

ORDINANCE NO. _____

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE TO IMPLEMENT THE DOWNTOWN STATION AREA SPECIFIC PLAN - FILE NUMBER REZ20-008

WHEREAS, October 9, 2007, the City Council adopted the Downtown Station Area Specific Plan (2007 Specific Plan) to increase the number of residents and employees within walking distance of the Sonoma Marin Area Rail Transit (SMART) station through the intensification of land uses in the Plan Area; and

WHEREAS, the 2007 Specific Plan did not address other areas of policy necessary to facilitate Downtown development and, combined with the Great Recession of 2007-2009, very little housing was produced within the Plan Area; and

WHEREAS, On April 24, 2018 the City received a grant from the Metropolitan Transportation Commission (MTC) in the amount of \$800,000 to update the 2007 Specific Plan based on the Plan Area's designation as a Priority Development Area; and

WHEREAS, the Downtown Station Area Specific Plan (DSASP) updated the 2007 Specific Plan and represents the community's vision of creating a vibrant, sustainable, and important community gathering place where residents can celebrate their diversity and heritage; and

WHEREAS, on January 8, 2019, the City commenced the DSASP planning process which included a robust community engagement strategy including four community workshops, four Citizen Advisory Committee meetings, three Technical Advisory Committee meetings, online surveys, focus groups, and other events held both in person and virtually to create a vision for the Plan Area and to receive feedback on draft documents; and

WHEREAS, the DSASP strives to facilitate increased mixed use and residential development in a transit supportive environment, with increased flexibility of regulations, preservation of historic resources, improved connectivity to create safe, attractive, walkable streets, increased civic, recreational and open space opportunities; and appropriate environmental protection and infrastructure development to support the increase in population and intensification of uses; and

WHEREAS, on September 24, 2020, the Planning Commission held a public hearing at which time the Commission adopted resolutions recommending that the City Council (1) certify the Final Subsequent Environmental Impact Report (Final SEIR) and adopt the Findings of Fact, and the Mitigation Monitoring and Reporting Program for the DSASP and (2) adopt General Plan Amendments and the DSASP; and

WHEREAS, on October 13, 2020, the City Council certified the Final Subsequent Environmental Impact Report, Findings of Fact, and the Mitigation Monitoring and Reporting Program for the DSASP; and

WHEREAS, on October 13, 2020, the City Council held a public hearing and adopted General Plan Amendments and the DSASP, including the removal of Floor Area Ratio (FAR) from 12 historic contributor properties within the St. Rose Preservation District; and

WHEREAS, on October 21, 2020, the Design Review Board held a public meeting at which time the design and process related Zoning Code text amendments to implement the DSASP were considered, and along with oral reports of staff, public testimony, and other evidence presented by all those who wished to be heard on the matter; and

WHEREAS, on November 2, 2020, the Planning Commission held a public meeting at which time the proposed Zoning Code text amendments to implement the DSASP were considered, and along with oral reports of staff, public testimony, and other evidence presented by all those who wished to be heard on the matter; and

WHEREAS, on November 4, 2020, the Cultural Board held a public meeting at which time the design and process related Zoning Code text amendments to implement the DSASP were considered, and along with oral reports of staff, public testimony, and other evidence presented by all those who wished to be heard on the matter; and

WHEREAS, the City Council has determined that the proposed Zoning Code text amendments were anticipated by the Downtown Station Area Specific Plan and Final SEIR, and there are no new effects and no new mitigation measures that were not already analyzed in the Final SEIR and, therefore, the proposed Zoning Code text amendments are within the scope of the Final Subsequent Environmental Impact Report, and pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162, no additional environmental review is necessary; and

WHEREAS, the DSASP requires text amendments to the Zoning Code necessary to implement the Plan vision and policies; and

WHEREAS, after a public hearing on November 17, 2020, the City Council of the City of Santa Rosa found that amending the Santa Rosa Zoning Code, as follows, is required for implementation of the Downtown Station Area Specific Plan and public convenience, necessity and general welfare.

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

Section 1. The Council finds, based on evidence and records presented, that amending Title 20 (Zoning) of the Santa Rosa City Code, as follows, is required to result in more clear, effective and inclusive implementation of the DSASP.

The Council further finds and determines that:

- A. The proposed Zoning Code amendments are consistent with the goals and policies of all elements of the General Plan, and the Downtown Station Area Specific Plan in that it provides the Zoning regulations necessary to implement the Downtown Station Area Specific Plan and retains the General Plan vision to produce a diverse range of housing and employment opportunities primarily through infill development;

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- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City;
- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that the Downtown Station Area Specific Plan Subsequent Final Environmental Impact Report, dated September 14, 2020, and certified by the Council on October 13, 2020, anticipated the proposed Zoning Code text amendments. There are no new effects and no new mitigation measures required, and, therefore, pursuant to CEQA Guidelines Section 15162, no additional environmental review is necessary;
- D. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

Section 2. Amend Subsection C. of City Code Section 20-12.020 Rules of Interpretation, to read and provide as follows:

“C. Calculations—Rounding. Where provisions of this Zoning Code require calculations to determine applicable requirements, any fractional/decimal results of the calculations shall be rounded as provided by this Subsection.

1. Residential density, minimum lot area and number of lots. The fractional/decimal results of calculations of the number of dwelling units allowed on a parcel based on maximum density requirements, and the number of parcels allowed through subdivision based on a minimum lot area requirement, shall be rounded down to the next lowest whole number. For example, the CV zoning district allows a minimum lot area of 20,000 feet for new subdivisions. Therefore, a parcel of 78,000 square feet could be subdivided into a maximum of three parcels, if approved by the review authority ($78,000 / 20,000 = 3.9$, rounded down to 3).

2. Floor area ratio. The decimal results of calculations of the floor area ratio on a parcel shall be rounded to the nearest tenth. If the digit to the right of the tenths place (hundredths place) is greater than or equal to 5, the tenths place digit is rounded up. If the hundredths place digit is less than 5, the tenths place digit remains unchanged ($3.46 = 3.5$, $3.42 = 3.4$).

3. All other calculations. For all calculations required by this Zoning Code other than those described in Subsection C.1 above, the fractional/decimal results of calculations shall be rounded to the next highest whole number when the fraction/decimal is 0.5 or more, and to the next lowest whole number when the fraction is less than 0.5.”

Section 3. Amend Table 2-1 in City Code Section 20-20.020 Zoning Map and Zoning Districts, to read and provide as follows:

“TABLE 2-1—ZONING DISTRICTS

Zoning District Symbol	Name of Zoning District	General Plan Land Use Classification Implemented by Zoning District
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Residential Districts

RR	Rural Residential	Residential—Very Low Density
R-1	Single-Family Residential	Residential—Low Density/Open Space, Low Density, Medium Low Density
R-2	Medium Density Multi-Family Residential	Residential—Medium Density
R-3	Multi-Family Residential	Residential—Medium Density, Medium High Density
TV-R	Transit Village-Residential	Transit Village Medium
NMU	Neighborhood Mixed Use	Neighborhood Mixed Use
MH	Mobile Home Park	Residential—Mobile Home Parks

Commercial Districts

CO	Office Commercial	Office
CN	Neighborhood Commercial	Mixed Use, Neighborhood Shopping Center
CG	General Commercial	Retail and Business Services
CV	Motor Vehicle Sales	Retail and Business Services
CMU	Core Mixed Use	Core Mixed Use
SMU	Station Mixed Use	Station Mixed Use
MMU	Maker Mixed Use	Maker Mixed Use
CSC	Community Shopping Center	Mixed Use, Community Shopping Center
TV-M	Transit Village-Mixed	Transit Village Mixed Use

Industrial Districts

BP	Business Park	Business Park
IL	Light Industrial	Light Industry, Retail and Business Services
IG	General Industrial	General Industry

Special Purpose Districts

OSC	Open Space—Conservation	Open Space, Residential—Low Density/ Open Space
OSR	Open Space—Recreation	Open Space
PD	Planned Development	All
PI	Public/Institutional	Public/Institutional

Combining Districts

-G	Gateway	All
-H	Historic	All
-SR	Scenic Road	All
-DSA	Downtown Station Area	All
-SA	North Station Area	All
-SH	Senior Housing	All”

Section 4. Amend Subsection A.1.b. of City Code Section 20-21.030 Allowable land uses and permit requirements to read and provide as follows:

“b. Where a single parcel is proposed for development with two or more of the land uses listed in the tables, the overall project shall be subject to the highest permit level required by Subsection B for any individual use. For example, Table 2-6 in Section [20-23.030](#) would require that a new building proposed in the CN zoning district with a bar/tavern on the ground floor and professional offices on the second floor would require Conditional Use Permit (CUP) approval because Table 2-6 requires Conditional Use Permit approval for “Bar/Tavern,” even though “Office—Business/Service” is listed in the CN zone as a permitted use, requiring only a Zoning Clearance.”

Section 5. Add Subsection F. to City Code Section 20-22.020 Purposes of the residential zoning districts, to read and provide as follows:

“ F. NMU (Neighborhood Mixed Use) district. The NMU zoning district is applied to areas within downtown Santa Rosa to allow for multi-family residential development in all residential or mixed-use buildings and a variety of uses that primarily serve local residents such as professional office, retail, entertainment, service, and other neighborhood-scale supporting uses. Housing development will include low- and mid-rise apartments and condominiums, as well as small-lot single-family attached dwellings (e.g., duplexes, triplexes, townhomes). Live-work spaces and maker-oriented uses are permitted subject to performance standards.”

Section 6. Amend Table 2-2 in City Code Section 20-22.030 Residential district land uses and permit requirements, to read and provide as follows:

“TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Zoning 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 requirement						
	—	Use not allowed						
PERMIT REQUIRED BY DISTRICT								

LAND USE (1)	RR	R-1	R-2	R-3	MH	NMU	TV-R	Specific Use Regulations
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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	P	
Equestrian facility	CUP	—	—	—	—	--	—	
Golf course/country club, public or quasi-public	CUP	CUP	—	—	—	—	—	
Health/fitness facility – Commercial	--	--	--	--	--	P	--	
Health/fitness facility—Quasi-public	MUP	MUP	MUP	MUP	MUP	P	MUP	
Library/museum	MUP	MUP	MUP	MUP	MUP	P	P	
Meeting facility, public or private	MUP	MUP	MUP	MUP	MUP	MUP	MUP	

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
NMU	Neighborhood Mixed Use		

Notes:

- (1) See Division 7 for land use definitions.
- (2) Single-family dwellings allowed only as attached units.

“TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Zoning 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 requirement						
	—	Use not allowed						
	PERMIT REQUIRED BY DISTRICT							
LAND USE (1)	RR	R-1	R-2	R-3	MH	NMU	TV-R	Specific Use Regulations

(3) A building permit is required to verify occupancy standards.

(4) A Minor Use Permit is required for the construction of new multi-family supportive or transitional housing units in an RR or R-1-6 Zoning District, similar to construction of a new traditional multi-family unit in an RR or R-1-6 Zone. The construction of new multi-family supportive housing units does not require a Minor Use Permit when the proposed use meets each of the requirements of Assembly Bill 2161, as specified in [Government Code](#) Section 65651. A new supportive or transitional housing use occupying an existing multi-family residence in an RR or R-1-6 Zoning District is a permitted use requiring only a Zoning Clearance.

(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.

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Zoning 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 requirement						
	—	Use not allowed						
	PERMIT REQUIRED BY DISTRICT							
LAND USE (1)	RR	R-1	R-2	R-3	MH	NMU	TV-R	Specific Use Regulations

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (continued)

Park/playground, public or quasi-public	MUP	MU P	MU P	MU P	MU P	P	P	
Private residential recreation facility	MUP	MU P	MU P	MU P	MU P	MUP	MUP	
School, public or private	MUP	MU P	MU P	MU P	MU P	MUP	MUP	
Studio—Art, dance, martial arts, music, etc.	—	—	—	—	—	MUP	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	S	20-42.130
Agricultural employee housing—6 or fewer residents	P	P	P	P	P	P	P	
Agricultural employee housing—7 or more residents	MUP	MU P	MU P	MU P	MU P	MUP	MUP	
Animal keeping—Domestic, exotic	S	S	S	S	S	S	S	20-42.040
Cannabis—Personal cultivation	P	P	P	P	P	P	P	20-46

“TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Zoning 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 requirement						
	—	Use not allowed						
	PERMIT REQUIRED BY DISTRICT							
LAND USE (1)	RR	R-1	R-2	R-3	MH	NMU	TV-R	Specific Use Regulations
Community care facility—6 or fewer clients	P	P	P	P	P	P	P	20-42.060
Community care facility—7 or more clients	MUP	MUP	MUP	MUP	MUP	MUP	MUP	20-42.060
Emergency shelter	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Home occupation	S	S	S	S	S	S	S	20-42.070
Junior accessory dwelling unit	S	S	S	S	—	S	S	20-42.130
Live/work	—	—	—	—	—	MUP	P(3)	20-42.080
Mobile home park	CUP	CUP	CUP	CUP	CUP	CUP	—	20-42.100
Mobile home/manufactured housing unit	P	P	P	P	P	P	P	20-42.094
Multi-family dwellings	MUP	MUP	P	P	—	P	P	
Organizational house (dormitory, sorority, monastery, etc.)	MUP	MUP	CUP	CUP	—	CUP	CUP	
Residential accessory structures and uses	P	P	P	P	P	P	P	20-42.030

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
NMU	Neighborhood Mixed Use		

Notes:

- (1) See Division 7 for land use definitions.
- (2) Single-family dwellings allowed only as attached units.
- (3) A building permit is required to verify occupancy standards.
- (4) A Minor Use Permit is required for the construction of new multi-family supportive or transitional housing units in an RR or R-1-6 Zoning District, similar to construction of a new traditional multi-family unit in an RR or R-1-6 Zone. The construction of new multi-family supportive housing units does not require a Minor Use Permit when the proposed use meets each of the requirements of Assembly Bill 2161, as specified in [Government Code](#) Section 65651. A new supportive or transitional housing use occupying an existing multi-family residence in an RR or R-1-6 Zoning District is a permitted use requiring only a Zoning Clearance.

(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.

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Zoning 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 requirement						
	—	Use not allowed						
	PERMIT REQUIRED BY DISTRICT							
LAND USE (1)	RR	R-1	R-2	R-3	MH	NMU	TV-R	Specific Use Regulations

RESIDENTIAL USES (continued)

Residential component of a mixed use project	MUP	MUP	MUP	MUP	MUP	P	P	20-42.090
Rooming or boarding house	P	P	P	P	—	P	P	
Rooming or boarding, accessory	P	P	P	P	—	P	P	
Single-family dwelling	P	P	P(2)	P(2)	—	P(2)	P(2)	
Small lot residential project	—	CUP	CUP(2)	CUP(2)	—	CUP(2)	CUP(2)	20-42.140
Supportive housing	P	P	P	P	P	P	P	
Transitional housing	P(4)	P(4)	P	P	P	P	P	
Work/live	—	—	—	—	—	MUP	MUP	

RETAIL TRADE

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

Restaurant, café, coffee shop—Table service	—	—	—	—	—	P	P	
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Key to Zoning District Symbols

RR	Rural Residential	R-3	Multi-Family Residential
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NMU	Neighborhood Mixed Use		

Notes:

- (1) See Division 7 for land use definitions.
- (2) Single-family dwellings allowed only as attached units.
- (3) A building permit is required to verify occupancy standards.
- (4) A Minor Use Permit is required for the construction of new multi-family supportive or transitional housing units in an RR or R-1-6 Zoning District, similar to construction of a new traditional multi-family unit in an RR or R-1-6 Zone. The construction of new multi-family supportive housing units does not require a Minor Use Permit when the proposed use meets each of the requirements of Assembly Bill 2161, as specified in [Government Code](#) Section 65651. A new supportive or transitional housing use occupying an existing multi-family residence in an RR or R-1-6 Zoning District is a permitted use requiring only a Zoning Clearance.
- (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.

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Zoning 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 requirement						
	—	Use not allowed						
	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
LAND USE (1)	RR	R-1	R-2	R-3	MH	NMU	TV- R	

RETAIL TRADE (continued)

Second hand store			—	—	—	—	—	—
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**SERVICES—BUSINESS,
FINANCIAL, PROFESSIONAL**

ATM	—	—	—	—	—	P	P	20-42.044
Medical service—Health care facility—6 or fewer patients	P	P	P	P	P	P	P	20-42.060
Medical service—Health care facility—7 or more patients	MUP	MUP	MUP	MUP	MUP	MUP	MUP	20-42.060
Medical service—Integrated medical health center	—	—	MUP	MUP	—	MUP	MUP	

SERVICES—GENERAL

Accessory service uses	—	—	—	—	MUP	MUP	MUP	20-42.024
Adult day care	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Child day care—Large family day care home	P	P	P	P	P	P	P	20-42.050
Child day care—Small family day care home	P	P	P	P	P	P	P	
Child day care center (15 or more clients)	CUP	CUP	CUP	CUP	—	MUP	MUP	20-42.050
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	—	—	—	—	—	MUP	CUP	
Lodging—Bed & breakfast inn (B&B)	MUP	MUP	—	—	—	—	—	
Personal services	—	—	—	—	—	P	MUP	
Public safety facility	MUP	MUP	MUP	MUP	MUP	MUP	MUP	

**TRANSPORTATION, COMMUNICATIONS &
INFRASTRUCTURE**

Telecommunications antenna	S	S	S	S	S	S	S	20-44
Utility facility	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Utility infrastructure	P	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
NMU	Neighborhood Mixed Use		

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

Section 7. Amend Table 2-3 in City Code Section 20-22.040 Residential district subdivision and density standards to read and provide as follows:

“TABLE 2-3—RESIDENTIAL ZONING DISTRICT PARCEL SIZE AND DENSITY

Zoning District and Suffix	Minimum Lot Size		Maximum Number of Dwelling Units (units) per Parcel
	Gross Area	Width (1)	
RR-40	1 acre	Determined through subdivision process	1 dwelling unit, plus 1 second unit where allowed by Section 20-42.140 , Or a multi-family project where authorized by Minor Use Permit approval, and consistent with the allowable density established by the General Plan, only on a parcel that complies with the minimum lot size requirements.
RR-20	20,000 sf		
R-1-6	6,000 sf—Interior lot	60 ft—Interior lot	
	7,000 sf—Corner lot	70 ft—Corner lot	
R-1-7.5	7,500 sf—Interior lot	75 ft	
	8,000 sf—Corner lot		
R-1-9	9,000 sf—Interior lot	80 ft	
	9,500 sf—Corner lot		
R-1-15	15,000 sf—Interior lot		
	15,000 sf—Corner lot		
R-2	6,000 sf—Interior lot 7,000 sf—Corner lot	60 ft—Interior lot	1 unit per 3,000 sf (2)
R-3-10		70 ft—Corner lot	1 unit per 4,300 sf (2)
R-3-15			1 unit per 2,900 sf (2)
R-3-18		80 ft—Interior lot	1 unit per 2,400 sf (2)
R-3-30		90 ft—Corner lot	1 unit per 1,450 sf (2)
R-3-HD			Determined by CUP
MH	5 acres for mobile home park; as determined by mobile home park Conditional Use Permit for individual mobile home sites within a mobile home park.		4 to 18 units per acre
TV-R	None required.		25 to 40 units per acre
NMU	None required.		No maximum. See FAR Section 20-23.060.A.

Notes:

- (1) Minimum lot width shall be measured midway between the front and rear lot lines.
- (2) The density requirement is expressed as the minimum number of square feet of gross site area required for each dwelling unit.”

Section 8. Add Subsection E. to City Code Section 20-22.050 Residential district general development standards and Table 2-5 to read and provide as follows:

“E. NMU zoning district. See the requirements in Tables 2-3 and 2-5. The standards of this district allow for new multi-family residential development and other neighborhood-scale supporting uses in all-residential or mixed-use buildings.

TABLE 2-5—R-2 AND R-3 DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District								
	R-2	R-3-10	R-3-15	R-3-18	R-3-30	R-3-HD	NMU	TV-R	
Setbacks, primary structures (1)(2)	<i>Minimum setbacks required. See Section 20-30.110 for setback measurement instructions, and exceptions to these requirements.</i>								
Front	10 ft provided a 1-story portion may project up to 6 ft into the setback and required stairs and landings may project up to 10 ft into the setback.						Non-Residential Ground Floor	0-10 ft (min/max)	None, except as required by the review authority (2)
							Residential Ground Floor	5-12 ft (min/max)	
Side—Interior 1-story portions									
Attached and detached except when:	5 ft						0 -10 ft (min/max); 5 feet required when directly abutting existing low-density residential development.	None, except as required by the review authority (2)	

TABLE 2-5—R-2 AND R-3 DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District								
	R-2	R-3-10	R-3-15	R-3-18	R-3-30	R-3-HD	NMU	TV-R	
Abutting an R-3	0 ft						0 -10 ft (min/max); 5 feet required when directly abutting existing low-density residential development.		
Side—Interior 2-story portions									
Attached and detached except when:	10 ft						0 -10 ft (min/max); 5 feet required when directly abutting existing low-density residential development.	None, except as required by the review authority (2)	
Abutting an R-3	7.5 ft	0 ft							0 -10 ft (min/max); 5 feet required when directly abutting existing low-density residential development.
Abutting a nonresidential district	7.5 ft						0-10 ft (min/max).		
Side—Interior 3-story portions (or more)									
Attached and detached except when:	15 ft						0 -10 ft (min/max); 5 feet required when directly abutting existing low-density residential development.	None, except as required by the review authority (2)	

TABLE 2-5—R-2 AND R-3 DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District							
	R-2	R-3-10	R-3-15	R-3-18	R-3-30	R-3-HD	NMU	TV-R
							residential development.	
Abutting an R-3	10 ft	0 ft					0 -10 ft (min/max); 5 feet required when directly abutting existing low-density residential development.	
Abutting a nonresidential district	10 ft						0 ft	
Side—Corner	10 ft provided a 1-story portion may project up to 6 ft into the setback and required stairs and landings may project up to 10 ft into the setback.						0-10 ft (min/max)	
Rear								
Attached and detached except when:	15 ft						0 ft; 5 feet required when directly abutting low or medium low-density zoning districts or development.	None, except as required by the review authority (2)
Abutting an R-3	15 ft	0 ft					0 ft; 5 feet required when directly abutting low or medium low-density zoning districts or development.	
Abutting an RR or R-1	20 ft						5 ft	
Garage/carport front	A garage/carport entrance facing a public or private street shall be set back 19 ft from the rear of the sidewalk, street property line, or street plan line, whichever is greater. A garage facing a public or private alley or driveway shall be set back 3 to 5 ft, or 19 ft from the alley property line, back of curb, sidewalk, or pavement edge, whichever is greater.							

TABLE 2-5—R-2 AND R-3 DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District							
	R-2	R-3-10	R-3-15	R-3-18	R-3-30	R-3-HD	NMU	TV-R
Setbacks, accessory structures (1)	<i>Minimum setbacks for accessory structures. See also Sections 20-30.110 for exceptions, and 20-42.030 (Accessory Uses and Structures).</i>							
Front	20 ft					None, except as required by the review authority (2)	None, except as required by the review authority (2)	
Side—Interior	5 ft							
Side—Corner	15 ft							
Rear	5 ft							
Alley	3 to 5 ft, or 19 ft when used for parking with direct access to alley.					3 to 5 ft, or 19 ft when used for parking with direct access to alley.		
Building separation	See Sections 20-30.110 (Setback Requirements and Exceptions) and 20-42.030 (Accessory Structures and Uses).							
Lot coverage	<i>Maximum percentage of total lot area that may be covered by structures. See Section 20-22.040 (Residential District Subdivision and Density Standards).</i>							
Maximum coverage	50%	55%	60%	65%	75%	<u>100%</u>		100%
Height limit	<i>Maximum allowable height of structures. See Section 20-30.070 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>							
Primary structures	35 ft		45 ft			No maximum. See FAR Section 20-23.060.A.	4 stories, except for properties that abut residential and historic residential uses and zoning districts, maximum height shall transition down to a max. of 3 stories adjacent to the residential property.	
Accessory structures	16 ft							
Fences, walls & hedges	No fence, wall, or hedge shall exceed a height of three feet in any required front or corner side setback, or 6 feet in any other location on the lot. See Section 20-30.110 (Setback requirements and exceptions).							

TABLE 2-5—R-2 AND R-3 DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District							
	R-2	R-3-10	R-3-15	R-3-18	R-3-30	R-3-HD	NMU	TV-R
Landscaping	See Chapter 20-34 (Landscaping Standards).							
Parking	See Chapter 20-36 (Parking and Loading).							
Signs	See Chapter 20-38 (Signs).							

Notes:

- (1) The Design Review or Conditional Use Permit process may require larger setbacks.
- (2) The North Station Area (-SA) or Downtown Station Area (-DSA) Combining Districts may require special setbacks.”

Section 9. Amend City Code Section 20-23.020 Purposes of commercial zoning districts to read and provide as follows:

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

A. CO (Office Commercial) district. The CO zoning district is applied to areas appropriate for administrative, business, financial, medical, professional, and public office uses, together with similar and related compatible uses. Residential uses may also be accommodated as part of mixed use projects. The CO zoning district is consistent with and implements the Office land use classification of the General Plan.

B. CN (Neighborhood Commercial) district. The CN zoning district is applied to areas within and adjacent to residential neighborhoods appropriate for limited retail and service centers for convenience shopping. Uses in these centers are intended to provide for the day-to-day needs of local neighborhoods and workplaces, but not to be of such scope and variety as to attract substantial traffic volumes from outside the neighborhood. New development is encouraged to include both a residential and nonresidential component as noted by Section [20-23.030](#) (Commercial Land Uses and Permit Requirements). The CN zoning district is consistent with and implements the Neighborhood Shopping Center land use classification of the General Plan.

C. CG (General Commercial) district. The CG zoning district is applied to areas appropriate for a range of retail and service land uses that primarily serve residents and businesses throughout the City, including shops, personal and business services, and restaurants. Residential uses may also be accommodated as part of mixed use projects, and independent residential developments. The CG zoning district is consistent with the Retail and Business Services land use classification of the General Plan.

D. CV (Motor Vehicle Sales) district. The CV zoning district is applied to areas appropriate for a concentration of new and used motor vehicle sales establishments and related support uses. The CV zoning district is consistent with the Retail and Business Services land use classification of the General Plan.

E. CMU (Core Mixed Use) district. The CMU zoning district is applied to areas within downtown Santa Rosa to foster a mix of residential and non-residential uses to activate the greater Old Courthouse Square area and key transit corridors. The principal objectives of the CMU designation are to strengthen the role of this area as a business, governmental, retail, tourism, entertainment, and cultural hub for the region, and to accommodate significant new residential development. New residential development will serve as a catalyst for increased activity and create a built-in market for retail, service, and entertainment uses. High-rise development in all-residential or mixed-use buildings is envisioned in a walkable, bikeable environment with public gathering places such as plazas, courtyards, or parks and easy access to public transit.

F. SMU (Station Mixed Use) district. The SMU zoning district is applied to areas within downtown Santa Rosa to provide for a range of visitor-serving uses, including retail, restaurants, entertainment, cultural amenities, and hotels in proximity to the Downtown SMART station. While commercial uses are emphasized, new multi-family housing will also be allowed to support the daytime and evening vitality of the Downtown Station Area. New development will be required to respect the historic character of the Railroad Square area, adding to the mix of uses and enhancing the walkable, pedestrian-oriented streets and public spaces that attract locals, SMART train riders, and visitors from the wider region.

G. MMU (Maker Mixed Use) district. The MMU zoning district is applied to areas within downtown Santa Rosa to emphasize a balanced mix of residential, creative, and maker-oriented uses, including artisan shops, studios, media production, printing and publishing, distilleries and micro-breweries, cannabis, tech start-ups, research and development facilities, limited light industrial uses, and other home-based businesses. Multi-family residential and live/work units are encouraged in all-residential or mixed-use buildings. Supportive uses that contribute to a vibrant village atmosphere, such as bodegas, specialty food stores, cafes, coffee shops, performing arts venues, theatres, restaurants, schools, and educational facilities are also permitted.

H. CSC (Community Shopping Center) district. The CSC zoning district is applied to areas appropriate for complexes of retail establishments, anchored by a large grocery store, serving clients from the community as a whole and in particular surrounding residential neighborhoods. These centers are intended to be designed to facilitate pedestrian and bicycle access in addition to vehicular access. Proposed commercial development is required to include a residential component when significant additions or reconstruction is proposed as noted by Section 20-23.030 (Commercial District Land Uses and Permit Requirements), Table 2-6 and Section 20-23.080. The CSC zoning district is consistent with and implements the Community Shopping Center land use classification of the General Plan.

I. TV-M (Transit Village-Mixed) district. The TV-M zoning district is applied to areas within approximately one-quarter mile of a transit facility outside of the Downtown Station Area that are appropriate for a mix of higher density residential, office and commercial uses. Development is designed and oriented to create a central node of activity at or near the transit facility. The minimum allowable density is 40 dwellings per acre; there is no maximum density. The TV-M zoning district is consistent with and implements the Transit Village Mixed Use land use classification of the General Plan.”

Section 10. Amend Table 2-6 in Zoning Code Section 20-23.030 Commercial district land uses and permit requirements to read and provide as follows:

"TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts*" Note: Where the last column in the table ("Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use. Provisions in other sections of this Zoning Code may also apply.	P	Permitted Use, Zoning Clearance required
	MUP	Minor Conditional Use Permit required
	CUP	Conditional Use Permit required
	S	See Specific Use Regulations for permit requirement
	—	Use not allowed
PERMIT REQUIRED BY DISTRICT		

LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	CSC (2)	TV- M	Specific Use Regulations
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**INDUSTRY, MANUFACTURING & PROCESSING,
WHOLESALE**

Artisan/craft product manufacturing	—	MUP	P	—	MUP	MUP	P	P	—	
Brewery—Brew pub	—	MUP	MUP	—	MUP	MUP	P	MUP	MUP	
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	—	—	—	—	—	—	P	—	—	
Printing and publishing	—	—	—	—	MUP	MUP	P	—	—	
Recycling—Reverse vending machines	—	P	P	—	—	—	—	P	—	20-42.120
Recycling—Small collection facilities	—	—	MUP	—	—	—	—	MUP	—	20-42.120
Research and development	—	—	—	—	MUP	P	P	—	—	
Storage—Accessory	P	P	P	P	P	P	P	P	P	
Storage—Personal storage facility (mini- storage)	—	—	MUP	—	—	—	—	—	—	20-42.180
Winery—Boutique	—	—	MUP	—	MUP	MUP	P	MUP	MUP	
Winery—Production	—	—	CUP	—	CUP	CUP	MUP	—	CUP	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES											
Adult entertainment business	S	S	S	S	S	S	S	S	S	S	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	

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning 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 requirement
	—	Use not allowed
PERMIT REQUIRED BY DISTRICT		

LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	CSC (2)	TV-M	Specific Use Regulations
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RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (continued)

Meeting facility, public or private	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Park, playground	P	P	P	MUP	P	P	P	P	P	
School, public or private	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Sports and entertainment assembly facility	—	—	CUP	—	MUP	MUP	CUP	—	—	
Studio—Art, dance, martial arts, music, etc.	MUP	P	P	—	P	P	P	P	MUP	
Theater, auditorium	—	—	CUP	—	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	20-42.040
Community care facility—6 or fewer clients	P	P	P	—	P	P	P	P	P	20-42.060
Community care facility—7 or more clients	MUP	MUP	MUP	—	MUP	MUP	MUP	MUP	MUP	20-42.060
Emergency shelter—50 or fewer beds	CUP	CUP	P	CUP	CUP	CUP	CUP	CUP	CUP	20-42.190

Emergency shelter—51 or more beds	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	20-42.190
Home occupation	S	S	S	—	S	S	S	S	S	20-42.070
Live/work	MUP	MUP	MUP	—	P	P	P	MUP	MUP	20-42.080
Multi-family dwelling	CUP	P	MUP	—	P	P	P	P	P(5)	
Residential accessory uses and structures	P	P	P	—	P	P	P	P	P	20-42.030
Residential component of a mixed use project	MUP	P	MUP	—	P	P	P	P	P(5)	20-42.090
Single-family dwelling—Attached only	CUP	P	CUP	—	MUP	MUP	P	P	P(5)	

**RESIDENTIAL USES
(continued)**

Single room occupancy facility			CUP		MUP	MUP	MUP	CUP	—	20-42.164
Supportive housing (12)	P	P	P	—	P	P	P	P	P	
Transitional housing	CUP	CUP	CUP	CUP	MUP	MUP	MUP	—	CUP	
Work/live	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	20-42.060

RETAIL TRADE

Accessory retail uses	P	P	P	P	P	P	P	P	P	20-42.024
Alcoholic beverage sales	—	CUP	CUP	—	CUP	CUP	CUP	CUP	CUP	20-42.034
Artisan shop	—	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	20-42.034
Building and landscape materials sales—Indoor	—	—	P(11)	—	—	--	--	P	—	
Building and landscape materials sales—Outdoor	—	—	MUP	—	—	--	--	MUP	—	20-42.100
Cannabis—Retail (dispensary) and delivery	CUP(10)	CUP(10)	CUP(10)	—	—	—	—	CUP(10)	—	20-46
Construction and heavy equipment sales and rental	—	—	—	MUP	—	—	—	—	—	
Drive-through retail sales	—	CUP	CUP(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	MUP	

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning 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 requirement — Use not allowed									
	PERMIT REQUIRED BY DISTRICT									
LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	CSC (2)	TV-M	Specific Use Regulations
RETAIL TRADE (continued)										
Gas station	CUP	CUP(11)	CUP(11)	CUP	--	CUP	CUP	CUP	—	20-42.150
General retail— Up to 20,000 sf of floor area	—	P(11)	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	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	
Grocery store, large—20,000 sf and greater	—	CUP(11)	CUP(11)	—	P	P	P	P	CUP	20-42.200
Mobile food vending	—	—	MUP(9)	—	MUP	MUP	MUP	—	—	20-42.210
Mobile home, boat, or RV sales	—	—	MUP	P	--	--	—	—	—	
Neighborhood center	MUP	P	P	CUP	P	P	P	P	MUP	
Night club	—	—	MUP(11)	—	MUP	MUP	MUP	MUP	MUP	
Office— Supporting retail	MUP	P	P	—	P	P	P	P	P	
Outdoor display and sales	—	MUP	MUP	—	MUP(13)	MUP(13)	MUP(13)	CUP	CUP	20-42.110
Pharmacy	MUP	P	P	—	P	P	P	P	MUP	
Restaurant, café, coffee shop— Counter ordering	MUP	P	P	—	P	P	P	P	P	
Restaurant, café, coffee shop— Outdoor dining	P(8)	P(8)	P(8)	—	P(8)	P(8)	P (8)	P(8)	P(8)	20-42.110 , 20-42.160
Restaurant, café, coffee shop— Serving alcohol (no bar)	P	P	P	—	P	P	P	P	P	

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning 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 requirement
—	Use not allowed	
PERMIT REQUIRED BY DISTRICT		

LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	CSC (2)	TV-M	Specific Use Regulations
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RETAIL TRADE (continued)

Restaurant, café, coffee shop— Table service	MUP	P	P	—	P	P	P	P	P	
Second hand store	—	MUP	MUP	—	MUP	MUP	MUP	MUP	MUP	
Shopping center	—	—	P	—	P	P	P	P	—	
Tasting room	—	MUP	P	—	P	P	P	P	P	
Tobacco or smoke shop	—	—	MUP	—	MUP	MUP	MUP	MUP	—	
Warehouse retail	—	—	CUP(11)	—	--	--	--	CUP	—	

SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL

ATM	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(5)	
Business support service	MUP	MUP	P	—	P	P	P	P	P	
Medical service—Clinic, urgent care	P	MUP	P	—	P	P	MUP	P	MUP	
Medical service—Doctor office	P	P	P	—	P	P(5)	MUP	P	P(5)	
Medical service—Health care facility	MUP	—	MUP	—	--	--	--	—	—	20-42.060
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	MUP	
Medical service—Lab	P	—	P	—	--	--	--	MUP	—	
Medical service—Veterinary clinic, animal hospital	MUP	—	MUP	—	--	--	--	MUP	—	

Key to Zoning District Symbols

CO	Office Commercial	CV	Motor Vehicle Sales	TV-M	Transit Village—Mixed
CN	Neighborhood Commercial	CD	Downtown Commercial	CMU	Core Mixed Use
CG	General Commercial	CSC	Community Shopping Center	SMU	Station Mixed Use
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, 20-23.060.C shall be a mixed use project, and each new development within the Courthouse Square Sub-Area of the Downtown Station Area Specific Plan shall provide activity-generating uses at the ground floor along all public streets.
- (4) Minor Conditional Use Permit required when site abuts residential zoning district or parcel with residential use.
- (5) Uses permitted on upper stories of building, Minor Use Permit required when proposed on ground floor.
- (6) A community garden is allowed on the same property as an existing permitted meeting facility provided that the establishment of the garden does not trigger a grading permit or affect the operation and design of the meeting facility.
- (7) Residential uses are encouraged as part of new development on sites zoned CN, as described in Section [20-23.050](#).
- (8) Administrative Design Review is required when a project is not part of a building permit application.
- (9) Mobile food vending is permitted on private property, with the approval of a Minor Use Permit, only on sites located within the CG zoning district that have street frontage on Sebastopol Road, between Stony Point Road and Olive Street, as described in Section [20-42.210](#).
- (10) Subject to a 600-foot minimum setback requirement to a “school,” as defined by the [Health and Safety Code](#) Section 11362.768. In addition, a cannabis retail use shall not be established within 600 feet of any other cannabis retail use established within and permitted by the City of Santa Rosa.
- (11) Not permitted in the Southeast Greenway area.
- (12) Supportive housing is allowed only when the proposed use meets each of the requirements of Assembly Bill 2161, as specified in [Government Code](#) Section 65651.
- (13) Outdoor dining permitted by right, pursuant to Section 20-42.110(B).

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning 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 requirement									
	—	Use not allowed									
PERMIT REQUIRED BY DISTRICT											
LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	CSC (2)	TV-M	Specific Use Regulations	
SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL (continued)											
Office—Accessory	P	P	P	P	P	P	P	P	P		
Office—Business/service	P	P	P	—	P	P	P	P	P(5)		
Office—Government	P	MUP	MUP	MUP	P	MUP	MUP	MUP	MUP		
Office—Processing	MUP	—	MUP	—	MUP	MUP	MUP	—	MUP		
Office—Professional	P	MUP	P	—	P	P	P	—	P(5)		
SERVICES—GENERAL											
Accessory services	P	P	P	P	P	P	P	P	P	20-42.030	
Adult day care	—	P	MUP	—	MUP	MUP	MUP	P	MUP		
Catering service	—	—	P	—	—	—	P	—	—		
Child day care—Large family day care home	MUP	MUP	MUP	—	P	P	P	MUP	MUP	20-42.050	

Child day care—Small family day care home	P	P	P	—	P	P	P	P	P	20-42.050
Child day care center	MUP	MUP	MUP	—	MUP	MUP	MUP	MUP	MUP	20-42.050
Drive-through service	—	CUP	CUP	—	--	--	--	CUP	—	20-42.064
Equipment rental	—	—	P(4)	—	--	--	--	—	—	
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	—	MUP	MUP	—	P	P	P	MUP	MUP	
Lodging—Bed & breakfast inn (B&B)	—	—	MUP	—	P	P	P	—	MUP	
Lodging—Hotel or motel	MUP	—	MUP	—	P(4)	P(4)	P(4)	—	P	

Key to Zoning District Symbols

CO	Office Commercial	CV	Motor Vehicle Sales	TV-M	Transit Village—Mixed
CN	Neighborhood Commercial	CD	Downtown Commercial	CMU	Core Mixed Use
CG	General Commercial	CSC	Community Shopping Center	SMU	Station Mixed Use
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, 20-23.060.C shall be a mixed use project, and each new development within the Courthouse Square Sub-Area of the Downtown Station Area Specific Plan shall provide activity-generating uses at the ground floor along all public streets.
- (4) Minor Conditional Use Permit required when site abuts residential zoning district or parcel with residential use.
- (5) Uses permitted on upper stories of building, Minor Use Permit required when proposed on ground floor.
- (6) A community garden is allowed on the same property as an existing permitted meeting facility provided that the establishment of the garden does not trigger a grading permit or affect the operation and design of the meeting facility.
- (7) Residential uses are encouraged as part of new development on sites zoned CN, as described in Section [20-23.050](#).
- (8) Administrative Design Review is required when a project is not part of a building permit application.
- (9) Mobile food vending is permitted on private property, with the approval of a Minor Use Permit, only on sites located within the CG zoning district that have street frontage on Sebastopol Road, between Stony Point Road and Olive Street, as described in Section [20-42.210](#).
- (10) Subject to a 600-foot minimum setback requirement to a “school,” as defined by the [Health and Safety Code](#) Section 11362.768. In addition, a cannabis retail use shall not be established within 600 feet of any other cannabis retail use established within and permitted by the City of Santa Rosa.
- (11) Not permitted in the Southeast Greenway area.
- (12) Supportive housing is allowed only when the proposed use meets each of the requirements of Assembly Bill 2161, as specified in [Government Code](#) Section 65651.
- (13) Outdoor dining permitted by right, pursuant to Section 20-42.110(B).

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning 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 requirement — Use not allowed									
	PERMIT REQUIRED BY DISTRICT									
LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	CSC (2)	TV- M	Specific Use Regulations
SERVICES—GENERAL										
(continued)										
Mortuary, funeral home	—	—	CUP	—	--	--	--	—	—	
Personal services	P	P(2)	P	—	P	P	P	P	P	
Personal services—Restricted	—	—	MUP	—	MUP	MUP	MUP	MUP	—	
Public safety facility	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Repair service—Equipment, large appliances, etc.	—	—	MUP	—	--	--	--	—	—	
Social service organization	MUP	—	MUP	—	MUP	MUP	MUP	—	—	
Vehicle services—Major repair/body work	—	—	—	P(4)	--	--	--	—	—	
Vehicle services—Minor maintenance/repair	—	—	MUP	P(4)(11)	--	--	MUP	MUP	—	
TRANSPORTATION, COMMUNICATION & INFRASTRUCTURE										
Broadcasting studio		P	—	P	—	P	P	P	P	
Parking facility, public or commercial		MUP	—	MUP	—	P(4)	P(4)	MUP	—	MUP
Telecommunications facilities		S	S	S	S	S	S	S	S	20-44
Transit station or terminal		MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Utility facility		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Utility infrastructure		P	P	P	P	P	P	P	P	

Notes:

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

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

(11) Not permitted in the Southeast Greenway area.

(12) Supportive housing is allowed only when the proposed use meets each of the requirements of Assembly Bill 2161, as specified in [Government Code](#) Section 65651.

(13) Outdoor dining permitted by right, pursuant to Section 20-42.110(B).

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

Section 11. Amend Table 2-8 in City Code Section 20-23.040 Commercial district general development standards to read and provide as follows:

“TABLE 2-8—CV, CMU, SMU, MMU, AND CSC DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District				
	CV	CMU	SMU	MMU	CSC
Minimum lot size	<i>Minimum area and dimensions for parcels proposed in new subdivisions.</i>				
Area	20,000 sf	None required			Determined by CUP
Dimensions	None required (1)				
Residential density	<i>Maximum number of dwelling units allowed on a parcel. The actual number of units will be determined by the City through subdivision or land use permit approval.</i>				
Maximum density	Not allowed	See FAR Section 20.23.060. None required for parcels without an assigned FAR.	See FAR Section 20-23.060.		1 unit required per 4,000 sf of non-residential floor area to a maximum of 30 units per acre.
Setbacks (1) (2)	<i>Minimum setbacks required. See Section 20-30.110 for setback measurement instructions.</i>				
Front	20 ft (3)	Non-Residential Ground Floor	0-10 feet (min/max)		7.5 ft adjacent to a residential zone or use; none required elsewhere
		Residential Ground Floor	5-12 feet (min/max)		

Development Feature	Requirement by Zoning District				
	CV	CMU	SMU	MMU	CSC
Side—Interior (each)	5 ft adjacent to a residential zone or use; none required elsewhere.	0 -10 ft (min/max); 5 feet required when directly abutting existing low-density residential development.			5 ft adjacent to a residential zone or use; none required elsewhere.
Side—Corner	Same as interior side	0-10 feet (min/max)			Same as interior side
Rear	20 ft	5 ft adjacent to a residential zone or use; none required elsewhere. 0 ft; 5 feet required when directly abutting low or medium low-density zoning districts or development.			5 ft adjacent to a residential zone or use; none required elsewhere.
Lot coverage (1)	<i>Maximum percentage of total lot area that may be covered by structures.</i>				
Maximum coverage	85%	100%			
Height limit (4)	<i>Maximum allowable height of structures. See Section 20-30.070 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>				
Maximum height	55 ft	See FAR Section 20-23.060. For properties without an assigned FAR, 5 stories to a max of 55 feet		See FAR Section 20-23.060.	55 ft
Landscaping	See Chapter 20-34 (Landscaping Standards)				
Parking	See Chapter 20-36 (Parking and Loading)				
Signs	See Chapter 20-38 (Signs)”				

Section 12. Delete City Code Section 20-23.060 CD zoning district standards, and replace with City Code Section 20-23.060 CMU, SMU, MMU, NMU Zoning District Development Standards to read and provide as follows:

“20-23.060 CMU, SMU, MMU, NMU Zoning District Development Standards.

The standards of this Section are intended to support a mixed use and pedestrian-oriented Downtown. Development within the CMU, SMU, MMU, NMU zoning districts shall comply

with the following standards and any other applicable requirements of this Chapter and Zoning Code. See also the General Plan and Section 2 – Core Area of the City’s Design Guidelines.

A. Floor Area Ratio (FAR)

1. The following map shows the maximum base FAR allowed within specified areas of the CMU, SMU, MMU, and NMU zoning districts.

a. 12 historic properties within the CMU zoning district have no assigned FAR (east side of B Street between 7th Street and Lincoln Street, and one property on 10th Street as shown in Figure 2-1). See Table 2-8 for height and density development standards.

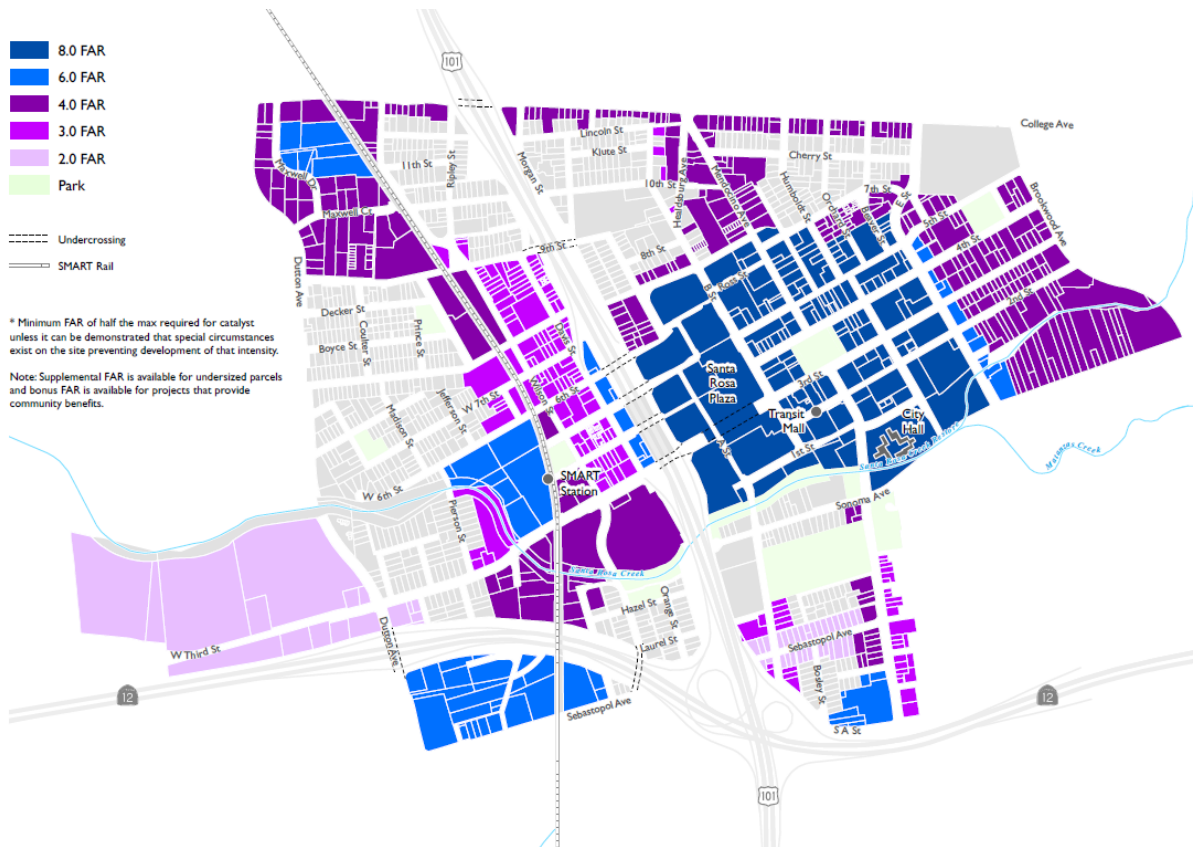


Figure 2-1

2. Calculations. FAR is a ratio of the building(s) total Floor Area divided by Gross Lot Area as follows.

a. Building total Floor Area is the entire area within the walls of a building, measured in a horizontal plane from the outside edge of exterior wall to exterior wall or from the center line of common walls to the outside edge of exterior walls, in square feet. For FAR calculation, total Floor Area excludes:

- Crawl spaces
- Structured parking and carports
- Breezeways
- Attics without floors
- Porches, balconies, and terraces
- Below-grade structures

- Outdoor recreational spaces (common, public, or private)
 - The area of any designated historic structure to be preserved on a specific site, so long as the historic and/or architectural character of the structure is rehabilitated and not adversely affected.
 - Active Ground Floor uses in areas where Active Ground Floor requirements apply in the AGF combining district.
- b. For an interior building space where the ceiling height exceeds 20 feet above floor height, the Floor Area square footage is doubled for the purpose of calculating FAR. This is to ensure that double-height lobbies, ballrooms, and similar spaces are adequately accounted for in the FAR calculation.
 - c. Gross Lot Area is the total area included within the lot lines of a lot, exclusive of adjacent dedicated street rights of way.
3. New Development is required to achieve the mid-point or higher of the maximum FAR. Exceptions are allowed where parcel configuration, historic preservation, or utility constraints make the mid-point impossible to achieve.

B. Site Design and Building Placement

1. All development is subject to sight distance and vision triangle requirements contained in Section 20-30.110.
2. Setbacks. Building placement shall comply with the respective zoning district standards shown in Section 20-22.050 - Table 2-5, or Section 20-23.040 - Table 2-8.
3. Buildings shall be constructed at the required front setback for at least 70 percent of linear street frontage. This build-to-line requirement may be modified or waived if elements such as entry courtyards, plazas, entries, outdoor eating and display areas, or mature Heritage Trees, are located between the build-to line and building, provided that the buildings are built to the edge of the courtyard, plaza, dining, or landscaped area.
4. Development on lots over 60,000 square feet in size shall comply with tower separation requirements shown on Figure 2-2. Residential towers over 100 feet tall shall be separated from other towers by a minimum of 100 feet as measured from the closest point of the face of one tower to the next, while non-residential towers over 100 feet tall shall be separated by a minimum of 80 feet, measured similarly.

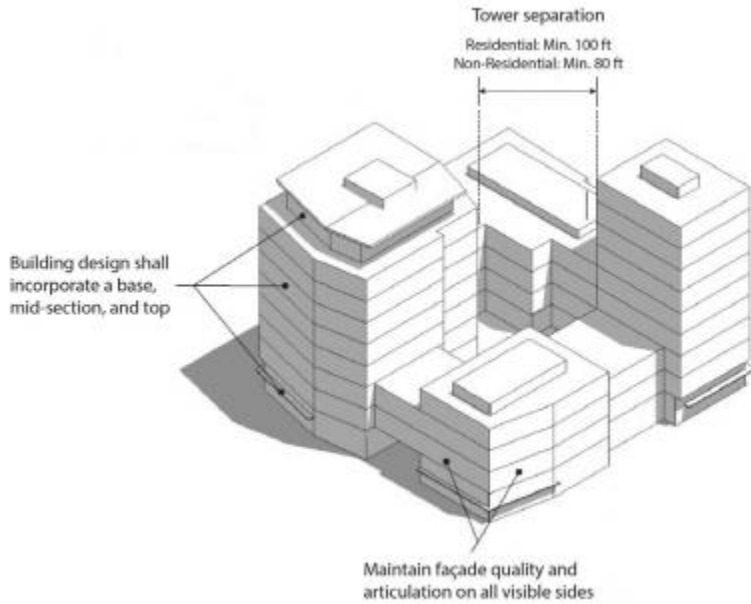


Figure 2-2

5. For portions of buildings above 100 feet, as shown in Figure 2-2, the dimension of the longest building side and the diagonal shall not exceed the following:

- Commercial uses - maximum side: 200 feet; maximum diagonal: 220 feet;
- Residential uses - maximum side: 140 feet; maximum diagonal: 160 feet.

6. Development on First Street or Third Street between A Street and D Street in the Core Area shall not cast shadows covering more than 25 percent of Courthouse Square for more than three hours between the hours of 9:00 a.m. and 3:00 p.m. Pacific Standard Time (between late October and early April), or for more than four hours between 9:00 a.m. and 5:00 p.m. Pacific Daylight Time (between early April and late October). See Shadow Study, Figure 2-3.

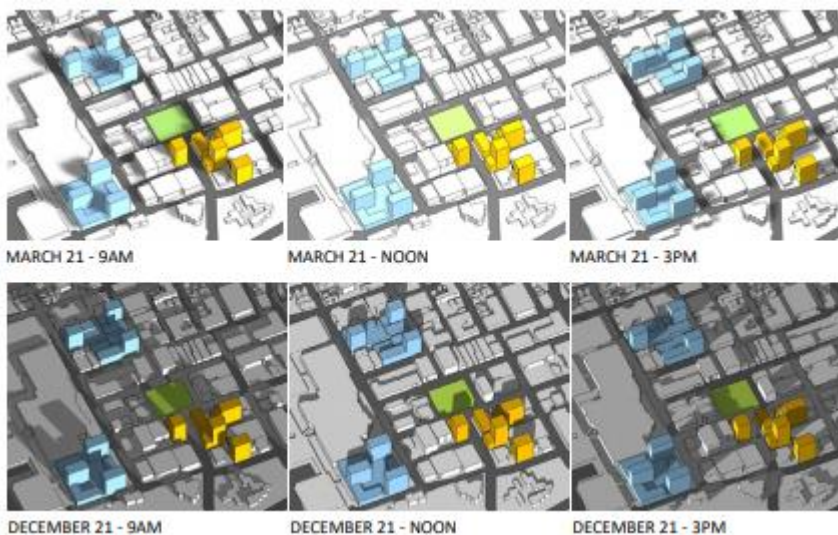


Figure 2-3

C. Building Design

1. Dimensional Relief. Building design shall create visual interest and avoid large-scale, bulky, or box-like appearance (see Figure 2-4). Design alternatives include but are not limited to:

- a. wall plane variety;
- b. height or roof form variety; and
- c. incorporation of architectural detail or vegetative elements into façade design.

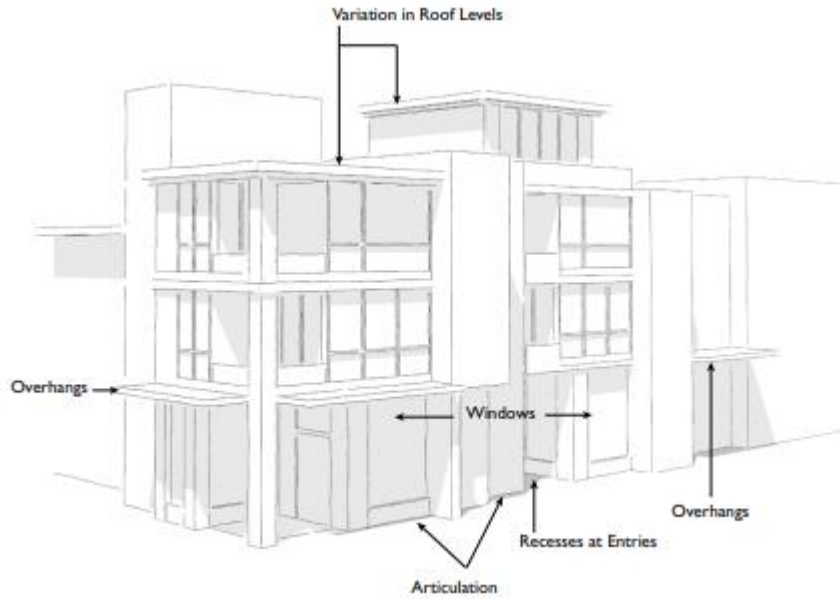


Figure 2-4

2. Design Extent. Façade architectural articulation and finishes shall be consistently applied to all sides of the structure.

3. Transparency (Fenestration) Requirements. Primary and side street building facades shall incorporate ground floor transparency/fenestration for 60 percent of the main frontage and 25 percent of the side façade, or as allowed by local building code.

4. Ground Level Design Requirements.

- a. Ceiling height. The minimum floor-to-ceiling height of the ground floor commercial space shall be at least 12feet, as shown in Figure 2-5.

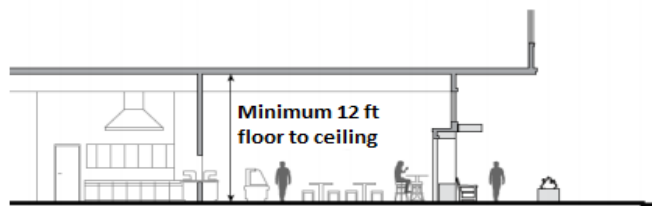


Figure 2-5

- b. Primary building entrance. A primary building entrance may be individual or shared. The entrance shall be prominent and easy to identify; shall face a public street

or paseo; and shall incorporate a projection (porch, stoop, bay window, etc.), recess, or a combination of porch or recess.

c. Architectural features. Ground-level architectural features such as porches and stoops may project up to 6 feet into the required setbacks. Architectural features such as balconies, bay windows, and awnings may project up to 6 feet over the property line, if located at least 10 feet above sidewalk grade.

d. The depth of ground floor commercial space shall be sufficient to encourage small scale, or larger, commercial retail tenancies. Smaller tenant spaces, including pop-up stores and mini-shops, may be approved in certain locations, such as on side streets or garage frontages.

e. No street-facing walls may run in a continuous plane for more than 20 feet without an opening. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep. The maximum length of the blank wall may be 30 feet for retail establishments with a gross floor area of 25,000 square feet or greater, as shown in Figure 2-6.

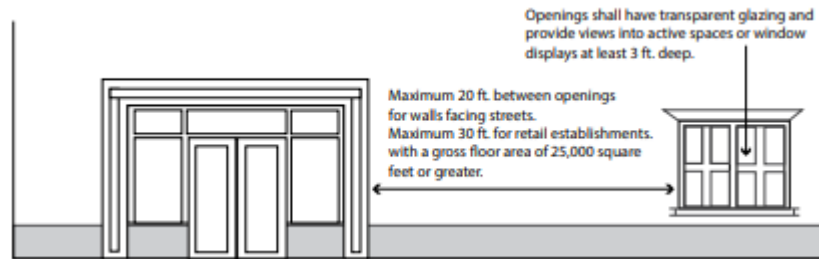


Figure 2-6

f. Franchise architecture that is generic in nature, intended to be repeated on a mass-scale throughout a large region without consideration of and adaptation to local visual or cultural context, is prohibited unless doing so would violate State or federal law.”

Section 13. Amend City Code Section 20-23.070 TV-M zoning district standards to read and provide as follows:

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

- A. Height limit. All new development within this area is required to be a minimum of two stories
- B. Site design, hours of operation. Site design and hours of operation shall be as determined by the review authority to be compatible with surrounding neighborhood uses.
- C. Ground floor uses. Require activity generating uses such as retail at the street level.”

Section 14. Amend City Code Section 20-28.040 Historic (-H) combining district to read and provide as follows:

A. Purpose. The -H combining district is intended to recognize, preserve, and enhance Santa Rosa’s locally designated historic resources.

B. Applicability. The -H combining district shall apply to all properties within designated preservation districts, including both contributing and non-contributing parcels. Additionally, the -H combining district shall apply to all locally designated landmark properties. The -H combining district may be combined with any primary zoning district established by Section 20-20.020 (Zoning Map and Zoning Districts).

C. Allowed land uses and permit requirements. Any land use normally allowed in the primary zoning district by this Division may be allowed within the -H combining district, subject to the land use permit requirements of the primary district, the procedural requirements of Chapter 20-58 (Historic and Cultural Preservation), and any district specific standards as outlined below.

D. Character defining elements.

1. Purpose. Character defining elements are specific to each preservation district and are intended to identify those physical aspects that represent the historical significance of the district and are essential to maintaining and enhancing the unique character of the individual district. On March 15, 2006, Cultural Heritage Board Resolution No. 209, adopted character defining elements for the Burbank Gardens, Cherry Street, Ridgway, McDonald, Olive Park, St. Rose, West End and Railroad Square Preservation Districts, reflected in the subsections below.

2. Applicability. The character defining elements provide an outline of the historic context for each preservation district to project sponsors such as developers, property owners, architects, and designers. These district specific frameworks will be used by City staff, boards and commissions, and the City Council when evaluating project proposals that impact properties or existing buildings within designated preservation districts. Although each individual element may not be appropriate to each project, each project shall enhance the contextual framework of the district.

3. Elements to consider in all preservation districts include:

Architecture

- Residential structures relate to each other in terms of size, scale, mass and rhythm.
- Buildings in preservation districts utilize traditional building materials.
- In general, buildings do not exceed 35 feet in height.
- Houses have articulated, pedestrian-friendly frontages and are not dominated by garages.
- Most houses have front porches.

Hardscape

- Residential driveways are generally single wide rather than double wide.
- Concrete sidewalks are scored in one to two-foot squares.

- Traditional light standards are found in each preservation district.

Landscape

- Mature landscape predominates in preservation districts.
- Landscaping typically does not obscure buildings.

Site Planning

- Garages and parking are located to the rear of the property.
- Houses are typically set back from the sidewalk a minimum of 15 feet.
- Houses typically maintain a minimum of five-foot side yard setback.
- Each preservation district offers a community-serving facility within a short walking distance.

E. Site planning and development standards. Development within the -H combining district shall comply with the following standards, and the requirements of Chapter [20-58](#) (Historic and Cultural Preservation). In the event of any conflict between the following standards and those of the primary zoning district, those applicable to the -H combining district shall apply.

1. Processing Review Procedures. The Processing Review Procedures for Owners of Historic Properties were adopted by the City Council as Santa Rosa’s local guidelines for alterations to properties within designated preservation districts or individually designated landmark properties. These guidelines are referred to in findings for approval of a Landmark Alteration Permit and provide a basis for objective and consistent decision-making by the review authority.
2. Secretary of the Interior’s Standards. The Secretary of the Interior’s Standards for Rehabilitation are the accepted standards used on the national, state, and local level for assessing the impacts of alterations to historic resources and their significance. These standards have been adopted by reference within the Processing Review Procedures, and consistency with applicable standards is a required finding for approval of a Landmark Alteration Permit.
3. Height limits.
 - a. Purpose. In an effort to preserve and enhance neighborhood character within designated preservation districts, height limits within the combining district are more restrictive than the height limits of the primary zoning district.
 - b. Height limit. No structure within the -H combining district shall exceed a maximum height of 35 feet and two stories, except as provided in subsection (E)(3)(c).
 - c. Increased height. A structure may be approved with a height over 35 feet or two stories provided that:
 - (1) The review authority finds that the increased height does not detract from the character of the preservation district or any adjacent contributing properties; and

(2) The review authority may require conditions of approval that pertain to the placement of screens, the location and type of openings, the location and projections of sun decks, porches, balconies, patios, and similar architectural amenities, to enhance or preserve the residential privacy of the proposed structures and of any adjacent existing or anticipated residential structures or uses.

4. Setbacks.

a. Purpose. The historic development pattern is a unique and defining feature in each of the City's preservation districts and on each landmark property. Standard setback requirements may not be sensitive to such unique attributes and therefore it is important to allow flexibility in determining appropriate setbacks to preserve and enhance existing conditions or character.

b. Applicability. Reduced setbacks may be applied to development within a designated preservation district or on a designated local landmark. The reduced setback may be applied to new buildings as well as the addition or expansion of an existing building.

c. Reduced setbacks. A reduction of setbacks required by the primary zoning district may be approved provided that:

(1) The review authority first finds that the reduced setback will not significantly impair the residential privacy of the proposed structures or any adjacent existing or anticipated residential structures or use; and

(2) The review authority first finds that the reduced setback enhances and protects the historic development pattern of the preservation district or any adjacent contributing properties and that approving a reduced setback facilitates a superior project.

F. West End Preservation District.

1. Designation. The West End Preservation District was designated by the City Council on August 13, 1996 (Resolution #22811) after recommendation by the Cultural Heritage Board on May 28, 1996 (Resolution #0063).

2. Boundaries. The West End Preservation District is bounded by West 9th Street on the north; Santa Rosa Creek and West 6th Street on the south; Northwestern Pacific Railroad tracks on the east; and North Dutton Avenue on the west. See Figure 2-2.

Architectural Style

- Bungalows
- Colonial cottages
- Italianates
- Queen Anne cottages
- Saltboxes
- 19th Century vernaculars
- 1930's, 1940's and 1950's houses

Types of Buildings

- Predominantly single-story
- Two-story
- Predominantly single-family houses
- Duplexes
- Small apartment buildings
- Commercial buildings
- Church
- DeTurk Round Barn

Building Materials

- Predominantly horizontal lap siding
- Stucco

Neighborhood Elements

- Vertical window orientation
- Narrow but deep lots (typically 40 feet x 120 feet)
- Small houses (typically 700-1,200 square feet)
- Reduced setbacks
- Front yard fences or small retaining walls, if any at all
- Houses generally orient to the street with usable entry porch or stoop
- Single-car, detached garages are located behind the house, often close to or on the side property line.
- Rustic or informal landscaping
- Sidewalks with planter strips
- Traditional two-foot sidewalk squares within the public right-of-way.
- Parks

G. Railroad Square Preservation District.

1. Designation. The Railroad Square Preservation District was designated by the Cultural Heritage Board on November 14, 1990 (Resolution #0026). The Railroad Square National Register Historic District was listed on the National Register of Historic Places in 1979.

2. Boundaries. The Railroad Square Preservation District is bounded by 6th Street on the north; 3rd Street on the south; U.S. 101 Freeway on the east; and Santa Rosa Creek on the west. The locally designated Preservation District encompasses and expands the boundaries of the National Register District. See Figure 2-3.

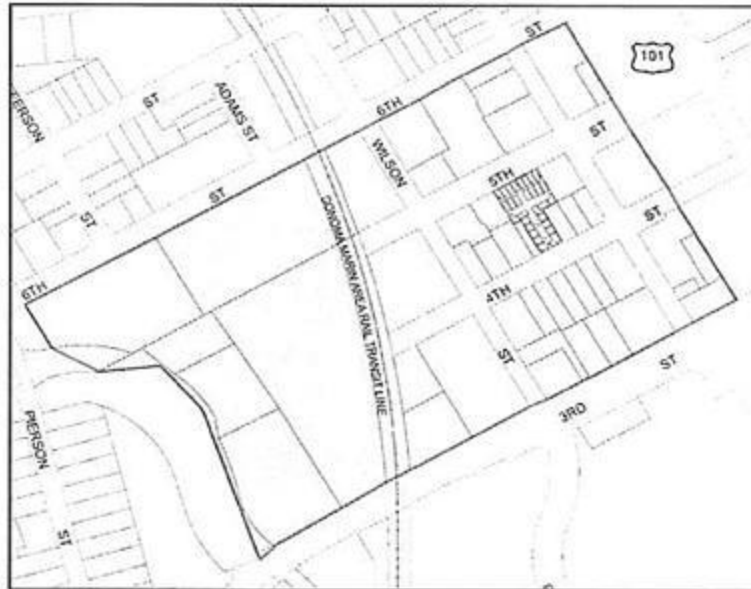


Figure 2-3—Railroad Square Preservation District

3. Context statement. The Railroad Square Preservation District is a homogeneous mixture of building styles and construction techniques, not found elsewhere in the city, that reflect its commercial development during the railroad era, and the final onslaught of post World War II freeway systems which effectively divided the district from the central downtown area and allowed it to retain its links with transportation systems of the past. The district maintains most of its original composition and the commercial storefronts, hotels, and remaining warehouses represent a fairly accurate snapshot of Railroad Square during the height of rail travel and commerce and its rebirth after the 1906 earthquake.

Fourth Street, the main thoroughfare through the District, begins as a tree shaded park located next to a 1904 Railroad Depot (4th Street and Wilson Street) constructed from locally quarried basalt. The Depot is one of four such blue basalt buildings located within the District, all of which are of significant historic and architectural value (Western Hotel at 10 4th Street, LaRose Hotel at 100 5th Street, and REA Express Building at 9-11 5th Street). Along 4th Street is a series of one-story brick commercial buildings built from 1915 to 1925. Adjacent to the railroad tracks, which form a ribbon through the western end of the District, is a series of brick warehouses built from 1888 to 1914. The commercial brick buildings located in the District are of particular importance because the 1906 and 1969 earthquakes, as well as urban renewal, destroyed most of those found within Santa Rosa City limits.

4. Period of significance. 1888 to 1923.

5. District character. Railroad Square is comprised of five distinct architectural areas which reflect the evolution of this historic commercial district: west of the tracks with brick warehouses and wooden loading docks (1888 to 1915); 3rd Street between Wilson and Davis Streets with newer buildings; South side of 4th Street with predominately painted brick storefronts built after the 1906 earthquake; and the north side of 4th Street with Mission Revival Style false front buildings built between 1911 and 1913. The signature blue basalt buildings built between 1903 and 1915 and surrounding Depot Park are the architecturally significant buildings that qualified the District for its National Register designation.

Existing buildings in the District are typically single-story, with heights ranging from 22 to 27 feet. The dominant building materials are brick, painted and unpainted, stone masonry (basalt), and stucco. The color palette of the district is generally muted. Glass transoms and large storefront windows are typical of storefronts. Historic window types are generally wood, painted metal, or copper.

Roof parapets are found on most commercial storefronts, obstructing flat or low pitched roofs and screening roof equipment from street level view. Although the heights of the parapets vary, they are usually harmonious with adjacent buildings. Windows on the upper façades are regularly spaced.

Buildings reflect a commercial theme with simple detailing and human scale. In addition to the commercial brick buildings on the south side of 4th Street and the four basalt buildings in the district, common architectural themes are rooted in the Mission Revival and Spanish Revival architectural styles.

6. Character defining elements

Architectural Style

- Brick warehouses and wooden loading docks
- Painted brick storefronts
- Mission Revival
- Basalt stone buildings

Building Types

- Predominantly one- and two-story
- Three- and four-story
- Commercial store fronts
- Hotels
- Warehouses
- Railroad buildings
- Water Tower

Building Materials

- Brick – painted and unpainted
- Stone masonry
- Stucco
- Glazed tile decorative detailing

- Glass transoms
- Wood paneling
- Window sashes (wood, painted metal or copper)

Neighborhood Elements

- Building placement is at zero setbacks
- Typically constructed at 100 percent lot coverage
- Historic color pallet of the district is generally muted
- Windows on the upper façades are regularly spaced
- Large building facades are divided into multiple storefront bays.
- Storefronts are typically divided into 20-foot wide increments with a uniform pattern.
- Large storefront windows are ten feet with transoms above and a wood panel or glazed tile kickplate beneath
- Storefront have single light wood framed entry doors that are recessed.
- Glazed decorative tile detailing and wood paneling below windows is typical.
- Heights of the parapets vary, but they are usually harmonious with adjacent buildings
- Signage appropriate to the era
- Period light fixtures
- Sidewalks with brushed cement and 2-foot squares

7. Signs. Retaining and restoring original signs which have traditionally linked Railroad Square buildings to their environment is a primary goal. New signs shall be designed to be compatible with the character of Railroad Square in size, scale, material, and color. In approving sign permits for Railroad Square, the review authority shall make the consider the following criteria:

- a. The original signs and building graphics have been restored wherever possible. The size, type, location and quantity shall be calculated in compliance with Zoning Code Chapter 20-38, which regulates signs.
- b. The proposed signs are compatible with the character of the building and the district in terms of scale, materials, and color;
- c. The proposed sign adheres to Railroad Square’s overall design concept of retaining and enhancing the distinctive architectural character that existed between 1900 and the 1930s;
- d. The proposed signage is oriented to the pedestrian as the primary user of the Railroad Square historic specialty shopping area; and
- e. Signage for upper story tenants is comprised of painted lettered window signs similar to the gold-leaf type or similarly compatible.

H. St. Rose Preservation District.

1. Designation. The St. Rose Preservation District was designated by the Cultural Heritage Board on November 28, 1990 (Resolution #0027).

2. Boundaries. The St. Rose Preservation District is bounded by Lincoln Street (properties on both sides) on the north; 6th and 7th Streets on the south; B Street (properties on both sides) on the east; and Morgan Street on the west. See Figure 2-4.



Figure 2-4—St. Rose Preservation District

3. Context statement. The St. Rose Preservation District is significant for its architecture as a cross-section of Santa Rosa’s residential building types and some institutional and commercial types. Though primarily residential, the district has this variety because it is adjacent to Santa Rosa’s commercial core, and because similar variety, perhaps less intense, used to exist in most residential neighborhoods prior to the advent of zoning restrictions. Dates of construction vary from 1872 to 1948, but the big growth came in the early 1920s with nearly 40 new houses, all single-story, mostly bungalows along Lincoln St. Notable exceptions to the modest residences are some of Santa Rosa’s grandest surviving 19th century residences.

The district grew up around St. Rose Church and school, but its main cohesiveness today results from its surroundings. In addition to the houses, the residential building types found in the district include duplexes, small apartment buildings, and a small late bungalow court. Commercial types include three Art Deco office buildings. The most prominent institution is St. Rose Church, a Romanesque Revival stone structure built by local Italian stone masons in 1900. The large St. Rose School is on another face of the same block. The Santa Rosa Post Office relocated to the St. Rose Preservation

District in 1979 and is listed on the National Register; it is one of more than 12 buildings that have been moved into the district.

4. Period of significance. 1872 to 1948.

5. Neighborhood character. The St. Rose Preservation District is primarily residential with a wide range of architectural styles as shown below. The northern portion of the district has vernacular versions of the architecture reflective of residential growth in the 1920s. Houses in the southern portion of the district were built in the 1800s and reflect an older period of development.

Residential parcels are generally 40 to 50 feet wide. Single car detached garages are located on rear lot lines with narrow driveway access. Generally uniform front setbacks are found on any given block face. When found, front yard fences are typically three-foot tall picket. St. Rose has maintained the traditional two-foot sidewalk squares within the public right-of-way.

Houses are typically small, simple, and one story with stylistic elements appropriate to their dates of construction. There are several large and elaborate houses sprinkled throughout the district (Italianate, Stick, and Queen Anne). Houses are generally wood framed with narrow clapboard or shingle exteriors, although some examples of stucco exterior are found. Full or partial width porches with orientation toward the street are typical. Double hung wood sash windows in simple rectangular form are common. Multi-pane windows are also typical. Front doors generally include windows.

6. Character defining elements

Architectural Styles

- Bungalow
- Queen Anne
- Craftsman
- Italianate
- Colonial Revival
- Mediterranean Revival
- Art Deco
- Gothic Revival
- Victorian Gothic
- Provincial

Types of Buildings

- Predominantly one-story (especially on the north side of Lincoln Street)
- Two- and three-story
- Predominantly single-story houses
- Small apartment buildings
- Small-scale commercial buildings
- Church
- St. Rose School

Building Materials

- Predominantly wood siding
- Stucco

Neighborhood elements

- Narrow, deep lots (typically 50 feet x 100-120 feet), with the exception of the lots on the north side of Lincoln Street, which are shallow
- A mix of large and small houses
- Front yard fences
- Sidewalks with planter strips

I. Cherry Street Preservation District.

1. Designation. The Cherry Street Preservation District was designated by the City Council on March 24, 1992 (Resolution #20725) after recommendation by the Cultural Heritage Board on January 8, 1992 (Resolution #0039).

2. Boundaries. The Cherry Street Preservation District is bounded by Cherry Street (properties on both sides) on the north; 7th Street on the south; west of “E” Street on the east; and Riley Street and east of Mendocino Avenue on the west. See Figure 2-5.



Figure 2-5—Cherry Street Preservation District

3. Context statement. The Cherry Street Preservation District is significant for its architecture as a cross section of Santa Rosa’s residential building types between 1870 and 1946. In addition to the many examples of modest 19th and 20th century dwellings, there are a large number of Victorian era mansions scattered throughout the district. Some institutional and commercial uses are found here as well. The Cherry Street District reflects the kind of diversity often found in older portions of American towns. The district derives additional significance from being the home of many early Santa Rosa leaders of commerce, government, religion and education.

The Cherry Street District is one of the oldest neighborhoods in Santa Rosa and contains the highest concentration of 19th century buildings in the city. Particularly noteworthy are the remaining Queen Anne and Stick style mansions scattered throughout the neighborhood. The district also contains fine examples of early 20th

century dwellings, although these usually are of a more modest scale than their Victorian counterparts.

For the district as a whole, the integrity is above average. Relatively little large scale exterior remodeling has occurred over the years and most structures retain stylistic elements appropriate to their dates of construction. The structural condition of most buildings appears quite sound. Cherry Street itself, the centerpiece of the neighborhood, is four blocks long and is contained entirely within the confines of the district. The irregular street pattern of the neighborhood results from conflicting grids. The grid along 7th Street follows the original downtown grid system laid out parallel to Santa Rosa Creek.

4. Period of significance. 1870 to 1946.

5. District Character. The Cherry Street Preservation District is predominately made up of single-family homes and showcases a range of architectural styles. Generally, the homes in the Cherry Street District are one or two story and sited on original 50-foot by 100- or 150-foot lots, with lawns and mature landscaping surround the houses. Many of the larger trees in the neighborhood were planted at the time of house construction and contribute to the neighborhood character.

Cherry Street itself is the spine of the district. The district's larger homes are located on Cherry Street and the properties on the north side are alley loaded. Many of the homes on Cherry Street appear taller than more contemporary two stories due to attic space.

Defined front entries with orientation to the street are typical. Front setbacks are 15 to 20 feet with some variation on each block face, and five-foot side yard setbacks are typical. The majority of the houses are wood framed with clap board, shiplap, and shingle exteriors. Some examples of stucco are found throughout the district. Steep pitched roofs and basements are also common features of existing single-family dwellings.

There are many examples of historic double-hung wood sash windows, found both as singles and in pairs. Detached garages are located on rear and/or side property lines with narrow driveway access. Generally, accessory structures are single story, although some examples of two stories with second units above the garage are found.

Character defining elements:

Architectural Styles

- Art Moderne
- Beaux Arts
- Bungalows
- Colonial Revival
- Craftsman
- Gothic Revival
- Greek Revival
- Italianate
- Mediterranean Revival
- Prairie School

- Provincial
- Queen Anne
- Shingle
- Stick-Estate

Building Materials

- Predominantly wood siding
- Stucco

Building Heights

- Predominantly single-story
- Two-story

Neighborhood Elements

- Narrow but deep lots (typically 50 feet x 100-150 feet)
- Less than 40 percent lot coverage
- Both large and small houses
- Entry doors face the street
- Alleys
- Lawns
- Front yard fences
- Narrow streets
- Traditional light standards

J. Olive Park Preservation District.

1. Designation. The Olive Park Preservation District was designated by the City Council on July 11, 1995 (Resolution #22328) after recommendation by the Cultural Heritage Board on May 24, 1995 (Resolution #0057).

2. Boundaries. Olive Park Preservation District is bounded by Buckingham Drive and Santa Rosa Creek on the north; State Highway 12 freeway on the south; U.S. Highway 101 freeway on the east; and the alley between Chestnut Street and Olive Street on the west. See Figure 2-6.

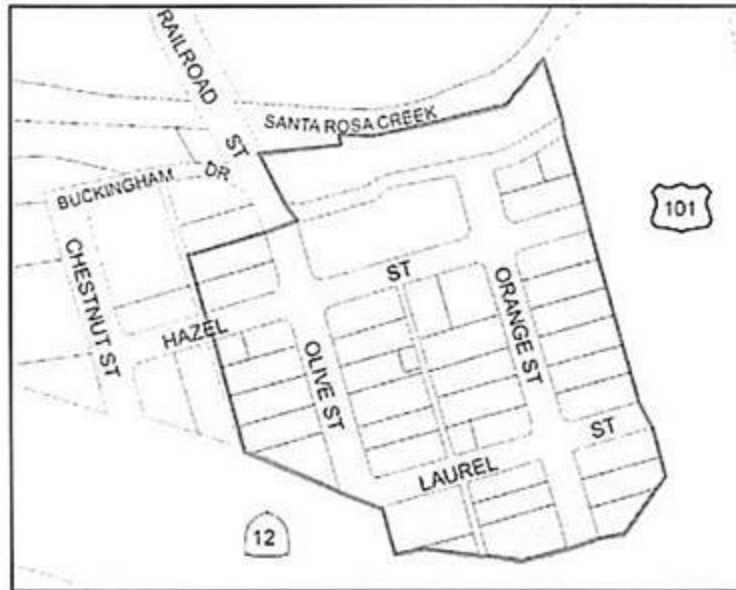


Figure 2-6—Olive Park Preservation District

3. Context statement. The Olive Park District is a homogeneous group of 43 residential properties and a park, and is significant as an example of Santa Rosa’s residential context. The District demonstrates the housing chosen by middle-class shopkeepers and craftsmen in the early 20th century. Early residents included proprietors of a furniture store, liquor stores, gas stations, plumbing shops, an auto repair shop, a photographer, and a general contractor; as well as various craftsmen. The district also displays strong family ties to the neighborhood. The historic houses are remarkably intact and represent a fine collection of turn-of-the century styles. The feeling of a historic neighborhood is very strong here. The public park is one of Santa Rosa’s oldest.
4. Period of significance. 1891 to 1926.
5. District Character. Olive Park Preservation District is a quiet residential enclave bordered by bustling downtown and at the intersection of Highway 12 and Highway 101. There are a variety of architectural styles found in the District, most of which remain remarkably intact, and no two homes are alike.
6. Character defining elements.
 - Architectural Styles
 - Bungalows
 - Colonial Revival
 - Craftsman
 - Hipped-roof boxes
 - Prairie School
 - Queen Anne

Types of buildings

- Predominantly one-story (some have a raised basement resulting in a taller, still single-story profile)
- Two-story
- Single-family houses
- Small apartment buildings

Types of Building Materials

- Predominantly wood siding (narrow clapboards, rustic, shingles)
- Stucco
- Generally double-hung wood windows

Neighborhood Elements

- Narrow but deep lots (typically 50 feet x 134 feet)
- Medium and small houses
- Tree lined streets
- Olive Park
- Yard area is all four sides
- Most houses have front porches oriented towards the street
- Front setbacks are generally consistent on any one block
- Parking is generally limited to one single-car, detached garage at the rear of the property.
- Garages are generally accessed from the alleyway

K. Burbank Gardens Preservation District.

1. Designation. The Burbank Gardens Preservation District was designated by the City Council on March 25, 2003 (Resolution #25606) with recommendation of the Cultural Heritage Board on January 22, 2003 (Resolution #145).
2. Boundaries. The Burbank Gardens Preservation District is bounded by Sonoma Avenue and Tupper Street (east of Hendley Street) to the north, Santa Rosa Avenue to the west, Maple Street to the south, and South E Street on the east. See Figure 2-7.



Figure 2-7—Burbank Gardens Preservation District

3. Context statement. The Burbank Gardens Preservation District is significant in the context of the residential development of Santa Rosa. The district includes the small Riverside (1904), Freeman (1875), and Tupper (1873) additions and the larger Wheeler (1875) addition south of Charles Street. The name Burbank Gardens comes from Luther Burbank's home and gardens located in the northwest corner of the district (a City Park and local landmark, and listed on both the State and National Registers), which served as the focal point for the area's residential development between 1875 to 1903. Some of the lots on Tupper Street, closest to the Burbank House, are said to be on former Burbank property, developed by Burbank or his widow.

An 1896 Directory lists 11 residences including that of Luther Burbank. By 1903, 15 residences were listed and in six years the total had doubled to 30. Many of the early houses are found in the area of Burbank's home and gardens. Early residents included a nurseryman, railroad men, carpenters, and a paper hanger. Houses built in the northern section include examples of single-story with raised basements, reflecting not only the architectural style of the time but also their proximity to the flooding creek. The southern section has many cottages and bungalows, all built in a modest scale.

4. Period of significance. 1875 to 1940s.

5. District Character. The Burbank Gardens Preservation District is a fairly homogenous district of small single-family homes, predominately Bungalows representing the bulk of development that occurred in the 1920s and 1930s with a mix of other architectural as shown below, as well as some duplexes, apartment buildings, small commercial buildings and Burbank Home and Gardens.

Houses are generally single story with some exceptions found in the northern portion of the district, closer to Santa Rosa Creek. Architectural detailing is minimal and simple. Double hung wood windows are common.

Typical lots are narrow, generally measuring 40 to 50 feet. Houses generally follow a similar front setback on any given block face and front stoops or small porches create clearly defined entries with orientation to the street. Front yard fencing is generally three-foot tall picket fencing if any at all. Small front yards include informal landscaping. Single car garages are located at the rear of property, often on a side property line with narrow driveway access.

Although some houses are found on Santa Rosa Avenue, in general the character along this outer edge of the district is different. Most district properties along Santa Rosa Avenue are considered noncontributing properties, although two National Register properties (Luther Burbank Home and Gardens and Park Apartments) are found along this strip.

6. Character defining elements:

Architectural Styles

- Bungalow
- Colonial Revival
- Italianate
- Period Revival
- Queen Anne

Building Materials

- Predominantly wood siding (shingle, shiplap, and clapboard)
- Stucco

Building Height

- Predominantly single story
- Two story

Neighborhood Elements

- Narrow lots (typically 40 feet wide)
- Small houses, predominantly Bungalow-style
- Interior courtyards for multifamily
- Open lawns
- Narrow streets
- Parks

L. Ridgway Preservation District.

1. Designation. The Ridgway Preservation District was designated by the City Council on March 6, 2007 (Resolution #3818) with recommendation of the Cultural Heritage Board on November 15, 2006 (Resolution #0225).
2. Boundaries. The Ridgway Preservation District is bounded by Ridgway Avenue on the north; College Avenue on the south; Mendocino Avenue on the east; and U.S. Highway 101 freeway on the west. See Figure 2-8.

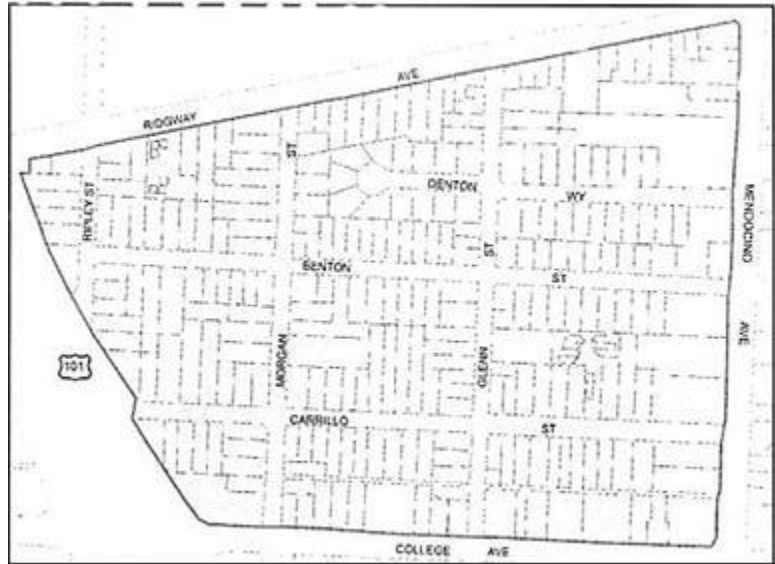


Figure 2-8—Ridgway Preservation District

3. Context statement. Architecturally, the Ridgway Preservation District provides a panoramic view of historic progression of building styles. The District has some particularly good examples of modest, well-designed 1920's residences as well as newer dwellings constructed in the 1930's, 1940's and even the 1950's. The District encompasses an architectural time span of Santa Rosa starting with early hip roof residences, through to the Spanish or Mission Revival homes, which are found in the northeast section. Much of the early construction done in the district was the work of Roberts and Simpson who worked locally as contractors and carpenters. A number of the larger homes within the area were converted to multiple living units, probably during World War II.

There are two particularly distinctive structures on Mendocino Avenue, both designed by Petaluma architect Brainerd Jones. One is the Belvedere, a late Queen Anne built for W. H. Lumsden, now an excellent example of adaptive re-use that retains the integrity of its design both inside and out. The other is the Oates/Comstock residence, an outstanding Shingle Style house with Colonial Revival elements.

4. Period of significance: Not identified
5. District Character: Not identified
6. Character defining elements:
 - Architectural Styles
 - Hip Roof

- Spanish Revival
- Mission Revival
- Queen Anne

Building Materials

- Predominantly wood siding (shingle, shiplap, and clapboard)
- Stucco

Building Height

- Predominantly single story
- Two story

Neighborhood Elements

- Narrow lots (typically 40 feet wide)
- Small houses, predominantly Bungalow-style
- Interior courtyards for multifamily
- Open lawns
- Narrow streets
- Parks

M. McDonald Avenue Preservation District.

1. Designation. The McDonald Avenue Preservation District was designated a local district by the City Council on November 3, 1998 (Resolution #23742) after receiving recommendation from the Cultural Heritage Board on September 23, 1998 (Resolution #0087).
2. Boundaries. The McDonald Avenue Preservation District is located in the northeast quadrant of the City and bounded by Franklin and Pacific Avenues to the north, College Avenue and Fourth Street to the south, St. Helena Avenue to the east and Monroe and Stewart Streets on the west. See Figure 2-9.



Figure 2-9—McDonald Avenue Preservation District

3. Context statement.
4. Period of significance. 1878 to 1940.
5. District Character.
6. Character defining elements.

Architectural Styles

- Bungalow
- Colonial Revival
- Craftsman
- English Cottage
- Greek Revival
- Hip-roofed Cottage
- Italianate
- Mediterranean Revival
- Period Revival
- Prairie School
- Provincial
- Queen Anne
- Shingle
- Stick-Eastlake
- Tudor Revival
- 1930's track type

Types of buildings

- Predominantly one- and two-story

- Predominantly single-family
- Duplex units
- Small apartment buildings
- Other miscellaneous buildings (i.e. church, school, nursery, warehouse)

Building Materials

- Predominantly wood siding
- Stucco

Neighborhood Elements

- Medium and larger lots (typically 50 feet x 150 feet or larger)
- Less than 40 percent lot coverage
- Large, medium and small houses
- Entry door face the street
- Alleys
- Lawns
- Front yard fences
- Wide and normal streets
- Traditional light standards”

Section 15. Delete City Code Section 20-28.070 Limited Light Industrial (-LIL) combining district and replace with City Code Section 20-28.070 North Station Area (-SA) combining district to read and provide as follows:

“20-28.070 North Station Area (-SA)

A. Purpose. The -SA combining district is intended to enhance and reinforce distinctive characteristics within the North Santa Rosa Station Area Specific Plan area and create environments that are comfortable to walk in.

B. Applicability. The -SA combining district may be combined with any primary zoning district established by Section [20-20.020](#) (Zoning Map and Zoning Districts), provided that the standards of this section shall apply as directed in each of the subsections under subsection E (Site planning and development standards); all other portions of a parcel shall be regulated by the standards of the primary zoning district.

C. Allowed land uses and permit requirements. Any land use normally allowed in the primary zoning district by this Division may be allowed within the -SA combining district, subject to the land use permit requirements of the primary district.

D. Location of combining district. The standards of this section apply to properties located within the North Santa Rosa Station Area Specific Plan boundary, as follows:

1. North Santa Rosa Station Area Specific Plan area.

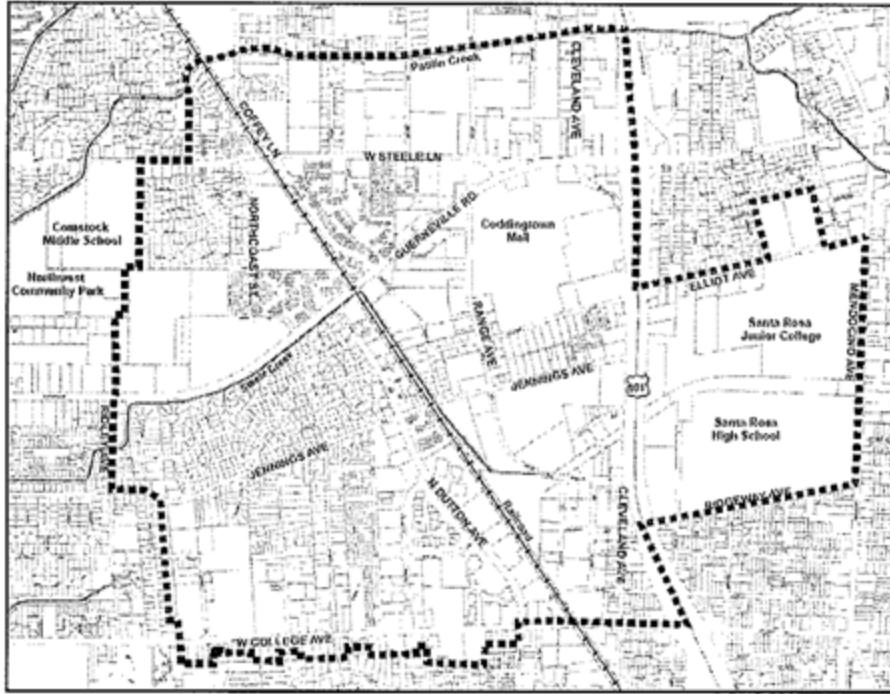


Figure 2-10—North Santa Rosa Station Area Specific Plan Boundaries

(Paulin Creek to the north, Highway 101 and Santa Rosa Junior College/Santa Rosa High School to the east, West College Avenue to the south, and Ridley Avenue to the west)

a. All properties located within the boundaries of the North Santa Rosa Station Area Specific Plan that have a land use designation of Transit Village Mixed Use, Transit Village Medium, Medium Density Residential, Medium High Density Residential, Retail and Business Services, Office, Light Industrial, Business Park and Public Institutional.

E. North Santa Rosa Station Area Specific Plan site planning and development standards. Proposed development and new land uses located within the North Santa Rosa Station Area Specific Plan boundaries shall comply with the development standards outlined in Tables 2-20, 2-21, 2-22 and 2-23, as applicable. In the event of any conflict between the following development standards and those of the primary zoning district, the most restrictive shall apply.

Table 2-14—Development Standards for Residential Properties in the North Santa Rosa Station Area Specific Plan Boundaries

Development Feature	Requirement by General Plan Land Use Designation		
	Medium Density Residential	Medium High Density Residential	Transit Village Medium
Ground-Floor Retail Ceiling Height	<i>Minimum interior ceiling height for ground-floor retail space.</i>		
	Not Applicable	Not Applicable	15 ft

Ground-Floor Retail Depth	<i>Minimum interior depth for ground-floor retail space.</i>		
	Not Applicable	Not Applicable	25 ft
Building Height	3 stories (35 ft) maximum	4 stories (45 ft) maximum	3 stories (35 ft) minimum; 4 stories (45 ft) maximum
Canopy or Awning Height	<i>Minimum height to bottom of canopy or awning.</i>		
	No Requirement	No Requirement	8 ft
Allowed Projections	<i>Maximum allowed projection of towers or turrets at corners of buildings, or roof forms that project above a building fascia.</i>		
	10 ft	10 ft	10 ft for roof forms and for corner towers or turrets; 5 ft for towers or turrets that are not at the corner of a building
Allowed Encroachments	Main entries may encroach up to 12 ft into front setback; Awnings and canopies may project up to 8 ft into public right-of-way; Secondary entries, balconies, bay windows, chimneys and eaves may encroach up to 2.5 ft into any setback	Main entries may encroach up to 10 ft into front setback; Awnings and canopies may encroach up to 8 ft into public right-of-way; Secondary entries, balconies, bay windows, chimneys and eaves may encroach up to 2.5 ft into any setback	Awnings and canopies may project up to 8 ft into public right-of-way; Balconies may encroach up to 2.5 ft into front setback or public right-of-way; Bay windows, chimneys, and eaves may encroach up to 2.5 ft into any setback
Access Standards	All main building entries shall orient toward the street; Surface parking lots are not permitted in front of buildings; Locate on-site parking to the rear or side of the property, or internal to the block, and provide access to parking through alleys and driveways, where possible		

Table 2-15—Development Standards for Commercial Properties in the North Santa Rosa Station Area Specific Plan Boundaries

Development Feature	Requirement by General Plan Land Use Designation		
	Transit Village Mixed Use	Retail and Business Services	Office
Ground-Floor Land Use	Activity Generating	Activity Generating	No Requirement
Ground-Floor Retail Ceiling Height	<i>Minimum interior ceiling height for ground-floor retail space.</i>		
	15 ft	15 ft	No Requirement
	<i>Minimum interior depth for ground-floor retail space.</i>		

Ground-Floor Retail Depth	25 ft	25 ft	No Requirement
Ground-Floor Retail Frontage Transparency	<i>Minimum percentage of transparency (windows) along main building frontage, and along the side façade facing the street for buildings on corner lots.</i>		
	No Requirement	80% of main frontage; 25% of side façade	No Requirement
Building Height	2 stories (25 ft) minimum; 5 stories (55 ft) maximum	See applicable Zoning District requirements	2 stories (25 ft) minimum; 3 stories (35 ft) maximum
Canopy or Awning Height	<i>Minimum height to bottom of canopy or awning.</i>		
	8 ft	No Requirement	No Requirement
Recessed Entries	<i>Maximum depth of recessed main building entry on the street frontage or at the corner of building, when entry is located on corner.</i>		
	5 ft at street; 10 ft at corner	5 ft at street; 10 ft at corner	No Requirement
Allowed Projections	<i>Maximum allowed projection of towers or turrets at corners of buildings, or for roof forms that project above a building fascia.</i>		
	10 ft	No Requirement	No Requirement
Allowed Encroachments	Awnings and canopies may encroach up to 8 ft into the front setback or public right-of-way; Bay windows, chimneys and eaves may encroach up to 2.5 ft into any setback		
	Balconies may encroach up to 2.5 ft into front setback or public right-of-way	No additional requirements	Main entry may encroach 5 ft into front setback
Access Standards	Locate on-site parking to the rear, internal to block, tucked under the building, or in a below-ground structure, and provide access through alleys or driveways, where possible		
	Main building entries shall face the street; Surface parking is not permitted in front of buildings	Surface parking is not permitted in the front setback	Main building entries shall face the street; Surface parking is not permitted in front of buildings

Table 2-16—Development Standards for Industrial Properties in the North Santa Rosa Station Area Specific Plan Boundaries

Development Feature	Requirement by General Plan Land Use Designation	
	Business Park	Light Industrial
Building Height	See applicable Zoning District requirements	2 stories (25 ft) minimum; 5 stories (55 ft) minimum
Building Stepback	Step back all floors above 3 stories a minimum of 6 ft	

Allowed Encroachments	No requirements	Main entries may encroach up to 5 ft into front setback; Awnings and canopies may encroach up to 8 ft into the front setback or public right-of-way; Bay windows and eaves may encroach up to 2.5 ft into any setback
Access Standards	Surface parking is not permitted in front of buildings; Locate on-site parking and yards to the side or rear of buildings; Provide access to parking through alleys or driveways, where possible	

Table 2-17—Development Standards for Public Institutional Properties in the North Santa Rosa Station Area Specific Plan Boundaries

Development Feature	Requirement by General Plan Land Use Designation	
	Public Institutional	
Building Height	4 stories (45 ft) maximum	
Building Stepback	Step back all floors above 3 stories a minimum of 6 ft	
Allowed Encroachments	Main entries may encroach up to 5 ft into setback; Awnings and canopies may encroach up to 8 ft into front setback or public right-of-way; Bay windows and eaves may encroach up to 2.5 ft into any setback	
Access Standards	Surface parking is not permitted in front setback; Locate on-site parking to the side or rear of buildings; Provide access to parking through alleys or driveways, where possible”	

Section 16. Add City Code Section 20-28.110 Downtown Station Area Combining District (-DSA) to read and provide as follows:

“20-28.110 Downtown Station Area Combining District (-DSA)

A. Purpose. The -DSA combining district is intended to enhance and reinforce distinctive characteristics within the Downtown Station Area Specific Plan area and create environments that are comfortable to walk in by establishing development form, intensity, streetscape, and public realm standards.

B. Applicability. The –DSA combining district may be combined with the Core Mixed Use (CMU), Station Mixed Use (SMU), Maker Space Mixed Use (MMU), or Neighborhood Mixed Use (NMU) primary zoning district established by Section 20-20.020 (Zoning Map and Zoning Districts), provided that the standards of this section shall apply as directed in each of the subsections under subsection E (Site planning and development standards). All other portions of a parcel shall be regulated by the standards of the primary zoning district. The -DSA combining district is applicable to any property designated Downtown Transition, Neighborhood Transition, Creek and Trail Activation, and Active Ground Floor Overlay in the Downtown Station Area Plan.

C. Allowed land uses and permit requirements. Any land use normally allowed in the primary zoning district by this Division may be allowed within the -DSA combining district, subject to the land use permit requirements of the primary district.

D. Locations of combining district. The standards of this Section apply to properties designated Downtown Transition, Neighborhood Transition, Creek and Trail Activation, or Active Ground Floor Overlay on the Downtown Station Area Specific Plan Map UDCS-1: Special Design Considerations (see Figure 2-26 below).

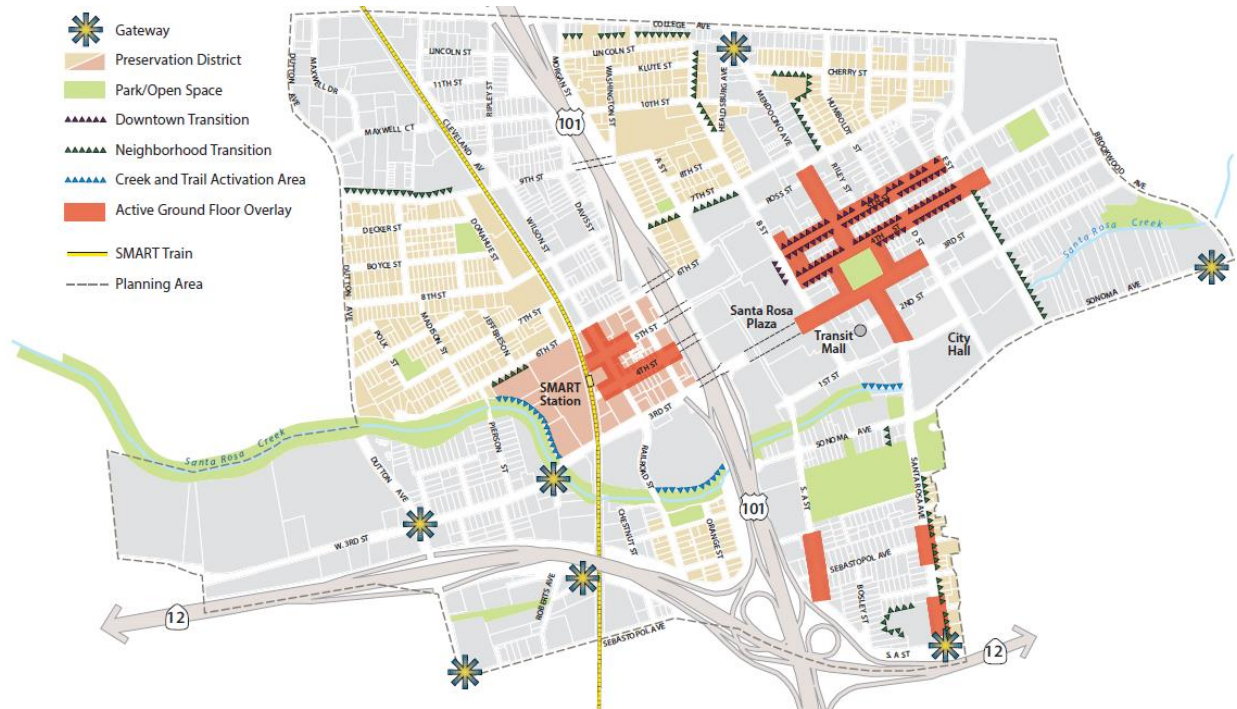


Figure 2-26

E. Downtown Transition

Downtown Transition Standards are applied to areas within the Downtown Station Area Specific Plan area to create a welcome pedestrian environment in the downtown core area. In the event of conflict between the following development standards and those of the primary zoning district, the most restrictive shall apply.

1. Buildings in the Downtown Transition zone, shown in Figure 2-26, shall step back a minimum of six feet, or as approved by the Review Authority, above the fifth floor along the frontage of Fourth and Fifth Streets.

F. Neighborhood Transition

Neighborhood Transition Standards are applied to areas within the Downtown Station Area Specific Plan area to reduce the visual impact of new development on residential areas of preservation districts. In the event of any conflict between the following development standards and those of the primary zoning district, the most restrictive shall apply.

1. Development of the properties identified in the Neighborhood Transition zones shown on Figure 2-26, shall comply with the following standards:

	Seventh, Ninth/W. Ninth, Cherry, Riley, and B Streets, and Sonoma Avenue	Santa Rosa and College Avenues and E Street
Front setback	6-10 feet (min/max) with trees, shrubs, and groundcovers per requirements of Zoning Code Chapter 20-34.	
Stepback	Buildings must step back from the street frontage a minimum of 10 feet above the third floor. Above 6 stories, buildings must maintain a daylight plane of 45 degrees as shown in Figure 2-27.	Buildings must step back from the rear a minimum of 10 feet above the third floor and a minimum of 20 feet above the sixth floor. Above 6 stories, buildings must maintain a daylight plane of 45 degrees as shown in Figure 2-27.
Ground floors	Residential and mixed-use projects located across the street from single-family neighborhoods shall orient the buildings to the street with individual entries, patio areas and landscaping facing the single-family homes.	
Surface parking	Surface parking areas are not permitted between the sidewalk and the building façade	

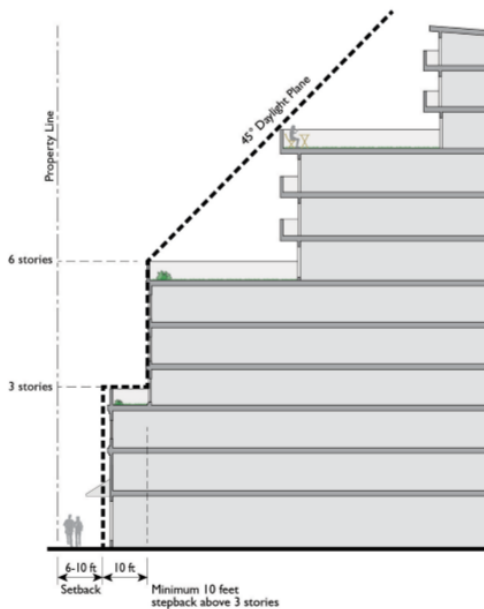


Figure 2-27

G. Creek and Trail Activation Transition

The Creek and Trail Activation Transition is applied to promote the use and visibility of specified creek areas within the DSASP area.

1. New development in the areas identified for creek and trail activation on Figure 2-26 shall provide at least one activating use or at least two activating design features fronting the creek and trail as noted below.

<i>At least one of the following activating uses:</i>	<i>OR</i>	<i>At least two of the following activating design features:</i>
A public space or plaza up to 5 percent of the total lot size with a minimum width of 30 feet		One piece of site furniture for each 100 linear feet of creek/trail frontage, which may include seating, informational kiosks, bicycle racks, and trash/recycling receptacles or outdoor fitness equipment
A café, restaurant, brew pub, retail space or substantially similar use		Integrated public art in the form of a mural, sculpture, light display, or other original work of a permanent nature as defined in the City Code
		Interpretive signage related to Santa Rosa Creek and its riparian habitat

2. New buildings within 200 feet of the creek top of bank shall be constructed so that at least one pedestrian entrance faces the creek. Where stoop entrances to residential units are provided, these shall face the creek.

3. New development shall provide pedestrian pathways at least 15-feet in width to connect the development to the creekside trail network. Pedestrian pathways must be provided at least every 600-feet along the creek to enhance connectivity to the surrounding area.
4. As development occurs in the creek and trail activation areas shown in Figure 2-26, lighting should be provided consistent with Santa Rosa Creek Design Guidelines.
5. Blank facades at ground level and above should be avoided. Windows, doors and transparent opening are encouraged to provide “eyes on the creek” and heighten sense of security. To the extent feasible, surface and structured parking should not front onto the creek or trail.

H. Active Ground Floor Overlay

Within the Downtown Station Area Specific Plan area, active ground floor frontages are key to creating the vibrant character envisioned for the Downtown Station Area. All proposed development on a parcel designated Active Ground Floor Overlay in Figure 2-26 shall comply with the following development standards. In the event of any conflict between the following development standards and those of the primary zoning district, the most restrictive shall apply.

1. On corner lots where only one frontage is in the Active Ground Floor Overlay, ground floor activating strategies shall also be applied to the intersecting street frontage as appropriate, subject to review by the review authority.
 2. New development with frontage on streets in the Active Ground Floor Overlay as shown on Figure 2-26 shall provide design features that optimize the pedestrian experience. To comply with this requirement, developments with up to 90 linear feet of frontage must provide two or more of the following and developments with over 90 linear feet of frontage must provide three or more of the following:
 - Awnings or overhangs over all ground floor entrances;
 - One piece of street furniture per 15 linear feet of street frontage. Street furniture may include seating, ornamental planting boxes, informational kiosks, bicycle racks, or trash/recycling receptacles integrated into front setbacks where sidewalk width is not sufficient to accommodate street furniture;
 - Integrated public art in the form of a mural, sculpture, light display, or other original work of a permanent nature as defined in the City Code;
 - At least 600 square feet of publicly accessible active or passive recreational space on-site, or in the form of a curbside parklet;
 - A green/living wall of a size equivalent to at least 15percent of the building façade as measured between two- and 12-feet above sidewalk level;
- Innovative alternative strategies to optimize the pedestrian experience along Active Ground Floor Overlay streets. Staff will evaluate proposals on a case by case basis for compliance with applicable DSASP Urban Design Principles and development standards.

Alternatively, this requirement can be satisfied through compliance with Policy LU-1.4 in the Land Use chapter.

3. Properties with street frontage in the Active Ground Floor Overlay shall provide at least one primary pedestrian entrance or alternative design solution(s) that implements active ground floor goals as described in the 2020 Downtown Station Area Specific Plan, subject to approval by the review authority.
4. Ground floor facades of non-residential development on streets in the Active Ground Floor Overlay shall have clear glass that is free of tinting or other glazing material to allow views of indoor space between a height of two- and seven- feet above grade as shown in Figure 2-28 below.

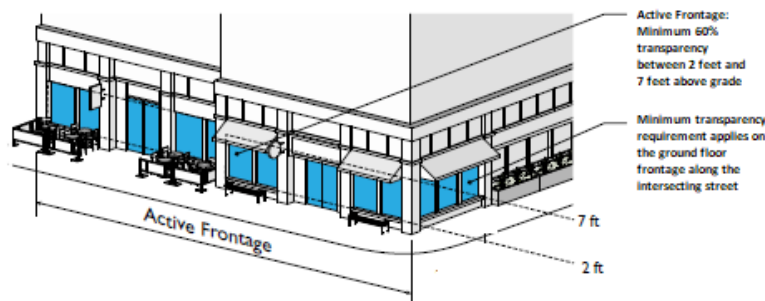


Figure 2-28

5. Where a project site is bordered by side street or alley, vehicular access shall be taken from side street or alley subject to discretionary review.
6. Surface parking shall not be located between the sidewalk and building façade on streets in the Active Ground Floor Overlay.
7. Loading and service areas shall not be visible from streets in the Active Ground Floor Overlay and shall be located at the rear of the property, within structures, or on interior streets.”

Section 17. Amend Subsection E. City Code Section 20-30.070 Height measurement and exceptions to read and provide as follows:

“E. Vision triangles. Proposed structures and landscaping on a corner lot shall comply with the following vision triangle height limits, as indicated in Section 20-30.110.E.”

Section 18. Amend City Code Section 20-30.110 Setback requirements and exceptions to read and provide as follows:

“A. Purpose. This Section provides minimum dimensions and uses of setbacks, sight distance areas, and vision triangle standards. These standards provide open areas around structures for: visibility and traffic safety; access to and around structures; access to natural light, ventilation

and direct sunlight; separation of incompatible land uses; and space for privacy, landscaping and recreation.

B. Setback requirements. Each structure shall be located on its site so that it is set back from property lines and other structures in compliance with the setback requirements of the applicable zoning district, in Division 2 (Zoning Districts and Allowable Land Uses), and with any setbacks established for specific uses by Division 4, except as otherwise provided by this Section.

1. Setbacks from public right-of-way and public easements.

- a. No portion of any structure shall extend within, over, under, or upon any public service easement, access easement, or utility easement, unless both the City Engineer and the Director(s) of the City Department(s) having responsibility for any and all City activities within the Easement Area have determined, in their sole discretion, that such structure or portion of structure can be easily removed for the construction, reconstruction, installation, removal, repair, replacement, maintenance, or operation of any current or future City facilities within, over, under, or upon the Easement Area.
- b. Should the City Engineer and the Director(s) determine that a portion of a structure may extend within, over, under, or upon any public service, access, or utility easement as set forth in section 1(a) above, the property owner(s) shall execute and record a covenant running with the land in favor and for the express benefit of the City:

(1) empowering the City, in its sole discretion to remove, cause to remove, or destroy the structure or any portion thereof or compel the property owner(s) to remove the structure or any portion thereof; and

(2) acknowledging that the City shall have no obligation, responsibility, or liability for the repair, replacement, erection, installation, or reconstruction of any structure or any portions of a structure encroaching within, over, under, or upon any public service easement, access easement, or utility easement when such structure or portions of such structure are removed or destroyed by City or by the property owners.

2. Setbacks from private easements.

- a. No portion of any structure shall extend within, over, under, or upon on any private easement or access easement unless otherwise determined by the City Engineer after receiving written permission granted by a recorded agreement executed by the owners of the dominant and servient tenements and acknowledging that the City shall have no obligation, responsibility, or liability for the repair, erection, installation, or reconstruction of any portions of a structure encroaching within, over, under, or upon any private service easement or access easement that are damaged or removed as part of construction, reconstruction, installation, removal, repair, replacement, maintenance, or operation within or around the easement area.

C. Measurement of setbacks. The setbacks required by Subsection B shall be measured as follows:

1. Front yard setback. The front setback shall be across the narrow dimension of the lot, unless determined otherwise by the Director.
 - a. General measurement method. A required front setback shall be measured by the most restrictive of the following methods to the nearest point of the front wall of the building, except as provided in Subsection C.2:
 - (1) From the front property line; or
 - (2) If established, from a proposed new property line (also known as the plan line); or
 - (3) Back of the sidewalk (the sidewalk edge away from the street); or
 - (4) The edge of an easement for a private road or driveway.
 - b. Front setback on a block with developed lots. In any case where 25 percent or more of the lots fronting on any block in the same zone (not including frontage along the side of a corner lot) have been developed with buildings of a character permitted in the zone, and the front setbacks of the lots vary in depth by not more than 10 feet, the required front setback for each lot in the block shall be not less than the average depth of the front setbacks on the developed lots.
 - c. Infill development within a previously approved project. Where the City has established specific setback requirements for individual parcels through the approval of a specific plan, subdivision map, or other entitlement, prior to the effective date of this Zoning Code, those setbacks shall apply to the infill development instead of the setbacks required by this Zoning Code, except where the review authority determines that an original setback that is more restrictive than the current zoning no longer serves desired neighborhood character.

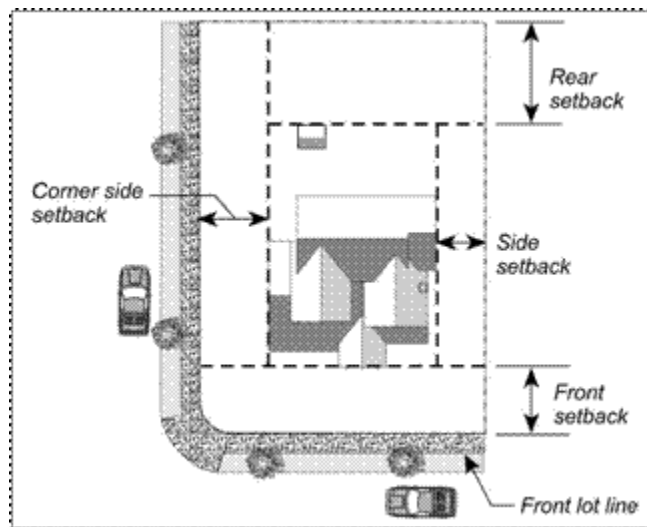


Figure 3-7—Location & Measurement of Setbacks

2. Side yard setbacks.
 - a. Interior side setback. A required interior side setback shall be measured at right angles from the nearest point on the side property line of the lot to the nearest point of the wall of

the structure, establishing a setback line parallel to the side property line which extends between the front and rear setbacks.

b. Corner side setback. A required side setback on the street side of a corner lot shall be measured from the nearest point on the side property line bounding the street, or the edge of an easement for a private road or driveway, or the inside edge of the sidewalk, whichever results in the greatest setback that extends between the front setback and the rear property line.

3. Rear yard setback. The rear setback shall be measured at right angles from the nearest point on the rear property line to the nearest point of the structure, establishing a setback line parallel to the rear property line.

a. The Director shall determine the location of the required rear setback on a through lot.

b. Where a parcel has no rear property line because its side lot lines converge to a point, an assumed line five feet long within the parcel, parallel to and at a maximum distance from the front property line, shall be deemed to be the rear property line for the purpose of determining the depth of the required rear setback.

D. Limitations on the use of setbacks.

1. Allowed structures and uses. A setback required by this Zoning Code, Minor or Conditional Use Permit, or Design Review approval, shall be improved and maintained only with plants and other natural materials except for the following.

a. Building projections permitted in Section 20-30.110.E;

b. Fences, hedges, plant materials, structures, and walls permitted in Section 20-30.060;

c. Necessary walks and steps; and

d. A driveway that provides required parking or access to parking.

2. Extended storage or parking. It is unlawful to use any required setback for the extended parking or storage of any mobile home, trailer, airplane, boat, other motor vehicle, or parts of any of those vehicles, or building materials (except building materials being used for on-site construction under a valid building permit); provided, however, these requirements shall not apply to a fully-operational vehicle parked in a driveway that is used on a regular day-to-day basis. Extended parking or storage, as used in this Section, means the presence for a period of 72 or more consecutive hours within the required yard or setback area.

E. Allowed projections into setbacks. Table 3-2 identifies the features that may project into a required setback.

TABLE 3-2—ALLOWED PROJECTIONS INTO SETBACKS

Projecting Feature	Allowed Projection into Specified Setback		
	Front Setback	Side Setback	Rear Setback
Architectural feature (e.g., cornice, canopy, eave, sill, bay window, chimney, etc.) (1)	2-1/2 ft, provided that the projection shall not exceed 1/2 the depth of the required setback. Bay window and chimney projections shall not occupy, in the aggregate, more than 1/3 of the length of the building wall on which they are located.		

Cantilevered overhang above the ground floor, not requiring ground or bracket supports.	No limitation on projection in C zoning districts; 4 ft in other districts	No limitation on projection in C zoning districts; 2-1/2 ft into a corner side setback	No limitation on projection in C zoning districts; 2-1/2 ft into a rear setback, provided that the projection shall not exceed 1/2 the depth of the required setback
Fire escape	Not allowed	Not allowed in corner side setback; may project up to 2-1/2 ft into an interior setback	36 in
Unenclosed deck, porch or terrace not exceeding 12 inches in height, and any necessary steps or landings, with no individual step exceeding 12 inches in height	Not allowed, except as provided in Table 2-5	Not allowed in corner side setback, except as provided in Table 2-5; allowed within interior setback	Allowed
Recycling collection/trash enclosure area	As allowed by Section 20-30.120.E		
Detached residential accessory structures	As allowed by Section 20-42.030.C.3		

Note: (1) Room additions are not considered architectural features even if they do not include a foundation or floor area. This provision is not intended to allow an increase floor area, habitable area, or storage area, or allow substantial portions of a building wall, to encroach into required setbacks.

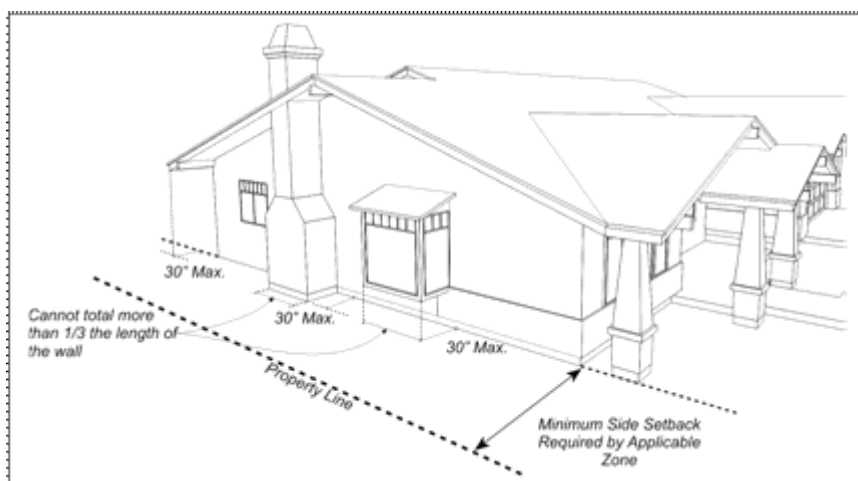


Figure 3-8—Example of Allowed Projections into Side Setbacks

F. Vision Triangles and Sight Distance. The purpose of this section is to limit the height of structures and landscaping at intersections and driveways to provide adequate sight distances for pedestrian and vehicle traffic. This section applies to all structures, landscaping, and any other improvements located within vision triangles or sight distance areas adjacent to any public or private street intersections, including alley and driveway intersections with public or private streets.

1. Vision Triangles.

a. Vision triangle boundaries are formed by (1) drawing a 40-foot line along the face of curb or edge of one roadway to a point of intersection, (2) from the point of intersection, drawing a line 40 feet back along the face of curb or edge of the second roadway, and (3) connecting the end points of these two lines, as shown in Figure 3-9. Vision triangles at locations with all way stop controls or signalized intersections may be allowed less restrictive requirements with City Traffic Engineer approval.

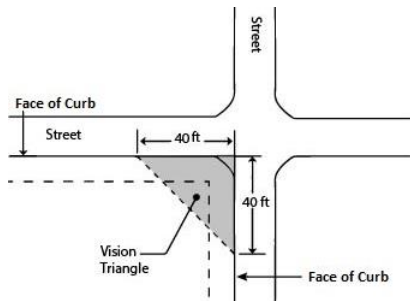


Figure 3-9 – Vision Triangle

b. Driveway vision triangle boundaries are formed by first drawing a ten-foot line along the back edge of the sidewalk from the driveway and then drawing a ten-foot line along the driveway edge abutting the sidewalk. Connecting these two legs completes the vision triangle, as shown in Figure 3-10.

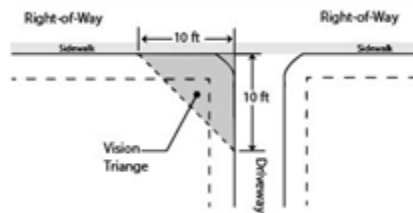


Figure 3-10 – Driveway Vision Triangle

2. Sight Distance.

a. City streets and non-residential driveways shall be designed in accordance with Sight Distance requirements as defined by the Caltrans Highway Design Manual, Sections 201 and 405.

3. Limitations on structures and landscaping within vision triangles and sight distance areas.

- a. Street Intersections. Vegetation and structures, including signs, shall not exceed a height of three feet within sight distance or vision triangle areas, unless there is a "transparency" feature, such as open railings or well-pruned climbing plants, allowing for sight visibility.
- b. In all zoning districts. No wall, fence, hedge, other plant material, or any other view obstruction shall be erected or maintained between 36 inches and seven feet above grade on any corner lot within a vision triangle, and further, nothing over 24 inches in height may be located in the first five feet behind the curb line or edge of pavement of the vision triangle. Single stem plants or trees without foliage between the height of three feet and eight feet may be planted and maintained within the vision triangle on any corner lot. In no case shall any commercial sign be permitted in a vision triangle.
- c. Commercial Driveways. To provide for pedestrian visibility at non-residential driveways, a clear zone with nothing over 24-inches in height shall be established in the driveway vision triangle. Driveway vision triangles are required on both sides of the driveway. If these clear zones cannot be met, additional measures may be needed to provide necessary pedestrian awareness (See Figure 3-10).
- d. Residential Driveways and Alleys. Visibility of a driveway or alley crossing a street lot line shall not be blocked above a height of three feet within the sight distance.
- e. Exempt Structures and Plantings. The regulations of this Section do not apply to existing buildings; public utility poles; saplings or plant species of open growth habits and not planted in the form of a hedge that are so planted and trimmed as to leave at all seasons a clear and unobstructed cross view; official warning signs or signals; or places where the contour of the ground is such that there can be no cross visibility at the intersection.”

Section 19. Amend City Code Section 20-36.020 to read and provide as follows:

“Each land use and structure, including a change or expansion of a use or structure, shall provide parking and loading areas in compliance with this Chapter.

- A. A use shall not be commenced and structures shall not be occupied until improvements required by this Chapter are satisfactorily completed.

See also Section 2.4 (Downtown Station Area Site and Building Design), Section 2.6 (Downtown Station Area Parking) and Section 4.2 (Off-Street Parking) of the City’s Design Guidelines.”

Section 20. Amend City Code Section 20-36.040 to read and provide as follows:

“Each principally or conditionally permitted use shall provide at least the minimum number of off-street automobile and bicycle parking spaces required by this Section, except where parking requirements are adjusted in compliance with Section [20-36.050](#) (Adjustments to Parking Requirements). Also see Section [20-36.090](#) (Bicycle Parking Requirements and Design Standards).

- A. Parking requirements by land use. Each land use shall be provided the number of automobile and bicycle parking spaces required by Table 3-4, except where a greater or lesser number of spaces is required through conditions of approval.

B. Basis for calculations.

1. Floor area. Where Table 3-4 establishes a parking requirement based on the floor area of a use in a specified number of square feet (e.g., one space per 1,000 square feet), the floor area shall be construed to mean gross floor area.

2. Fractions. Where application of the requirements in Table 3-4 results in a fractional requirement, a fraction of 0.5 or greater shall be increased to the next higher number and a fraction of less than 0.5 shall be reduced to the next lower number.

C. Expansion of structure, change in use.

1. Expansion of structure. When existing conforming or non-conforming structures, other than single family dwellings, are enlarged or increased in capacity by more than 10 percent, or when an expansion in use requires more parking than is presently provided, parking spaces shall be provided in accordance with Table 3-4.

2. Change in use. When a building's use changes to a new use, for example a retail use to a restaurant, without enlarging the space in which the use is located, there shall be no additional parking required for the new use, except that the new use shall comply with current ADA standards for parking, provided that any deficiency in parking is no more than 10 spaces, or a 25 percent overall reduction from standard parking requirements, whichever is greater.

D.Reduction of capacity. No existing parking or loading facility may be reduced in capacity unless sufficient replacement capacity is provided in compliance with this Chapter or a reduction is approved in compliance with Section [20-36.050](#) (Adjustments to Parking Requirements). Parking and loading facilities required by this Chapter shall remain available for the loading and parking of motor vehicles. Bicycle parking shall remain available for bicycles. Any contrary use of such facilities shall constitute a violation of this Code.

E. Multi-use sites. A site with multiple uses shall provide the aggregate number of parking spaces required for each separate use, except where:

1. The site was developed comprehensively as a shopping center, the parking ratio shall be that required for the shopping center as a whole regardless of individual uses listed in Table 3-4; or

2. The site qualifies for shared parking in compliance with Section [20-36.050](#) (Adjustments to Parking Requirements).

F. Uses not listed. A land use not specifically listed in Table 3-4 shall provide parking as determined by the Director. The Director shall use the requirements of Table 3-4 for similar uses as a guide in determining the minimum number of parking spaces to be provided and may require the applicant to fund a parking study to determine parking demand.

G.Bench or bleacher seating. Where fixed seating is provided (e.g., benches or bleachers), a seat shall be construed to be 18 inches of bench space for the purpose of calculating the number of required parking spaces.

TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING

REQUIREMENTS BY LAND USE TYPE (continued)

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
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.
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.
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.

Notes:

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

TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING

REQUIREMENTS BY LAND USE TYPE (continued)

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
DOWNTOWN STATION AREA SPECIFIC PLAN—NONRESIDENTIAL USES		
All non-residential uses	No minimum.	1 space per 5,000 sf.”

Section 21. Amend City Code Section 20-36.050 to read and provide as follows:

“A. Shared on-site parking for residential mixed uses. In a mixed use project, parking may be shared by the different uses. A mixed use project composed of residential and retail uses may reduce the required vehicle parking up to 50 percent of the required parking for either the residential or retail use, whichever is smaller. A mixed use project composed of residential and office or institutional uses may reduce the required vehicle parking up to 75 percent of the required parking for either the residential or office/institutional use, whichever is smaller.

Example: If the separate parking requirements for the residential and retail uses in a mixed use project were 12 spaces and 14 spaces respectively (for a total of 26), the 12 residential spaces (the smaller of the two requirements) could be reduced by 50 percent, to six for a revised project requirement of 20 spaces.

B. Shared on-site parking for nonresidential uses. Where two or more adjacent nonresidential uses have distinct and differing peak parking usage periods (e.g., a theater and a bank), a reduction in the required number of parking spaces may be allowed through Minor Conditional Use Permit approval. Approval shall also require a recorded covenant running with the land, recorded by the owner of the parking lot, guaranteeing that the required parking will be maintained exclusively for the use or activity served for the duration of the use or activity.

C. Increase or decrease in required parking. Parking requirements may be reduced through the following processes:

1. Where an applicant requests or where the Director determines that, due to special circumstances, any particular use requires a parking capacity which deviates from the requirements in Table 3-4, the Director shall refer the matter to the appropriate review authority for imposition of an appropriate parking requirement. Parking requirements may be reduced through the following processes:

a. Minor adjustment (Section [20-52.060](#)). Allows for parking reduction up to 25 percent for projects that do not need a Minor or Major Conditional Use Permit. Examples are when a parking reduction up to 25 percent is needed to approve a Zoning Clearance or a Design Review Application. The review authority may, as

a condition of project approval, approve an increase or decrease in parking spaces after first making the following findings:

- (1) Due to special circumstances associated with the operation of the use at its location, the proposed use will generate a parking demand different from the standards specified in Table 3-4;
- (2) The number of parking spaces approved will be sufficient for its safe, convenient, and efficient operation of the use.

b. Project approval. If the project already requires a Minor Use Permit or Conditional Use Permit, these applications may be used to reduce the amount of parking spaces by any amount. The review authority may, as a condition of project approval, approve an increase or decrease in parking spaces after first making the following findings:

- (1) Due to special circumstances associated with the operation of the use at its location, the proposed use will generate a parking demand different from the standards specified in Table 3-4;
- (2) The number of parking spaces approved will be sufficient for its safe, convenient, and efficient operation of the use.

c. Minor use permit. Is used for reductions of over 25 percent when the project does not already include a Minor or Major Conditional Use Permit. Examples are Design Review Applications that request a reduction of over 25 percent and Zoning Clearance with a reduction of over 25 percent. The review authority may, as a condition of a Minor Use Permit, approve an increase or decrease in parking spaces after first making the following findings:

- (1) Due to special circumstances associated with the operation of the use at its location, the proposed use will generate a parking demand different from the standards specified in Table 3-4;
- (2) The number of parking spaces approved will be sufficient for its safe, convenient, and efficient operation of the use.

2. Parking requirements for projects located within the North Santa Rosa Station Area Specific Plan boundaries (see Figure 3-13) may be reduced by the review authority, as a condition of project approval or Minor Conditional Use Permit, when supported by a parking study. The review authority may approve a decrease in parking spaces after first making the following finding:

- a. The number of parking spaces approved will be sufficient for its safe, convenient and efficient operation of the use, and will be compatible with the neighboring properties.

3. The location of several types of uses or occupancies in the same building or on the same site may constitute a special circumstance warranting the reduction of parking requirements in compliance with this section.

4. Alternative methods of providing required parking is encouraged within the Downtown and North Santa Rosa Station Area Specific Plan boundaries (see Figures 3-12 and 3-13). Examples of alternative parking methods include:

- a. Tandem parking;
 - b. Garage/parking lifts;
 - c. Unbundled parking in residential developments;
 - d. Parking cash-out and transit incentive programs for businesses;
 - e. Projects that are unable to provide the total number of required on-site parking spaces may consider paying for the use of shared spaces within other parking facilities, in-lieu of applying for a parking reduction or variance. A parking study shall be submitted verifying that use of shared spaces in another parking facility shall not create a parking shortage for the business associated with that facility.
5. Any change in the use or occupancy or any change in the special circumstances described in subsection (C)(1)(a) shall constitute grounds for revocation of the Minor Conditional Use Permit issued in compliance with this section.

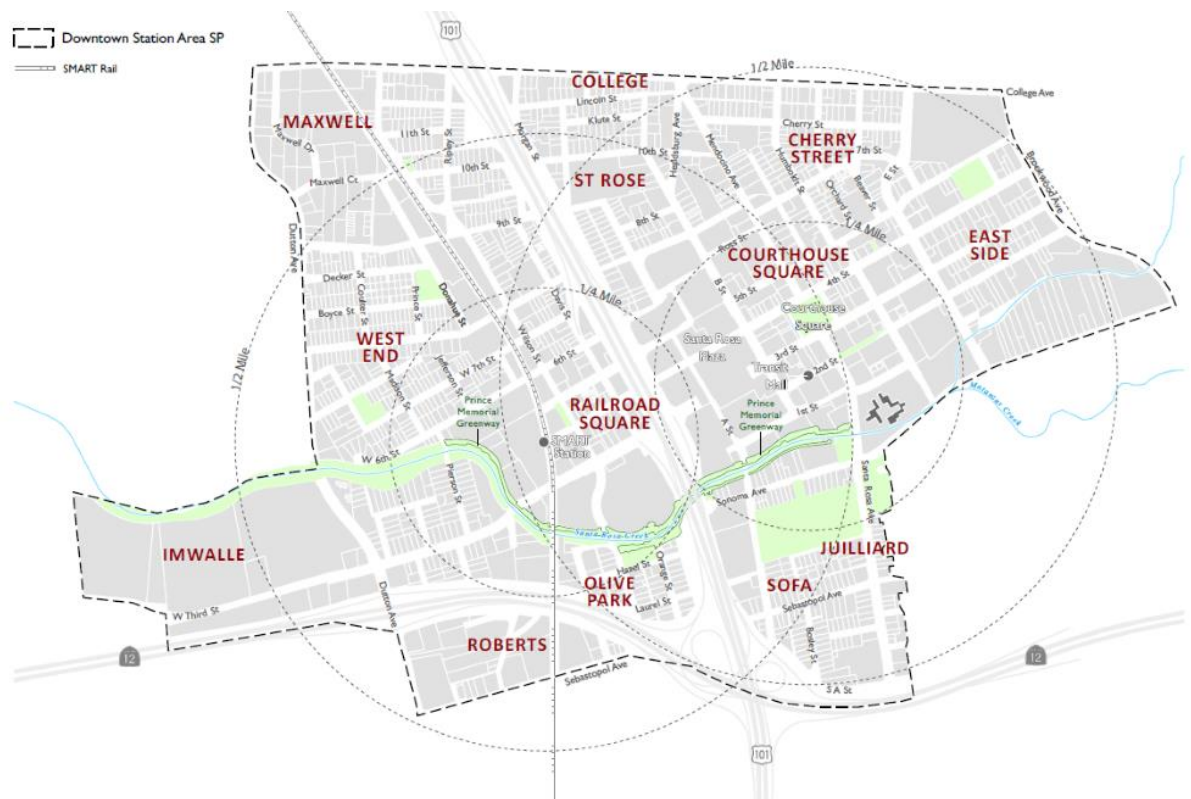


Figure 3-12—Downtown Station Area Specific Plan Boundaries (College Avenue to the north, Brookwood Avenue to the east, Sebastopol Road and Highway 12 to the south, and Dutton Avenue and Imwalle Gardens to the west)

d. The width of a parking space shall be increased by one foot if either side of the space is adjacent to a wall, fence, support column or other structure, except where the obstruction is limited to the front or rear one-third of the parking space.

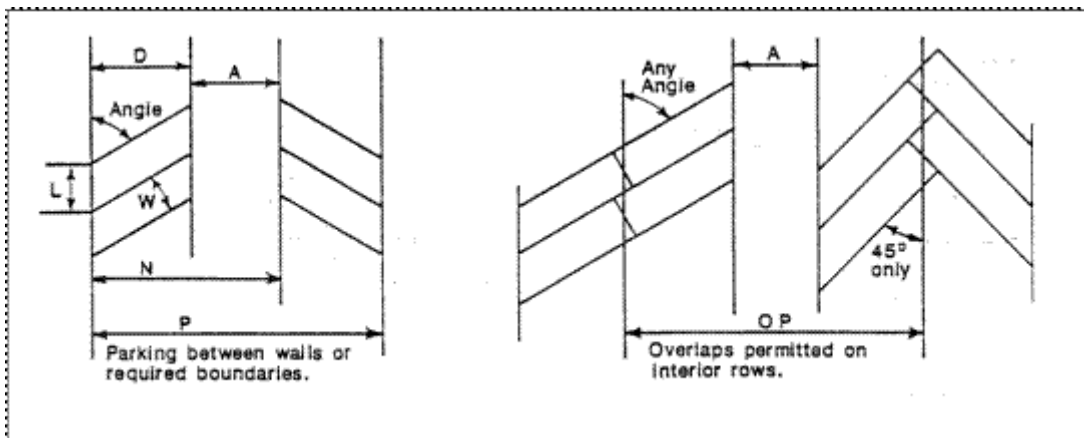


Figure 3-12—Minimum Parking Space and Aisle Dimensions”

Section 23. Add Subsection U. to City Code Section 20-38.040 to read and provide as follows:

“U. Wayfinding and Gateway signage. Special wayfinding, gateway, and directional signage located within the -DSA combining district does not require a Sign Permit when proposed as part of a project that is subject to design review. The signs may be off-site and located in the public right-of-way and may not include advertising or commercial identification. The size, location, and number of signs shall be determined by the review authority. Signs must be provided in English and Spanish. A Sign Permit and design review by the Director shall be required for signage proposed as part of a project that is not subject to discretionary design review.”

Section 24. Amend City Code Section 20-42.070 to read and provide as follows:

“20-42.070 Home occupations.

Home occupations shall comply with the requirements of this Section, where allowed by Division 2 (Zoning Districts and Allowable Land Uses).

A. Purpose. The provisions of this Section are intended to allow limited business activity to occur within a residence, where the business activity is clearly incidental to the primary residential use and will not change the residential character of the neighborhood. Home occupations are also a means of promoting workplace alternatives consistent with General Plan goals. It is not the intent of this section to override lawful “residential use only” restrictions set forth in Conditions, Covenants, and Restrictions or similar provisions.

B. Prohibited uses. The following uses and similar activities are prohibited as home occupations, except that welding, woodworking, or metal working shops are allowed within the Maker Mixed Use (MMU) zoning district, subject to required permits and compliance with all City Code performance standards:

1. Animal hospitals;
2. Automobile/vehicle repair shops;
3. Bee keeping;
4. Kennels, including pet day care;
5. Pet grooming shops;
6. Raising of animals for commercial purposes;
7. Weapons or ammunition sales;
8. Welding shops;
9. Woodworking or metal working shops.

C. Permit requirements. A home occupation shall require Minor Conditional Use Permit or Conditional Use Permit approval in compliance with this Subsection if it not considered exempt. The approval shall run with the parcel where granted and shall not be transferred to another location.

1. Exempt home occupations. A home occupation that complies with the following requirements and standards shall not require the approval of a Minor Conditional Use Permit or Conditional Use Permit.

a. The occupation involves only the use of common household equipment, including but not limited to the computer/internet, telephone, and mail; or

b. The occupation is conducted elsewhere, but some or all of the equipment and materials are kept in one vehicle garaged on the premises; or

c. The occupation utilizes the home as an adjunct to a principal office located elsewhere, and no customers, clients, students, patients, or persons in similar relationships to the office's affairs visit the home as a regular business practice; or

d. The occupation involves tutoring of no more than two students at one time.

2. Standards for exempt home occupations.

- a. The home occupation is conducted only within the main dwelling; and
 - b. The home occupation does not involve the direct transfer or sale of goods or commodities to clients upon or from the dwelling or any residential property; and
 - c. The home occupation shall not generate vehicular or pedestrian traffic not normally associated with a single-family residential use. There shall be no employees other than resident of the dwelling, and no customers or clients shall visit the home as a regular business practice (excluding the tutoring of no more than two students at one time); and
 - d. The home occupation shall occupy no more than 25 percent of the floor space of the main dwelling. The use of a garage in connection with a home occupation shall not interfere with vehicular storage; and
 - e. There shall be no exterior indication of the home occupation. No exterior signs or other form of advertising which informs the public of the address of the home occupation shall be used; and
 - f. The home occupation shall not generate noise, odor, dust, vibrations, fumes, smoke, glare, or electrical or electronic interference or other interference with the residential use of neighboring properties.
3. Home occupations requiring Minor Conditional Use Permit approval. The Zoning Administrator may grant a Minor Conditional Use Permit for a home occupation that meets all of the following criteria:
- a. The home occupation utilizes the services of no more than two nonresident employees or independent contractors;
 - b. Parking shall be provided in compliance with the following standards:
 - (1) One on-site parking space for each client and/or customer/employee arriving by vehicle;
 - (2) Customers, clients, and/or employees shall be directed to park on-site;
 - (3) Parking required for customers/clients/employees may be: tandem; within a driveway; or some other on-site location other than within a required setback;
 - (4) All proposed parking areas shall require Design Review approval prior to construction to ensure that the residential character of the neighborhood is maintained;
 - (5) The required parking spaces for each residential unit (excluding visitor parking) shall be maintained and regularly utilized for daily parking by the resident occupants. The home occupation shall not cause resident occupants to park their vehicles in other locations; and

(6) In lieu of on-site parking, the Commission may consider and approve the use of on-street parking if the Commission finds that sufficient parking exists on the neighborhood streets and the use of on-street parking will not adversely impact neighborhood residential parking availability nor create a nuisance for neighborhood residents;

c. The use of an accessory structure may not be detrimental to adjoining residential properties and their residents.

D. Standards for all home occupations. Each home occupation shall comply with all of the following standards.

1. The home occupation is conducted by a resident occupant of the dwelling;

2. There shall be no signs except for street address, and/or name identification as provided for in Chapter [20-38](#) (Signs) and a three-by-five inch placard located on the front door or adjacent the doorbell that identifies the home occupation.

3. There shall be no outdoor storage of supplies, merchandise, or other materials utilized in the home occupation.

4. There shall be no routine or regular outside activities such as: truck loading/unloading (exclusive of occasional deliveries); preparation of work equipment or supplies; production, processing, repair or similar work.

5. There shall be no advertising which informs the public of the address of the home occupation.

6. The home occupation shall comply with all other applicable laws;

7. The home occupation will not generate noise, odor, dust, vibrations, fumes, smoke, glare, electrical, or electronic interference with the residential use of adjacent properties.”

Section 25. Amend City Code Section 20-42.080 to read and provide as follows:

“20-42.080 Live/work and work/live units.

Live/work and work/live units shall comply with the requirements of this Section, where allowed by Division 2 (Zoning Districts and Allowable Land Uses).

A. Purpose. This Section provides standards for the development of new live/work and work/live units, and for the reuse of existing commercial and industrial structures to accommodate these units. Live/work and work/live units are intended to be occupied by business operators who live in the same structure where the commercial activity or industry occurs. A live/work unit is intended to function predominantly as living space with incidental accommodations for work-related activities that are beyond the scope of a home occupation. A

work/live unit is intended to function predominantly as work space with incidental residential accommodations that meet basic habitability requirements.

B. Limitations on use. The non-residential component of a live/work or work/live project shall be a use otherwise allowed within the applicable zoning district, subject to the following additional limitations.

1. Prohibited uses. A live/work or work/live unit shall not be established or used in conjunction with any of the following activities:

a. Adult businesses; or

b. Vehicle maintenance or repair (e.g., body or mechanical work, including boats and recreational vehicles), vehicle detailing and painting, upholstery, etc.).

2. Live/work unit. A live/work unit shall not be established or used in conjunction with any of the following activities:

a. Storage of flammable liquids or hazardous materials beyond that normally associated with a residential use;

b. Welding, machining, or any open flame work; except as permitted as Subsection e., below.

c. Any use defined by Division 7 (Glossary) as “Manufacturing/Processing—Heavy”; and

d. Any other activity or use, as determined by the Zoning Administrator to be incompatible with residential activities and/or to have the possibility of affecting the health or safety of live/work unit residents, because of the potential for the use to create dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration or other impacts, or would be hazardous because of materials, processes, products, or wastes.

e. A live/work unit may be established in conflict with Subsections a. and b., within the Maker Mixed Use (MMU) zoning district only, with necessary approvals from City fire and building officials, and subject to all performance standards within the City Code.

C. Density/Floor Area Ratio. Live/work and work/live units shall comply with the maximum density or floor area ratio requirements of the applicable zoning district, except that live/work and work/live units within the CSC, BP, IL, or IG zones shall not exceed a density of 30 dwelling units per acre.

D. Design standards.

1. Live/work floor area requirements. The minimum net total floor area of a live/work space shall be 1,000 square feet. No more than 30 percent or 400 square feet, whichever is greater,

shall be reserved for work space. All floor area other than that reserved for working space shall be reserved and regularly used for living space.

2. Work/live floor area requirements. The minimum net total floor area of a work/live space shall be 1,000 square feet. No more than 30 percent or 400 square feet, whichever is greater, shall be reserved for living space. All floor area other than that reserved for living space shall be reserved and regularly used for working space.

3. Separation and access. Each live/work or work/live unit shall be separated from other units and other uses in the structure. Access to each unit shall be provided from common access areas, corridors, halls, and/or the public street sidewalk; and the access to each unit shall be clearly separate from other live/work or work/live units or other uses within the structure.

4. Facilities to accommodate commercial or industrial activities. A live/work or work/live unit shall be designed to accommodate commercial or industrial uses as evidenced by the provision of ventilation, interior storage, flooring, and other physical improvements of the type commonly found in exclusively commercial or industrial facilities used for the same work activity.

5. Integration of living and working space. Areas within a live/work or work/live unit that are designated as living space shall be an integral part of the live/work or work/live unit and not separated (or occupied and/or rented separately) from the work space, except that mezzanines and lofts may be used as living space subject to compliance with the other provisions of this Section, and living and working space may be separated by interior courtyards or other similar private spaces.

6. Mixed occupancy buildings. If a building contains mixed occupancies of live/work or work/live units and other nonresidential uses, occupancies other than live/work or work/live shall meet all applicable requirements for those uses, and proper occupancy separations shall be provided between the live/work or work/live units and other occupancies, as determined by the Building Official.

F. Operating requirements.

1. Occupancy. A live/work or work/live unit shall be occupied and used only by the operator of the business within the unit, or a household of which at least one member shall be the business operator.

2. Sale or rental of portions of unit. No portion of a live/work or work/live unit may be separately rented or sold as a commercial space for any person not living in the unit or as a residential space for any person not working in the same unit.

3. Notice to occupants. The owner or developer of any building containing work/live units shall provide written notice to all occupants and users that the surrounding area may be subject to levels of noise, dust, fumes, or other effects associated with commercial and industrial uses at higher levels than would be expected in residential areas. State and Federal health regulations

notwithstanding, noise and other standards shall be those applicable to commercial or industrial properties in the applicable zone.

4. Non-resident employees. Up to two persons who do not reside in the live/work or work/live unit may work in the unit unless this employment is prohibited or limited by the Minor Conditional Use Permit. The employment of three or more persons who do not reside in the live/work or work/live unit may be permitted subject to Conditional Use Permit approval, based on additional findings that the employment will not adversely affect traffic and parking conditions in the site vicinity. The employment of any persons who do not reside in the live/work or work/live unit shall comply with all applicable Building Code requirements.

5. Client and customer visits. Client and customer visits to live/work or work/live units are permitted subject to any applicable conditions of the applicable Minor Conditional Use Permit or Conditional Use Permit, to ensure compatibility with adjacent commercial or industrial uses, or adjacent residentially-zoned areas or uses.

G. Changes in use. After approval, a live/work or work/live unit shall not be converted to entirely residential use unless authorized through Minor Conditional Use Permit approval. Minor Conditional Use Permit approval shall require that the Zoning Administrator first find that the exclusively residential use will not impair the ability of non-residential uses on and adjacent to the site to continue operating because of potential health or safety concerns or nuisance complaints raised by the exclusively residential use and/or its occupants.

H. Required findings. The approval of live/work or work/live unit shall require that the review authority first make all of the following findings, in addition to all findings required for Minor Conditional Use Permit approval.

1. The proposed use of each live/work or work/live unit is a bona fide commercial or industrial activity consistent with Subsection C (Limitations on use).

2. The establishment of live/work or work/live units will not conflict with nor inhibit industrial or commercial uses in the area where the project is proposed; and

3. Any changes proposed to the exterior appearance of the building will be compatible with adjacent commercial or industrial uses where all adjacent land is zoned for commercial or industrial uses. If there is adjacent residentially-zoned land, the proposed changes to the building will make the commercial or industrial building being converted more compatible with the adjacent residential area.”

Section 26. Amend City Code Section 20-42.090 to read and provide as follows:

“20-42.090 Mixed use projects.

Mixed use projects shall comply with the requirements of this Section, where allowed by Division 2 (Zoning Districts and Allowable Land Uses).

A. Design considerations. A mixed use project shall be designed to achieve the following objectives.

1. The design shall provide for internal compatibility between the different uses.
2. Potential noise, hours of operation, odors, glare, pedestrian traffic, and other potentially significant impacts on residents shall be minimized to allow a compatible mix of residential and nonresidential uses on the same site.
3. The design of the mixed use project shall take into consideration potential impacts on adjacent properties and shall include specific design features to minimize potential impacts.
4. The design of a mixed use project shall ensure that the residential units are of a residential character, and that privacy between residential units and between other uses on the site is maximized.
5. The design of the structures and site planning shall encourage integration of the street pedestrian environment with the nonresidential uses through the use of plazas, courtyards, walkways, and street furniture.

6. Site planning and building design shall be compatible with and enhance the adjacent and surrounding residential neighborhood in terms of scale, building design, color, exterior materials, roof styles, lighting, landscaping, and signage.

B. Mix of uses. A mixed use project may combine residential units with any other use, or combination of uses allowed in the applicable zoning district; provided that where a mixed use project is proposed with a use that is otherwise required to have Minor Conditional Use Permit or Conditional Use Permit approval in the applicable zoning district, the entire mixed use project shall be subject to that permit requirement.

C. Maximum density/Maximum FAR. The residential component of a mixed use project shall comply with the maximum density requirements of the applicable zoning district. Mixed Use projects located within the Core Mixed Use (CMU), Station Mixed Use (SMU), Maker Mixed Use (MMU) and Neighborhood Mixed Use (NMU) zoning districts shall comply with the designated maximum FAR unless as provided for in Table 2-8.

D. Site layout and project design standards. Each proposed mixed use project shall comply with the property development standards of the applicable zoning district, and the following requirements.

1. Loading areas. Commercial loading areas shall be located as far as possible from residential units and shall be screened from view from the residential portion of the project to the extent feasible.
2. Refuse and recycling areas. Areas for the collection and storage of refuse and recyclable materials shall be located on the site in locations that are convenient for both the residential and non-residential uses.

E. Performance standards.

1. Lighting. Lighting for the commercial uses shall be appropriately shielded to not negatively impact the residential units.
2. Noise. All residential units shall be designed to minimize adverse impacts from non-residential project noise, in compliance with the City’s noise regulations.
3. Hours of operation. Outside of the Core Mixed Use (CMU), Station Mixed Use (SMU), Maker Mixed Use (MMU) and Neighborhood Mixed Use (NMU), a mixed-use project proposing a commercial component that will operate outside normal business hours (8:00 a.m. to 6:00 p.m.) shall require the Zoning Administrator’s approval to ensure that the commercial use will not negatively impact the residential uses within the project.

F. Requirements for Conditional Use Permit projects. A mixed use project that requires Conditional Use Permit approval in compliance with Subsection B, or that is located in the CG or IL zoning districts may be subject to the following requirements, as determined by the review authority.

1. Conditions of approval that require provisions and standards in addition to, or instead of the property development standards of the applicable zoning district to ensure the compatibility of uses and surroundings; or
2. Less restrictive standards than required by the applicable zoning district, to the extent allowed by Conditional Use Permit approval in other sections of these regulations, to make particular use combinations more feasible.”

Section 27. Amend City Code Section 20-42.110 Outdoor display and sales to read and provide as follows:

“20-42.110 Outdoor display and sales.

The provisions of this Section apply to permanent outdoor display and sales activities, where allowed by Division 2 (Zoning Districts and Allowable Land Uses). See also Sections 20-36.030.C (Restriction of parking facility use), and 20-52.040 (Temporary Use Permits) for requirements applicable to temporary facilities.

A. Outdoor displays and sales on private property. The permanent outdoor display and sale of merchandise is allowed subject to the following standards.

1. The outdoor display of merchandise shall not exceed a height of six feet above finished grade, unless a greater height is allowed by the review authority.
2. Outdoor sales areas shall not encroach into required setback areas. In zoning districts where no setback area is required, the outdoor sales area shall be set back a minimum of 10 feet from adjoining property lines unless otherwise allowed by the review authority.
3. Displayed merchandise shall occupy a fixed, location that does not disrupt the normal function of the site or its circulation, and does not encroach upon driveways, landscaped areas, easements, required exits from existing buildings, or pedestrian walkways. A display shall not obstruct intersection visibility or otherwise create hazards for vehicle or pedestrian traffic.

4. The outdoor display and sales area shall be directly related to a business occupying a permanent structure on the same parcel.
5. Additional signs, beyond those normally allowed for the subject use, shall not be provided as a result of the outdoor display and sales area.
6. Outdoor display and sales shall comply with Section 20-36.030.C (Restriction of parking facility use).

B. Outdoor eating areas on private property. A restaurant allowed by Division 2 may include both indoor and outdoor eating areas, provided that the outdoor eating area shall also comply with restaurant parking requirements of Chapter 20-36 (Parking and Loading Standards). See Section 20-42.160 for sidewalk café regulations. A Zoning Clearance is required for outdoor eating areas in the Core Mixed Use (CMU), Station Mixed Use (SMU), Maker Mixed Use (MMU), Neighborhood Mixed Use (NMU), Office Commercial (CO), Neighborhood Commercial (CN), General Commercial (CG), Commercial Shopping Center (CSC) and Transit Village Mixed (TV-M) zoning districts. A Minor Conditional Use Permit is required for all other zoning districts.

C. Business use of the public right-of-way within the CMU, SMU, MMU and NMU zoning districts. The display of merchandise, and news racks may be permitted on any public right-of-way within these zones subject to compliance with the following criteria, in addition to the requirements of Section 20-42.160 (Sidewalk Cafes), where applicable.

1. Location requirements, and sidewalk clear zone. A paved pedestrian walkway shall be maintained between property line and edge of curb, free and clear of and obstructions.
 - a. The display of merchandise, news racks shall not obstruct sidewalk pedestrian traffic; accessibility to vehicles parked adjacent to the curb or create health or safety hazards.
 - b. The placement of merchandise, news racks shall be limited to the sidewalk area frontage adjacent to the use.
 - c. All merchandise, news rack, areas must be level with sidewalk, and handicap accessible.
2. Encroachment permit required. The applicant shall obtain a revocable encroachment permit.
 - a. An encroachment permit will not be approved for portable or other signs within the public right-of-way.
 - b. Upon approval of the encroachment permit the applicant shall obtain all required building/electrical permits.
4. Insurance. Applicant shall obtain, maintain and provide proof of a comprehensive general liability insurance in an amount of \$1 million or more (for each occurrence), naming the City as additionally insured. Proof of insurance shall be submitted prior to issuance of the encroachment permit and shall be provided annually thereafter. The applicant's insurance shall be primary.
5. Issuance of permit. Once all requirements are met, the City shall provide the encroachment permit.”

Section 28. Amend City Code Section 20-42.160 to read and provide as follows:

“20-42.160 Sidewalk cafés.

- A. Purpose. This Section provides the conditions and requirements under which a sidewalk café, may be permitted to operate by Zoning Clearance or Minor Conditional Use Permit and encroachment permit on a public sidewalk within the City.
- B. Permit requirements. A sidewalk café is permitted through a Zoning Clearance approved by the Director within the Core Mixed Use (CMU), Station Mixed Use (SMU), Maker Mixed Use (MMU), and Neighborhood Mixed Use (NMU), Office Commercial (CO), Neighborhood Commercial (CN), General Commercial (CG), Commercial Shopping Center (CSC) and Transit Village Mixed (TV-M) zoning districts. All other zoning districts shall require the approval of a Minor Conditional Use Permit. An encroachment permit is required for all sidewalk cafés.
- C. Review authority. A sidewalk café may be approved by the Director or Zoning Administrator pursuant to Section (B) if it is determined that the proposed café is in conformity with all of the requirements of this Section. An encroachment permit must thereafter be obtained from the City Engineer.
- D. Limitations and requirements. The following limitations and requirements shall apply to all sidewalk cafés:
1. Where permissible. A sidewalk café may be permitted only in a zoning district that allows indoor restaurants, and then only if the sidewalk café is situated adjacent, as specified below, to an indoor restaurant and the sidewalk café’s operation is incidental to and a part of the operation of such adjacent indoor restaurant. See Figure 4-1.
 - a. A sidewalk café may be located on the public sidewalk immediately adjacent to and abutting the indoor restaurant which operates the café, provided that the area in which the sidewalk café is located extends no farther along the sidewalk’s length than the actual sidewalk frontage of the operating indoor restaurant and all other applicable provisions of this Section are fulfilled; or

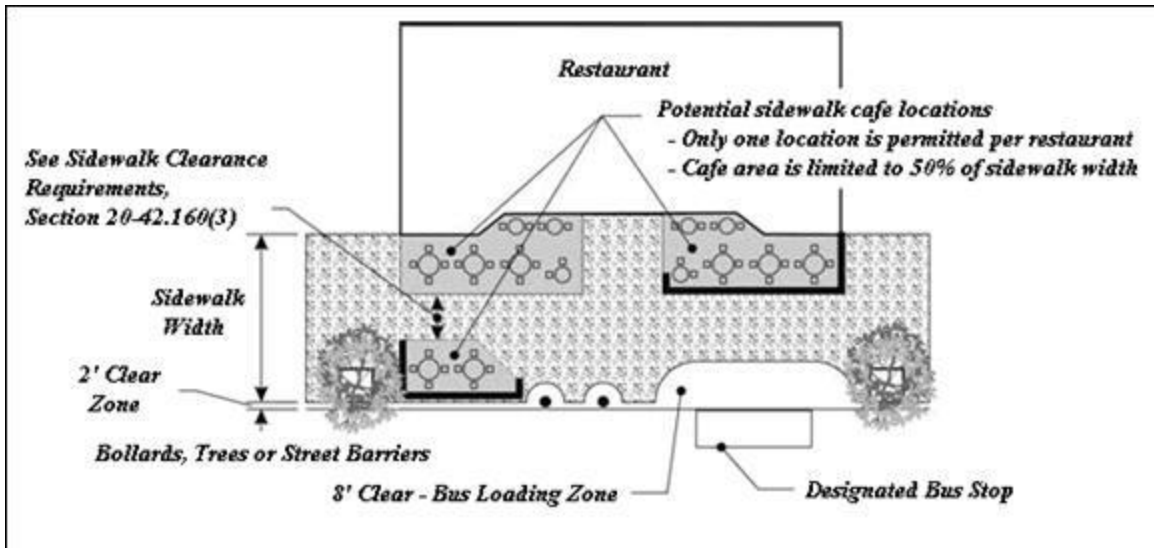


Figure 4-1—Allowable Sidewalk Café Locations

b. A sidewalk café may be located on an area of the public sidewalk that is not immediately adjacent to and abutting the indoor restaurant which operates the café, provided the following requirements are met and all other applicable provisions of this Section are fulfilled:

- (1) The service of alcoholic beverage to customers using the sidewalk café is prohibited; and
- (2) The majority of the sidewalk café area will be situated on the public sidewalk directly in front of the operating indoor food serving establishment, where directly in front is defined by that area of the public sidewalk which would be enclosed by a perpendicular projection of the indoor restaurant's sidewalk frontage over the sidewalk.

3. Number of sidewalk cafés. An indoor restaurant may operate only one sidewalk café and each sidewalk café shall be confined to a single location on the sidewalk.

4. Sidewalk clearances. A sidewalk café may be permitted only where the sidewalk is wide enough to adequately accommodate both the usual pedestrian traffic in the area and the operation of the proposed café. A sidewalk café shall not occupy more than 50 percent of the sidewalk's width at any point and the sidewalk shall be kept clear and unimpeded for pedestrian traffic for the minimum distance indicated below. The following minimum sidewalk clearances shall be implemented within the Core Mixed Use, Station Mixed Use, Maker Mixed Use, Neighborhood Mixed Use, and Transit Village-Mixed Use zones:

- a. Minimum clearance along 4th Street between B Street and E Street: Six feet.
 - b. Minimum clearance for all other streets: Four feet.
5. Table and chairs, location and requirements of furniture, signage.
- a. All tables and chairs comprising a sidewalk café shall be set back not less than two feet from any curb and from any sidewalk or street barrier, including a bollard, and shall not be situated within eight feet of any designated bus stop.

- b. The dining area shall not impede or diminish use of public furnishings such as lighting, benches, parking meters, etc.
 - c. A minimum of 48 inches of unobstructed space shall be maintained for ingress/egress between all doorways and the pedestrian traffic corridor, or as required by the Uniform Building Code, whichever is greater.
 - d. A minimum of 60 inches of unobstructed space shall be maintained between emergency exits and any furniture or fixtures related to outdoor dining, or as required by the Uniform Building Code, whichever is greater.
 - e. All outdoor dining furniture, including tables, chairs, umbrellas, and planters, shall be movable.
 - f. Umbrellas must be secured with a minimum base of not less than 60 pounds, and shall leave a vertical clearance of seven feet from the sidewalk surface.
 - g. Outdoor heaters, music, or speakers shall be prohibited.
 - h. No signage shall be allowed at any outdoor café except for the name of the establishment on an awning or umbrella fringe or as required pursuant to Subsection(6)(b) for those sidewalk cafés that have been granted Director or Zoning Administrator approval to serve wine and or beer.
5. Maintenance. All outdoor dining furnishings shall be maintained in good condition, and all exterior surfaces within the outdoor dining area shall be kept clean and free of debris at all times.
6. Food and beverages. A sidewalk café may serve only food and nonalcoholic beverages prepared or stocked for sale at the adjoining indoor restaurant; unless the Director or Zoning Administrator has authorized the service of beer or wine, or both, solely for on-premises consumption by customers within the area of the sidewalk café subject to the following requirements:
- a. The sidewalk café is situated immediately adjacent to and abutting the indoor restaurant which provides it with food and beverage service.
 - b. The area in which the sidewalk café is authorized is identified in a manner that clearly separates and delineates it from the areas of the sidewalk which will remain open to pedestrian traffic.
 - c. One or more signs are posted, during all times the sidewalk café is in operation, which shall give notice to the café's customers that the drinking of beer or wine or the carrying of any open container which contains beer or wine is prohibited and unlawful outside the delineated area of the sidewalk café.
 - d. The sidewalk café operation is duly licensed, or prior to the service of any beer or wine at the café, will be duly licensed, by state authorities to sell beer or wine, or both, for consumption within the area of the sidewalk café.

7. Service requirements. The outdoor preparation of food and busing or service stations are prohibited at sidewalk cafés. The presetting of tables with utensils, glasses, napkins, condiments, and the like is prohibited. All exterior surfaces within the café shall be easily cleanable and shall always be kept clean by the permittee. Restrooms for the café shall be provided in the adjoining indoor restaurant and the café seating shall be counted in determining the restroom requirements of the indoor restaurant. Trash and refuse storage for the sidewalk café shall not be permitted within the outdoor dining area or on adjacent sidewalk areas and the permittee shall remove all trash and litter as they accumulate. The permittee is responsible for maintaining the outdoor dining area, including the sidewalk surface and furniture and adjacent areas in a clean and safe condition.

8. Days and hours of operation. Hours of operation shall be between 7:00 a.m. and 10:00 p.m. Tables, chairs and all other furniture used in the operation of an outdoor café shall be removed from the sidewalk and stored indoors at night and whenever the café is not in operation.

E. Power to prohibit operation of sidewalk café. The City shall have the right and power, acting through the City Manager or designee, to prohibit the operation of a sidewalk café at any time because of anticipated or actual problems or conflicts in the use of the sidewalk area. Such problems and conflicts may arise from, but are not limited to, scheduled festivals and similar events, or parades or marches, or repairs to the street or sidewalk, or from demonstrations or emergencies occurring in the area. To the extent possible, the permittee shall be given prior written notice of any time period during which the operation of the sidewalk café will be prohibited by the City, but any failure to give prior written notice shall not affect the right and power of the City to prohibit the café's operation at any particular time.

F. Findings and conditions. In connection with granting approval for a Minor Permit for a sidewalk café, the Zoning Administrator shall make findings that the proposed operation meets the requirements of this Section. The Zoning Administrator may impose conditions of approval to ensure that the proposed operation will meet the operating requirements and conditions set forth in this Section and to assure that public safety and welfare will be protected. If a Zoning Clearance is required, the Director shall determine that the sidewalk café meets all objective criteria contained within this Section.

G. Modification. If the Zoning Administrator determines that additional or revised conditions are necessary during the operation of an approved sidewalk café the matter shall be referred to the Planning Commission for public hearing and action in compliance with Section 20-54.090 (Permit Revocation and Modification).

H. Revocation. The Minor Conditional Use Permit to operate a sidewalk café may be revoked by the Zoning Administrator in compliance with Section 20-54.100 (Permit Revocation and Modification), upon finding that one or more conditions of the permit or this Section have been violated or if the sidewalk café is being operated in a manner that constitutes a nuisance, ~~or that~~ or if the operation of the sidewalk café unduly impedes the movement of pedestrians. The Zoning Administrator's decision to revoke a permit for a sidewalk café may be appealed to the Planning Commission in compliance with Chapter 20-62 (Appeals)."

Section 29. Amend City Code Section 20-42.200 to read and provide as follows:

“20-42.200 Large grocery store standards.

A Large grocery store use, where allowed by Division 2 (Zoning Districts and Allowable Land Uses), shall comply with the requirements of this Section.

A. Applicability. In addition to applicable zoning district regulations any large grocery store to be located on a site that does not have a community shopping center General Plan land use designation and that is outside of the CMU, SMU, MMU, and NMU zoning districts, shall be permitted only by Conditional Use Permit.

B. Criteria for review. In granting a Conditional Use Permit for a large grocery store on a site that is not a designated community shopping center, the review authority shall consider the following information in addition to the considerations included in Section [20-52.050](#) of the Zoning Code:

1. An analysis examining the impacts of the proposed large grocery store to similar uses at existing and planned community shopping centers in the vicinity of the project site.
2. Accessibility of the site to pedestrians and bicyclists originating from nearby residential areas.
3. Frequency of and access to public transportation for future shoppers and employees.”

Section 30. Amend City Code Section 20-52.030 to read and provide as follows:

“20-52.030 Design Review

A. Purpose. This Section establishes procedures for the City’s review of the design aspects of proposed development (for example, building design, landscaping, site planning and development, and signs), in compliance with the City’s Design Guidelines.

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. Residential accessory structures;
- e. Single-family dwellings, dwellings which are proposed as part of a project within a PD zone, or where otherwise required by this Zoning Code;
- f. 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; and

g. Activities subject to a Temporary Use Permit.

2. City projects. The DRB shall review each Building Permit application for a development project by any City agency or department, for which review is required by Subsection B (Applicability), above. Notwithstanding other provisions of this Section, the review shall be for the purposes of providing advice to the Council, Redevelopment Agency, or Housing Authority, respectively, and shall not abrogate the authority of the Council, Redevelopment Agency, or Housing Authority to make any final determination regarding a development project.

C. Review authority. Table 5-2 identifies the review authority and notice requirements for Design Review.

TABLE 5-2—DESIGN REVIEW AUTHORITY AND NOTICE REQUIREMENTS

Type of Application	Review Authority			Notice Requirements
	Director	Zoning Administrator	DRB	Design Review
Projects that are not located in a visually sensitive location and that involve only minor exterior modifications. (1) Examples include the addition or modification of awnings, doors and/or windows, rooftop equipment that cannot be seen from the street, ADA improvements associated with tenant improvements, “cool roof” material changes, outdoor dining areas for restaurants within commercial or industrial zoning districts, and other similar minor changes as determined	■			None

TABLE 5-2—DESIGN REVIEW AUTHORITY AND NOTICE REQUIREMENTS

Type of Application	Review Authority			Notice Requirements
	Director	Zoning Administrator	DRB	Design Review
by the Director of Planning and Economic Development. Projects that involve more extensive exterior modifications but that are not readily visible from offsite may also be considered by the Director of Planning and Economic Development.				
Projects that involve up to 10,000-square feet in total floor area and projects that include significant exterior changes to existing buildings and the construction of new structures. Also included are new minor telecommunication facilities, and the new construction or major remodel of automobile dealerships on sites zoned for vehicle sales regardless of total floor area.		■		Public Meeting Notice Notice of Action (see Section 20-66.060)
Projects that involve 10,000- square feet or more in total floor area and major telecommunication facilities. (1) (2).			■	Public Hearing Notice Notice of Action (see Section 20-66.060)

TABLE 5-2—DESIGN REVIEW AUTHORITY AND NOTICE REQUIREMENTS

Type of Application	Review Authority			Notice Requirements
	Director	Zoning Administrator	DRB	Design Review
Sign applications, including Sign Programs for multi-tenant projects.	■			Notice of Action (see Section 20-66.060)

Notes:

- (1) Visually sensitive locations and projects include the following.
 - a. Sites within the CMU (Core Mixed Use) zoning district, -G (Gateway), -H (Historic), or -SR (Scenic Resources) combining districts;
 - b. Hillside sites, infill sites, and major intersections;
 - c. Multi-family residential projects of 50 units or more, any three-story residential project, or an industrial or commercial project adjacent to residential; or
 - d. Other project that the Director determines may have significant visual impact.
- (2) Each project in an identified visually sensitive area shall require a visual analysis in compliance with Section 20-50.100 (Visual Analysis).

D. Design Review process. The stages of Design Review established by this Chapter are as follows.

- 1. Conceptual Design Review. Conceptual Design Review is highly advised and provides the applicant with the review authority’s tentative reaction to the general design concept of a proposed project. The review shall not include a formal decision on the application by the review authority. This review is optional, except within an -H combining district (see Section 20-58.060).
- 2. Design Review. Design Review is a formal review to provide the applicant with specific responses to the proposed design.
 - a. The Design Review Board or Zoning Administrator shall adopt a formal resolution approving the design.”

Section 31. Amend City Code Section 20-58.010 to read and provide as follows:

“20-58.010 Purpose.

This chapter provides procedures for the identification, protection, enhancement, perpetuation and use of buildings, structures, signs, objects, features, sites, places, areas, districts, neighborhoods, streets, works of art, natural features, and significant permanent landscaping, that

have special historical, archaeological, cultural, or architectural value in the City that will allow development to proceed while maintaining historic resources.”

Section 32. Amend City Code Section 20-58.020 to read and provide as follows:

“20-58.020 Applicability.

- A. Relationship to CEQA. Decisions by the City in compliance with this Chapter are “discretionary” and relate to “discretionary projects” as these terms are used in the California Environmental Quality Act (CEQA). Any permit, including a Building Permit, or other City approval that would authorize any change in the exterior of any proposed or designated landmark, or the exterior of any structure, building or significant feature within a designated or proposed preservation district, is a discretionary permit or approval within the meaning of CEQA, except as otherwise allowed or directed by the State of California.
- B. Exceptions. Exceptions to the provisions of this Chapter in cases of dangerous conditions or economic hardship may be granted in compliance with Section 20-48.070 (Exceptions).
- C. Design guidelines. See Section 4.7 (Historic Properties and Districts) of the City’s Design Guidelines in addition to the requirements of this Chapter.
- D. Review Materials:
 - Processing Review Procedures for Owners of Historic Properties
 - Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (2017 Revision)”

Section 33. Amend City Code Section 20-58.060 to read and provide as follows:

“20-58.060 Landmark Alteration Permits.

- A. Applicability.
 - 1. Landmark Alteration Permit required. No person shall restore, rehabilitate, alter, develop, construct, demolish, remove or change the exterior appearance of any designated landmark, or any structure, building or significant feature within a preservation district without having obtained a Landmark Alteration Permit in compliance with this Section.
 - 2. Exemptions from permit requirement. A Landmark Alteration Permit is not required for:
 - a. Repairs of existing siding or trim materials that are determined by the director to match the original design and materials;
 - b. Repainting, even when it includes a color change, unless the repainting is for the purpose of creating signage for the building;
 - c. Installation of rain gutters or downspouts;
 - d. Installation of skylights on areas of the roof that are not visible from the public right-of-way;

- e. Installation of a window air conditioning unit, on a side or rear elevation only;
- f. Demolition or removal of a non-historic building;
- g. Re-roofing a house with materials determined by the Director to be similar to the original era;
- h. Replacement windows and doors that are determined by the Director to match the original design and materials;
- 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; or
- j. Modifications to structures that are identified as non-contributors to their respective preservation district, if changes are not readily visible from other properties.

B. Application requirements. Landmark Alteration Permit application preparation, filing, and processing shall comply with all applicable requirements of Chapter 20-50 (Permit Application Filing and Processing).

C. Review authority. A Minor Landmark Alteration Permit may be approved or denied by the Zoning Administrator. A Major Landmark Alteration Permit may be approved or denied by the CHB. Design Review may also be required.

1. Minor Landmark Alteration Permit. A Minor Landmark Alteration Permit shall be required for the following, and similar activities as determined by the Director:

- a. Minor building renovation or restoration involving the repair or replacement of broken or damaged materials;
- b. Alteration of or addition to the side or rear of a building in a location not readily visible from a public street;
- c. Installation of roof ventilators or skylights, only on a side or rear elevation;
- d. Installation of new landscaping features and site features including fences, walkways, decks, etc. A fence higher than otherwise allowed by Section 20-30.060 (Fences, Walls, and Screening) shall require Major Landmark Alteration Permit approval, in addition to a Minor Use Permit or Variance; or
- e. An accessory structure, including a garage, carport, storage shed, or other small building, in compliance with all other applicable requirements of this Zoning Code.

2. Major Landmark Alteration Permit. A Major Landmark Alteration Permit shall be required for the following, and similar activities as determined by the Director:

- a. Major renovation or restoration involving an entire façade or building;
- b. Substantial alterations to an existing structure that do not match the original design;
- c. Removing or enclosing an existing porch or adding a new porch;
- d. Substantial additions, for example, adding a second story to a one-story house;
- e. The construction of a new primary dwelling;

- f. Demolition or removal of an existing historic building;
- g. A fence that also requires a Conditional Use Permit or Variance; or
- h. A project involving historic resources that will be approved by the Design Review Board or Commission.

3. Design Review. Design Review is required for any project of 10,000 square feet or larger within the -H combining district, as follows.

a. Concept review. Prior to the submittal of Design Review and Landmark Alteration Permit applications, concept review shall be conducted in a joint meeting of the CHB and DRB. The purpose of the concept review is to provide both applicant and boards with clear design direction:

- 1. The CHB shall identify the character defining elements of the historic district and surrounding neighborhood; and
- 2. The DRB shall provide direction for design elements consistent with the Design Guidelines and applicable specific plans.

b. Design Review. Preliminary Design Review shall be acted upon solely by the DRB in accordance with Chapter 20-52.

c. Landmark Alteration Permit. The Landmark Alteration Permit shall be acted upon solely by the CHB in accordance with subsection 20-58.060(D). This review will focus on how successfully project design integrates with the historic district and neighborhood based on direction provided and character defining elements identified by the CHB during concept review.

D. Hearing and decision.

1. Major Landmark Alteration Permit. The CHB shall schedule a hearing on an application for a Major Landmark Alteration Permit after the completion of the environmental determination on the proposed project, or the certification of an Environmental Impact Report. Notice shall be provided, and the hearing shall be conducted in compliance with Chapter 20-66 (Public Hearings).

2. Minor Landmark Alteration Permit.

a. Public notice. Before a decision on a Minor Landmark Alteration Permit, the Department shall provide notice in compliance with Chapter 20-66 (Public Hearings); provided that the notice shall state that the Zoning Administrator will decide whether to approve or disapprove the Minor Landmark Alteration Permit application on a date specified in the notice, and that a public hearing will be held only if requested in writing by any interested person before the date specified for the decision.

b. Hearing. If a hearing is requested, notice of the hearing shall be provided, and the Zoning Administrator shall conduct the hearing, in compliance with Chapter 20-66.

E. CHB actions on Major Landmark Alteration Permits.

1. Application to restore, alter or change. When the application is to restore, rehabilitate, alter, develop, construct, or change the exterior appearance of any landmark, or any structure, building or significant feature within a preservation district,

the CHB, based upon the evidence presented and the criteria for decisions in Subsection G, may, by resolution, approve, conditionally approve, or deny the application.

2. Application to demolish or remove. When the application is to demolish or remove any landmark, or any structure, building or significant feature within a preservation district, the CHB, based upon the evidence presented and the criteria for decisions in Subsection G, may, by resolution, approve, conditionally approve, or deny the proposed demolition or removal. The decision of the CHB to deny a proposed demolition or removal may be appealed to the Council in compliance with Chapter 20-62 (Appeals).

F. Criteria for decision. The review authority shall consider the following criteria to the extent applicable, in determining whether to grant or deny a Landmark Alteration Permit:

1. The proposed changes are consistent with applicable zoning standards except as directed by Zoning Code Section 20-12.020;
2. Whether the proposed change implements the General Plan and any applicable specific plan;
3. The consistency of the proposed change with the original architectural style and details of the building;
4. The compatibility of the proposed change with any adjacent or nearby landmark structures or preservation district structures that have been identified as contributors to the respective district;
5. The consistency and/or compatibility of the proposed textures, materials, fenestration, decorative features and details with the time period of the building's construction;
6. Whether the proposed change will destroy or adversely affect important architectural features;
7. Consistency with applicable Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (2017-Revision); and
8. Other matters, criteria and standards as may be adopted by resolution of the CHB.

G. Notice of decision. A copy of the CHB resolution documenting its decision shall be provided to the applicant.”

Section 34. Amend Subsection H. of City Code Section 20-60.070 to read and provide as follows:

“H. Quorum.

1. Four members of the CHB shall constitute a quorum.
2. The CHB may not transact any business unless a quorum is present and voting.
3. For all recommendations on legislative acts (General Plan or Zoning Code amendments), four affirmative votes are required. For all other actions, a vote by a majority of the quorum is required.
4. Any officer of the CHB or its secretary shall have the power to adjourn a meeting of the CHB if a quorum is lacking.”

Section 35. Add the following definitions to City Code Section 20-70.020, to read and provide as follows:

“Active Ground Floor. Street-level public realm and building design elements, structures, or features that support an active sidewalk experience by ensuring comfortable use 24 hours a day; complementing human scale and increasing complexity of the sidewalk space; providing continuous variety, connectivity, and accessibility; and helping to achieve City-wide sustainability and resiliency goals.

Electric vehicle sales. A retail establishment selling electric vehicles, where the vehicles on-site consist of display models and already purchased and shipped vehicles for pick up only. This use also includes associated major and minor vehicle maintenance/repair to service the make of electric vehicle being sold on-site.

Green (Living) Wall. A façade or wall incorporating a vertical system for growing live plants that is attached to an existing wall or built as a freestanding structure. Live plants include a wide range of vegetative materials – ground covers, succulents, perennial flowers, edible plants, vines, climbing plants, etc.

Sight Distance. The distance along a roadway throughout which an object of specified height is continuously visible to the driver. The heights of the driver’s eye and objects are specified in the Caltrans Highway Design Manual, Section 201.

Street Furniture (Furnishings). Objects and pieces of equipment installed within the public right of way intended to enhance the public realm, improve pedestrian safety, and support a walkable environment such as banners, benches and seating, leaning bars, bicycle racks and corrals, bollards, community kiosks and newspaper racks, wayfinding and directional signage, planters, public art, waste receptacles, and transit shelters, among others.

Vision Triangle and Driveway Vision Triangle. The vision triangle is a triangle of land bounded by the curb line or edge of roadway of two intersecting streets where development is limited to provide necessary visibility. A Driveway Vision Triangle is a triangle of land bounded by a line along the driveway edge abutting the sidewalk, and a line along the back of sidewalk, where development is limited to provide necessary visibility. See Section 20-30.110.”

Section 36. Environmental Determination. The Council finds that the proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that the Downtown Station Area Specific Plan Subsequent Final Environmental Impact Report, dated September 14, 2020, and certified by the Council on October 13, 2020, anticipated the proposed Zoning Code text amendments. There are no new effects and no new mitigation measures required, and, therefore, pursuant to CEQA Guidelines Section 15162, no additional environmental review is necessary.

Section 37. 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.

Section 38. Effective Date. This ordinance shall take effect on the 31st day following its adoption.

This ordinance was introduced by the Santa Rosa City Council on November 17, 2020.

IN COUNCIL DULY PASSED AND ADOPTED this ___ day of _____, 2020.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM:

City Attorney