

Chapter 20-23 COMMERCIAL ZONING DISTRICTS

20-23.010 Purpose.

This Chapter lists the land uses that may be allowed within the commercial zoning districts established by Section [20-20.020](#) (Zoning Map and Zoning Districts), determines the type of land use permit/approval required for each use, and provides basic standards for site layout and building size.

(Ord. 3677 § 1, 2004)

20-23.020 Purposes of commercial zoning districts.

The purposes of the individual commercial zoning districts and the manner in which they are applied are as follows:

- A. CO (Office Commercial) district. The CO zoning district is applied to areas appropriate for administrative, business, financial, medical, professional, and public office uses, together with similar and related compatible uses. Residential uses may also be accommodated as part of mixed use projects. The CO zoning district is consistent with and implements the Office land use classification of the General Plan.
- B. CN (Neighborhood Commercial) district. The CN zoning district is applied to areas within and adjacent to residential neighborhoods appropriate for limited retail and service centers for convenience shopping. Uses in these centers are intended to provide for the day-to-day needs of local neighborhoods and workplaces, but not to be of such scope and variety as to attract substantial traffic volumes from outside the neighborhood. New development is encouraged to include both a residential and nonresidential component as noted by Section [20-23.030](#) (Commercial Land Uses and Permit Requirements). The CN zoning district is consistent with and implements the Neighborhood Shopping Center land use classification of the General Plan.
- C. CG (General Commercial) district. The CG zoning district is applied to areas appropriate for a range of retail and service land uses that primarily serve residents and businesses throughout the City, including shops, personal and business services, and restaurants. Residential uses may also be accommodated as part of mixed use projects, and independent residential developments. The CG zoning district is consistent with the Retail and Business Services land use classification of the General Plan.
- D. CV (Motor Vehicle Sales) district. The CV zoning district is applied to areas appropriate for a concentration of new and used motor vehicle sales establishments and related support uses. The CV zoning district is consistent with the Retail and Business Services land use classification of the General Plan.
- E. CD (Downtown Commercial) district. The CD zoning district is applied to the Santa Rosa downtown, to provide for a mixture of ground-floor pedestrian-oriented shops, personal and business services, restaurants, and other office and commercial uses that serve the entire City and/or neighborhoods surrounding the downtown. Large and small grocery store uses are permitted in this district. Residential units may be developed in either a freestanding project, or incorporated into a mixed use project. The CD zoning district is consistent with and implements the Mixed Use and Retail and Business Services land use classifications of the General Plan.
- F. CSC (Community Shopping Center) district. The CSC zoning district is applied to areas appropriate for complexes of retail establishments, anchored by a large grocery store, serving clients from the community as a whole and in particular surrounding residential neighborhoods. These centers are intended to be designed to facilitate pedestrian and bicycle access in addition to vehicular access. Proposed commercial development is required to include a residential component when significant additions or reconstruction is proposed as noted by Section [20-23.030](#) (Commercial District Land Uses and Permit Requirements), Table 2-6 and Section [20-23.080](#). The CSC zoning district is consistent with and implements the Community Shopping Center land use classification of the General Plan.

Park, playground	P	P	P	MUP	P	P	P	
School, public or private	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Sports and entertainment assembly facility	—	—	CUP	—	CUP	—	—	
Studio—Art, dance, martial arts, music, etc.	MUP	P	P	—	P	P	MUP	
Theater, auditorium	—	—	CUP	—	CUP	CUP	MUP	

RESIDENTIAL USES (See Section [20-28.080](#), Senior Housing (-SH) combining district, for specific requirements regarding proposed senior housing developments)

Animal keeping—Domestic and exotic	S	S	S	—	S	S	S	20-42.040
Community care facility—6 or fewer clients	P	P	P	—	P	P	P	20-42.060
Community care facility—7 or more clients	MUP	MUP	MUP	—	MUP	MUP	MUP	20-42.060
Emergency shelter—50 or fewer beds	CUP	CUP	P	CUP	CUP	CUP	CUP	20-42.190
Emergency shelter—51 or more beds	CUP	CUP	CUP	CUP	CUP	CUP	CUP	20-42.190
Home occupation	S	S	S	—	S	S	S	20-42.070
Live/work	MUP	MUP	MUP	—	MUP	MUP	MUP	20-42.080
Multi-family dwelling	CUP	P	MUP	—	MUP	P	P(5)	
Residential accessory uses and structures	P	P	P	—	P	P	P	20-42.030
Residential component of a mixed use project	MUP	P	MUP	—	MUP	P	P(5)	20-42.090
Single-family dwelling—Attached only	CUP	P	CUP	—	MUP	P	P(5)	
Single room occupancy facility			CUP		CUP	CUP	—	20-42.164
Transitional housing	CUP	CUP	CUP	CUP	CUP	—	CUP	
Work/live	MUP	MUP	MUP	MUP	MUP	MUP	MUP	20-42.060

RETAIL TRADE

Accessory retail uses	P	P	P	P	P	P	P	20-42.024
Alcoholic beverage sales	—	CUP	CUP	—	CUP	CUP	CUP	20-42.034
Artisan shop	—	P	P	—	P	P	P	
Auto and vehicle sales and rental	—	—	MUP	P	—	—	—	
Auto parts sales (no installation services)	—	—	P	P	—	P	—	
Bar/tavern	—	CUP	CUP	—	CUP	CUP	CUP	20-42.034
Building and landscape materials sales—Indoor	—	—	P	—	—	P	—	
Building and landscape materials sales—Outdoor	—	—	MUP	—	—	MUP	—	20-42.100
Cannabis—Retail (dispensary) and delivery	CUP(10)	CUP(10)	CUP(10)	—	—	CUP(10)	—	20-46
Construction and heavy equipment sales and rental	—	—	—	MUP	—	—	—	
Drive-through retail sales	—	CUP	CUP	—	—	CUP	—	20-42.064
Farm supply and feed store	—	—	MUP	—	—	MUP	—	
Fuel dealer (propane for home and farm use, etc.)	—	—	—	CUP	—	—	—	
Furniture, furnishings, appliance/equipment store	—	—	P	—	P	P	MUP	
Gas station	CUP	CUP	CUP	CUP	CUP	CUP	—	20-42.150
General retail—Up to 20,000 sf of floor area	—	P	P	—	P	P	P	
General retail—More than 20,000 sf, up to 50,000 sf	—	MUP	P	—	P	P	MUP	
General retail—More than 50,000 sf of floor area	—	—	CUP	—	—	P	—	
Grocery store, small—Less than 20,000 sf	—	P	P	—	P	P	P	

Grocery store, large—20,000 sf and greater	—	CUP	CUP	—	P	P	CUP	20-42.200
Mobile food vending	—	—	MUP(9)	—	—	—	—	20-42.210
Mobile home, boat, or RV sales	—	—	MUP	P	—	—	—	
Neighborhood center	MUP	P	P	CUP	P	P	MUP	
Night club	—	—	MUP	—	MUP	MUP	MUP	
Office—Supporting retail	MUP	P	P	—	P	P	P	
Outdoor display and sales	—	MUP	MUP	—	CUP	CUP	CUP	20-42.110
Pharmacy	MUP	P	P	—	P	P	MUP	
Restaurant, café, coffee shop—Counter ordering	MUP	P	P	—	P	P	P	
Restaurant, café, coffee shop—Outdoor dining	P(8)	P(8)	P(8)	—	P(8)	P(8)	P(8)	20-42.110 , 20-42.160
Restaurant, café, coffee shop—Serving alcohol (no bar)	P	P	P	—	P	P	P	
Restaurant, café, coffee shop—Table service	MUP	P	P	—	P	P	P	
Second hand store	—	MUP	MUP	—	MUP	MUP	MUP	
Shopping center	—	—	P	—	P	P	—	
Tasting room	—	MUP	P	—	P	P	P	
Tobacco or smoke shop	—	—	MUP	—	MUP	MUP	—	
Warehouse retail	—	—	CUP	—	—	CUP	—	

SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL

ATM	P	P	P	P	P	P	P	20-42.044
Bank, financial services	MUP	P	P	—	P	P	P(5)	
Business support service	MUP	MUP	P	—	P	P	P	
Medical service—Clinic, urgent care	P	MUP	P	—	P	P	MUP	
Medical service—Doctor office	P	P	P	—	P	P	P(5)	
Medical service—Health care facility	MUP	—	MUP	—	—	—	—	20-42.060
Medical service—Hospital	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Medical service—Integrated medical health center	P	MUP	P	—	P	P	MUP	
Medical service—Lab	P	—	P	—	—	MUP	—	
Medical service—Veterinary clinic, animal hospital	MUP	—	MUP	—	—	MUP	—	
Office—Accessory	P	P	P	P	P	P	P	
Office—Business/service	P	P	P	—	P	P	P(5)	
Office—Government	P	MUP	MUP	MUP	P	MUP	MUP	
Office—Processing	MUP	—	MUP	—	MUP	—	MUP	
Office—Professional	P	MUP	P	—	P	—	P(5)	

SERVICES—GENERAL

Accessory services	P	P	P	P	P	P	P	20-42.030
Adult day care	—	P	MUP	—	MUP	P	MUP	
Catering service	—	—	P	—	—	—	—	
Child day care—Large family day care home	MUP	MUP	MUP	—	MUP	MUP	MUP	20-42.050
Child day care—Small family day care home	P	P	P	—	P	P	P	20-42.050
Child day care center	MUP	MUP	MUP	—	MUP	MUP	MUP	20-42.050

Drive-through service	—	CUP	CUP	—	—	CUP	—	20-42.064
Equipment rental	—	—	P(4)	—	—	—	—	
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	—	MUP	MUP	—	P	MUP	MUP	
Lodging—Bed & breakfast inn (B&B)	—	—	MUP	—	P	—	MUP	
Lodging—Hotel or motel	MUP	—	MUP	—	P(4)	—	P	
Mortuary, funeral home	—	—	CUP	—	—	—	—	
Personal services	P	P(2)	P	—	P	P	P	
Personal services—Restricted	—	—	MUP	—	MUP	MUP	—	
Public safety facility	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Repair service—Equipment, large appliances, etc.	—	—	MUP	—	—	—	—	
Social service organization	MUP	—	MUP	—	MUP	—	—	
Vehicle services—Major repair/body work	—	—	—	P(4)	—	—	—	
Vehicle services—Minor maintenance/repair	—	—	MUP	P(4)	—	MUP	—	

TRANSPORTATION, COMMUNICATION & INFRASTRUCTURE

Broadcasting studio	P	—	P	—	P	P	P	
Parking facility, public or commercial	MUP	—	MUP	—	P(4)	—	MUP	
Telecommunications facilities	S	S	S	S	S	S	S	20-44
Transit station or terminal	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Utility facility	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Utility infrastructure	P	P	P	P	P	P	P	

Key to Zoning District Symbols

CO	Office Commercial	CV	Motor Vehicle Sales	TV-M	Transit Village—Mixed
CN	Neighborhood Commercial	CD	Downtown Commercial		
CG	General Commercial	CSC	Community Shopping Center		

Notes:

- (1) See Division 7 for land use definitions.
- (2) Each new development or project involving significant additions or reconstruction is required to be a mixed use project with a residential component in compliance with the residential density requirements for the CSC zoning district as described in Sections [20-23.040](#) and [20-23.080](#).
- (3) Each new development on a site shown in Figure 2-1, 20-23.060.C shall be a mixed use project, and each new development within the Courthouse Square Sub-Area of the Downtown Station Area Specific Plan shall provide activity-generating uses at the ground floor along all public streets.
- (4) Minor Conditional Use Permit required when site abuts residential zoning district or parcel with residential use.
- (5) Uses permitted on upper stories of building, Minor Use Permit required when proposed on ground floor.
- (6) A community garden is allowed on the same property as an existing permitted meeting facility provided that the establishment of the garden does not trigger a grading permit or affect the operation and design of the meeting facility.
- (7) Residential uses are encouraged as part of new development on sites zoned CN, as described in Section [20-23.050](#).
- (8) Administrative Design Review is required when a project is not part of a building permit application.
- (9) Mobile food vending is permitted on private property, with the approval of a Minor Use Permit, only on sites located within the CG zoning district that have street frontage on Sebastopol Road, between Stony Point Road and Olive Street, as described in Section [20-42.210](#).

(10) Subject to a 600-foot minimum setback requirement to a “school,” as defined by the [Health and Safety Code](#) Section 11362.768. In addition, a cannabis retail use shall not be established within 600 feet of any other cannabis retail use established within and permitted by the City of Santa Rosa.

* The land use and permit requirements set forth in this Table shall be waived for all land uses approved under the provisions of Chapter [20-16](#), Resilient City Development Measures.

(Ord. 2018-012 § 3; Ord. 2017-025 § 3; Ord. 2017-017 § 2; Ord. 4074 § 2, 2016; Ord. 4042 § 2, 2015; Ord. 4002 § 3, 2012; Ord. 4001 § 3, 2012; Ord. 3997 § 4, 2012; Ord. 3995 § 4, 2012; Ord. 3989 § 2, 2012; Ord. 3987 § 3, 2012; Ord. 3978 § 4, 2012; Ord. 3968 § 3, 2011; Ord. 3950 § 9, 2010; Ord. 3908 §§ 2, 3, 2009; Ord. 3889 § 2, 2008; Ord. 3766 § 1 Exh. A, 2006; Ord. 3760 § 2 Exh. A, 2006; Ord. 3711 § 1 Exh. A, 2005; Ord. 3677 § 1, 2004)

20-23.040 Commercial district general development standards.

- A. General requirements. Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Tables 2-7 and 2-8, in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Division 3 of this Zoning Code.
- B. Modifications to standards. The requirements of Tables 2-7 and 2-8 may be modified by the Commission through Conditional Use Permit approval.
- C. Design Guidelines. See also Sections 2 (Core Area), 3.3 (Retail Centers and Commercial Districts) and 4.3 (Infill Development) of the City’s Design Guidelines.

TABLE 2-7—CO, CN, AND CG DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District		
	CO	CN	CG
Minimum lot size	<i>Minimum area and dimensions for parcels proposed in new subdivisions.</i>		
Area (1)	6,000 sf—Interior lot 7,000 sf—Corner lot	None required	Determined by CUP
Dimensions (1)	None required		
Residential density	<i>Maximum number of dwelling units allowed on a parcel. The actual number of units will be determined by the City through subdivision or land use permit approval.</i>		
Maximum or required density	30 units per acre, maximum	1 unit required per 4,000 sf of non-residential use, to a max. 30 units per acre	30 units per acre, maximum
Setbacks (1) (2)	<i>Minimum setbacks required. See Section 20-30.110 for setback measurement instructions.</i>		
Front	15 ft	7.5 ft adjacent to a residential zone or use, or more as required by Design Review; none required elsewhere	
Side—Interior (each)	5 ft	5 ft adjacent to a residential zone or use, or more as required by Design Review; none required elsewhere	
Side—Corner	15 ft		
Rear	1-story building —5 ft 2-story building —10ft; 15 ft adjacent to R zone 3 or more stories —15 ft 25 ft adjacent to R zone	10 ft adjacent to a residential zone or use, or more as required by Design Review; none required elsewhere	
Lot coverage (1)	<i>Maximum percentage of total lot area that may be covered by structures.</i>		

TABLE 2-7—CO, CN, AND CG DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District		
	CO	CN	CG
Maximum coverage	65%	85% for retail/service uses other than lodging; 65% for recreation, education, public assembly, lodging, public buildings and utilities	100%
Height limit	<i>Maximum allowable height of structures. See Section 20-30.070 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>		
Maximum height	35 ft	45 ft	55 ft
Landscaping	See Chapter 20-34 (Landscaping Standards)		
Parking	See Chapter 20-36 (Parking and Loading)		
Signs	See Chapter 20-38 (Signs)		

Notes:

- (1) Subdivision or Conditional Use Permit approval may establish specific requirements for minimum lot area, maximum lot coverage, set backs, and/or dimensions based on the characteristics of the site or surroundings, environmental constraints, and/or other issues.
- (2) The Design Review process may require larger setbacks.

TABLE 2-8—CV, CD, AND CSC DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District				
	CV	CD-5	CD-7	CD-10	CSC
Minimum lot size	<i>Minimum area and dimensions for parcels proposed in new subdivisions.</i>				
Area	20,000 sf	None required			Determined by CUP
Dimensions	None required (1)				
Residential density	<i>Maximum number of dwelling units allowed on a parcel. The actual number of units will be determined by the City through subdivision or land use permit approval.</i>				
Maximum density	Not allowed	No maximum			1 unit required per 4,000 sf of non-residential floor area to a maximum of 30 units per acre.
Setbacks (1) (2)	<i>Minimum setbacks required. See Section 20-30.110 for setback measurement instructions.</i>				
Front	20 ft (3)	None allowed; building façade shall be at front property line, except as provided by Section 20-23.060 .			7.5 ft adjacent to a residential zone or use; none required elsewhere
Side—Interior (each)	5 ft adjacent to a residential zone or use; none required elsewhere.				
Side—Corner	Same as interior side	Same as front			Same as interior side

Development Feature	Requirement by Zoning District				
	CV	CD-5	CD-7	CD-10	CSC
Rear	20 ft	5 ft adjacent to a residential zone or use; none required elsewhere.			
Lot coverage (1)	<i>Maximum percentage of total lot area that may be covered by structures.</i>				
Maximum coverage	85%	100%			
Height limit (4)	<i>Maximum allowable height of structures. See Section 20-30.070 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>				
Maximum height	55 ft	5 stories to a max of 55 feet.	7 stories to a max of 95 feet.	10 stories to a max of 150 feet.	55 ft
Landscaping	See Chapter 20-34 (Landscaping Standards)				
Parking	See Chapter 20-36 (Parking and Loading)				
Signs	See Chapter 20-38 (Signs)				

Notes:

- (1) Subdivision or Conditional Use Permit approval may establish specific requirements for minimum lot area, maximum lot coverage, set backs, and/or dimensions based on the characteristics of the site or surroundings, environmental constraints, and/or other issues.
- (2) The Design Review process may require larger setbacks.
- (3) A 20-foot front setback is required for buildings and off-street parking areas; outdoor auto display areas require no front setback.
- (4) 12 stories to a maximum of 150 feet for three properties located at 740 and 770 Third St. and 100 D St, and 14 stories to a maximum height of 150 feet for a property located at 620 Third Street.

TABLE 2-9—TV-M DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District
	TV-M
Minimum lot size	<i>Minimum area and dimensions for parcels proposed in new subdivisions.</i>
Area (1)	None required (1)
Dimensions (1)	None required (1)
Residential density	<i>Maximum number of dwelling units allowed on a parcel. The actual number of units will be determined by the City through subdivision or land use permit approval.</i>
Maximum density	40 units per acre minimum
Setbacks (1) (2)	<i>Minimum setbacks required. See Section 20-30.110 for setback measurement instructions.</i>
Front	None, except as required by the review authority (3)
Side—Interior (each)	None, except as required by the review authority (3)
Side—Corner	
Rear	None, except as required by the review authority (3)
Lot coverage (1)	<i>Maximum percentage of total lot area that may be covered by structures.</i>
Maximum coverage	100%
Height limit	<i>Maximum allowable height of structures. See Section 20-30.070 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>
Maximum height	7 stories for properties south of 3rd Street

Development Feature	Requirement by Zoning District
	TV-M
	5 stories for properties north of 3rd Street (4) All new development must be a minimum of 2 stories.
Landscaping	See Chapter 20-34 (Landscaping Standards)
Parking	See Chapter 20-36 (Parking and Loading)
Signs	See Chapter 20-38 (Signs)

Notes:

- (1) Subdivision or Conditional Use Permit approval may establish specific requirements for minimum lot area, maximum lot coverage, set backs, and/or dimensions based on the characteristics of the site or surroundings, environmental constraints, and/or other issues.
- (2) The Design Review process may require larger setbacks.
- (3) The Station Area Streets Combining District may require special setbacks.
- (4) All projects north of 3rd Street that are over 35 feet tall or two stories are subject to review and approval by the Cultural Heritage Board and Design Review Board per requirements of the –H Combining District.

(Ord. 3950 § 10, 2010; Ord. 3810 § 1, 2007; Ord. 3799 § 1, 2006; Ord. 3711 § 1 Exh. A, 2005; Ord. 3677 § 1, 2004)

20-23.050 CN zoning district standards.

All commercial development within the CN zoning district shall comply with the following standards, in addition to the other applicable requirements of this Chapter and Zoning Code. See also Section 3.3 (Retail Centers and Commercial Districts) of the City’s Design Guidelines.

- A. Mixed use development encouraged. Each new development is encouraged to be a mixed use project with a residential component in compliance with the residential density requirements of the CN zoning district in Table 2-7. Residential uses may be either vertically or horizontally integrated with the nonresidential uses.
- B. Multiple tenancies required. All proposed development shall be designed for multiple nonresidential tenants, with no one tenant space exceeding 50 percent of the aggregate commercial floor area.
- C. Site design, hours of operation. Site design and hours of operation shall be as determined by the review authority to be compatible with surrounding neighborhood uses.

(Ord. 3987 § 4, 2012; Ord. 3750 § 1 Exh. A, 2005; Ord. 3711 § 1 Exh. A, 2005; Ord. 3677 § 1, 2004)

20-23.060 CD zoning district standards.

The standards of this Section are intended to support a mixed use and pedestrian oriented downtown. See also the General Plan and Section 2 (Core Area) of the City’s Design Guidelines.

- A. Design standards for street frontages and building façades. Each new non-residential structure, and all alterations to existing structures involving any change in the façade at the street frontage, shall comply with the following standards, to maintain and enhance the pedestrian oriented character of the downtown. The review authority may approve minor variations to these standards as deemed appropriate, provided that the review authority also first finds that the minor variation will still produce a new or altered building that complies with the intent of this Section and all applicable requirements of this Zoning Code. Proposed structures shall also comply with the City’s Design Guidelines.

1. Limitation on the location of allowable land uses. Each land use shall be located as follows.
 - a. Ground floor pedestrian-oriented uses required. The ground floor of each non-residential structure shall be limited to pedestrian-oriented uses. These include walk-in uses such as restaurants, retail stores, health/fitness facilities, personal services, social service organizations, and other similar uses. The review authority may modify this requirement when existing structures are reused for different tenants or uses, or when this requirement is determined by the review authority to be infeasible because of excessive storefront vacancies.

- b. Ground floor banks and financial services, and business/service offices are permitted if the review authority first determines that the use will not impair the pedestrian character of the street, provided that:
 - (1) Bank and financial services or business service offices do not constitute more than 25 percent of the block façade frontage;
 - (2) The remainder of the block is characterized primarily by retail and/or restaurant uses; and
 - (3) The façade design of the structure that accommodates the bank or business service office contributes to the visual interest of the street and conspicuously expresses the nature of the use.

2. Building placement. A non-residential building façade parallel to the street shall be located at the back of the public sidewalk, except that:

- a. The façade length may be set back a maximum of 1/3 of the parcel depth to a maximum of 50 feet from the street property line, whichever is less, along 50 percent of the façade length; and/or
- b. A setback of 10 feet from the street property line may be allowed along additional 50 percent of the façade length to provide a wider sidewalk, or to accommodate building arcades, plazas, landscape, public art, water fountains, benches, outdoor dining, and other pedestrian amenities.

3. Architectural treatment. Building design shall comply with the following requirements.

a. Façade articulation.

- (1) To encourage visual continuity and pedestrian activity, at least 60 percent of the total street frontage ground floor length of any new or reconstructed building shall be differentiated architecturally by recessed windows and entries, display windows, offset surfaces, differentiated piers and columns, offset planes, textured materials, awnings, and compatible landscaping or other details, or other displays which are of interest to pedestrians.
- (2) Where a substantial length of windowless wall is determined by the review authority to be unavoidable, eye-level displays, contrasts in wall treatment, offset wall lines, other decorative features, outdoor seating, or landscaping shall be used to enhance visual interest and pedestrian orientation.

b. Parapets. Any parapet extension of a storefront on a street-fronting façade shall be incorporated and integrated into the design of the entire building on all façades and frontages, and shall not be limited to street front façades.

c. Windows. Clear, untinted glass shall be used at and near the street level to allow maximum visibility of building interiors from the sidewalk. Tinted or mirrored glass is not allowed at the pedestrian level.

d. Railings and decorative grilles. Any decorative railing or grille work that is placed in front of or behind street level windows, shall be at least 75 percent open to perpendicular view and no more than six feet in height above grade. No security gate or grille shall be installed on the exterior of any structure.

e. Upper story design features. A minimum of 50 percent of the building frontage width above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details that provide dimensional relief.

4. Pedestrian access. The primary entrance of each ground floor use shall be recessed a minimum of three feet when accessed from the public right-of-way. Walk-up facilities and entries shall be recessed and provide adequate queuing space to avoid interruption of pedestrian flow.

5. Driveways. Driveways shall be designed and located to adequately serve parking facilities without unnecessarily interrupting the pedestrian sidewalk.

B. Height limit within the downtown. The maximum height limit is based on the applicable commercial downtown zoning districts, either CD-5, CD-7, or CD-10 and Table 2-8 (Section [20-23.040](#)).

1. Location criteria. A building constructed to the stated height limits per the CD-5, CD-7 and CD-10 zoning districts shall be subject to Design Review approval and should be considered by the City only on sites where:

- a. There is convenient access to major community facilities (i.e., shopping, commercial, parking, open space, arterial streets, public transit, etc.);
 - b. The proposal is compatible both functionally and aesthetically with the goals and policies of the General Plan;
 - c. The proposed structure will not block any major corridor, vista, or view, as defined by the General Plan;
 - d. The surrounding street patterns and circulation will enable the project to operate effectively.
2. Design standards. Design Review approval is required to determine that the proposed structure will comply with all of the following standards, in addition to those in Section 20-23.060 (CD Zoning District Standards).
- a. The proposed structure shall be compatible with the design and function of the surrounding structures;
 - b. The structure shall not be placed so as to overwhelm existing structures. New structures shall be scaled to create transitional elements in relation to existing structures;
 - c. Proposed utility equipment, i.e., meters, valves, transformers, splice boxes and other similar equipment shall be:
 - (1) Placed underground in vaults; or
 - (2) Located within areas inside buildings designated for mechanical equipment and which is accessible for inspection and testing by City personnel, unless an alternative is specifically authorized by both Design Review Board and the Director of Utilities.
 - d. Open space areas may be incorporated into any proposal. Outdoor plazas, entry gardens, courtyards, and landscape areas should be clearly defined. These areas should be designed so that they:
 - (1) May serve useful public or social purposes, with varied seating spaces, features of special interest including public art or fountains, and oriented to central areas and the primary walking corridors, including building entry areas and the adjoining sidewalk;
 - (2) Are located either at street level, or no more than five feet below the street level, occupy the majority of the perimeter adjacent to the street and sidewalk, and are accessible from the sidewalk.
3. Application requirements. Applications for Design Review approval shall include the following in addition to the information and materials required by Chapter 20-50 (Permit Application Filing and Processing):
- a. A mid-view and close-up visual analysis of the impact of the project. The mid-view shall focus on views and vistas. The close-up shall focus on the proposed structures relationship to surrounding development. Any combination of computer-generated or perspective images will be acceptable;
 - b. A solar and shade analysis of the proposed structure and its impact upon surrounding structures and areas;
 - c. A traffic and parking analysis, including public transit availability and capacity;
 - d. A site improvement plan, including but not limited to utility locations, paving, grade changes, furnishings and lighting within the pedestrian space;
 - e. A fire protection plan.
- C. Sites where mixed use development is required. Development or redevelopment of each parcel within the CD zoning district identified in Figure 2-1 shall be with a mixed use project that includes both residential and commercial uses, in compliance with Section 20-42.090 (Mixed Use Projects). Single use buildings such as public facilities and retail activities which serve a regional clientele may be allowed by exception of the Planning Commission.

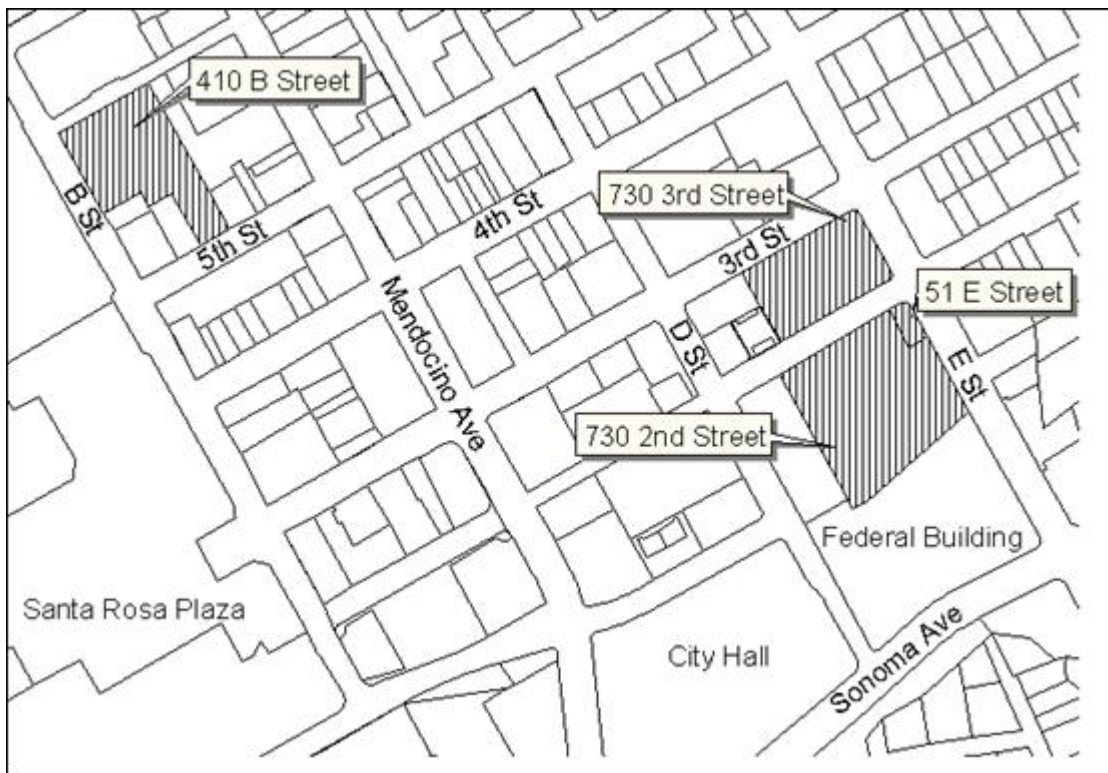


Figure 2-1—Parcels Where Mixed Use Development is Required

(Ord. 3893 § 2, 2008; Ord. 3750 § 1 Exh. A, 2005; Ord. 3677 § 1, 2004)

20-23.070 TV-M zoning district standards.

The standards of this section are intended to support a diverse mix of high density residential, hotel, office, and retail uses and maintain a vibrant and activity generating specialty shopping district. See also the General Plan and Sections 2.0 (Core Area) and 4.10 (North Santa Rosa Station Area Specific Plan) of the City’s Design Guidelines.

- A. Historic context. Preservation of existing historic buildings and urban structures within the Railroad Square area will be essential, and new development will need to respect the existing character in scale and detail.
- B. Height limit. All new development within this area is required to be a minimum of two stories. Height limits in the Railroad Square area shall continue to follow the City’s existing Mid-Rise Policy as follows: south of Third Street there is a seven-story height limit and north of Third Street there is a height limit of five stories. All projects in the area north of Third Street that are over two stories or 35 feet in height are subject to review and approval by the Cultural Heritage and Design Review Boards.
- C. Site design, hours of operation. Site design and hours of operation shall be as determined by the review authority to be compatible with surrounding neighborhood uses.
- D. Ground floor uses. Require activity generating uses such as retail at the street level.

(Ord. 3992 § 2, 2012; Ord. 3950 § 11, 2010)

20-23.080 CSC zoning district standards.

- A. Mixed use development required. Each new development shall be a mixed use project involving commercial uses with a residential component in compliance with the residential density requirements of the CSC zoning district in Table 2-7.
- B. Changes at existing Community Shopping Centers:
 - 1. Minor repairs or reconstruction of an existing commercial structure or center does not trigger the residential requirement.

2. When a significant addition or reconstruction is proposed, commercial development is required to include a residential component. However, single-use projects may be considered through the Design Review process provided that it is demonstrated through site planning that a well integrated mix of commercial and residential uses is not precluded by the single-use project design.

C. All new development shall demonstrate pedestrian orientation. Residential uses may be either vertically or horizontally integrated with the nonresidential uses.

(Ord. 3987 § 5, 2012)

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