

ORDINANCE NO. _____

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20
AND TITLE 21 OF THE CITY CODE TO IMPLEMENT THE 2023-2031 HOUSING
ELEMENT AND STATE LAW – FILE NUMBER PLN25-0397

WHEREAS, State Housing Element Law (Government Code Sections 65580 et seq.) requires that the City Council adopt a Housing Element for the eight-year period 2023-2031 to accommodate the City of Santa Rosa’s (City) regional housing needs allocation (RHNA); and

WHEREAS, to comply with State Housing Element Law, the City prepared the 2023-2031 Housing Element (the Housing Element); and

WHEREAS, on February 14, 2023, the City Council held a public hearing and adopted the Addendum to the 2035 General Plan Environmental Impact Report for the Housing Element, prepared in accordance with the California Environmental Quality Act (CEQA), and adopted the 2023-2031 Housing Element; and

WHEREAS, on June 3, 2025, the City Council held a public hearing at which time the Council adopted a resolution approving revisions to the Housing Element to reflect the transfer of RHNA units from the County of Sonoma to the City of Santa Rosa, as well as two clerical edits; and

WHEREAS, the 2023-2031 Housing Element includes goals, policies, and programs that are designed to address the City’s housing needs; and

WHEREAS, amendments to Titles 20 (Zoning Code) and 21 of the Santa Rosa City Code are required to implement Housing Element Program H-6 - Innovation Housing Options, and Housing Element Program H-38 - Zoning Code Amendments; and

WHEREAS, the proposed amendments to Titles 20 and 21 of the City Code also include technical corrections and minor changes to create Zoning Code regulations for housing that are more accessible, enforceable, clear, and streamlined; and

WHEREAS, the proposed amendments to Titles 20 and 21 of the City Code are consistent with the goals, policies, and actions in the General Plan 2050 and are necessary to comply with State law; and

WHEREAS, on January 8, 2026, the Planning Commission of the City of Santa Rosa held a duly noticed public hearing and recommended to the City Council adoption of Municipal Code Text Amendments to incorporate the necessary changes to State law and implement the Housing Element.

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THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. The Council of the City of Santa Rosa finds, pursuant to Zoning Code Section 20-64.050 (Findings), based on evidence and records presented, that:

- A. The proposed amendments are consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan; including the Downtown Station Area Specific Plan, the North Santa Rosa Station Area Specific Plan, and the Roseland Area/Sebastopol Road Specific Plan, as they support creative and diverse housing options throughout the City. The project implements the Housing Element by implementing Housing Element Program H-6, Innovative Housing Options, and Housing Element Program H-38, Zoning Code Amendments.
- B. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City, as they promote orderly housing development, implement state law requirements for housing, preserve neighborhood character through design requirements, expand housing to include low cost home ownership and renting options through Housing Cooperative and Tiny Homes on Wheels, introduce low-barrier navigation centers and update supportive housing and transitional housing option to provide increased housing options and services for homeless individuals, and improve permit processes for housing.
- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).
 - The proposed amendments are consistent with the Housing Element and any potential environmental impacts were analyzed in the Addendum of the City of Santa Rosa General Plan 2035 EIR for the 2023-20231 Housing Element, certified by the Council in February 2023, and no further review is required.
 - The proposed amendments are statutorily exempt from CEQA pursuant to CEQA Guidelines Section 15183 in that the amendments are consistent with the 2050 General Plan, for which an EIR was certified by Council on June 3, 2025, and do not involve any peculiar site-specific impacts or new significant environmental impacts beyond those analyzed in the General Plan 2050 EIR.
 - Accessory Dwelling Unit amendments are statutorily exempt from CEQA pursuant to CEQA Guidelines Section 15282(h), which exempts the adoption of an ordinance regarding second units in a single-family or multifamily residential zone by a city or county to implement the provisions the Government Code. In addition, Government Code Section 66333 exempts the adoption of an ordinance to provide for the creation of Junior Accessory Dwelling Units.
 - The proposed amendments are exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) in that the amendments do not have the potential to cause a significant effect on the environment. The proposed amendments are necessary to

conform the Code to State law and the City’s Housing Element, and any conceivable impact of the proposed amendments would be speculative in the absence of specific development proposals. Any future applications for a project will be reviewed for CEQA compliance.

- D. The proposed amendments are internally consistent with other applicable provisions of the Zoning Code, as they clarify definitions, update land use tables, align zoning classifications with General Plan land use designations, and incorporate terminology and standards that support implementation of the Housing Element and the General Plan 2050.

Section 2. Amend Table 2-2 of Section 20-22.030 of the Santa Rosa City Code to read and provide as follows:

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Districts	P Permitted Use, Zoning Clearance Required Consistent with Section 20-52.020						
	MUP Minor Conditional Use Permit Required						
	CUP Conditional Use Permit Required						
	S See Specific Use Regulations for Permit						
	— Use Not Allowed						
	PERMIT REQUIRED BY ZONE						Specific Use Regulations
LAND USE (1)	RR	R-1	R-2	R-3	MH	TV-R	

AGRICULTURAL & OPEN SPACE USES

Agricultural accessory structure	P	—	—	—	—	—	
Animal keeping—Livestock, including aviaries	S	—	—	—	—	—	20-42.040
Crop production, horticulture, orchard, vineyard	P	MUP	—	—	—	—	
Initial crop processing	MUP	MUP	—	—	—	—	
Plant nursery	CUP	—	—	—	—	—	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Community garden (5)	P	P	P	P	P	P	20-40
Equestrian facility	CUP	—	—	—	—	—	
Golf course/country club, public or quasi-public	CUP	CUP	—	—	—	—	
Health/fitness facility—Commercial	—	—	—	—	—	—	
Health/fitness facility—Quasi-public	MUP	MUP	MUP	MUP	MUP	MUP	
Library, museum	MUP	MUP	MUP	MUP	MUP	P	
Meeting facility, public or private	MUP	MUP	MUP	MUP	MUP	MUP	
Park, playground	MUP	MUP	MUP	MUP	MUP	P	
Private residential recreation facility	MUP	MUP	MUP	MUP	MUP	MUP	
School, public or private	MUP	MUP	MUP	MUP	MUP	MUP	
Studio—Art, dance, martial arts, music, etc.	—	—	—	—	—	MUP	

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

Accessory dwelling unit	S	S	S	S	—	S	20-42.130
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TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Districts	P	Permitted Use, Zoning Clearance Required Consistent with Section 20-52.020					
	MUP	Minor Conditional Use Permit Required					
	CUP	Conditional Use Permit Required					
	S	See Specific Use Regulations for Permit					
	—	Use Not Allowed					
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	RR	R-1	R-2	R-3	MH	TV-R	
Animal keeping—Domestic and exotic	S	S	S	S	S	S	20-42.040
Cannabis—Personal cultivation	P	P	P	P	P	P	20-46
Duplex (7)(8)	MUP (2)	MUP (2)	P	P	—	P	
Emergency shelter	CUP	CUP	CUP	CUP	CUP	CUP	
Emergency shelter—10 or fewer beds	CUP (12)	CUP (12)	CUP (12)	CUP (12)	CUP (12)	CUP (12)	
Farmworker Dwelling Unit (4)	P	P	P	P	P	P	
Farmworker Housing Complex (4)	P(15)	P(15)	MUP	MUP	MUP	MUP	
Half-Plex (7)(8)	MUP (2)	MUP (2)	P	P	—	P	
Home occupation	S	S	S	S	S	S	20-42.070
Junior accessory dwelling unit	S	S	S	S	—	S	20-42.130
Live/work	—	—	—	—	—	P (3)	20-42.080
Low-Barrier Navigation Center	—	—	—	—	—	P	
Missing Middle Housing	—	—	—	P	—	P	20-28.100
Mobile home park (10)	CUP (13)	CUP (13)	CUP (13)	CUP (13)	P	—	20-42.100
Mobile home/manufactured housing (8)	P	P	P	P	P	P	20-42.094
Multi-family (6) (8)	MUP	MUP	P	P	—	P	
Organizational house (dormitory, sorority, monastery, etc.)	MUP	MUP	CUP	CUP	—	CUP	
Residential accessory structures and uses	P	P	P	P	P	P	20-42.030
Residential Care Facility (Licensed – Large) (10)	MUP	MUP	MUP	MUP	MUP	MUP	20-42.230
Residential Care Facility (Licensed – Small) (4)	P	P	P	P	P	P	
Residential Care Facility (Unlicensed) (4)	P	P	P	P	P	P	
Residential component of a mixed use project (11)	MUP (2)	MUP (2)	MUP (2)	MUP (2)	MUP	P	20-42.090
Rooming or boarding house	P	P	P	P	—	P	
Rooming or boarding, accessory	P	P	P	P	—	P	
Single-family attached (7)(8)	MUP (2)	MUP (2)	P	P	—	P	
Single-family detached (7)(8)	P	P	—	—	—	—	
Single Room Occupancy Facility (10)	—	MUP	MUP	MUP	—	MUP	
Small lot residential project - single family attached (10)	CUP (12)	MUP	MUP	MUP	—	MUP	20-42.140
Small lot residential project — single family detached(13)	CUP (12)	MUP (12)	—	—	—	—	20-42.140
Supportive housing (4)	P(14)	P(14)	P	P	P	P	

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Districts	P Permitted Use, Zoning Clearance Required Consistent with Section 20-52.020						
	MUP Minor Conditional Use Permit Required						
	CUP Conditional Use Permit Required						
	S See Specific Use Regulations for Permit						
	— Use Not Allowed						
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	RR	R-1	R-2	R-3	MH	TV-R	
Tiny Home on Wheels (13)	MUP	MUP	—	—	—	—	20-42.220
Transitional housing (4)	P (14)	P (14)	P	P	P	P	
Work/live	—	—	—	—	—	MUP	20-42.080

RETAIL TRADE

Accessory retail	—	—	—	—	MUP	P	20-42.024
Alcoholic beverage sales	—	—	—	—	—	CUP	20-42.034
Artisan shop	—	—	—	—	—	MUP	
General retail—up to 20,000 sf of floor area	—	—	—	—	—	P	
Specialty food store—10,000 sf or less	—	—	—	—	—	P	
Neighborhood center	MUP	MUP	MUP	MUP	MUP	P	
Outdoor display and sales	—	—	—	—	—	MUP	20-42.110
Pharmacy	—	—	—	—	—	P	
Produce stand	MUP	—	—	—	—	MUP	
Restaurant, café, coffee shop—Counter ordering	—	—	—	—	—	P	
Restaurant, café, coffee shop—Outdoor dining	—	—	—	—	—	MUP	20-42.110, 20-42.160
Restaurant, café, coffee shop—Serving alcohol (no bar)	—	—	—	—	—	MUP	
Restaurant, café, coffee shop—Table service	—	—	—	—	—	P	
Second hand store	—	—	—	—	—	—	

SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL

ATM	—	—	—	—	—	P	20-42.044
Medical service—Health care facility (Large)(10)	MUP	MUP	MUP	MUP	MUP	MUP	20-42.060
Medical service—Health care facility (Small) (4)	P	P	P	P	P	P	
Medical service—Integrated medical health center	—	—	MUP	MUP	—	MUP	

SERVICES—GENERAL

Accessory service	—	—	—	—	MUP	MUP	20-42.024
Adult Day Program (10)	MUP	MUP	MUP	MUP	MUP	MUP	
Child day care—Large family day care home (9)	P	P	P	P	P	P	20-42.050
Child day care—Small family day care home (9)	P	P	P	P	P	P	20-42.050
Child day care center (10)	MUP	MUP	MUP	MUP	—	MUP	20-42.050
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	—	—	—	—	—	CUP	

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Districts	P Permitted Use, Zoning Clearance Required Consistent with Section 20-52.020						
	MUP Minor Conditional Use Permit Required						
	CUP Conditional Use Permit Required						
	S See Specific Use Regulations for Permit						
	— Use Not Allowed						
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	RR	R-1	R-2	R-3	MH	TV-R	
Lodging—Bed & breakfast inn (B&B)	MUP	MUP	—	—	—	—	
Personal services	—	—	—	—	—	MUP	
Public safety facility	MUP	MUP	MUP	MUP	MUP	MUP	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Electronic vehicle supply equipment (EVSE) - Accessory	P	P	P	P	P	P	
Telecommunications antenna	S	S	S	S	S	S	20-44
Utility facility	CUP	CUP	CUP	CUP	CUP	CUP	
Utility infrastructure	P	P	P	P	P	P	

Key to Zoning District Symbols			
RR	Rural Residential	R-3	Multi-Family Residential
R-1	Single-Family Residential	MH	Mobile Home Park
R-2	Medium Density Multi-Family Residential	TV-R	Transit Village-Residential

Notes:

- (1) See Division 7 for land use definitions.
- (2) Permitted by right within any of the City's Priority Development Areas and shall therefore not require a use permit.
- (3) A building permit is required to verify occupancy standards.
- (4) Permitted by right within any residential Planned Development.
- (5) 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.
- (6) Permitted with a Minor Conditional Use Permit within any single-family Planned Development and/or any rural residential Planned Development within any of the City's Priority Development Areas.
- (7) Permitted by right within any single-family Planned Development and/or any rural residential Planned Development within any of the City's Priority Development Areas and shall therefore not require a use permit.
- (8) Permitted with a Minor Conditional Use Permit within any nonresidential Planned Development within any of the City's Priority Development Areas.
- (9) Permitted by right within any Planned Development.
- (10) Permitted with a Minor Conditional Use Permit within any residential Planned Development.
- (11) Permitted by right within any multifamily residential Planned Development within any of the City's Priority Development Areas and shall therefore not require a use permit.
- (12) Permitted with a Minor Conditional Use Permit within any of the City's Priority Development Areas.
- (13) Permitted with a Minor Conditional Use Permit within any single-family Planned Development and/or any rural residential Planned Development.
- (14) Supportive Housing and Transitional Housing projects which require the construction of a new multi-family structure and do not meet the requirements of Government Code Section § 65651 shall require a Minor

Conditional Use Permit and may be subject to Design Review.

- (15) Farmworker Housing Complex projects that do not meet the requirements of Health & Safety Code § 17000 et seq. shall require a Minor Use Permit and may be subject to Design Review.

Section 3. Amend Table 2-6 of Section 20-23.030 of the Santa Rosa City Code to read and provide as follows:

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Districts	P Permitted Use, Zoning Clearance Required										
	MUP Minor Conditional Use Permit Required										
	CUP Conditional Use Permit Required										
	S See Specific Use Regulations for Permit										
	— Use Not Allowed										
	PERMIT REQUIRED BY ZONE										
LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	NM U	CSC (2)	TV-M	Specific Use Regulations

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Artisan/craft product manufacturing	—	MUP	P	—	MUP	MUP	P	P	P	—	
Brewery—Brew pub	—	MUP	MUP	—	P	P	P	P	MUP	P	
Cannabis—Commercial cultivation—up to 5,000 sq ft	—	—	—	—	—	—	MUP	—	—	—	
Cannabis—Distribution	—	—	—	—	—	—	MUP	—	—	—	
Cannabis—Manufacturing level 1 (non-volatile)	—	—	—	—	—	—	MUP	—	—	—	
Cannabis—Microbusiness	—	—	—	—	—	—	MUP	—	—	—	
Cannabis—Testing laboratory	MUP	—	—	—	—	—	P	—	—	—	20-46
Laboratory—Medical, analytical	MUP	—	—	—	MUP	MUP	P	—	—	—	
Manufacturing/processing—Light	—	—	—	—	—	—	P	—	—	—	
Manufacturing/processing—Medium	—	—	—	—	—	—	MUP	—	—	—	
Media Production—Backlots/Outdoor Facilities	—	—	—	—	—	—	P	P	—	—	
Media Production - Indoor Support Facilities	—	—	—	—	—	—	P	P	—	—	
Media Production - Soundstages	—	—	—	—	—	—	P	P	—	—	
Printing and publishing	—	—	—	—	MUP	MUP	P	P	—	—	
Recycling—Reverse vending machines	—	P	P	—	—	—	—	—	P	—	20-42.120
Recycling—Small collection facility	—	—	MUP	—	—	—	—	—	MUP	—	20-42.120
Research and development	—	—	—	—	MUP	P	P	P	—	—	
Storage—Accessory	P	P	P	P	P	P	P	P	P	P	
Storage—Personal storage facility	—	—	MUP	—	—	—	—	—	—	—	20-42.180
Winery—Boutique	—	—	MUP	—	P	P	P	P	MUP	P	

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Districts	P Permitted Use, Zoning Clearance Required										
	MUP Minor Conditional Use Permit Required										
	CUP Conditional Use Permit Required										
	S See Specific Use Regulations for Permit										
	— Use Not Allowed										
	PERMIT REQUIRED BY ZONE										
LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	NM U	CSC (2)	TV-M	Specific Use Regulations
Winery—Production	—	—	CUP	—	CUP	CUP	MUP	CUP	—	CUP	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Adult entertainment business	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	20-40
Commercial recreation facility—Indoor	—	—	MUP	—	MUP	MUP	MUP	MUP	MUP	MUP	
Community garden (6)	P	P	P	P	P	P	P	P	P	P	
Conference/convention facility	—	—	CUP	—	MUP	MUP	CUP	—	—	CUP	
Health/fitness facility—Commercial	—	MUP	P	—	P	P	P	P	P	MUP	
Health/fitness facility—Quasi-public	—	MUP	P	—	P	P	P	P	P	MUP	
Library, museum	P	P	P	MUP	P	P	P	P	P	P	
Meeting facility, public or private	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Park, playground	P	P	P	MUP	P	P	P	P	P	P	
School, public or private	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Sports and entertainment assembly facility	—	—	CUP	—	MUP	MUP	CUP	MUP	—	—	
Studio—Art, dance, martial arts, music, etc.	MUP	P	P	—	P	P	P	P	P	MUP	
Theater, auditorium	—	—	CUP	—	MUP	MUP	MUP	MUP	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	S	S	S	20-42.040
Duplex (14)	CUP (15)	P	MUP (15)	—	P	P	P	P	P	P (5)	
Emergency shelter—50 or fewer beds (17)	CUP (15)	CUP (15)	P	CUP (15)	CUP (15)	CUP	CUP	CUP	CUP (15)	CUP (15)	20-42.190
Emergency shelter—51 or fewer beds (17)	CUP (15)	CUP (15)	CUP (15)	CUP (15)	CUP (15)	CUP	CUP	CUP	CUP (15)	CUP (15)	20-42.190
Farmworker Dwelling Unit (18)	P	P	P	-	P	P	P	P	P	P	
Farmworker Housing Complex (20)	MUP	P (22)	MUP	—	P (22)	P (22)	P (22)	P (22)	P (22)	P (22)	

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Districts	P Permitted Use, Zoning Clearance Required										
	MUP Minor Conditional Use Permit Required										
	CUP Conditional Use Permit Required										
	S See Specific Use Regulations for Permit										
	— Use Not Allowed										
	PERMIT REQUIRED BY ZONE										
LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	NM U	CSC (2)	TV-M	Specific Use Regulations
Half-Plex (14)	CUP (15)	P	MUP (15)	—	P	P	P	P	P	P (5)	
Home occupation	S	S	S	—	S	S	S	S	S	S	20-42.070
Live/work	MUP	MUP	MUP	—	P	P	P	P	MUP	MUP	20-42.080
Low-Barrier Navigation Center (19)	P	P	P	—	P	P	P	P	P	P	
Multi-family (14)(17)	CUP (15)	P	MUP (16)	—	P	P	P	P	P	P (5)	
Residential accessory structures and uses	P	P	P	—	P	—	—	P	P	P	20-42.030
Residential Care Facility (Licensed – Large) (20)	MUP	MUP	MUP	—	MUP	MUP	MUP	MUP	MUP	MUP	20-42.230
Residential Care Facility (Licensed - Small) (12)(19)	P	P	P	—	P	P	P	P	P	P	
Residential Care Facility (Unlicensed) (12)(19)	P	P	P	—	P	P	P	P	P	P	
Residential component of a mixed use project (9)	MUP (16)	P	MUP (16)	—	P	P	P	P	P	P (5)	20-42.090
Single-family attached(17)	CUP (15)	P	MUP (15)	—	P	P	P	P	P	P (5)	
Single Room Occupancy Facility	—	—	CUP	—	MUP	MUP	MUP	MUP	CUP	—	20-42-164
Supportive housing (19)	P	P	P	—	P	P	P	P	P	P	
Transitional housing (12)	MUP	P	MUP	CUP	P	P	P	P	P	P	
Work/live	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	20-42.060

RETAIL TRADE

Accessory retail	P	P	P	P	P	P	P	P	P	P	20.42.024
Alcoholic beverage sales	—	CUP	CUP	—	CUP	CUP	CUP	CUP	CUP	CUP	20-42.034
Artisan shop	—	P	P	—	P	P	P	P	P	P	
Auto and vehicle sales and rental	—	—	MUP (11)	P	—	—	—	—	—	—	
Auto parts sales (no installation services)	—	—	P (11)	P	—	—	—	—	P	—	
Bar/tavern	—	CUP	CUP	—	CUP	CUP	CUP	CUP	CUP	CUP	20-42.034
Building and landscape materials sales—Indoor	—	—	P (11)	—	—	—	—	—	P	—	
Building and landscape materials sales—Outdoor	—	—	MUP	—	—	—	—	—	MUP	—	20-42.100

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Districts	P Permitted Use, Zoning Clearance Required										
	MUP Minor Conditional Use Permit Required										
	CUP Conditional Use Permit Required										
	S See Specific Use Regulations for Permit										
	— Use Not Allowed										
	PERMIT REQUIRED BY ZONE										Specific Use Regulations
LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	NMU	CSC (2)	TV-M	
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 (11)	—	—	—	—	—	CUP	—	20-42.064
Electric vehicle sales	—	—	—	—	MUP	MUP	MUP	—	—	—	
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	P	P	P	MUP	
Gas station	—	—	—	—	—	—	—	—	—	—	
General retail—Up to 20,000 sf of floor area	—	P(11)	P	—	P	P	P	P	P	P	
General retail— More than 20,000 sf, up to 50,000 sf	—	MUP (11)	P (11)	—	P	P	MUP	P	P	MUP	
General retail—More than 50,000 sf of floor area	—	—	CUP (11)	—	—	—	—	—	P	—	
Grocery store, small—Less than 20,000 sf	—	P	P	—	P	P	P	P	P	P	
Grocery store, large—20,000 sf and greater	—	CUP (11)	CUP (11)	—	P	P	P	P	P	CUP	20-42.200
Mobile Food Vending Facility (20)	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	20-42.210
Mobile home, boat, or RV sales	—	—	MUP	P	—	—	—	—	—	—	
Neighborhood center	MUP	P	P	CUP	P	P	P	P	P	MUP	
Night club	—	—	MUP (11)	—	MUP	MUP	MUP	MUP	MUP	MUP	
Office—Supporting retail	MUP	P	P	—	P	P	P	P	P	P	
Outdoor display and sales	—	MUP	MUP	—	MUP (13)	MUP (13)	MUP (13)	MUP (13)	CUP	CUP	20-42.110
Pharmacy	MUP	P	P	—	P	P	P	P	P	MUP	
Restaurant, café, coffee shop—Counter ordering	MUP	P	P	—	P	P	P	P	P	P	

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Districts	P Permitted Use, Zoning Clearance Required										
	MUP Minor Conditional Use Permit Required										
	CUP Conditional Use Permit Required										
	S See Specific Use Regulations for Permit										
	— Use Not Allowed										
	PERMIT REQUIRED BY ZONE										
LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	NM U	CSC (2)	TV-M	Specific Use Regulations
Restaurant, café, coffee shop—Outdoor dining	P (8)	P (8)	P (8)	—	P (8)	P (8)	P (8)	P	P (8)	P (8)	20-42.110, 20-42.160
Restaurant, café, coffee shop—Serving alcohol (no bar)	P	P	P	—	P	P	P	P	P	P	
Restaurant, café, coffee shop—Table service	MUP	P	P	—	P	P	P	P	P	P	
Second hand store	—	MUP	MUP	—	MUP	MUP	MUP	MUP	MUP	MUP	
Shopping center	—	—	P	—	P	P	P	P	P	—	
Tasting room	—	MUP	P	—	P	P	P	P	P	P	
Tobacco or smoke shop	—	—	MUP	—	MUP	MUP	MUP	MUP	MUP	—	
Warehouse retail	—	—	CUP (11)	—	—	—	—	—	CUP	—	

SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL

ATM	P	P	P	P	P	P	P	P	P	P	20-42.044
Bank, financial services	MUP	P	P	—	P	P (5)	P (5)	P	P	P (5)	
Business support service	MUP	MUP	P	—	P	P	P	P	P	P	
Medical service—Clinic, urgent care	P	MUP	P	—	P	P	MUP	P	P	MUP	
Medical service—Doctor office	P	P	P	—	P	P (5)	MUP	P	P	P (5)	
Medical service—Health care facility (Large) (20)	MUP	MUP	MUP	—	MUP	MUP	MUP	MUP	MUP	MUP	20-42.060
Medical service—Health care facility (Small) (19)(4)	P	P	P	—	P	P	P	P	P	P	
Medical service—Hospital	CUP	CUP (11)	CUP (11)	CUP	CUP	CUP	CUP	—	CUP	CUP	
Medical service—Integrated medical health center	P	MUP	P	—	P	P	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	P	P	P	
Office—Business/service	P	P	P	—	P	P	P	P	P	P (5)	

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Districts	P Permitted Use, Zoning Clearance Required										
	MUP Minor Conditional Use Permit Required										
	CUP Conditional Use Permit Required										
	S See Specific Use Regulations for Permit										
	— Use Not Allowed										
PERMIT REQUIRED BY ZONE											
LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	NM U	CSC (2)	TV-M	Specific Use Regulations
Office—Government	P	MUP	MUP	MUP	P	MUP	MUP	P	MUP	MUP	
Office—Processing	MUP	—	MUP	—	MUP	MUP	MUP	MUP	—	MUP	
Office—Professional	P	MUP	P	—	P	P	P	P	—	P (5)	

SERVICES—GENERAL

Accessory services	P	P	P	P	P	P	P	MUP	P	P	20-42.030
Adult Day Program (20)	MUP	P	MUP	—	MUP	MUP	MUP	MUP	P	MUP	
Catering service	—	—	P	—	—	—	P	P	—	—	
Child day care—Large family day care home (18)	P	P	P	—	P	P	P	P	P	P	20-42.050
Child day care—Small family day care home (18)	P	P	P	—	P	P	P	P	P	P	20-42.050
Child day care center (19)	P	P	P	—	P	P	P	P	P	P	20-42.050
Commissary (21)	—	—	P	—	—	—	P	P	—	—	
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	P	P	MUP	MUP	MUP	
Lodging—Bed & breakfast inn (B&B)	—	—	MUP	—	P	P	P	P	—	MUP	
Lodging—Hotel or motel	MUP	—	MUP	—	P (4)	P (4)	P (4)	MUP	—	P	
Massage related uses	P	P	P	P	P	P	P	P	P	P	20-49
Mortuary, funeral home	—	—	CUP	—	—	—	—	—	—	—	
Personal services	P	P (2)	P	—	P	P	P	P	P	P	
Personal services— Restricted	—	—	MUP	—	MUP	MUP	MUP	MUP	MUP	—	
Public safety facility	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Repair service—Equipment, large appliances, etc.	—	—	MUP	—	—	—	—	—	—	—	
Social service organization	MUP	—	MUP	—	MUP	MUP	MUP	MUP	—	—	
Vehicle services—Major repair/body work	—	—	—	P (4)	—	—	—	—	—	—	

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Districts	P Permitted Use, Zoning Clearance Required										
	MUP Minor Conditional Use Permit Required										
	CUP Conditional Use Permit Required										
	S See Specific Use Regulations for Permit										
	— Use Not Allowed										
	PERMIT REQUIRED BY ZONE										
LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	NM U	CSC (2)	TV-M	Specific Use Regulations
Vehicle services—Minor maintenance/repair	—	—	MUP	P (4) (11)	—	—	MUP	—	MUP	—	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Broadcasting studio	P	—	P	—	P	P	P	P	P	P	
Electronic vehicle supply equipment (EVSE) - Accessory	P	P	P	P	P	P	P	P	P	P	
Electronic vehicle supply equipment (EVSE) - Primary	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Parking facility, public or commercial	MUP	—	MUP	—	P (4)	P (4)	MUP	MUP	—	MUP	
Telecommunications facilities	S	S	S	S	S	S	S	S	S	S	20-44
Transit station or terminal	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Utility facility	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Utility infrastructure	P	P	P	P	P	P	P	P	P	P	

Key to Zoning District Symbols							
CO	Office Commercial	CV	Motor Vehicle Sales	CMU	Core Mixed Use	NMU	Neighborhood Mixed Use
CN	Neighborhood Commercial	CSC	Community Shopping Center	SMU	Station Mixed Use		
CG	General Commercial	TV-M	Transit Village—Mixed	MMU	Maker Mixed Use		

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, Section 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) Director level Design Review is required when a project is not part of a building permit application.
 - (9) Permitted by right within any nonresidential Planned Development within any of the City's Priority Development Areas and shall therefore not require a use permit.
 - (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.
 - (11) Not permitted in the Southeast Greenway area.
 - (12) Permitted by right in a Single-Family dwelling.
 - (13) Outdoor dining permitted by right, pursuant to Section 20-42.110.B.
 - (14) Permitted by right within any commercial Planned Development within any of the City's Priority Development Areas.
 - (15) Permitted with a Minor Conditional Use Permit within any of the City's Priority Development Areas.
 - (16) Permitted by right within one of the City's Priority Development Areas.
 - (17) Permitted with a Minor Conditional Use Permit within any nonresidential Planned Development within any of the City's Priority Development Areas.
 - (18) Permitted by right within any Planned Development.
 - (19) Permitted by right within any commercial Planned Development.
 - (20) Permitted with a Minor Conditional Use Permit within any commercial Planned Development.
 - (21) Any Commercial Kitchen, including restaurants, can operate as a Commissary, as long as the Commercial Kitchen is licensed by Sonoma County Environmental Health and the City has permitted the Commercial Kitchen.
 - (22) Farmworker Housing Complex projects that do not meet the requirements of Health & Safety Code § 17000 et seq. shall require a Minor Use Permit and may require Design Review pursuant to Section 20-52.030.

Section 4. Amend Table 2-10 of Section 20-24.030 of the Santa Rosa City Code to read and provide as follows:

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
LAND USE (1)	PERMIT REQUIRED BY ZONE (2)			
	BP	IL	IG	Specific Use Regulations

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Agricultural product processing	—	—	P (3)	
Artisan/craft product manufacturing	P	P	P	
Brewery—Brew pub	P	CUP	—	
Brewery—Production	P	P	P	
Cannabis—Commercial cultivation—up to 5,000 sq ft	—	MUP	MUP	20-46
Cannabis—Commercial cultivation—5,001 sq ft or greater	—	CUP	CUP	20-46

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts	P	Permitted Use, Zoning Clearance required			
	MUP	Minor Conditional Use Permit required			
	CUP	Conditional Use Permit required			
	S	See Specific Use Regulations for requirement			
	—	Use not allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE (2)				
	BP	IL	IG	Specific Use Regulations	
Cannabis—Distribution	MUP (4)	P (3)	P (3)	20-46	
Cannabis—Manufacturing level 1 (non-volatile)	P (3)	P (3)	P (3)	20-46	
Cannabis—Manufacturing level 2 (volatile)	—	CUP	CUP	20-46	
Cannabis—Microbusiness	—	CUP	CUP	20-46	
Cannabis—Testing laboratory	P	P	P	20-46	
Furniture/fixtures manufacturing, cabinet shops	—	P (3)	P (3)		
Laboratory—Medical, analytical	P	P	—		
Laundry, dry cleaning plant	—	MUP	P		
Manufacturing/processing—Heavy	—	—	MUP		
Manufacturing/processing—Light	P (3)	P (3)	P (3)		
Manufacturing/processing—Medium	—	MUP	MUP		
Media Production—Backlots/Outdoor Facilities	MUP	P (3)	P (3)		
Media Production—Indoor Support Facilities	P	P (3)	P (3)		
Media Production—Soundstages	P	P (3)	P (3)		
Petroleum product storage and distribution	—	—	MUP		
Printing and publishing	P (3)	P (3)	P		
Recycling—Large collection facility	—	—	MUP	20-42.120	
Recycling—Processing facility	—	—	MUP	20-42.120	
Recycling—Reverse vending machines	P	P	P (3)	20-42.120	
Recycling—Scrap or dismantling yard	—	—	MUP	20-42.120	
Recycling—Small collection facility	MUP	MUP	MUP	20-42.120	
Research and development	P	P	MUP		
Storage—Accessory	P	P	P (3)		
Storage—Contractor's yard	—	MUP	MUP		
Storage—Open during extended or transitional hours	—	MUP	MUP		

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts	P	Permitted Use, Zoning Clearance required			
	MUP	Minor Conditional Use Permit required			
	CUP	Conditional Use Permit required			
	S	See Specific Use Regulations for requirement			
	—	Use not allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE (2)				
	BP	IL	IG	Specific Use Regulations	
Storage—Outdoor	—	MUP	MUP	20-42.170	
Storage—Personal storage facility	—	P (3)	P (3)	20-42.180	
Warehouse, wholesaling and distribution	MUP (4)	P (3)	P (3)		
Winery—Boutique	P	P	P		
Winery—Production	P	P	P		

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Adult entertainment business	CUP	CUP	CUP	20-40
Commercial recreation facility—Indoor	MUP	P	P	
Commercial recreation facility—Outdoor	—	MUP	—	
Community garden (6)	P	P	P	
Conference/convention facility	MUP (4)	MUP	—	
Health/fitness facility—Commercial	MUP	MUP	—	
Health/fitness facility—Quasi-public	MUP	MUP	—	
Meeting facility, public or private	MUP	MUP	—	
School, public or private	MUP	MUP	MUP	
Sports and entertainment assembly facility	—	CUP	—	
Studio—Art, dance, martial arts, music, etc.	MUP	MUP	—	
Theater, auditorium	—	CUP	—	

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

Accessory dwelling unit	P (4)	—	—	20-42.130
Animal keeping—Domestic and exotic	S	S	S	20-42.040
Caretaker unit	MUP (4)	MUP (4)	MUP (4)	
Duplex (10)	CUP (4) (9)	—	—	
Emergency shelter (10)	CUP (9)	CUP (9)	CUP (9)	
Farmworker Dwelling Unit	MUP	—	—	

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
LAND USE (1)	PERMIT REQUIRED BY ZONE (2)			
	BP	IL	IG	Specific Use Regulations
Farmworker Housing Complex	MUP	—	—	
Half-Plex (10)	CUP (4) (9)	—	—	
Home occupation	S	—	—	20-42.070
Junior accessory dwelling unit	P (4)	—	—	20-42.130
Live/work	MUP	—	—	20-42.080
Low-Barrier Navigation Center	P	—	—	
Mixed use project	MUP	—	—	
Mobile home/manufactured housing (10)	CUP (4) (9)	—	—	20-42.094
Multi-family dwellings (10)	CUP (4) (9)	—	—	
Organizational house	CUP (4)	—	—	
Residential accessory structures and uses	P (4)	—	—	
Residential Care Facility (Licensed – Large) (8)	MUP	MUP	MUP	20-42.230
Residential Care Facility (Licensed – Small) (11)	P	P	P	
Residential Care Facility (Unlicensed) (11)	P	P	P	
Single-family attached (10)	CUP (4) (9)	—	—	
Single-family detached (10)	CUP (4) (9)	—	—	
Supportive housing	P(14)	—	—	
Transitional housing	P	P	P	
Work/live	MUP	MUP	MUP	20-42.080

RETAIL TRADE

Accessory retail	P (4)	P	P	20-42.024
Alcoholic beverage sales	—	CUP	—	20-42.034
Auto and vehicle sales and rental	—	MUP	—	
Bar/tavern	—	CUP	—	
Building and landscape materials sales—Indoor	—	P	MUP	

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
LAND USE (1)	PERMIT REQUIRED BY ZONE (2)			Specific Use Regulations
	BP	IL	IG	
Building and landscape materials sales—Outdoor	—	MUP	MUP	
Cannabis—Retail (dispensary) and delivery	CUP (7)	CUP (7)	CUP (7)	20-46
Construction and heavy equipment sales and rental	—	MUP	MUP	
Farm supply and feed store	—	P	MUP	
Fuel dealer (propane for home and farm use, etc.)	—	—	MUP	
Gas station	—	—	—	
Mobile Food Vending Facility	MUP	MUP	MUP	20-42.210
Neighborhood center	MUP (5)	MUP (5)	CUP (5)	
Night club	—	CUP	—	
Office supporting retail	P	—	—	
Restaurant, café, coffee shop—Counter ordering	P (4)	P	CUP	
Restaurant, café, coffee shop—Outdoor dining	MUP (4)	MUP	CUP	
Restaurant, café, coffee shop—Serving alcohol (no bar)	P (4)	P	CUP	
Restaurant, café, coffee shop—Table service	P (4)	P	CUP	
Warehouse retail	CUP (4)	CUP	CUP	

SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL

ATM	P	P	—	20-42.044
Bank, financial services	P	—	—	
Business support service	P	P	MUP	
Medical service—Clinic, urgent care	P	MUP	—	
Medical service—Doctor office	P	—	—	
Medical service—Health care facility (Large) (8)	MUP	—	—	20-42.060
Medical service—Health care facility (Small) (11)	P	—	—	
Medical service—Integrated medical health center	P	MUP	—	
Medical service—Lab	P	MUP	—	

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
LAND USE (1)	PERMIT REQUIRED BY ZONE (2)			
	BP	IL	IG	Specific Use Regulations
Medical service—Veterinary clinic, animal hospital	—	MUP	MUP	
Office—Accessory	P	P	P (3)	
Office—Business/service	P	—	—	
Office—Government	P	—	—	
Office—Processing	MUP	—	—	
Office—Professional	P	—	—	

SERVICES—GENERAL

Accessory services	P (4)	P	MUP	20-42.024
Catering service	—	P	P	
Adult Day Program (8)	MUP	MUP	MUP	
Child day care—Large family day care home (11)	P	P	P	20-42.050
Child day care—Small family day care home(11)	P	P	P	20-42.050
Child day care center	P	P	—	20-42.050
Commissary (13)	P	P	P	
Equipment rental	—	P (3)	P (3)	
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	MUP	MUP	MUP	
Kennel, animal boarding	—	MUP	MUP	
Lodging—Hotel or motel	CUP (4)	—	—	
Maintenance service—Client site services	MUP	P	P	
Massage related uses	P	P	—	20-49
Personal services	P	MUP	—	
Public safety facility	MUP (2)	MUP	MUP	
Repair service—Equipment, large appliances, etc.	—	MUP	P (3)	
Vehicle services—Major repair/body work	—	MUP	P (3)	

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
LAND USE (1)	PERMIT REQUIRED BY ZONE (2)			Specific Use Regulations
	BP	IL	IG	
Vehicle services—Minor maintenance/repair	—	P	P (3)	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Broadcasting studio	P	P	P	
Electronic vehicle supply equipment (EVSE) - Accessory	P	P	P	
Electronic vehicle supply equipment (EVSE) - Primary	MUP	MUP	MUP	
Parking facility, public or commercial	—	—	MUP	
Taxi or limousine dispatch facility	—	MUP	MUP (3)	
Telecommunications facilities	S	S	S	20-44
Truck or freight terminal	—	MUP	MUP (3)	
Utility facility	—	P (3)	P (3)	
Utility infrastructure	P (3)	P (3)	P (3)	
Vehicle storage	—	MUP	P (3)	

Key to Zoning District Symbols					
BP	Business Park	IL	Light Industrial	IG	General Industrial

Notes:

- (1) See Division 7 for land use definitions.
- (2) The reoccupancy of a building with an allowable use that is similar to or less intense than the former use may be permitted without MUP or CUP approval. See Section 20-24.030.B.
- (3) MUP required if the use, specific suite, or its associated operations abuts a residential zoning district or parcel with a residential use.
- (4) Use only allowed if ancillary and related to a primary or dominant use.
- (5) Allowed in any industrial district where the review authority first determines that a need exists, and that the proposed business will be economically viable.
- (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) 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.
- (8) Permitted with a Minor Conditional Use Permit within a Planned Development.
- (9) Permitted with a Minor Conditional Use Permit within any of the City's Priority Development Areas.

- (10) Permitted with a Minor Conditional Use Permit within any nonresidential Planned Development within-any of the City's Priority Development Areas.
- (11) Permitted by right within any Planned Development.
- (12) Permitted by right within any nonresidential Planned Development within any of the City's Priority Development Areas.
- (13) Any Commercial Kitchen, including restaurants, can operate as a Commissary, as long as the Commercial Kitchen is licensed by Sonoma County Environmental Health and the City has permitted the Commercial Kitchen.
- (14) Supportive Housing projects which require the construction of a new multi-family structure and do not meet the requirements of Government Code Section § 65651 shall require a Minor Conditional Use Permit and may be subject to Design Review.

Section 5. Amend Table 2-12 of Section 20-26.030 of the Santa Rosa City Code to read and provide as follows:

TABLE 2-12 Allowed Land Uses and Permit Requirements for Special Purpose Districts	P	Permitted Use, Zoning Clearance required			
	MUP	Minor Conditional Use Permit required			
	CUP	Conditional Use Permit required			
	S	See Specific Use Regulations for requirement			
	—	Use not allowed			
	PERMIT REQUIRED BY ZONE				
LAND USE (1)	OSR	OSC	PI	Specific Use Regulations	

AGRICULTURAL & OPEN SPACE USES

Agricultural accessory structure	CUP	CUP	—	
Animal keeping—Livestock, including aviaries	S	S	S	20-42.040
Crop production, horticulture, orchard, vineyard	CUP	CUP	—	
Open space, public or private	CUP	CUP	—	
Wildlife or botanical preserve or sanctuary	CUP	CUP	—	

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Storage—Accessory	P	P	P	
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RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Golf course/country club, public or quasi-public	CUP (3)	—	MUP	
Library, museum	MUP	MUP	P	
Meeting facility, public or private	MUP	MUP	CUP	
Park, playground	P	P	P	
School, public or private	MUP	MUP	CUP	
Sports and entertainment assembly facility	CUP	—	CUP	
Studio—Art, dance, martial arts, music, etc.	CUP	—	CUP	
Theater, auditorium	CUP	—	P	

TABLE 2-12 Allowed Land Uses and Permit Requirements for Special Purpose Districts

and Permit Requirements for Special Purpose Districts	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
PERMIT REQUIRED BY ZONE				
LAND USE (1)	OSR	OSC	PI	Specific Use Regulations

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

Accessory dwelling unit	S (3)	S	—	20-42.130
Animal keeping—Domestic and exotic	S	S	S	20-42.040
Caretaker unit	CUP (3)	—	—	
Duplex (5)	MUP (3)	—	—	
Emergency shelter (5)	CUP	CUP	CUP (8)	
Farmworker Dwelling Unit	P	P	—	
Farmworker Housing Complex (9)	MUP (3)	MUP	—	
Half-plex (5)	MUP (3)	—	—	
Home occupation	S (3)	S	—	20-42.070
Junior accessory dwelling unit	S	S	—	20-42.130
Low-Barrier Navigation Center	P (3)	—	—	
Mobile home/manufactured housing	P (3)	CUP	—	20-42.094
Multi-family dwellings (5)	MUP (3)	—	—	
Organizational house	—	—	CUP	
Residential accessory structures and uses	P (3)	P	—	20-42.030
Residential Care Facility (Licensed – Large) (4)	—	—	MUP	20-42.230
Residential Care Facility (Licensed – Small)	P(3)	P	P	
Residential Care Facility (Unlicensed)	P(3)	P	P	
Single-family detached (5)	P (3)	CUP	—	
Single-family attached (5)	MUP (3)	—	—	
Supportive housing	P (10)	—	—	
Transitional housing	P (3)	P	P	

RETAIL TRADE

Mobile Food Vending Facility	—	—	MUP	20-42.210
Restaurant, café, coffee shop—Counter ordering	MUP	—	MUP	
Restaurant, café, coffee shop—Outdoor dining	MUP	—	MUP	20-42.160
Restaurant, café, coffee shop—Serving alcohol (no bar)	MUP	—	MUP	20-42.160

TABLE 2-12 Allowed Land Uses and Permit Requirements for Special Purpose Districts

and Permit Requirements for Special Purpose Districts	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
PERMIT REQUIRED BY ZONE				
LAND USE (1)	OSR	OSC	PI	Specific Use Regulations
Restaurant, café, coffee shop—Table service	MUP	—	MUP	

SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL

ATM	—	—	P	
Medical service—Clinic, urgent care	—	—	P (2)	
Medical service—Doctor office	—	—	MUP	
Medical service—Health Care Facility (Large) (4)	—	—	MUP	20-42.060
Medical Service-Health Care Facility (Small)	P (3)	P	P	
Medical service—Hospital	—	—	CUP	
Medical service—Integrated medical health center	—	—	P (2)	
Medical service—Lab	—	—	P (2)	
Office—Accessory	P (3)	P	P	
Office—Government	MUP (3)	MUP	P	
Office—Professional	—	—	MUP	

SERVICES—GENERAL

Adult Day Program (4)	—	—	MUP	
Accessory services	—	—	P	20-42.024
Cemetery, mausoleum, columbarium	—	—	P	
Child day care—Small family day care home (6)	P (3)	P	P	20-42.050
Child day care—Large family day care home (6)	P (3)	P	P	20-42.050
Child day care center	MUP	MUP	P	20-42.050
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	—	—	MUP	
Mortuary, funeral home	—	—	P	
Public safety facility	CUP	CUP	P	
Social service organization	—	—	P	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Broadcasting studio	—		MUP	
Electronic vehicle supply equipment (EVSE) - Accessory	—	MUP	P	
Electronic vehicle supply equipment	—	—	MUP	

TABLE 2-12 Allowed Land Uses and Permit Requirements for Special Purpose Districts

P	Permitted Use, Zoning Clearance required
MUP	Minor Conditional Use Permit required
CUP	Conditional Use Permit required
S	See Specific Use Regulations for requirement
—	Use not allowed

PERMIT REQUIRED BY ZONE

LAND USE (1)	OSR	OSC	PI	Specific Use Regulations
(EVSE) - Primary				
Parking facility, public or commercial	—	—	MUP	
Taxi or limousine dispatch facility	—	—	MUP	
Telecommunications facilities	S	S	S	20-42.044
Utility facility	MUP	MUP	MUP	
Utility infrastructure	P	P	P	

Key to Zoning District Symbols

OSR	Open Space —Recreation	OSC	Open Space —Conservation	PI	Public and Institutional
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Notes:

- (1) See Division 7 for land use definitions.
- (2) Any new uses shall be directly affiliated with an existing hospital; otherwise a MUP is required for a new use.
- (3) Not permitted in the Southeast Greenway area.
- (4) Permitted with a Minor Conditional Use Permit in a Public/Institutional Planned Development
- (5) Permitted with a Minor Conditional Use Permit within any nonresidential Planned Development within any of the City's Priority Development Areas.
- (6) Permitted by right within any Planned Development.
- (7) Permitted by right within any nonresidential Planned Development within one any of the City's Priority Development Areas.
- (8) Permitted with a Minor Conditional Use Permit within any of the City's Priority Development Areas.
- (9) Permitted with a Major Conditional Use Permit in a Open Space Planned Development.
- (10) Supportive Housing projects which require the construction of a new multi-family structure and do not meet the requirements of Government Code Section § 65651 shall require a Minor Conditional Use Permit and may be subject to Design Review.

Section 6. Amend Table 3-4 of Section 20-36.040 of the Santa Rosa City Code to read and provide as follows:

TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle

AGRICULTURAL AND OPEN SPACE USES (1)

TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
Agricultural activities, including crop production, horticulture, orchard, vineyard, and animal keeping	None.	
Plant nursery	1.25 spaces per employee.	None.
Wildlife or botanical preserve or sanctuary	Determined by Conditional Use Permit.	

INDUSTRY, MANUFACTURING AND PROCESSING, WHOLESALING

Industrial and manufacturing, except the uses listed below:

Less than 50,000 sf.	1 space for each 350 sf. or as determined by CUP. The gross floor area may include accessory office space comprising less than 5% of the total gross floor area.	1 space per 7,000 sf. or as determined by CUP.
Equal to or greater than 50,000 sf.	1 space for each 700 sf. or as determined by CUP. The gross floor area may include accessory office space comprising less than 5% of the total gross floor area.	1 space per 14,000 sf. or as determined by CUP.
Cannabis—Cultivation	1 space per 1,000 sf. or as determined by CUP.	1 space per 14,000 sf. or as determined by CUP.
Cannabis—Distribution	1 space per 1,000 sf. or as determined by CUP. The gross floor area may include accessory office space comprising less than 5% of the total gross floor area.	1 space per 14,000 sf.
Cannabis—Manufacturing:		
Less than 50,000 sf	1 space per 350 sf. or as determined by CUP. The gross floor area may include accessory office space comprising less than 5% of the total gross floor area.	1 space per 7,000 sf. or as determined by CUP.
Equal to or greater than 50,000 sf	1 space per 700 sf. or as determined by CUP. The gross floor area may include accessory office space comprising less than 5% of the total gross floor area.	1 space per 14,000 sf. or as determined by CUP.
Cannabis—Testing laboratory	1 space per 300 sf., plus 1 space for each company vehicle.	1 space per 6,000 sf.
Laboratory	1 space for each 300 sf., plus 1 space for each company vehicle.	1 space per 6,000 sf.

TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
Recycling facility	1 space for each 1,000 sf. or as determined by CUP. The gross floor area may include incidental office space comprising less than 5% of the total gross floor area.	1 space per 14,000 sf.
Research and development	1 space for each 300 sf., plus 1 space for each company vehicle.	1 space per 6,000 sf.
Self storage (personal storage and mini warehouse facilities)	2 spaces for manager or caretaker unit, 1 of which must be covered, and a minimum of 5 customer parking spaces located adjacent or in close proximity to the manager's unit.	None required.
Warehouse, wholesaling, distribution, and storage (not including mini-storage for personal use)	1 space for each 1,000 sf. or as determined by CUP. The gross floor area may include accessory office space comprising less than 5% of the total gross floor area.	1 space per 14,000 sf.

RECREATION, EDUCATION, AND PUBLIC ASSEMBLY

Adult entertainment	As determined by CUP.	As determined by CUP.
Commercial recreation facility—Indoor	1 space for each 250 sf.	1 space per 5,000 sf.
Commercial recreation facility—Outdoor	As determined by MUP.	As determined by MUP.
Conference, convention facility	1 space for each 4 fixed seats or 1 space for every 50 sf. of assembly area or meeting rooms, whichever is greater.	1 space per 5,000 sf.
Golf courses/country club, public or quasipublic	8 spaces for each hole.	None required.
Equestrian facility	As determined by CUP.	As determined by CUP.
Health club/fitness facility	1 space for each 250 sf., not including that area devoted to athletic courts located within the building, plus 2 spaces per athletic court.	1 space per 4,000 sf.
Library, museum	1 space for each 300 sf., plus 1 space for each official vehicle.	1 space per 6,000 sf.
Meeting facility, public or private	1 space for each 4 fixed seats or 1 space for every 50 sf. of assembly area or meeting rooms, whichever is greater.	1 space per 4,000 sf.
Park/playground, public or quasi-public	As determined by review authority.	
School, public or private:		
Elementary/middle school	1.5 spaces for each classroom, plus 1 space for every 200 sf. of assembly area in an auditorium	1 space per 4,000 sf. of assembly area in an auditorium.

TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
High school	0.33 spaces for each student, plus 1 space for each employee.	1 space per 4,000 sf. of assembly area in an auditorium.
College	0.5 spaces for each student, plus 1 space for each employee.	1 space per 1,000 sf. of assembly area in an auditorium.
Trade and business schools	1 space for each student.	1 space per 10 students.
Sports and entertainment assembly facility	1 space for each 4 fixed seats or 1 space for every 50 sf. of assembly area, whichever is greater.	1 space per 4,000 sf.
Studio: art, dance, martial arts, music, etc.	1 space for each 200 sf.	1 space per 4,000 sf.
Theater, auditorium	1 space for each 4 fixed seats or 1 space for every 50 sf. of assembly area or meeting rooms, whichever is greater.	1 space per 4,000 sf.

RESIDENTIAL USES (2)

Accessory dwelling units	1 space in addition to that required for the primary single-family dwelling unit; unless exempted by Section 20-42.130.E.9; the space may be uncovered, compact, or tandem, and located within the setback, unless the review authority determines that tandem parking or parking within a setback is not feasible due to specific topographical or fire and life safety conditions.	None required.
Duplex, Half-Plex, Multifamily dwelling, Condominium, Single-Family Attached, and Small-lot subdivision	Studio and 1-bedroom units—1 covered space plus 0.5 visitor spaces per unit. Visitor spaces may be in tandem with spaces for the unit; or on-street abutting the site, except on a street identified by the General Plan as a regional street.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.
	2 or more bedroom units—1 covered space plus 1.5 visitor spaces per unit. Visitor spaces may be in tandem with spaces for the unit; or on-street abutting the site, except on a street identified by the General Plan as a regional street.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.
Emergency shelter	1 space for each staff person on duty provided that standards do not require more parking than other residential or commercial uses within the same zone.	1 space per 7,000 sf. or as determined by CUP.
Farmworker Dwelling Unit	See similar Single-Family use	See similar Single-Family use

TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
Farmworker Housing Complex	Studio/1 bedroom unit—1 space per unit 2 or more bedrooms—2 spaces per unit. For group quarter - 1.5 spaces for each sleeping room or 1 space for each 100 sf. of common sleeping area.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.
Group quarters (including boarding/rooming houses, dormitories, organizational houses)	1.5 spaces for each sleeping room or 1 space for each 100 sf. of common sleeping area.	1 space per room.
Junior accessory dwelling units	No off-street parking required. Parking required for the primary single-family dwelling in accordance with this Table 3-4.	None required.
Live/work and work/live units	2 spaces for each unit. The review authority may modify this requirement for the re-use of an existing structure with limited parking.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.
Mixed-use projects	See Section 20-36.050.A (Shared parking for mixed uses).	
Mobile home parks	1.75 spaces for each unit, which may be in tandem, one of which must be covered. At least one-third of the total spaces required shall be distributed throughout the mobile home park and available for guest parking.	0.5 spaces per unit.
Multifamily affordable housing project	Studio/1 bedroom unit—1 space per unit.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.
	2 or more bedrooms—2 spaces per unit.	
Residential Care Facility (Licensed - Small)	See similar Single-Family use	None required
Residential Care Facility (Licensed - Large)	1 space for each 3 beds	As determined by MUP
Residential Care Facility (Unlicensed)	See similar Single-Family use	None required
Senior housing project (with occupancy for persons 55 or older, as set forth in and which complies with Section 20-28.080)	1 space per unit with 0.5 of the spaces covered, plus 1 guest parking for each 10 units.	1 space per 8 units if units do not have a private garage or private storage space for bike storage.
Senior affordable housing project (with occupancy for persons 55 or older, as set forth in and which complies with Section 20-28.080)	1 space per unit.	1 space per 8 units if units do not have a private garage or private storage space for bike storage.

TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
Single-family Detached (see duplexes, etc., above for attached units)	Standard lot—4 spaces per unit, 1 of which must be on-site, covered and outside setbacks. The remaining 3 spaces may be on-site (in the driveway and tandem) or on a public or private street when directly fronting the lot.	None required.
	Flag lot—2 spaces per unit, 1 of which must be covered, both of which must be located outside the required setback area plus 2 on-site, paved guest spaces located outside the required setbacks and which may be tandem.	None required.
Single room occupancy facilities	0.5 spaces per unit.	
Supportive housing	No minimum parking requirements for units occupied by supportive housing residents within 1/2 mile of a public transit stop. Otherwise, subject to the same parking requirements as other residential uses.	
Tiny Home on Wheels	See Section 20-42.220	See Section 20-42.220
Transitional housing	Subject to the same parking requirements as other residential uses.	

RETAIL TRADE

All retail trade uses, except those listed below	1 space for each 250 sf.	1 space per 5,000 sf.
Auto and vehicle sales and rental	1 space for each 450 sf. of covered display or building area.	1 space per 9,000 sf.
Bar/tavern	1 space for each 50 sf. of seating area and waiting/lounge area exclusive of dance floor, plus 1 space for each 30 sf. of dance floor.	1 space per 4,000 sf.
Building and landscaping material sales—Indoor	1 space for each 300 sf. of indoor display area.	1 space per 6,000 sf.
Building and landscaping material sales—Outdoor	1 space for each 300 sf. of indoor display area, plus 1 space for each 1,000 sf. of outdoor display area.	1 space per 6,000 sf.
Cannabis—Retail (dispensary) and delivery	1 space for each 250 sf.	1 space per 5,000 sf.
Construction and heavy equipment sales and retail	1 space for each 450 sf. of covered display or building area.	1 space per 9,000 sf.
Drive-through retail sales	As determined by MUP. See Section 20-42.064.	1 space per 6,000 sf.
Farm supply and feed store	1 space for each 300 sf. of indoor display area, plus 1 space for each 1,000 sf. of outdoor display area.	1 space per 6,000 sf.
Fuel dealer	As determined by CUP.	As determined by CUP.

TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
Furniture, furnishings, appliance/equipment store	1 space for each 300 sf. of indoor display area.	1 space per 6,000 sf.
Gas stations	1 space for each service bay plus 1 space per employee. Parking space for ancillary uses (e.g., convenience store, take-out restaurant, car wash, etc.) shall be provided in compliance with the requirements of this table for the specific use.	1 space per 10 employees. Bicycle parking for ancillary uses (e.g., convenience store, take-out restaurant, car wash, etc.) shall be provided in compliance with the requirements of this table for the specific use.
Mobile home, boat, or RV sales	1 space for each 450 sf. of covered display or building area.	1 space per 9,000 sf.
Night club	1 space for each 50 sf. of seating area and waiting/lounge area exclusive of dance floor, plus 1 space for each 30 sf. of dance floor.	1 space per 4,000 sf.
Restaurant, café, coffee shop—Counter ordering	1 space for each 75 sf.	1 space per 4,000 sf.
Restaurant, café, coffee shop—Outdoor dining	As determined by MUP.	None required.
Restaurants, café, coffee shop—Table service	1 space for each 3 dining seats capacity.	1 space per 4,000 sf.
Shopping center	1 space for each 250 sf. of gross leasable area.	1 space per 5,000 sf.
Warehouse retail	1 space for each 375 sf.	1 space per 7,500 sf.

SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL

All business, financial, and professional service uses, except those listed below	1 space for each 250 sf.	1 space per 5,000 sf.
ATM	2 spaces per machine. See also Section 20-42.044.	None required.
Medical service:		
Clinic, lab, urgent care	1 space for each 300 sf.	1 space per 6,000 sf.
Doctor's office	1 space for each 200 sf.	1 space per 4,000 sf.
Medical Service – Health Care Facility (Large)	As determined by MUP.	None required
Medical Service – Health Care Facility (Small)	See similar Single-Family use	None required
Hospital	As determined by CUP.	As determined by CUP.
Integrated medical health center	1 space for each 250 sf. of recreation and fitness area, not including that area devoted to athletic courts located within the building, plus 2 spaces per athletic court, plus 1 space per 300 sf. of medical clinic/office use.	1 space per 4,000 sf.

TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
Veterinary clinic, arrival hospital	As determined by MUP.	As determined by MUP.

SERVICES—GENERAL

All service uses, except those listed below	1 space for each 250 sf.	1 space per 5,000 sf.
Catering service	1 space per employee, plus 1 space per company vehicle.	None required.
Cemetery, mausoleum, columbarium	1 space for each 4 seats of chapel capacity, and 1 space per employee.	1 space per 5,000 sf.
Adult Day Program	1 space per employee, plus 1 space per 10 clients, plus adequate loading space as required by review authority.	As determined by MUP or CUP.
Child day care—Center	1 space per employee, plus 1 space per 10 children, plus adequate loading space as required by review authority.	As determined by MUP or CUP.
Child day care—Large family day care home	3 spaces, no more than 1 of which may be provided in a garage or carport. Parking may be on-street if contiguous to the site. May include spaces already provided to meet residential parking requirements.	As determined by MUP or CUP.
Child day care—Small day care home	As required by State license.	None required.
Drive-through service	As required by MUP or CUP. See Section 20-42.064.	
Equipment rental	1 space for each 350 sf. of floor area; none required for outdoor rental yard.	1 per 10 full time employees.
Kennel, animal boarding	1 space for each 500 sf., plus 1 space for each 1,000 sf. of boarding area.	1 per 10 full time employees.
Lodging—Bed & breakfast inn (B&B), hotels, and motels	1 space for each guest room, plus required spaces for accessory uses such as restaurants and conference space.	1 space plus 1 per 10 guest rooms.
Mortuary, funeral home	1 space for each 4 seats of chapel capacity and 1 space per employee.	1 per 10 full time employees.
Personal services	2 spaces per customer chair, or 1 space for 250 sf., whichever is greater.	1 space per 4,000 sf.
Personal services—Restricted	2 spaces per customer chair, or 1 space for 250 sf., whichever is greater	1 space per 4,000 sf.
Public safety facility	As determined by MUP.	
Repair service—Equipment, large appliances, etc.	1 space for each 375 sf.	1 space per 7,500 sf.

TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
Vehicle services—Minor, and major repair/body work	1 space for each service bay, plus 1 space per employee.	1 space per 10 full time employees.

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

All uses, except the following	As required by MUP or CUP.	
Broadcasting studio	1 space per 200 sf.	1 space per 4,000 sf.
Medical cannabis transporter	As required by MUP.	

DOWNTOWN STATION AREA SPECIFIC PLAN—ATTACHED MULTIFAMILY RESIDENTIAL USES

Residential—Attached Single-Family	No minimum.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.
Residential—Multifamily	No minimum	

DOWNTOWN STATION AREA SPECIFIC PLAN—DETACHED SINGLE-FAMILY RESIDENTIAL USES

Residential—Detached Single-Family	No minimum.	None required.
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DOWNTOWN STATION AREA SPECIFIC PLAN—AFFORDABLE RESIDENTIAL USES

Affordable residential uses	No minimum.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.
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DOWNTOWN STATION AREA SPECIFIC PLAN—SENIOR HOUSING PROJECT (OCCUPANCY RESTRICTED TO PERSONS 55 OR OLDER)

Senior housing project	No minimum.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.
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DOWNTOWN STATION AREA SPECIFIC PLAN—NONRESIDENTIAL USES

All nonresidential uses	No minimum.	1 space per 5,000 sf
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NORTH SANTA ROSA STATION AREA SPECIFIC PLAN

Multifamily attached residential	1.5 spaces per unit minimum.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.
Affordable multifamily attached residential	1 space per unit minimum.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.
Senior multifamily attached residential	0.5 spaces per unit minimum.	1 space per 8 units if units do not have a private garage or private storage space for bike storage.

TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
Nonresidential	2.5 spaces for each 1,000 sf. minimum.	1 space per 5,000 sf.

Notes:

- (1) Properties located within the boundaries of the Downtown Station Area Specific Plan shall use the land use type "Downtown Station Area Specific Plan" to determine the number of parking spaces required.
- (2) Properties located within the boundaries of the North Santa Rosa Station Area Specific Plan shall use the land use type "North Station Area Specific Plan" to determine the number of parking spaces required.

Section 7. Amend subsection A. of Section 20-42.020, Applicability, of the Santa Rosa City Code to read and provide as follows:

“A. Where allowed. The uses that are subject to the standards in this Chapter shall be located in compliance with the requirements of Division 2 (Zoning Districts and Allowable Land Uses), except where a land use permit requirement is established by this Chapter for a specific use.”

Section 8. Amend Section 20-42.060, Community Care and Health Care Facilities, of the Santa Rosa City Code to read and provide as follows:

“Section 20-42.060 Medical Service – Health care facility.

Health care facilities shall comply with the requirements of this section, where allowed by Division 2 (Zoning Districts and Allowable Land Uses).

- A. Purpose. The purpose of regulating the location of a Medical Service - Health care facility (Large) is to permit these services to be available at locations within Santa Rosa, as mandated by State law applicable to a charter city, that are convenient to the public, while requiring the mitigation of or avoiding any adverse effects of the facilities upon surrounding properties to the extent permitted by law.
- B. Application requirements. The following shall be included in an application for a Minor Conditional Use Permit:
 1. A project description indicating the number of persons to be cared for; number of employees; hours of operation and outdoor activities; and State license number.
 2. A site plan showing the location and dimensions of existing residence and other structures, including: fencing; outdoor gathering areas and equipment; distance to property line; parking areas and number of spaces both on-site and off-site spaces contiguous to property lines; access and traffic circulation.

3. A traffic circulation plan showing parking, circulation and drop-off areas.

C. Standards for Medical Service - Health Care Facility (Large).

1. 300 foot spacing and overconcentration requirements. Pursuant to Section 1267.9 of the Health and Safety Code, no proposed Health care facility operating as an Intermediate Care Facility for the Developmentally Disabled-Habilitative (ICF/DD-H), or Intermediate Care Facility for the Developmentally Disabled-Nursing (ICF/DD-N), or Pediatric day health and respite care facility(PDHC), shall be located closer than 300 feet in all directions from any other Health care facility operating as an ICF/DD-H, ICF/DD-N, or PDHC.
 - i. The 300 foot distance is as measured from any point on the exterior walls of both structures.
 - ii. Overconcentration occurs whenever two or more Health care facilities operating as an ICF/DD-H, ICF/DD-N, or PDHC, would be located at a distance of 1,000 feet or less from one another.
2. 1000 foot spacing and overconcentration requirements. Pursuant to Section 1267.9 of the Health and Safety Code, no proposed Health care facility operating as a congregate living health facilities serving persons who are terminally ill, diagnosed with a life-threatening illness, or catastrophically and severely disabled, shall be located within 1,000 feet in any direction from an existing Health care facility operating as a congregate living health facilities serving one or more of the same populations described in this subsection.
 - i. The 1,000-foot distance is measured from any point on the exterior walls of both structures.
 - ii. Overconcentration occurs wherever two or more Health care facilities operating as a congregate living health facilities serving persons who are terminally ill, diagnosed with a life-threatening illness, or catastrophically and severely disabled, would be located at a distance of 1,000 feet or less from one another.

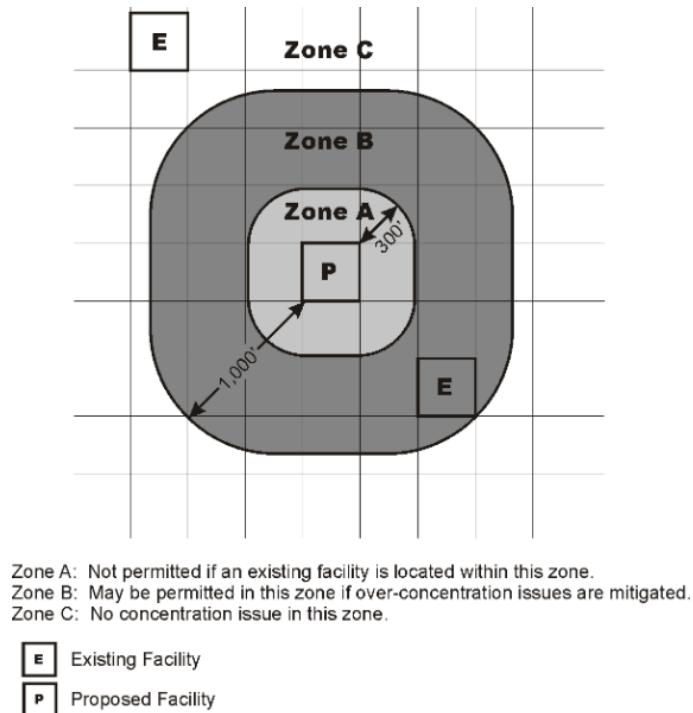


Figure 4-1—

of Health Care Facilities

Overconcentration

3. The overconcentration of Health care facilities in an area shall constitute cause for the denial of a Minor Conditional Use Permit, where it is determined that overconcentration will not be mitigated by conditions that might be imposed upon the Minor Conditional Use Permit and other measures instituted by the applicant.
 4. Based on special local needs and conditions, as demonstrated by the applicant, the Review Authority may approve a separation distance less than the required overconcentration.
- D. Required findings for approval. No Minor Conditional Use Permit for a Health care facility shall be granted unless the review authority first makes all of the following findings, in addition to those required by Section 20-52.050 (Conditional Use Permits and Minor Conditional Use Permits):
1. That the facility complies with all applicable requirements of this Section; and
 2. The facility complies with all applicable building and fire code provisions adopted by the State and administered by the City Fire Marshal, and California Department of Social Services licensing requirements.”

Section 9. Amend subsection B.3. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

“3. May be allowed on, or adjacent to, real property that is listed in the California

Register of Historic Places, subject to the standards in section 20-42.130(E)(14).”

Section 10. Amend subsection C.1. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

- “1. If the Department, together with utility providers and County Environmental Health when a septic system is utilized, has not approved or denied the completed application within 60-calendar days, the application shall be deemed approved. If the Department denies an application for an accessory dwelling unit or junior accessory dwelling unit, it shall provide in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant.”

Section 11. Amend subsection D.1.b. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

- “b. Floor plan. A floor plan, drawn to scale, showing the dimensions of each room, total habitable space, and the resulting floor area. The use of each room shall be identified, and the size and location of all windows and doors shall be clearly shown.”

Section 12. Amend subsection D.2. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

- “2. Step two—Decision. The Department shall determine whether the application is complete and provide written notice of this determination within 15-business days following receipt of the application. The Department shall approve or deny an application for an accessory dwelling unit permit within 60-calendar days of the Department receiving a complete application. The accessory dwelling unit permit shall be issued only if the proposed accessory dwelling unit complies with all applicable standards in this Section.
- a. If the Department determines an application is incomplete, the Department shall provide the applicant with a list of incomplete items, and a description of how the application can be made complete. The list and description shall be provided with the written notice.
- (1) After receiving written notice that an application is incomplete, an applicant may address the items that are deemed to be incomplete by the Department.
- (2) In the review of a resubmittal, the Department shall not require the applicant to provide an item that was not included in the list provided in the written notice.

- (3) If an applicant submits materials pursuant to the requirements of the written notice, the Department shall determine whether the additional materials remedy all incomplete items listed in the written notice. This resubmittal is subject to the 15-business day timeline to deem an application complete.
 - (4) If the Department does not make a determination within the 15-business day required timeline, the application or resubmittal shall be deemed complete.
- b. If the application to construct an accessory dwelling unit is submitted with an application to for a new single-family or multifamily dwelling on the lot, the Department may delay approving or denying the permit application for the accessory dwelling unit until the Department approves or denies the application to for the new single-family or multifamily dwelling, but the application for the accessory dwelling unit shall be considered without discretionary review or hearing.
 - c. If the applicant requests a delay, the 60-calendar day timeline shall be tolled for the period of the delay.
 - d. If the local agency has not approved or denied the completed application within 60-calendar days, the application shall be deemed approved.
 - e. If the Department denies an application for an accessory dwelling unit within 60-calendar days of receiving a complete application, the Department shall return in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant.
 - f. If an application is determined to be incomplete or if a complete application is denied, the applicant may submit an appeal to that decision in writing to the Planning Commission. This appeal shall be filed with the Department on a City application form.
- (1) The Department shall provide a final written determination by no later than 60-business days after receipt of the applicant's written appeal."

Section 13. Amend subsection E.1. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

- "1. General. No development standards shall be applied that would prohibit up to an 800 square foot detached accessory dwelling unit that does not exceed one-story height limits described in Section 20-42.130(E)(4) with four-foot side and four-foot rear setbacks to be constructed in compliance with all other local development standards."

Section 14. Amend subsection E.2.a. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

- “a. Single-family residential districts including single-family PD districts. An accessory dwelling unit shall comply with the following setback requirements:
- (1) A new attached or detached accessory dwelling unit shall provide a minimum four-foot side and four-foot rear setback, and a front setback consistent with that of the primary dwelling unit in a standard zoning district, or the most similar zoning district in the case of a PD. An 800 square foot accessory dwelling unit that complies with all other development standards may be built within the front yard setback of a lot if it is otherwise physically infeasible to build an accessory dwelling unit on other areas of the lot while maintaining the minimum rear and side yard setbacks outlined in this Subsection. Side-corner setbacks shall be a minimum of eight feet.”

Section 15. Amend subsection E.3. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

- “3. Maximum floor area and habitable space.
- a. New detached unit. No newly constructed detached accessory dwelling unit may contain habitable space in excess of 1,200 square feet.
 - (1) An automatic fire sprinkler system shall be installed throughout structures that exceed 1,200 square feet total floor area.
 - b. New attached unit. No newly constructed attached accessory dwelling unit may contain habitable space in excess of 50 percent of the existing residential square footage except that 850 square feet total of habitable space must be allowed for studio or one-bedroom ADUs, and 1,000 square feet total of habitable space must be allowed for more than one-bedroom ADUs.
 - (1) An automatic fire sprinkler system shall be installed throughout all buildings that undergo any combination of substantial remodel, addition or both that exceed 50 percent of the existing total floor area.
 - c. Internal conversion. An accessory dwelling unit created entirely by the internal conversion of an existing or proposed single-family dwelling shall not occupy more than 45 percent of the existing habitable space of the residence, excluding the garage, nor shall it exceed 1,200 square feet except that 850 square feet total of habitable space must be allowed for studio or one-bedroom ADUs, and 1,000 square feet total of habitable space must be allowed for more than one-bedroom ADUs. An accessory dwelling unit created entirely by the internal conversion of a detached accessory structure shall not exceed a maximum of 1,200 square feet. A converted accessory structure is limited to the existing physical dimensions. However, an additional 150 square feet is

permitted to allow for a separate entrance into the unit.

- (1) An automatic fire sprinkler system shall be installed throughout all buildings that undergo any combination of substantial remodel, addition or both that exceed 50 percent of the existing total floor area.”

Section 16. Amend subsection E.4.a.2. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

- “(2) A detached accessory dwelling unit on a lot with an existing or proposed single family or multi-family dwelling unit that is within one-half mile walking distance of a major transit stop or a high-quality transit corridor shall not exceed a height of 18 feet. The Department shall allow an additional two feet (up to 20 feet) to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.”

Section 17. Amend subsection E.10. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

“10. Number per lot.

- a. Single-family dwelling. A maximum of two accessory dwelling units and one junior accessory dwelling unit are allowed per lot that contains one proposed or existing single-family dwelling. The types of accessory dwelling units allowed in conjunction with single-family dwellings are as follows:
 - (1) One attached or detached, new construction, accessory dwelling unit.
 - (2) One accessory dwelling unit created within the converted space of a proposed or existing single-family dwelling or accessory structure.
 - (3) One junior accessory dwelling unit.
- b. Multifamily dwellings. Detached and attached ADUs are allowed on parcels developed with multifamily dwellings. ADUs that are detached from the primary multifamily structure are allowed to attach to one another or to other accessory structures on the lot. The allowable types of accessory dwelling units for multifamily dwellings are as follows:
 - (1) The number of accessory dwelling units allowed within a multifamily dwelling are limited to not more than 25 percent of the existing number of multifamily dwelling units on the property, except that at least one accessory dwelling unit shall be allowed. These accessory dwelling units shall be allowed within the portions of dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings.

- (2) No more than two detached ADUs are permitted on any multifamily lot with a proposed multifamily dwelling.
 - (3) No more than eight detached ADUs are permitted on any multifamily lot with an existing multifamily dwelling provided that the number of detached ADUs does not exceed the existing number of multifamily units on the lot.
 - (4) No more than two new construction attached ADUs are permitted on any multifamily lot with an existing or proposed multifamily dwelling.
- c. Senate Bill 9 provisions for ADUs. A maximum of one ADU per lot is allowed when both provisions of Senate Bill 9 – Government Code Sections 65852.21 (Two-unit development) and 66411.7 (Urban lot split) – are invoked, provided the two following requirements are met:
- (1) The parcel is located outside of the City's Wildland Urban Interface (WUI).
 - (2) The street to access the parcel is at least 36 feet wide, with parking provided on both sides or at least 30 feet wide, with parking limited to one side of the street.

No ADUs are permitted on lots created and developed as allowed by SB 9 which do not meet requirements 1 and 2 above.”

Section 18. Amend subsection E.14. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

- “14. Standards for Historic Preservation Districts and real property that is listed in the California Register of Historical Resources.
- a. Applicability. The requirements outlined below shall apply to new accessory dwelling units within the Historic (-H) Combining District and real property that is listed in the California Register of Historical Resources.
 - b. Architectural Compatibility. Architectural compatibility between the accessory dwelling unit and primary dwelling unit shall be demonstrated by one of the following means:
 - (1) Matching each of the following qualities of the accessory dwelling unit to the proposed or existing primary dwelling unit:
 - (A) Color,
 - (B) Siding material and pattern, and
 - (C) Architectural features; or

- (2) Through the preparation of a historic resource survey by a qualified professional that concludes the proposed accessory dwelling unit will not negatively impact historic resources on the property, will be consistent with Secretary of the Interior Standards for Treatment of Historic Properties.”

Section 19. Amend subsection E.16. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

- “16. Fire sprinkler system. Accessory dwelling units and Junior accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence. The construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in an existing primary dwelling or an existing multifamily dwelling.”

Section 20. Amend subsection F.1.d. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

- “d. Senate Bill 9 provisions for JADUs. A maximum of one JADU per lot is allowed when both provisions of Senate Bill 9 –Government Code Sections 65852.21 (Two-unit development) and 66411.7 (Urban lot split) – are invoked, provided the two following requirements are met:

- (1) The parcel is located outside of the City's Wildland Urban Interface (WUI).
- (2) The street to access the parcel is at least 36 feet wide, with parking provided on both sides or at least 30 feet wide, with parking limited to one side of the street.

No JADUs are permitted on lots created and developed as allowed by SB 9 which do not meet requirements 1 and 2 above.”

Section 21. Amend subsection F.3.a.2. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

- “(2) Floor plan. A floor plan, drawn to scale, showing the dimensions of each room, the area devoted to the junior accessory dwelling unit, total habitable space, and the resulting floor areas of the junior accessory dwelling unit and of the primary residence. The use of each room shall be identified, and the size and location of all windows and doors shall be clearly shown. The plan shall identify whether separate or shared sanitation facilities are proposed.”

Section 22. Amend subsection F.3.b. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

- “b. Step two—Decision. The Department shall determine whether the application is

complete and provide written notice of this determination within 15-business days following receipt of the application. The Department shall approve or deny an application for a junior accessory dwelling unit permit within 60-calendar days of the Department receiving submittal of a complete application. A junior accessory dwelling unit permit shall be issued only if the proposed junior accessory dwelling unit complies with all applicable standards in this Section. A permit for a junior accessory dwelling unit shall not be denied due to the correction of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the junior accessory dwelling unit.

- (1). If the Department determines an application is incomplete, the Department shall provide the applicant with a list of incomplete items, and a description of how the application can be made complete. The list and description shall be provided with the written notice.
 - (A) After receiving written notice that an application is incomplete, an applicant may address the items that are deemed to be incomplete by the Department.
 - (B) In the review of a resubmittal, the Department shall not require the applicant to provide an item that was not included in the list provided in the written notice.
 - (C) If an applicant submits materials pursuant to the requirements of the written notice, the Department shall determine whether the additional materials remedy all incomplete items listed in the written notice. This resubmittal is subject to the 15-business day timeline to deem an application complete.
 - (D) If the Department does not make a determination within the 15-business day required timeline, the application or resubmittal shall be deemed complete.
- (2). If the application to construct a junior accessory dwelling unit is submitted with an application for a new single-family, the Department may delay approving or denying the permit application for the junior accessory dwelling unit until the Department approves or denies the application for the new single-family dwelling, but the application for the junior accessory dwelling unit shall be considered without discretionary review or hearing.
- (3). If the applicant requests a delay in writing, the 60-calendar day timeline shall be tolled for the period of the delay.

- (4). If the local agency has not approved or denied the completed application within 60-calendar days, the application shall be deemed approved.
- (5). If the Department denies an application for a junior accessory dwelling unit within 60-calendar days of receiving a complete application, the Department shall return in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant.
- (6). If an application is determined to be incomplete or if a complete application is denied, the applicant may submit an appeal to that decision in writing to the Planning Commission. This appeal shall be filed with the Department on a City application form.
- (A) The Department shall provide a final written determination by no later than 60-business days after receipt of the applicant's written appeal."

Section 23. Amend subsection F.4.a. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

- "a. Maximum habitable space. The junior accessory dwelling unit shall not exceed 500 square feet in total habitable space."

Section 24. Amend subsection F.4.b. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

- "b. Existing development. The junior accessory dwelling unit shall be contained entirely within the existing walls of an existing or proposed single-family dwelling, which includes the walls of an attached garage, or other attached accessory structure. However, an additional 150 square feet is permitted to allow for a separate entrance into the unit."

Section 25. Amend subsection F.4.d. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

- "d. Sanitation. Bathroom facilities may be separate from or shared with the single-family dwelling. A separate bathroom facility shall be provided if the junior accessory dwelling unit does not include an interior entry into the primary residence. A deed restriction, in compliance with Subsection G, shall be required if sanitation facilities are shared with the single-family dwelling."

Section 26. Amend subsection G. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

- "G. Deed restrictions. Prior to occupancy of a junior accessory dwelling unit that shares sanitation facilities with the single-family dwelling on-site, the property owner shall

file with the County Recorder a deed restriction containing a reference to the deed under which the property was acquired by the owner and stating that:

1. The junior accessory dwelling unit shall not be sold separately from the single-family residence;
2. The junior accessory dwelling unit shall be considered legal only so long as either the primary residence or junior accessory dwelling unit is occupied by the owner of record of the property. Such owner-occupancy, however, shall not be required if the property owner is a governmental agency, land trust or non-profit housing organization;
3. The restrictions shall run with the land and be binding upon any successor in ownership of the property. Lack of compliance shall void the approval junior accessory dwelling unit and may result in legal action against the property owner;
4. The developer of a subdivision that includes junior accessory dwelling units shall record the deed restrictions required by this subsection prior to the recordation of the Final Map or Parcel Map. Each lot with a junior accessory dwelling unit shall remain unoccupied until the property transfers ownership, allowing for compliance with the recorded owner-occupancy restriction;
5. A junior accessory dwelling unit shall not exceed 500 square feet of total habitable space and shall comply with the development standards in Subsection F.”

Section 27. Add subsection H. to Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

“H. Tiny Homes on Wheels. A Tiny Home on Wheels is not subject to the provisions of Santa Rosa City Code Section 20-42.130, Accessory dwelling units.”

Section 28. Add subsection I. to Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

“I. Resilient City Standards for Accessory Dwelling Units. This subsection shall apply to Property Owner(s) with Damaged Property and/or Eligible Property and Displaced Person(s) following a proclamation of a state of an emergency by the Governor relative to a Hazard within the Santa Rosa city limits.

1. An Accessory Dwelling Unit shall be granted a certificate of occupancy even if the primary dwelling has not yet been issued a certificate of occupancy, if the following requirements are met:
 - a. The primary dwelling was substantially damaged or destroyed by a Hazard referenced in the proclamation of a state of emergency issued by the Governor.

- b. A building permit has been issued for the Accessory Dwelling Unit and all required inspections have been completed.
- c. The Accessory Dwelling Unit is not attached to the primary dwelling.”

Section 29. Add Section 20-42.220, Tiny Homes on Wheels, to the Santa Rosa City Code to read and provide as follows:

“Section 20-42.220 Tiny Home on Wheels.

A Tiny Home on Wheels, where allowed by Division 2 (Zoning Districts and Allowable Land Uses), shall comply with the requirements of this section.

- A. Purpose. The provisions of this Section are intended to provide conditions and requirements under which a Tiny Home on Wheels may be permitted on private property within specified residential areas of the City.
- B. Application filing and processing.
 - 1. A Building Permit is required for all Tiny Homes on Wheels.
 - 2. Any Tiny Home on Wheels shall be licensed and registered with the California Department of Motor Vehicles (DMV).
 - 3. The Tiny Home on Wheels shall comply with Health and Safety Code Section 18027.3.
 - a. The Tiny Home on Wheels shall be certified by a qualified third-party inspector as meeting American National Standards Institute (ANSI) 119.2 or 119.5 requirements or the National Fire Prevention Association (NFPA) 1192 standards, as applicable, or was built to meet ANSI 119.2 or 119.5 requirements.
 - b. The Tiny Homes on Wheels shall present a label or insignia certifying compliance with ANSI or NFPA.
 - 4. A transportation permit from applicable City, County, and State agencies is required when transporting a Tiny Home on Wheels that exceed dimensions allowed by the California Vehicle Code for movement.
- C. General Requirements.
 - 1. A Tiny Home on Wheels shall be considered an accessory habitable structure and as an accessory use to a single-family dwelling.

2. A Single-Family Dwelling shall be existing on the property to allow a Tiny Home on Wheels, unless a building permit has been issued to begin the construction of a Single-Family Dwelling.
 - a. The Tiny Home on Wheels shall be removed from a property with an issued Building Permit for construction of a Single-Family Home if a Certificate of Occupancy is not issued within three years of building permit issuance.
 3. A Tiny Home on is not subject to the provisions of Santa Rosa City Code Section 20-42.130, Accessory dwelling units.
 4. A Tiny Home on Wheels shall not be allowed on a property with a detached ADU. Permitted Tiny Homes on Wheels must be removed within 30 days of final approval and occupancy for a detached ADU.
- D. Development Standards. Tiny Home on Wheels shall conform with the requirements of this section.
1. Number Allowed. No parcel may contain more than one Tiny Home on Wheels at any one time.
 2. Dimensions.
 - a. Maximum Size. The maximum square footage for a Tiny Home on Wheels shall be 400 square feet, as measured from exterior wall to exterior wall.
 - b. Minimum requirements. A Tiny Home on Wheels shall meet the following requirements:
 - (1) A minimum first floor interior living space of 150 square feet.
 - (2) A minimum height of 6 feet and 8 inches for ceilings within habitable space and hallways, with exceptions as permitted through the California Residential Code (CRC) for Tiny Homes.
 - (3) A net floor area of no less than 70 square feet per habitable room, except for the kitchen.
 - c. Height. No Tiny Home on Wheels shall exceed 14 feet in height, measured from bottom of wheels to top of roof.
 - (1) Lofts are permitted within the 14 foot maximum height and shall follow requirements within the CRC for Tiny Homes.
 3. Setbacks. Tiny Home on Wheels setback standards.

- a. 20 ft Front Setback
 - b. 5 ft Side Setback
 - c. 10 ft Side-Corner Setback
 - d. 5 ft Rear Setback
 - e. Parcels within the Scenic Road (-SR) Combining District, Historic (-H) Combining District, or Gateway (-G) Combining District shall follow additional applicable setbacks outlined in Chapter 20-28, Combining District.
 - f. Easements. Tiny Homes on Wheels shall follow easement standards in Section 20-30.110, Setback requirements and exceptions.
4. Minimum Separation. Tiny Homes shall meet all construction standards and minimum distancing between buildings for fire protection purposes as listed in the California Building Code.
5. Site Coverage. Tiny Homes on Wheels shall comply with the site coverage requirements of the applicable zoning district for residential structures. Parcels that have a base zoning district of Planned Development shall comply with the development standards of the Policy Statement for that district. Where the development standards in the Policy Statement are silent, the implementing Zoning District consistent with the General Plan Land Use Classification shall apply. For implementing Zoning Districts, see Table 2-1 in Chapter 20-20.
6. Parking.
 - a. Parking Spaces. Vehicle and bicycle parking for Tiny Homes on Wheels are allowable but are not required.
 - b. Tiny Homes on Wheels shall not be located on a required covered or uncovered parking space for the Single-Family Dwelling unless a replacement parking space is provided on-site.
 - c. Tiny Homes on Wheels are allowed on driveways as long as they do not obstruct ingress or egress to the site, do not obstruct the required parking areas for the Single-Family Dwelling, and all required setbacks are observed.
7. Screening. Tiny Homes on Wheels that provide screening shall follow standards in Section 20-30.060 (Fences, walls, and screening).
8. Location Standards.

- a. Tiny Homes on Wheels shall not be closer to any street than the Single-Family Dwelling.
 - (1) For Corner Lots, the applicable review authority may permit a Tiny Home on Wheels to be closer to the street than the Single-Family Dwelling and shall consider the predominant placement of a Tiny Home on Wheels in the site vicinity, the consistency of the proposal with the established and/or desired character of the surrounding area, and the visual impact of the Tiny Home on Wheels given its proposed placement.
 - b. Hillside Development. Tiny Homes on Wheels are not permitted on slopes of 10% or greater.
 - c. Creekside Development. When applicable, Tiny Homes on Wheels are subject to the provisions of Section 20-30.040, Creekside Development.
9. Foundation Requirements. Once sited on the parcel of the Single-Family Dwelling, a Tiny Home on Wheels shall meet the following foundation requirements:
- a. All wheels and leveling or support jacks shall sit on a concrete paved surface sufficient to support its weight.
 - b. The Tiny Home on Wheels shall be towable by a bumper hitch, frame-towing hitch, or fifth-wheel connection and cannot move or be designed to move under its own power.
 - c. The Tiny Home on Wheels shall not have its wheels removed.
10. Trash, Refuse, and Debris Maintenance.
- a. Refuse collection service is required to comply with Chapter 9-12 (Refuse and Sanitation). A Tiny Home on Wheels can meet this requirement by sharing services with the Single-Family Dwelling or obtaining a separate service for the Tiny Home on Wheels.
 - b. The lot and immediate area surrounding each Tiny Home on Wheels shall be maintained in a safe and clean manner at all times.
 - c. An occupant of a Tiny Home on Wheels shall not throw, deposit, discharge, leave, or permit to be thrown, deposited, discharged, or left, any oil, grease, refuse, garbage, or other discarded or abandoned objects, articles, and accumulations, in or upon any street, alley, sidewalk, gutter, storm drain, inlet, catch basin, conduit or other drainage system, or upon any public or private parcel of land in the City.
11. Health and Fire Safety Standards.

- a. Emergency and Rescue Openings.
 - (1) Tiny Home on Wheels shall meet the requirements of California Building Code Section R310 for emergency escape and rescue openings.
 - (2) Egress roof access windows in lofts used as sleeping rooms shall be deemed to meet this requirement if installed such that the bottom of the opening is not more than forty-four inches above the loft floor, provided the egress roof access window complies with the minimum opening area requirements of California Building Code Section R310.2.1.
 - b. Heating systems and liquid propane gas storage and delivery systems shall be maintained in accordance with the manufacturer's requirements.
 - c. Each sleeping area and hallway providing access to sleeping areas shall be provided with operable smoke detectors.
 - d. Tiny Homes on Wheels on properties in the Wildland-Urban Interface Fire Areas (WUI) must adhere to California Fire Code requirements for WUI Fire Areas.
12. Utility Connections. Water, wastewater, and electrical services shall be provided with the issuance of required permits as specified in this Subsection.
- a. Water and wastewater services. Water and wastewater service shall be available on the site proposed for a Tiny Home on Wheels unless an alternative source is approved by Santa Rosa Water and complies with any applicable provisions of the California Building Code and California Health and Safety Code.
 - b. Electrical service. Electrical service connection is allowed for a Tiny Home on Wheels and shall be in accordance with any applicable provisions of the California Building Code. All electrical services shall be located on the subject site.
13. Short-Term Rentals. The rental of a Tiny Homes on Wheels shall not be operated as a Short-Term Rental. Tiny Homes on Wheels that are for rent shall be rented for a period longer than 30 days.

E. Design Standards.

- 1. The Director shall review the design of each proposed Tiny Home on Wheels to ensure that the structure is designed to look like a conventional residential building structure and is architecturally distinct from traditional mobile homes and recreational vehicles. This shall be done by incorporating design features and materials including but not limited to:

- a. Window design and materials that consists of single-hung, double-hung, casement, sliding, picture windows, muntins, clad windows, vinyl windows, and/or mullions.
 - b. Roof design and materials that consist of pitched roofs, hip roofs, shed roofs, eaves, shingles, wood, Hardie plank, tile, and/or gables. No flat roofs shall be permitted.
 - c. Siding design and materials that consist of clapboard, stucco, shiplap, paneling, shingles, wood, Hardie plank, vinyl, and/or fiber cement.
2. Skirting. Skirting is allowable for Tiny Homes on Wheels. Skirting shall be required if the Tiny Home on Wheels is visible from the public right-of-way. Skirting shall be required to meet the following standards:
 - a. The undercarriage, including wheels, axles, tongue, and hitch, shall be concealed from view with a removable covering that allows for access to the utilities, wheels, and leveling or support jacks for inspection or maintenance purposes.
 - b. Skirting shall be designed to provide insulation support, pest protection, and utility protection.
 - c. Skirting shall not obstruct or interfere with the structural support provided by the wheels and leveling or support jacks.
 - d. Skirting shall be ventilated.
 - e. Skirting shall be of material suitable for exterior exposure and contact with the ground.
3. Mechanical Equipment. All mechanical equipment for a Tiny Home on Wheels shall be incorporated into the structure and shall not be located on the roof, except for solar panels, if provided.
4. Accessory Structures. Structures such as porches, decks, sheds, and gazebos shall be designed to detach from the Tiny Home on Wheels.
5. Lighting. Adequate external lighting shall be provided for security purposes in compliance with Section 20-30.080, Outdoor lighting.
6. Roof Overhang. No part of the Tiny Home on Wheels shall overhang a property line or drain onto an adjacent lot.
7. Privacy. A loft, window, or door of a second story Tiny Home on Wheels shall be designed to lessen privacy impacts to adjacent properties. Appropriate design techniques include obscured glazing, window placement above eye

level, screening treatments, or locating lofts, windows and doors toward the existing on-site residence.

8. Standards for Historic (-H) Combining Districts and real property that is listed in the California Register of Historical Resources.

a. Architectural Compatibility. Architectural compatibility between the Tiny Home on Wheels and the Single-Family Dwelling shall be demonstrated by one of the following means:

(1) Matching each of the following qualities of the Tiny Home on Wheels to the proposed or existing Single-Family Dwelling

(A) Color,

(B) Building material and pattern, and

(C) Architectural features; or

(2) Through the preparation of a historic resource survey by a qualified professional that concludes the proposed Tiny Home on Wheels will not negatively impact historic resources on the property, and will be consistent with Secretary of the Interior Standards for Treatment of Historic Properties.

F. Termination of Tiny Home on Wheels. A Building Permit for demolition is required for the removal of a Tiny Home on Wheels and termination of its utilities. The use shall cease until a Building Permit is finalized for a new Tiny Home on Wheels.”

Section 30. Add Section 20-42.230, Residential Care Facilities, to the Santa Rosa City Code to read and provide as follows:

“Section 20-42.230 Residential Care Facilities.

Residential Care Facilities as defined in Section 20-70.020 (Definitions of specialized terms and phrases) shall comply with the requirements of this section, where allowed by Division 2 (Zoning Districts and Allowable Land Uses).

A. Purpose. The purpose of regulating the location of Residential Care Facilities (Licensed – Large) is to allow these services to be available at locations within Santa Rosa, as mandated by State law, that are convenient to the public, while requiring the mitigation of or avoiding any adverse effects of the facilities upon surrounding properties to the extent permitted by law.

B. Applicability. This Section does not apply to Residential Care Facilities (Unlicensed) or Residential Care Facilities (Licensed - Small). For the purposes of this Zoning Code, these facilities are considered residential uses and are permitted by-right in residential zoning districts as allowed by Division 2.

- C. Application requirements. The application for a Minor Conditional Use Permit for a Residential Care Facility (Licensed – Large) shall contain the following to clearly show conformance to standards:
1. A project description indicating the number of persons to be cared for, number of employees, hours of operation, outdoor playtime, and State license number.
 2. A site plan showing the location and dimensions of existing residences and other structures, including fencing, outdoor play structures and equipment, distance to property line, parking areas, number of parking spaces both on-site and off-site spaces contiguous to property lines, and access and traffic circulation.
 3. A traffic circulation plan showing parking, circulation and drop-off areas.
- D. Standards for Residential Care Facility (Licensed – Large) operating as a Community Care Facility.
1. Overconcentration Spacing Requirements. Per section 1520.5 of the Health and Safety Code, Spacing requirements are limited to Residential Care Facilities (Licensed – Large) operating as a Community Care Facility.
 - a. No proposed Residential Care Facility (Licensed – Large) operating as a Community Care Facility shall be located 300 feet in all directions from an existing Residential Care Facility (Licensed – Large) operating as a Community Care Facility, as measured from any point on the exterior walls of both structures. Overconcentration occurs wherever two or more Residential Care Facility (Licensed – Large) operating as a Community Care Facility would be located at a distance of 300 feet or less from each other.
 - b. The Overconcentration of Residential Care Facility (Licensed – Large) operating as a Community Care Facility in an area shall constitute cause for denial of the Minor Conditional Use Permit, where it is determined that overconcentration will not be mitigated by conditions that might be imposed upon the Minor Conditional Use Permit and other measures instituted by the applicant.
 - c. Based on special local needs and conditions, as demonstrated by the applicant, the Review Authority may approve a separation distance less than the required overconcentration.
 - d. The following types of Residential Care Facilities (Licensed – Large) are exempt from the overconcentration spacing requirement:
 - (1) Assisted Living Facility or Residential Care Facility for the Elderly (RCFE)

- (2) Alcohol or Other Drug (AOD) Facilities
- (3) Foster family homes
- (4) Temporary shelter care facilities
- (5) Transitional shelter care facilities

- E. Required findings for approval. No Minor Conditional Use Permit for a Residential Care Facility (Licensed – Large) shall be granted unless the review authority first makes all of the following findings, in addition to those required by Section 20-52.050 (Conditional Use Permits and Minor Conditional Use Permits):
1. That the facility complies with all applicable requirements of this Section; and
 2. The facility complies with all applicable building and fire code provisions adopted by the State and administered by the City Fire Marshal, and California Department of Social Services licensing requirements.”

Section 31. Amend Table 5-1 of Section 20-50.020 of the Santa Rosa City Code to read and provide as follows:

Table 5-1 - Review Authority						
Type of Action	Role of Review Authority					
	Director	Zoning Administrator	DRPB	Subdivision Committee	Planning Commission	City Council
Administrative and Amendment Decisions						
Accessory Dwelling Unit or Junior Accessory Dwelling Unit	Decision				Appeal	
Development Agreement	Recommend				Recommend	Decision
Interpretation		Decision			Appeal (1)	Appeal
General Plan Amendment	Recommend				Recommend	Decision
Request for Reasonable Accommodation		Decision			Appeal	
Zoning Code Amendment					Recommend	Decision
Zoning Map Amendment					Recommend	Decision
Concept Review						
Landmark Alteration Concept Review			Comment			
Design Review Concept Review			Comment			
Land Use Permits/Development Decisions						
Conditional Use Permit	Recommend				Decision	Appeal

Table 5-1 - Review Authority						
Type of Action	Role of Review Authority					
	Director	Zoning Administrator	DRPB	Subdivision Committee	Planning Commission	City Council
Minor Conditional Use Permit	Recommend	Decision			Appeal	
Design Review—DRPB	Recommend		Decision			Appeal
Design Review—Zoning Administrator		Decision	Appeal			
Design Review—Administrative	Decision		Appeal			
Density Bonus/Affordable Housing Incentives	Decision					
Supplemental Density Bonus		Decision			Appeal	
Hillside Permit—Single dwelling and additions	Recommend	Decision			Appeal (1)	
Hillside Permit—All others	Recommend				Decision	Appeal
Administrative or Minor Adjustment	Decision				Appeal (1)	
Sign Permit	Decision		Appeal			
Sign Program	Decision		Appeal			
Sign Variance		Decision	Appeal			
Temporary Use Permit	Decision				Appeal	
Tree Permit	Decision				Appeal	
Variance	Recommend				Decision	Appeal
Minor Variance		Decision			Appeal (1)	
Zoning Clearance	Decision				Appeal	
Historic and Cultural Preservation Decisions						
Landmark or Preservation District Designation			Recommend			Decision
Landmark Alteration Permit—Major			Decision			Appeal
Landmark Alteration Permit—Minor		Decision	Appeal			
Landmark Alteration Permit—Director	Decision		Appeal			
Sign Permit/Program	Decision		Appeal			Appeal
Subdivision Decisions (refer to City Code Title 19)						
Certificates of Compliance	Decision					Appeal
Lot Line Adjustments	Decision					Appeal

Table 5-1 - Review Authority						
Type of Action	Role of Review Authority					
	Director	Zoning Administrator	DRPB	Subdivision Committee	Planning Commission	City Council
Parcel Mergers	Decision					Appeal
Reversions to Acreage	Recommend				Decision	Appeal
Tentative Parcel Maps and Extensions	Recommend			Decision	Appeal	Appeal
Tentative Maps and Extensions	Recommend				Decision	Appeal

Notes:

(1) Commission makes decision if matter is referred to Commission by Director or Zoning Administrator, in which case appeals are then elevated to the next higher.

Section 32. Amend subsection B. of Section 20-52.030, Design Review, of the Santa Rosa City Code to read and provide as follows:

“B. Applicability.

1. Private projects. Design Review approval is required for all projects requiring a Building Permit and all exterior physical changes to existing structures that may or may not require a Building Permit except for the following:
 - a. Landscaping repair or replacement;
 - b. Parking lot repaving;
 - c. Repainting, even when it includes a color change, unless the repainting is for the purpose of creating signage for the building;
 - d. Single-Family Residential accessory structures;
 - e. Detached Single-family dwellings
 - f. Up to two detached dwellings on one parcel, resulting in no more than two units;
 - g. Duplex and Half-Plex dwellings on one parcel resulting in no more than two units;
 - h. Missing Middle Housing developments design in accordance with the standards listed in Section 20-28.100;
 - i. Solar panels, and integral parts of the solar panel system including supporting posts or poles, not including proposed new structures, such as a carport or other similar structures proposed in conjunction with the

solar panel system. If proposed solar panels would have the possibility of creating a life or safety issue, such as excessive glare to local residences, sensitive facilities (airport) or water resources, the solar panels shall require a Minor Use Permit or Conditional Use Permit depending on the severity of the issues;

- j. Activities subject to a Temporary Use Permit;
- k. Electric Vehicle Supply Equipment; and
- l. Tiny Homes on Wheels.”

Section 33. Add subsection D.13. to Section 20-52.040, Temporary Use Permit, of the Santa Rosa City Code to read and provide as follows:

“13. Seasonal/Temporary Farmworker Housing shall only be permitted as an accessory temporary use to the primary land use “Crop Production, Horticulture, Orchard, Vineyard” and follow the requirements of the Employee Housing Act (Health & Safety Code § 17000 et seq.).”

Section 34. Amend subsection B.1. of Section 20-62.030, Filing and Processing of Appeals, of the Santa Rosa City Code to read and provide as follows:

“1. General appeals. Appeals shall be submitted in writing, and filed with the Department on a City application form within 10 calendar days after the date of the decision. The time limit will extend to the following business day where the last of the specified number of days falls on a day that the City is not open for business. Timelines for appeals related to Accessory Dwelling Units are subject to Section 20-42.130 and not this subsection.”

Section 35. Amend Table 6-1 of Section 20-62.030, Filing and Processing of Appeals, of the Santa Rosa City Code to read and provide as follows:

TABLE 6-1—APPEAL REVIEW AUTHORITY			
Permit Type	Review Authority	Appeal Body	City Code Section
Accessory Dwelling Unit or Junior Accessory Dwelling Unit	Director	Commission	20-42.130
Conditional Use Permit	Commission	Council	20-52.050
Design Review	DRPB	Council	20-52.030
Design Review	Zoning Administrator	DRPB	20-52.030
Design Review - Resilient City Standards	Director	DRPB	20-35.060
Growth Management	Director	Council	21-03.130
Hillside Development Permit—Single dwelling or addition	Zoning Administrator	Commission	20-32.060
Hillside Development Permit—All other	Commission	Council	20-32.060

Hillside Development Permit - Resilient City Standards	Director	Commission	20-35.060
Landmark Alteration Permit—Major	DRPB	Council	20-58
Landmark Alteration Permit—Minor	Zoning Administrator	DRPB	20-58
Landmark Alteration Permit—Director	Director	DRPB	
Landmark Alteration Permit - Resilient City Standards	Director	DRPB	20-35.060
Minor Adjustment	Director	Commission	20-52.060
Minor Conditional Use Permit	Zoning Administrator	Commission	20-52.050
Minor Variance	Zoning Administrator	Commission	20-52.060
Parcel Maps	Subdivision Committee	Commission	19-32.050
Streamlined Design Review	Zoning Administrator	Council	20-52.030
Sign Permit or Program	Director	DRPB	20-38.030
Sign Permit or Program—H overlay	Director	DRPB	20-38.030
Surface Mining	Commission	Council	17-32.170
Tentative Map	Commission	Council	19-24.100
Telecommunication	DRPB/Commission	Council	20-44
Tree Permit	Director	Commission	17-24.090
Variances	Commission	Council	20-52.060

Section 36. Amend Section 20-63.020, Applicability, of the Santa Rosa City Code to read and provide as follows:

- “A. A reasonable accommodation shall be granted, when all findings are met, to any person with a disability who needs the accommodation. Any successors in interest to the site can continue to utilize the reasonable accommodation unless conditions of approval indicate the removal of the reasonable accommodation.
- B. A variance shall not be required to approve an application for a reasonable accommodation request.”

Section 37. Amend subsection A. of Section 20-63.030, Application Requirements, of the Santa Rosa City Code to read and provide as follows:

- “A. Application. A request for reasonable accommodation shall be submitted in an application provided by the Department and a letter which shall contain the following information:
 1. The applicant's name, address and telephone number;
 2. Address of the property for which the request is being made;

3. The current actual use of the property;
4. The basis for the claim that the individual is considered disabled under the Acts;
5. The Zoning Code provision, regulation or policy from which reasonable accommodation is being requested; and
6. Why the reasonable accommodation is necessary to make the specific property accessible to the individual.”

Section 38. Amend Section 20-63.060, Findings and Decision, to read and provide as follows:

- “A. Findings. The written decision to grant or deny a request for reasonable accommodation will be consistent with the Acts and shall be based on consideration of the following factors:
1. Whether the housing, which is the subject of the request, will be used by an individual disabled under the Acts;
 2. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts;
 3. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the City;
 4. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning; and
 5. Other reasonable accommodations that may provide an equivalent level of benefit.
- B. Conditions of approval. In granting a request for reasonable accommodation, the reviewing authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the findings required by Subsection A. The conditions shall also state whether the accommodation granted shall be removed in the event that the person for whom the accommodation was requested no longer resides on the site.”

Section 39. Amend Section 20-70.020, Definitions of Specialized Terms and Phrases, of the Santa Rosa City Code to amend the following existing definitions to read and provide as follows, in alphabetical order:

“Accessory Dwelling Unit. An attached or a detached residential dwelling unit, that provides complete independent living facilities for one or more people and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation within the unit.

Condominium. As defined by Civil Code Section 2015, a development where undivided interest in common in a portion of real property is coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map or parcel map. Residential Condominiums are included under the definition “Multi-family.”

Crop Production, Horticulture, Orchard, Vineyard. Commercial agricultural production field and orchard uses, including the production of the following, primarily in the soil on the site and not in containers, other than for initial propagation prior to planting in the soil on the site:

- field crops
- flowers and seeds
- fruits
- grains
- melons
- ornamental crops
- tree nuts
- trees and sod
- vegetables
- wine and table grapes

Also includes associated crop preparation services and harvesting activities: mechanical soil preparation; irrigation system construction; spraying. Does not include greenhouses which are instead defined under "Plant Nursery," and "Residential Accessory Use or Structure," or containerized crop production, which is instead defined under "Plant Nursery." Permit can include housing unit types listed in “Farmworker Housing.”

Day Care. Facilities that provide non-medical care and supervision of minor children for periods of less than 24 hours. These facilities include the following, all of which are required to be licensed by the California State Department of Social Services.

1. **Child Day Care Center.** Commercial or non-profit child day care facilities designed and approved to accommodate 15 or more children. Includes infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with a school or church facility, or as an independent land use.
2. **Large Family Day Care Home.** As provided by Health and Safety Code Section 1597.465, a home that regularly provides care, protection, and

supervision for seven to 14 children, inclusive, including children under the age of 10 years who reside in the home.

3. **Small Family Day Care Home.** As provided by Health and Safety Code Section 1597.44, a home that provides family day care for eight or fewer children, including children under the age of 10 years who reside in the home.
4. **Adult Day Program.** See “Adult Day Program.”

Dwelling, Dwelling Unit, or Housing Unit. A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis. A “Dwelling, Dwelling Unit, or Housing Unit” does not include any type of shared living space where facilities such as living and eating facilities are not fully independent and self-contained.

Emergency Shelter. Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. Emergency shelters also include other interim interventions, including but not limited to, low-barrier navigation centers, bridge housing, and respite or recuperative care.

Family. One or more individuals occupying a dwelling unit with common access to, and common use of, living and eating areas and facilities for the preparation and storage of food within the dwelling unit.

Habitable Space. Conditioned space within a dwelling unit or guest house for living, sleeping, eating, sanitation, or cooking (including closets, bathrooms, entries, and hallways).

Junior Accessory Dwelling Unit. A unit that is no more than 500 square feet of interior livable space in size and contained entirely within a single-family residence. A junior accessory dwelling unit shall include an efficiency kitchen, and may include separate sanitation facilities, or may share sanitation facilities with the existing structure.

Medical Service—Health Care Facility. A facility, place, or building other than a hospital, which is maintained and operated as a residence for patients and to provide long-term medical care. Includes nursing homes, extended care facilities, hospice homes and similar facilities which are licensed by the California State Department of Health Services, and defined in Health and Safety Code Section 1200 et seq. May include a lab, radiology, pharmacy, rehabilitation, and other similar services as accessory uses.

1. **Congregate Living Health Facility (CLHF).** As defined by the Health and Safety Code, a residential home with a capacity of no more than 18 beds, that provides inpatient care, including the following basic services: medical supervision, 24-hour skilled nursing and supportive care, pharmacy, dietary,

social, recreational. The primary need of congregate living health facility residents shall be for availability of skilled nursing care on a recurring, intermittent, extended, or continuous basis. This care is generally less intense than that provided in general acute care hospitals but more intense than that provided in skilled nursing facilities. Facilities must have a noninstitutional, homelike environment. Facilities must contain and at least one type of the following services:

- a. Services for persons who are mentally alert, persons with physical disabilities, who may be ventilator dependent.
 - b. Services for persons who have a diagnosis of terminal illness, a diagnosis of a life-threatening illness, or both.
 - c. Services for persons who are catastrophically and severely disabled.
2. **Intermediate Care Facilities (ICF).** As defined by the Health and Safety Code, A health facility that provides inpatient care to ambulatory or nonambulatory patients who have recurring need for skilled nursing supervision and need supportive care, but who do not require availability of continuous skilled nursing care. The two types of facilities include:
 - a. **Intermediate Care Facility for the Developmentally Disabled-Habilitative (ICF/DD-H).** As defined by the Health and Safety Code, a facility with a capacity of 4 to 15 beds that provides 24-hour personal care, habilitation, developmental, and supportive health services to 15 or fewer persons with developmental disabilities who have intermittent recurring needs for nursing services, but have been certified by a physician and surgeon as not requiring availability of continuous skilled nursing care
 - b. **Intermediate Care Facility for the Developmentally Disabled-Nursing (ICF/DD-N).** As defined by the Health and Safety Code, a facility with a capacity of 4 to 15 beds that provides 24-hour personal care, developmental services, and nursing supervision for persons with developmental disabilities who have intermittent recurring needs for skilled nursing care but have been certified by a physician and surgeon as not requiring continuous skilled nursing care. The facility shall serve medically fragile persons with developmental disabilities or who demonstrate significant developmental delay that may lead to a developmental disability if not treated.
3. **Pediatric Day Health and Respite Care Facility (PDHC).** As defined by the Health and Safety Code, a facility that provides an organized program of therapeutic social and day health activities and services and limited 24-hour inpatient respite care to medically fragile children 21 years of age or

younger, including terminally ill and technology-dependent patients. An individual who is 22 years of age or older may continue to receive care in a pediatric day health and respite care facility if the facility receives appropriate State approval.

Supportive Housing. Housing that is occupied by a target population, such as low income persons with mental disabilities, substance abuse or chronic health conditions or as defined in California Assembly Bill 2162. Services typically include assistance designed to meet the needs of the target population in retaining housing, living and working in the community, and/or improving health and may include case management, mental health treatment, and life skills. There is typically no limit on the length of stay, and the housing is linked to on-site or off-site services. Pursuant to California Government Code Section 65583(c)(3), supportive housing constitutes a residential use and is subject only to those restrictions that apply to other residential uses of the same type in the same zoning district.

Transitional Housing. Shelter provided for the homeless for an extended period from six months, and often as long as 24 months, but where the space is re-occupied by another program recipient after a set period. Generally, the housing is integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. Pursuant to California Government Code Section 65583(c)(3), transitional housing constitutes a residential use and is subject only to those restrictions that apply to other residential uses of the same type in the same zoning district.”

Section 40. Amend Section 20-70.020, Definitions of Specialized Terms and Phrases, of the Santa Rosa City Code to add the following new definitions to appear within the section, in alphabetical order:

“Adult Day Program (ADP). Any community-based facility or program that provides care to persons 18 years of age or older in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of these individuals on less than a 24-hour basis, as defined by the California Department of Aging. Facilities and programs require licensing by applicable State agencies.

Farmworker. An "agricultural employee" as defined in Section 1140.4(b) of the California Labor Code eligible for Farmworker Housing.

Farmworker Housing. A housing accommodation developed for and/or provided to farmworkers, and shall consist of any living quarters, dwelling, boarding house, tent, barracks, bunkhouse, maintenance-of-way car, mobile home, manufactured home, recreational vehicle, travel trailer, or other housing accommodation maintained in one or more buildings and on one or more sites.

1. **Farmworker Dwelling Unit.** Farmworker housing for six or fewer farmworkers or one farmworker and their household is treated as a single-family

structure and residential use. Types of farmworker housing include any attached or detached dwelling unit.

2. **Farmworker Housing Complex.** A Farmworker Housing Complex utilizing the streamlined agricultural use as described in the California Health and Safety Code sections 17008 and 17021.6, shall consists of no more than 36 beds in group quarters exclusively for farmworkers, or 12 units or less designed for use by a family or household. A Farmworker Housing Complex not following the requirements of the Health and Safety Code includes 7 or more beds and follows the General Plan and Zoning District density standards.
3. **Seasonal/Temporary Farmworker Housing.** Short-term Farmworker housing which is operated on the same site as the primary land use “Crop Production, Horticulture, Orchard, Vineyard” and is employee housing as defined in California Health and Safety Code Section 17008.

Group Homes. Housing or residential facility in a home-like setting that provides housing, supervision, and support services for unrelated individuals who need assistance with daily living, but do not require advanced medical care. This can include peer and other types of support for their residents’ needs. Residents share cooking, dining, and living areas, and may, in some group homes, participate in cooking, housekeeping, and other communal living activities.

Housing Cooperative. Democratically controlled corporations established to provide housing for members. Each household owns a share in the corporation, which entitles the member to occupy a unit of housing. Cooperative refers to the organizational structure of the enterprise, not the unit type.

Incidental Medical Services (IMS). As defined by the California Health and Safety Code Section 11834.026, services that are in compliance with the community standard of practice and are not required to be performed in a licensed clinic or licensed health facility to address medical issues associated with either detoxification from alcohol or drugs or the provision of alcohol or other drug recovery or treatment services, including the following categories of services:

1. Obtaining medical histories.
2. Monitoring health status to determine whether the health status warrants transfer of the patient in order to receive urgent or emergent care.
3. Testing associated with detoxification from alcohol or drugs.
4. Providing alcohol or other drug recovery or treatment services.
5. Overseeing patient self-administered medications.

6. Treating substance use disorders, including detoxification.

Limited Equity Housing Cooperative. A homeownership model in which residents purchase a share in a development (rather than an individual unit) and commit to reselling their share at a price predetermined by a formula. The development is created through a combination of public and private funds, which ensures long-term affordability of shares by limiting share price increases. Any profit is state-mandated to be dedicated to public or charitable entities.

Low-Barrier Navigation Centers. Defined in Government Code Section 65662 as a housing-first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

Medical Service – Health Care Facility (Large). A facility, place, or building other than a hospital, serving 7 or more patients, which is maintained and operated as a residence for patients and to provide long-term medical care. Includes nursing homes, intermediate care facilities, extended care facilities, hospice homes and similar facilities which are licensed by the California State Department of Health Services, and defined in Health and Safety Code Section 1200 et seq. May include a lab, radiology, pharmacy, rehabilitation, and other similar services as accessory uses. See Medical Service - Health Care Facility.

Medical Service – Health Care Facility (Small). A facility, place, or building other than a hospital, serving 6 or fewer patients, which is maintained and operated as a residence for patients and to provide long-term medical care. Includes nursing homes, intermediate care facilities, extended care facilities, hospice homes and similar facilities which are licensed by the California State Department of Health Services, and defined in Health and Safety Code Section 1200 et seq. May include a lab, radiology, pharmacy, rehabilitation, and other similar services as accessory uses. See Medical Service - Health Care Facility.

Residential Care Facility (Licensed). Any single-family home, group home, shared living residence, or similar facility, licensed by a State agency, that is maintained and operated to provide twenty-four (24) hour nonmedical care, which can include incidental medical services, of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily life or for the protection of the individual.

1. **Assisted Living Facility or Residential Care Facility for the Elderly (RCFE).** Residential care facilities for persons 60 years or older who may need assistance with daily living. Facilities are licensed by applicable regulatory State agencies to provide nonmedical care, which can include incidental medical services, and palliative care or end of life care medical treatment.

2. **Alcohol or Other Drug (AOD) Facilities.** Residential care facilities that must obtain licenses from applicable State agencies because they provide alcoholism or drug addiction recovery and treatment services, which can include incidental medical services.
3. **Community Care Facility (CCFs).** Any facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult daycare, or foster family agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children. The definition and types of CCFS are located within section 1502 of the Health and Safety Code.
4. **Foster family homes.** Any residential facility providing 24-hour care for six or fewer foster children that is owned, leased, or rented and is the residence of the foster parent or parents, including their family, in whose care the foster children have been placed. The placement may be by a public or private child placement agency or by a court order, or by voluntary placement by a parent, parents, or guardian. It also means a foster family home described in Section 1505.2 of the Health and Safety Code.
5. **Temporary shelter care facilities.** Short-term residential therapeutic programs that care for dependent children who are 6 to 12 years of age, program components are subject Section 1530.8 of the Health and Safety Code.
6. **Transitional shelter care facilities.** Any short-term residential care program that provides for 24-hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual. Program components shall be subject to program standards developed by the State Department of Social Services pursuant to Section 1502.3 of the Health and Safety Code.

Residential Care Facility (Licensed - Large). Any single-family home, group home, shared living residence, or similar facility, licensed by a State agency, that is maintained and operated to provide twenty-four (24) hour nonmedical care, which can include incidental medical services, of seven (7) or more residents in need of personal services, supervision, or assistance essential for sustaining the activities of daily life or for the protection of the individual. The number of residents does not include the licensee or members of the licensee's family or persons employed as facility staff. See "Residential Care Facility (Licensed)."

Residential Care Facility (Licensed - Small). Any single-family home, group home, shared living residence, or similar facility, licensed by a State agency, that is maintained and operated to provide twenty-four (24) hour nonmedical care, which can include incidental medical services, of six (6) or fewer residents in need of personal

services, supervision, or assistance essential for sustaining the activities of daily life or for the protection of the individual. The number of residents does not include the licensee or members of the licensee's family or persons employed as facility staff. See "Residential Care Facility (Licensed)."

Residential Care Facility (Unlicensed). Any single-family dwelling, group home, shared living residence, or similar facility, not required to be licensed by a State agency and operated as a single housekeeping unit or shared living residence, maintained and operated to provide twenty-four (24) hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily life or for the protection of the individual. There are no restrictions on the number of residents unless the number of residents causes a threat to public health or safety. Types of facilities include but are not limited to:

1. **Recovery Residences or Sober Living Homes.** Shared living residences or group homes for persons recovering from alcoholism or drug addiction in which the residents mutually support each other's recovery and sobriety and that do not require licenses from State agencies because they do not provide alcoholism or drug addiction recovery and treatment services.

Shared Living Residences. Any housing shared by unrelated persons, including, for example, group homes, recovery residences, applicable community care residential facilities, applicable supportive and transitional housing, emergency shelters, boardinghouses, dormitories, and similar living accommodations.

Skirting. Materials used to enclose the space between the bottom of a Manufactured Home, Mobile Home, or Tiny Home on Wheels, and the ground.

Stock Cooperative. A real property development in which the title to the development is held by a corporation. Ownership of a share of that corporation entitles the shareholder to exclusively occupy a unit within the development.

Target Population. Means persons with lower incomes, as defined in Health & Safety Code § 50093, who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (California Welfare and Institutions Code Sections 4500, et seq.) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Tiny Home on Wheels. A separate, independent living quarters that is no larger than 400 square feet; includes basic functional areas that support normal daily routines, including a bathroom, a kitchen, and a sleeping area; is mounted on a wheeled trailer chassis; is designed and built to look like a conventional residential structure, using conventional building materials, and is thus architecturally distinct from traditional

mobile homes and recreational vehicles; and is titled and registered to tow legally under the California Department of Motor Vehicles.”

Section 41. Amend Section 20-70.020, Definitions of Specialized Terms and Phrases, of the Santa Rosa City Code to delete “Agricultural Employee Housing” and “Community Care Facility” definitions from the section.

Section 42. Amend subsection A. of Section 21-02.080, Exemptions, of the Santa Rosa City Code to read and provide as follows:

“(A) The following residential developments are exempt from the inclusionary requirements (Section 21-02.050) of this chapter:

- (1) The construction of a dwelling unit to replace a previously existing dwelling unit situated on the same lot if the previous dwelling was demolished or destroyed within five years of the date the building permit application for the replacement unit is submitted to the Department of Planning and Economic Development.
- (2) The construction of homeless shelters, community care and health care facilities, single room occupancy units and units which, under agreement with the City or a City agency, are only available for occupancy by lower or moderate income households at affordable rents or affordable sales prices for a period of not less than 55 years.
- (3) The construction of accessory dwelling units.
- (4) A unit constructed under a building permit issued to an owner/builder.
- (5) The construction or placement of Tiny Homes on Wheels.”

Section 43. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid and/or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

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Section 44. Effective Date. This ordinance shall take effect on the 31st day following its adoption.

This ordinance was introduced by the Council of the City of Santa Rosa on March 10, 2026.

IN COUNCIL DULY PASSED AND ADOPTED this ____ day of _____, 2026.

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM: _____
City Attorney