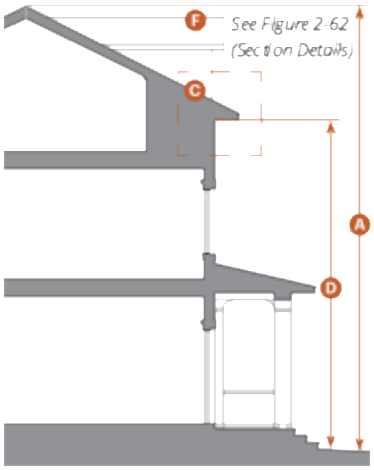


W	Width
D	Depth

Figure 2-60 – Measurement of Courtyard(s)

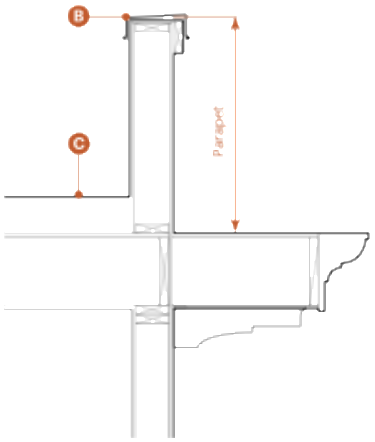
e. Height to Highest Eave/Top of Parapet. Building height within the MMH zones—see standards in Subsection 20-28.100.C (MMH Zones)—shall be measured vertically from natural grade as indicated in Figures 2-61 and 2-62. See also Section 20-30.070 (Height measurement and exceptions).

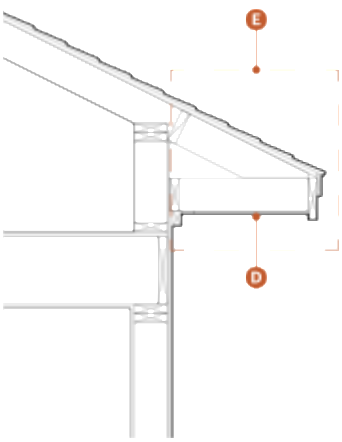




A	Height, Overall	D	Highest Eave Measurement
B	Top of Parapet	E	Eave Assembly
C	Roof Structure	F	Dormer

Figure 2-61 – Measurement of Height





B	Top of Parapet	D	Highest Eave Measurement
C	Roof Structure	E	Eave Assembly

Figure 2-62 – Section Details of Top of Parapet for Flat Roof and Eave for Pitched Roof