

**COURTSIDE VILLAGE**

MIXED RESIDENTIAL LAND USE CATEGORY

MASTER USE PERMIT

EXHIBITS

CONTENTS

Rezoning Documents (for reference)

Policy Statement

Development Plan

Adopted per Ordinance #3181 – March 28, 1995  
Revised per Ordinance #3440 - September 14, 1999  
Revised per Ordinance #3620 – August 12, 2003  
Revised per Ordinance #3762 – February 7, 2006

Use Permit Exhibits

Procedures, General Provisions and Allowed Uses

District Regulations

Design Guidelines

Site Plans

Lot Diagrams

Adopted per Resolution #8813 – August 24, 1995  
Revised October 31, 1997  
Revised July 22, 1999  
Revised per Resolution #9760 - June 8, 2000

Prepared by  
ALAN B COHEN, ARCHITECT AIA  
(707) 528-3995  
(707) 528-9145 (fax)

**POLICY STATEMENT**

For "Courtside Village"

PC Zoning District

ORIGINAL ADOPTED PER ORDINANCE #3181, MARCH 28, 1995

REVISED UNDER ORDINANCE #3440, SEPTEMBER 14, 1999

REVISED UNDER ORDINANCE #3620, AUGUST 12, 2003

REVISED UNDER ORDINANCE #3762, FEBRUARY 7, 2006

ALAN B COHEN, ARCHITECT AIA

## SECTIONS:

- I. Project Identification
- II. Purpose
- III. Procedures & General Provisions
- IV. "MIXED RESIDENTIAL" (MR) Land Use Category
  - IV-A. Principal Permitted Uses
  - IV-B. Accessory Uses
  - IV-C. Uses Permitted by Conditional Use Permit
  - IV-D. District Regulations
- V. "CIVIC/RECREATIONAL" (CR) Land Use Category
  - V-A. Principal Permitted Uses
  - V-B. Accessory Uses
  - V-C. Uses Permitted by Conditional Use Permit
  - V-D. District Regulations
- VI. "MIXED USE" (MU) Land Use Category
  - VI-A. Principal Permitted Uses
  - VI-B. Accessory Uses
  - VI-C. Uses Permitted by Conditional Use Permit
  - VI-D. District Regulations

### I. PROJECT IDENTIFICATION

NAME: Courtside Village  
LOCATION: North and south of Sebastopol Road, west of Fresno Ave.  
APNs: 35-063-09 to 16, 35-091-26, 35-102-09, 10, 15, 16, 20, 21, 23, 25 & 26  
SITE AREA: +/- 68.5 acres  
PROPOSED ZONING: Planned Community District (PC)

### II. PURPOSE

- A. To provide for a well-planned, integrated development that includes: mixed residential, live/work, recreational, civic, and commercial uses consistent with the Santa Rosa Southwest Area Plan and General Plan. This type of planning would not be possible in traditional zoning districts.
- B. The Courtside Village PC District includes three land use areas: Mixed Residential, Civic/Recreational, and Mixed Use. The Principal Permitted Uses, Accessory Uses, Uses permitted by Conditional Use Permit, and District Regulations will be outlined for each land use category.
- C. This Policy Statement, along with the Development Plan create the zoning for the referenced property pursuant to Article 31, PC-Planned Community District, of the Santa Rosa Zoning Ordinance in effect when this Policy Statement is adopted.

### III. PROCEDURES & GENERAL PROVISIONS

#### A. Timing/Phasing

1. Development of Courtside Village is anticipated to occur over a number of years. Development will proceed in phases. Infrastructure improvements will be installed concurrent with the level of building construction. Phasing shall not be restricted to any phasing plan that may be produced as part of the Rezoning or Tentative Map review process.
2. Site Development may begin at any time following sign-off by the City of Santa Rosa of improvement plans for the property.
3. Building construction may begin at any time following the recordation of Final Subdivision Map on the property and issuance of Building Permits.

#### B. Use Permits

1. Use Permits are required for all development.
2. The Use Permits for the Development will outline in greater detail requirements for each of the Land Use Designations. The reasons for providing much of the detail with the Use Permit application is: a) many of the particulars will not be known until the program for specific facilities has been further developed, and b) it is expected that Courtside Village will take a number of years to build out. If adjustments need to be made in the development in order to meet market conditions, it would be advantageous to accommodate modifications through the Use Permit process vs. the Rezoning process.

#### C. Agreement(s) with the City

In conjunction with the development of Courtside Village, an Agreement(s) between the Developer and the City of Santa Rosa may be approved by the City Council that would detail aspects of the proposed development as well as timing and financing of infrastructure improvements related to the development and reservation of building allotments in future years.

#### D. Modification to Policy Statement and Development Plan

Minor modifications, defined as those that do not increase the approved density, change the approved uses, or substantially change the approved policy statement may be allowed by the Director of Santa Rosa's Planning & Economic Development Department. Modifications shall be approved in writing and entered into the records of the Planning & Economic Development Department.

E. Wescott Property

This revised Policy Statement shall not apply to the lands of Wescott, APNs 035-102-020 & 021 (see Attachment 1). The previously approved Policy Statement, adopted per Ordinance 3181 on March 28, 1995, shall apply.

F. References to Zoning Code

All references to the Zoning Code shall pertain to the City of Santa Rosa Municipal Code, Chapter 20, in effect at the time of adoption of this Policy Statement, unless otherwise noted.

G. Consistency between the Development Plan and other Development Documents

The specific location of Land Use boundaries, vehicular circulation, etc., shall be determined as part of the individual site development approvals such as Tentative Map, Design Review, and Use Permit. Locations of elements shall be generally consistent with the Development Plan. Minor deviations, defined as those that do not increase the approved density, change the approved uses, or substantially change the approved Development Plan shall be considered consistent with the Development Plan.

H. Severability

If any part of this Policy Statement or the Development Plan is held to be invalid by any court, such part shall be deemed a separate, distinct and independent section and the validity of the remaining provisions shall not be affected.

IV. "MIXED RESIDENTIAL" (MR) LAND USE CATEGORY

A. "MR" PRINCIPAL PERMITTED USES

All uses shall require a Conditional Use Permit.

B. "MR" PERMITTED ACCESSORY USES AND STRUCTURES

All accessory uses and structures shall require a Conditional Use Permit.

C. "MR" USES, ACCESSORY USES AND STRUCTURES PERMITTED BY CONDITIONAL USE PERMIT

1. One single-family detached or attached dwelling per lot.
2. One second dwelling per lot.
3. Private garages and carports accessory to the principal residence.

4. Private swimming pool, spas, and play equipment accessory to the principal residence.
5. The accommodation of not more than two roomers or boarders per dwelling.
6. Home occupations per the requirements of Article 18 of the Zoning Code. The only exception to Article 18 is that a home occupation shall be allowed in a second dwelling unit.
7. Other accessory structures and uses incidental and appurtenant to the principal permitted use.
8. Temporary sales offices.
9. Community care, and health care facilities as provided for in the Zoning Code.
10. Height limit exceptions for towers, flag poles, gables, cupolas, spires, fences and like structures.
11. Duplex, and multi-family dwelling units.
12. Child care and day care use as provided for in the Zoning Code.
13. Private recreational uses including parks, playgrounds, and community centers.
14. Public and quasi-public uses.
15. Loft space over the garage (without any plumbing) to be used as storage, study, studio, extra bedroom, or other similar uses.
16. Live/Work units (at lots along Sebastopol Road only)

1-3 residential units mixed with commercial on a single lot. Principally permitted commercial uses shall be those uses principally permitted in the C-1 (Neighborhood Commercial) zoning district. Conditionally permissible commercial uses shall be those uses conditionally permitted in the C-1 zoning district, except that Bars, Liquor Stores, and Convenience Markets shall not be permissible.

D. "MR" District Regulations

1. Minimum lot area

Per Use Permit.

2. Minimum lot width

Per Use Permit.

3. Density

a. 2-8 units per acre.

b. This density shall apply to the land area included within the Mixed Residential Land Use category on the Development Plan. That area multiplied by 8 units/acre shall be added to the maximum dwelling units allowed in the other Land Use categories in order to determine the maximum number of dwelling units within the Courtside Village PC District. Density transfers between the Land Use categories shall be allowed, and densities on individual parcels shall not be restricted as long as the maximum number of units for the Courtside Village PC District is not exceeded.

4. Minimum yard setbacks

Per Use Permit.

5. Setbacks between differing Land Uses

Per Use Permit.

6. Maximum building heights

a. Dwelling units: 45'

b. Second dwelling units: 35'

c. Accessory structures: 16'

7. Maximum lot coverage

Per Use Permit.

8. Minimum open space

a. For detached and attached single family dwellings, each lot shall be provided with a minimum of 400 square feet of usable private open space. In order to count towards the open space an 8' minimum dimension is required. Front yards shall not be considered towards this requirement.

- b. For multi-family dwelling and live/work units, private open space shall not be required. Common open space provided within the greater Courthouse Village Development shall provide for the open space needs of multi-family residents.

9. Minimum yard setback lines for Accessory Structures

Accessory structures shall only be allowed behind the dwelling unit, within the private yard) and shall have setbacks as follows:

- a. Rear: 5', except at an alley it shall be 3'
- b. Side: 3'

10. Building Projections and Required Yards

Per Use Permit.

11. Parking

Per Use Permit.

12. Design Guidelines

Per Use Permit.

13. Live / Work Requirements and Regulations

Per Use Permit.

14. District regulations and/or standards that will be adopted by Conditional Use Permit at the time of final development approval

- a. Lot area.
- b. Lot width.
- c. Yard setbacks.
- d. Lot coverage.
- e. Building projections and required yards.
- f. Parking.
- g. Design guidelines.

h. Live/work requirements and regulations.

V. "CIVIC/RECREATIONAL" (CR) LAND USE CATEGORY

A. "CR" PRINCIPAL PERMITTED USES

All uses shall require a Conditional Use Permit.

B. "CR" PERMITTED ACCESSORY USES AND STRUCTURES

All accessory uses and structures shall require a Conditional Use Permit.

C. "CR" USES, ACCESSORY USES AND ACCESSORY STRUCTURES PERMITTED BY CONDITIONAL USE PERMIT

1. Recreational facilities, a Health/Tennis Club, along with associated accessory uses and facilities.
2. Schools and Pre-Schools, private and public.
3. Child care and day care.
4. Houses of worship.
5. Parking lots.
6. Community care and health care facilities as provided for in the Zoning Code.
7. Private recreational uses including parks, plazas, playgrounds, and community centers w/associated facilities such as band shells, fountains, play area, and like accessory uses.
8. Public and quasi-public uses.
9. Other uses which are of the same general character as those enumerated above and not detrimental to the neighborhood in which they are located and which are determined by the Director of Santa Rosa's Planning & Economic Development Department to be of like or compatible with other permitted uses.
10. Live/Work units

1-3 residential units mixed with commercial on a single lot. Principally permitted commercial uses shall be those uses principally permitted in the C-1 (Neighborhood Commercial) zoning district. Conditionally permissible commercial uses shall be those uses conditionally permitted in the C-1 zoning district, except that Bars, Liquor Stores, and Convenience Markets shall not be permissible.

11. The allowable density on Assessor's Parcel No. 035-690-103 (Lot 48 of Courtside Village, Unit 4) shall be increased from 18 to 24 units per acre for the development of the Park Lane II Apartments, File No. MJP14-010.

D. "CR" DISTRICT REGULATIONS

1. Minimum lot area and dimensions

None, unless required by Conditional Use Permit.

2. Minimum yard setbacks

None, unless required by Conditional Use Permit.

3. Density

a. Up to 18 units per acre.

b. This density shall apply to the land area included within the Civic/Recreational Land Use category on the Development Plan. That area multiplied by 18 units/acre shall be added to the maximum dwelling units allowed in the other Land Use categories in order to determine the maximum number of dwelling units within the Courtside Village PC District. Density transfers between the Land Use categories shall be allowed, and densities on individual parcels shall not be restricted as long as the maximum number of units for the Courtside Village PC District is not exceeded.

4. Setbacks between differing land uses

Per Use Permit.

5. Maximum building heights

45'

6. Maximum lot coverage

Per Use Permit.

7. Parking

Per Use Permit.

8. Live/Work Requirements and Regulations

Per Use Permit.

9. District regulations and/or standards that will be adopted by Conditional Use Permit at the time of final development approval

- a. Yard setbacks.
- b. Lot coverage.
- c. Parking.

10. Allow detached single-family residential uses on the parcel located at 3946 Arthur Ashe Circle for the development of the Millbrook Subdivision (Council Ordinance 3762, dated February 7, 2006).

VI. "MIXED USE" (MU) LAND USE CATEGORY

A. "MU" PRINCIPAL PERMITTED USES

All uses shall require a Conditional Use Permit.

B. "MU" PERMITTED ACCESSORY USES AND STRUCTURES

All accessory uses and structures shall require a Conditional Use Permit.

C. "MU" USES, ACCESSORY USES AND ACCESSORY STRUCTURES PERMITTED BY CONDITIONAL USE PERMIT

- 1. Apartments above ground floor.
- 2. Art galleries.
- 3. Banks.
- 4. Book stores.
- 5. Business offices and services.
- 6. Commercial amusement facilities (except adult entertainment).
- 7. Condominiums above ground floor.
- 8. Convenience markets.
- 9. Cleaners.
- 10. Dressmaking.

11. Eating and drinking places with live entertainment or an on-sale liquor license.
12. General merchandise, retail.
13. Hair cutting and beauty salons.
14. Health food stores.
15. Home occupations per the requirements of Article 18 of the Zoning Code.
16. Laundromat.
17. Live/Work units  

1-3 residential units mixed with commercial on a single lot. Principally permitted commercial uses shall be those uses principally permitted in the C-1 (Neighborhood Commercial) zoning district. Conditionally permissible commercial uses shall be those uses conditionally permitted in the C-1 zoning district, except that Bars, Liquor Stores, and Convenience Markets shall not be permissible.
18. Medical offices/clinics.
19. Music or dance studios.
20. Newsstands.
21. Parking garages and lots.
22. Personal service shops.
23. Professional offices.
24. Public or quasi-public uses.
25. Recreational facilities.
26. Refreshment stands, stationary or mobile.
27. Retail bakeries.
28. Restaurants, cafes and coffee shops, w/associated sidewalk cafes.
29. Retail stores and shops.
30. Shoe and tailor shops.

31. Other uses which are of the same general character as those enumerated above and not detrimental to the neighborhood in which they are located and which are determined by the Director of City of Santa Rosa's Planning & Economic Development Department to be of like or compatible with our permitted uses.
32. Other accessory structures and uses incidental and appurtenant to the principal permitted use.
33. Height limit exceptions for towers, flag poles, gables, cupolas, clock towers, antennas, spires, fences and like structures.

#### D. "MU" DISTRICT REGULATIONS

1. Minimum lot area and dimensions

None.

2. Minimum yard setbacks

None, unless required by Conditional Use Permit.

3. Density

- a. Up to 18 units per acre.

- b. This density shall apply to the land area included within the Mixed Use Land Use category on the Development Plan. That area multiplied by 18 units/acre shall be added to the maximum dwelling units allowed in the other Land Use categories in order to determine the maximum number of dwelling units within the Courtside Village PC District. Density transfers between the Land Use categories shall be allowed, and densities on individual parcels shall not be restricted as long as the maximum number of units for the Courtside Village PC District is not exceeded.

4. Setbacks between differing land uses

Per Use Permit.

5. Maximum building heights

70'

6. Maximum lot coverage

Per Use Permit.

7. Parking

Per Use Permit.

8. Live/Work requirements and regulations

Per Use Permit.

9. District regulations and/or standards that will be adopted by Conditional Use Permit at the time of final development approval

- a. Yard setbacks.
- b. Lot coverage.
- c. Parking.
- d. Sidewalk café requirements.