

ORDINANCE NO. ORD-2025-014

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLES 18, 19, 20, AND 21 OF THE MUNICIPAL CODE TO IMPLEMENT THE GENERAL PLAN 2050 AND ADD MISSING MIDDLE HOUSING REGULATIONS - FILE NUMBER PLN25-0393

WHEREAS, in March 2020, the City commenced the General Plan 2050 planning process for the purpose of preparing a comprehensive update to the City's adopted General Plan 2035; and

WHEREAS, on April 24, 2025, the Planning Commission held a public hearing at which time the Commission adopted resolutions recommending that the City Council (1) certify the Final Environmental Impact Report (Final EIR) and adopt the Findings of Fact and Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program for the General Plan 2050 and (2) adopt the General Plan 2050 and associated Specific Plan amendments; and

WHEREAS, on June 3, 2025, the City Council held a public hearing at which time the Council adopted resolutions to (1) certify the Final Environmental Impact Report (Final EIR) and adopt the Findings of Fact and Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program for the General Plan 2050 and (2) adopt the General Plan 2050 and associated Specific Plan amendments; and

WHEREAS, the General Plan 2050 establishes a policy framework that articulates a long-term vision for the physical form and development of Santa Rosa, while preserving and enhancing residents' quality of life; and

WHEREAS, the General Plan 2050 aligns with State legislation related to transportation, climate resilience, and safety, and addresses local and regional housing needs, supports economic growth and job creation, strengthens civic identity and placemaking, and protects sensitive natural resources; and

WHEREAS, the General Plan is implemented through various mechanisms, including the review of new development projects, guidance for City-funded initiatives and policy decisions, and through the City's Municipal Code and Zoning Map; and

WHEREAS, the proposed amendments to implement the General Plan 2050's narrative text, goals, policies, and actions include changes to four Titles of the Municipal Code: Title 18 – Buildings and Construction, Title 19 – Subdivisions, Title 20 – Zoning, and Title 21 – Development Requirements; and

WHEREAS, amendments to Chapter 18-69 of Title 18 – Expedited Permit Process for Electric Vehicle Charging Stations, streamline permitting requirements for EV infrastructure and

implement General Plan 2050 Action 3-6.35, which calls for reviewing and amending the City's Building and Zoning Codes to facilitate EV charging installation; and

WHEREAS, amendments to Chapter 19-70 of Title 19 – Park and Recreation Land and Fees, implement General Plan 2050 provisions for adequate parkland and recreation space, consistent with the Neighborhood Parks and Civic Spaces narrative and Action 6-7.14, which supports acquiring and developing new parkland and expanding existing parks to meet the citywide standard of 6 acres per 1,000 residents; and

WHEREAS, amendments to Chapter 21-03 of Title 21 – Growth Management eliminate outdated regulations to align with the General Plan 2050, which no longer includes a Growth Management Element due to its conflict with housing production goals and Regional Housing Needs Assessment requirements; and

WHEREAS, amendments to Zoning Code Section 20-30.090 – Performance Standards, introduce requirements for Biological Resource Assessments and Health Impact Assessments for specified developments, implementing General Plan Actions 3-5.11 and 6-1.11 to protect biological resources and air quality, and promote compatibility with surrounding land uses; and

WHEREAS, amendments to Zoning Code Sections 20-22, 20-23, 20-24, 20-52, and 20-70 define and establish a new land use category for Electric Vehicle (EV) Supply Equipment, allowing EV charging as a permitted accessory use in all zones, as a primary use with a Minor Conditional Use Permit in commercial and industrial zones, and exempting it from design review requirements to implement General Plan Action 3-6.35; and

WHEREAS, amendments to add Zoning Code Section 20-28.100 include a regulatory framework to allow Missing Middle Housing within the City of Santa Rosa as described and envisioned by the General Plan 2050; and

WHEREAS, the regulatory framework for Missing Middle Housing includes form-based design and development standards to ensure compatibility with the scale and character of residential neighborhoods, while not requiring that such units be deed restricted as affordable housing; and

WHEREAS, Zoning Code Section 20-28.100 creates a Missing Middle Combining District with two zones, each with a subzone, including: MMH-Small (-MMH-S), MMH-Small Flex (-MMH-S-F), MMH-Medium (-MMH-M) and MMH-Medium Flex (-MMH-M-F); and

WHEREAS, the MMH-Small (-MMH-S) zone is intended for small-to-medium footprint, low-intensity housing choices, including Duplex Side-by-Side, Duplex Stacked, Cottage Court, Triplex/Fourplex units and Townhouses; and

WHEREAS, the MMH-Medium (-MMH-M) zone is intended for small-to-medium footprint, moderate-intensity housing choices including Triplex/Fourplex and Multiplex units, Courtyard Buildings, and Townhouses; and

WHEREAS, the MMH-Small Flex (-MMH-S-F) MMH-Medium Flex (-MMH-M-F) subzones allow for additional frontage types to support non-residential ground floor uses, in combination with the housing types allowed in the MMH-S or MMH-M zones; and

WHEREAS, the MMH-S and MMH-M zones are proposed for select parcels based on the context of surrounding development, in order to ensure neighborhood compatibility with the scale and intensity of housing choices permitted; and

WHEREAS, on August 21, 2025, the Design Review and Preservation Board held a Study Session and provided comments on the proposed Missing Middle Housing amendments, which included support for the additional housing options, and suggestions to make the planning review process as streamlined as possible; and

WHEREAS, additional minor amendments to the Zoning Code to implement various goals, policies, and actions in the General Plan 2050 include:

- Requiring new residential developments to provide midpoint density on all R-3 (Multi-Family Residential) and TV-R (Transit-Village Residential) parcels, unless constrained by topography, parcel configuration, heritage trees, historic preservation, or utility limitations;
- Reclassifying Neighborhood Mixed Use from a residential zoning district to a commercial zoning district;
- Modifying the Zoning Code table that identifies implementing zoning districts for each General Plan land use designation;
- Updating the definition of multi-family land use to reflect parcel use rather than structure type;
- Exempting the construction of detached multi-family dwellings—including duplexes, half-plexes, and single-family attached units (up to two units)—from Design Review;
- Revising various land use tables to clarify permitted uses and better align them with applicable zoning districts;
- Clarifying that Microenterprise Kitchen Home Operations are not considered Home Occupations under the Zoning Code, but are subject to Business Tax Certificate requirements and approval from the Sonoma County Health Department;
- Refining subdivision and development standards in residential and commercial districts to clarify applicable zoning requirements;
- Adding Missing Middle Housing terminology to the Zoning Code Glossary.

WHEREAS, on September 25, 2025, the Planning Commission of the City of Santa Rosa held a duly noticed public hearing and recommended to the City Council adoption of Municipal Code amendments to implement the General Plan 2050.

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

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

- A. The proposed amendments are consistent with the goals and policies of all elements of the General Plan 2050 and applicable specific plans, including the Downtown Station

Area Specific Plan, the North Santa Rosa Station Area Specific Plan, and the Roseland Area/Sebastopol Road Specific Plan, as they support housing production, environmental sustainability, transportation access, and land use compatibility.

- B. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City, as they promote orderly development, preserve neighborhood character, expand housing options, and were developed through a public process in compliance with the California Environmental Quality Act (CEQA).
- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The General Plan 2050 Final Environmental Impact Report, which analyzes all potential impacts of Plan implementation including the proposed Municipal and Zoning Code amendments, was certified by the Council on June 3, 2025, and no further review of the proposed amendments is required under CEQA (CEQA Guidelines § 15162).
- D. The proposed amendments are internally consistent with other applicable provisions of the Zoning Code, as they clarify definitions, update land use tables, align zoning classifications with General Plan land use designations, and incorporate terminology and standards that support implementation of the General Plan 2050.

Section 2. Section 18-69.020, Definitions, of the Santa Rosa City Code is amended to read as follows:

“As used in this chapter:

"Electronic submittal"

means the utilization of one or more of the following:

- (A) Email.
- (B) The Internet.
- (C) Facsimile.

"Electric vehicle charging station" or "charging station" means any level of electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code, as it reads on the effective date of this section and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.”

Section 3. Section 18-69.060, Permit review and inspection requirements, of the Santa Rosa City Code is amended to read as follows:

“(A) Prior to submitting an application, the applicant shall:

- (1) At the applicant's cost, verify to the applicant's reasonable satisfaction using standard electrical inspection techniques that the existing electrical system including existing line, load, ground and bonding wiring as well as main panel and subpanel sizes are adequately sized, based on the existing electrical system's current use, to carry all new electric vehicle charging station electrical loads.

(B) Review of the ministerial application shall be limited to the Building Official or qualified designee's review of whether the application is complete and meets the requirements of the standard plans and checklist and all State law and City Codes and standards. The Building

Official may accept additional documentation to substantiate compliance with standards as an amendment to the checklist.

(C) If an application is deemed incomplete, a written correction notice detailing all deficiencies in the application and any additional information or documentation required to be eligible for expedited permit issuance shall be sent to the applicant for resubmission. Additional fees may be charged for subsequent application reviews.

(D) The ministerial electric vehicle charging station application shall be reviewed and approved or rejected within three business days of application. Resubmittals shall also be reviewed, approved or rejected within three business days and may be subject to additional plan review fees.

(E) Upon confirmation by the Building Official of the application and supporting documentation being complete and meeting the requirements of the standard plans and checklist including all health and safety requirements of State and City Code standards, the Building Official shall administratively approve the application and issue all required permits or authorizations. Such approval does not authorize an applicant to connect the electric vehicle charging station to the local utility provider's electricity grid. The applicant is responsible for obtaining such approval or permission from the local utility provider.

(F) If an electric vehicle charging station installation fails inspection, a subsequent re-inspection is authorized and may be subject to additional fees.”

Section 4. Section 19-70.030, Park acreage standard, of the Santa Rosa City Code is amended to read as follows:

“It is found and determined that the public interest, convenience, health, welfare, and safety require that six acres of property for each 1,000 persons residing within this City be devoted to local park and recreational purposes. Such requirements will be supported by a combination of: (1) park land and park development dedications pursuant to this article; (2) usable open space, accepted in accordance with Section 19-70.200; and (3) publicly accessible recreational land at schools and through public-private partnerships. The acreage of each park type per 1,000 residents shall be determined by the City Council by resolution. The adopted park land dedication standard shall reflect the ratio of park land to residents, as set forth in California Government Code Section 66477.”

Section 5. Section 19-70.040, Formula for dedication of land, of the Santa Rosa City Code is amended to read as follows:

“Where a park or recreation facility has been designated in the General Plan of the City, and is to be located in whole or in part within the proposed subdivision for the purpose of serving the immediate and future needs of the residents of the subdivision, the developer shall dedicate land for a local park sufficient in size and topography that bears a reasonable relationship to serve the present and future needs of the residents of the subdivision. The amount of land to be provided shall be determined pursuant to the following formula:

The formula for determining acreage to be dedicated shall be as follows:

The formula for determining acreage to be dedicated shall be as follows:

$$\frac{\text{Average No. of Persons/Unit} \times \text{Park acreage dedication standard}}{1,000 \text{ people}} = \text{minimum acreage dedication}$$

Example for single-family attached dwelling unit (DU):

$$\frac{2.75 \times 3.5}{1,000} = .00963 \square\square\square\square/\square\square''$$

Section 6. Section 19-70.090, Requirement, formula for park impact fees, of the Santa Rosa City Code is amended to read as follows:

“General Formula. A fee shall be paid to fund park land acquisition and development of park and recreation facilities by the developer of each new dwelling unit whether the developer is required to dedicate land as set forth in Section 19-70.040 or the developer receives a credit for dedication of land pursuant to Section 19-70.050. The fee shall be based on park standards as determined by the City Council by resolution, and the park land acquisition and development cost per acre determined pursuant to Section 19-70.100. The fee schedule shall be adopted by the City Council by resolution and based on findings made pursuant to Government Code Section 66001(a) and (b).”

Section 7. Section 19-70.110, Determination of land or fee, of the Santa Rosa City Code is amended to read as follows:

“Whether the decision-making body accepts land dedication or elects to require payment of the total park impact fee, shall be determined by consideration of the following:

- (A) The natural features, access, legal encumbrances, and location of land in the subdivision available for dedication;
- (B) The size and shape of the subdivision and land offered for dedication;
- (C) The compatibility of dedication with the General Plan; and
- (D)The proximity of existing and proposed park sites and trails.”

Section 8. Section 19-70.120, Credit for private parkland open space, of the Santa Rosa City Code is amended to read as follows:

“Section 19-70.120, Credit for private parkland.”

Section 9. Section 19-70.120, Credit for private parkland, of the Santa Rosa City Code is amended to read as follows:

“Where private parkland usable for active recreational purposes is provided in a planned development, stock cooperative, limited-equity housing cooperative, workforce housing cooperative trust, or community apartment project, as defined in Sections 11003, 11003.2, 11003.4 and 11004, respectively, of the Business and Professions Code, or condominiums, as defined in Section 783 of the Civil Code, partial credit, not to exceed 45 percent, shall be given against the requirement of land dedication or payment of impact fees if the decision-making body finds that it is in the public interest to do so and that all the following standards are met:

- (A) Yards, court areas, setbacks, and other open areas required by the zoning and building ordinances and regulations shall not be included in the computation of such private parkland; and
- (B) Private park and recreation facilities shall be owned by an owners association composed of all property owners in the subdivision and being an incorporated nonprofit organization capable of dissolution only by a 75 percent affirmative vote of the membership and approved by the City, operated under recorded land agreements through which each lot owner in the neighborhood is automatically a member, and each lot is subject to a charge for a proportionate share of expenses for maintaining the facilities; and
- (C) Use of the private parkland is restricted for park and recreation purposes by recorded covenant which runs with the land in favor of the future owners of the property and which cannot be defeated or eliminated without the consent of the City or its successor; and
- (D) The proposed private parkland is reasonably adaptable for use for park and recreation purposes, taking into consideration such factors as size, shape, topography, geology, public access and location; and
- (E) The parkland for which credit is given is a minimum of one acre and provides a minimum of five of the local park basic elements listed in this subsection, or a combination of such and other recreation improvements that will meet the specific recreation needs of future residents of the area:

Elements	Acres
Children’s Play Areas for both 2-5 and 5-12 age groups	0.05 to 0.25
Trees and Landscaping	0.25 to 1.00
Picnic Area	0.05 to 0.25
Sports Court (full sized)	0.05 to 0.25
Lawn Area or Athletic Field	0.25 to 1.00
Swimming pool and/or Sprayground (42’ x 75’ with adjacent deck/lawn area)	0.25 to 0.50
Recreation center building with Community programming	0.05 to 0.25”

Section 10. Section 19-70.130, Procedure, of the Santa Rosa City Code is amended to read as follows:

“At the time of approval of a tentative map or tentative parcel map, rezoning, or any other discretionary approval of development, the decision-making body shall, pursuant to this chapter,

determine whether to require the dedication of land and allow a credit against the park impact fee.

Dedications of land shall be made on the final subdivision map. The park impact fee shall be calculated and paid at the time of issuance of the building permit using: (1) the fee schedule adopted pursuant to Section 19-70.100; and (2) any applicable credit for land dedication determined pursuant to Section 19-70.050 and any applicable credit for developer-provided park and recreation improvements determined pursuant to Section 19-70.160.

"Incentive eligible projects" (i.e., low/very low income, senior and disabled housing) shall have the option to defer payment of fees pursuant to this chapter until the close of escrow on the permanent financing.

Covenants for private park or recreation facilities shall be submitted to the City prior to approval of the final or parcel map and shall be recorded contemporaneously with the final or parcel map."

Section 11. Section 19-70.140, Disposition of fees, of the Santa Rosa City Code is amended to read as follows:

"Fees determined pursuant to Section 19-70.090 shall be paid to the City and shall be deposited into the City service area trust fund, or its successor. Money in the fund, including accrued interest, shall be expended solely for acquisition and development of park land or improvements related thereto.

Fees will be calculated, collected, accounted for, and expended for the upgrade or expansion of park and recreation facilities, reimbursements to developers that provide such park and recreation facilities, or for costs associated with administration of the fee. Fees are restricted for use within the City service area in which the fees were collected, except that up to one-half of the fees from each City service area may be used for expenditures outside that City service area for parks that provide Citywide benefits.

The City shall annually make available to the public a report describing the income, expenditures, and status of the City service area trust funds."

Section 12. Section 20-10.050(G.), Applicability of Zoning Code, of the Santa Rosa City Code is amended to read as follows:

"G. Government projects. The provisions of this Zoning Code shall apply to any County, special district, and State or Federal government or agency to the maximum extent allowed by law. The provisions of this Zoning Code shall not apply to any public project of the City except to the minimum extent required by law. While an entitlement permit is not required for a City project, review by the Design Review and Preservation Board may be required as described in Zoning Code Section 20-52.030(B)(2)."

Section 13. Chapter 20-16, Resilient City Development Measures, of the Santa Rosa City Code is repealed.

Section 14. Table 2-1, Section 20-20.020, Zoning Map and zoning districts, of the Santa Rosa City Code is amended to read as follows:

TABLE 2-1—ZONING DISTRICTS		
Zoning District Symbol	Name of Zoning District	General Plan Land Use Classification Implemented by Zoning District
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
MH	Mobile Home Park	Residential—Mobile Home Parks
Commercial Districts		
CO	Office Commercial	Office
CN	Neighborhood Commercial	Retail and Business Services, 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
NMU	Neighborhood Mixed Use	Neighborhood Mixed Use
CSC	Community Shopping Center	Retail and Business Services, Community Shopping Center
TV-M	Transit Village-Mixed	Transit Village Mixed Use
Industrial Districts		
BP	Business Park	Business Park
IL	Light Industrial	Light Industry
IG	General Industrial	General Industry
Special Purpose Districts		
OSC	Open Space—Conservation	Open Space, Parks and Recreation
OSR	Open Space—Recreation	Open Space, Parks and Recreation
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 15. Section 20-21.040(B), Exemptions from land use requirements, of the Santa Rosa City Code is amended to add Subsections B.8. and B.9., as follows:

“8. Microenterprise Home Kitchen Operation (MEHKO) with a Sonoma County Environmental Health Permit and a Business Tax Certificate from the City of Santa Rosa.

9. An exempt Compact Mobile Food Operation with a Business Tax Certificate that meets all requirements from the Sonoma County Environmental Health Department.”

Section 16. Subsection F. of Section 20-22.020, Purposes of residential zoning districts, of the Santa Rosa City Code is repealed.

Section 17. Table 2-2, Allowed Land Uses and Permit Requirements, of Section 20-22.030 Residential district land use and permit requirements, of the Santa Rosa City Code is amended as follows:

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Districts*	P - Permitted Use, Zoning Clearance Required Consistent with Section 20-52.020						
	MUP - Minor Conditional Use Permit Required						
	CUP - Conditional Use Permit Required						
	S - See Specific Use Regulations for Permit						
	— Use Not Allowed						
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	RR	R-1	R-2	R-3	MH	TV-R	
Agricultural accessory structure	P	—	—	—	—	—	
Animal keeping— Livestock, including aviaries	S	—	—	—	—	—	20-42.040
Crop production, horticulture,	P	MUP	—	—	—	—	

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Districts*	P - Permitted Use, Zoning Clearance Required Consistent with Section 20-52.020						
	MUP - Minor Conditional Use Permit Required						
	CUP - Conditional Use Permit Required						
	S - See Specific Use Regulations for Permit						
	— Use Not Allowed						
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	RR	R-1	R-2	R-3	MH	TV-R	
orchard, vineyard							
Initial crop processing	MUP	MUP	—	—	—	—	
Plant nursery	CUP	—	—	—	—	—	
Community garden (5)	P	P	P	P	P	P	20-40
Equestrian facility	CUP	—	—	—	—	—	
Golf course/country club, public or quasi-public	CUP	CUP	—	—	—	—	
Health/fitness facility— Commercial	—	—	—	—	—	—	
Health/fitness facility—Quasi- public	MUP	MUP	MUP	MUP	MUP	MUP	
Library, museum	MUP	MUP	MUP	MUP	MUP	P	
Meeting facility, public or private	MUP	MUP	MUP	MUP	MUP	MUP	
Park, playground	MUP	MUP	MUP	MUP	MUP	P	
Private residential recreation facility	MUP	MUP	MUP	MUP	MUP	MUP	
School, public or private	MUP	MUP	MUP	MUP	MUP	MUP	

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Districts*	P - Permitted Use, Zoning Clearance Required Consistent with Section 20-52.020						
	MUP - Minor Conditional Use Permit Required						
	CUP - Conditional Use Permit Required						
	S - See Specific Use Regulations for Permit						
	— Use Not Allowed						
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	RR	R-1	R-2	R-3	MH	TV-R	
Studio—Art, dance, martial arts, music, etc.	—	—	—	—	—	MUP	
Accessory dwelling unit	S	S	S	S	—	S	20-42.130
Agricultural employee housing—6 or fewer residents	P	P	P	P	P	P	
Agricultural employee housing—7 or more residents (11)	MUP	MUP	MUP (2)	MUP (2)	MUP	MUP (2)	
Animal keeping—Domestic, and exotic	S	S	S	S	S	S	20-42.040
Cannabis—Personal cultivation	P	P	P	P	P	P	20-46
Community care facility—6 or fewer clients	P	P	P	P	P	P	20-42.060
Community care facility—7 or more clients (11)	MUP	MUP	MUP (2)	MUP (2)	MUP	MUP (2)	20-42.060
Duplex (6)(7)(8)	MUP (2)	MUP (2)	P	P	—	P	
Emergency shelter	CUP	CUP	CUP	CUP	CUP	CUP	

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Districts*	P - Permitted Use, Zoning Clearance Required Consistent with Section 20-52.020						
	MUP - Minor Conditional Use Permit Required						
	CUP - Conditional Use Permit Required						
	S - See Specific Use Regulations for Permit						
	— Use Not Allowed						
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	RR	R-1	R-2	R-3	MH	TV-R	
Emergency shelter—10 or fewer beds	CUP (12)	CUP (12)	CUP (12)	CUP (12)	CUP (12)	CUP (12)	
Half-Plex (6)(7)(8)	MUP (2)	MUP (2)	P	P	—	P	
Home occupation	S	S	S	S	S	S	20-42.070
Junior accessory dwelling unit	S	S	S	S	—	S	20-42.130
Live/work	—	—	—	—	—	P (3)	20-42.080
Missing Middle Housing	—	—	—	P	—	P	20-28.100
Mobile home park (10)	CUP (13)	CUP (13)	CUP (13)	CUP (13)	P	—	20-42.100
Mobile home/manufactured housing (8)	P	P	P	P	P	P	20-42.094
Multi-family (6) (8)	MUP	MUP	P	P	—	P	
Organizational house (dormitory, sorority, monastery, etc.)	MUP	MUP	CUP	CUP	—	CUP	
Residential accessory structures and uses	P	P	P	P	P	P	20-42.030
Residential component of a mixed-use project (11)	MUP (2)	MUP (2)	MUP (2)	MUP (2)	MUP	P	20-42.090

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Districts*	P - Permitted Use, Zoning Clearance Required Consistent with Section 20-52.020						
	MUP - Minor Conditional Use Permit Required						
	CUP - Conditional Use Permit Required						
	S - See Specific Use Regulations for Permit						
	— Use Not Allowed						
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	RR	R-1	R-2	R-3	MH	TV-R	
Rooming or boarding house	P	P	P	P	—	P	
Rooming or boarding, accessory	P	P	P	P	—	P	
Single-family attached (7)(8)	MUP (2)	MUP (2)	P	P	—	P	
Single-family detached (7)(8)	P	P	—	—	—	—	
Single Room Occupancy Facility (10)	—	MUP	MUP	MUP	—	MUP	
Small lot residential project - single family attached (10)	CUP (12)	MUP	MUP	MUP	—	MUP	20-42.140
Small lot residential project — single family detached (13)	CUP (12)	MUP	—	—	—	—	20-42.140
Supportive housing	P	P	P	P	P	P	
Transitional housing	P (4)	P (4)	P	P	P	P	
Work/live	—	—	—	—	—	MUP	20-42.080
Accessory retail	—	—	—	—	MUP	P	20-42.024
Alcoholic beverage sales	—	—	—	—	—	CUP	20-42.034
Artisan shop	—	—	—	—	—	MUP	

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Districts*	P - Permitted Use, Zoning Clearance Required Consistent with Section 20-52.020						
	MUP - Minor Conditional Use Permit Required						
	CUP - Conditional Use Permit Required						
	S - See Specific Use Regulations for Permit						
	— Use Not Allowed						
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	RR	R-1	R-2	R-3	MH	TV-R	
General retail— up to 20,000 sf of floor area	—	—	—	—	—	P	
Specialty food store—10,000 sf or less	—	—	—	—	—	P	
Neighborhood center	MUP	MUP	MUP	MUP	MUP	P	
Outdoor display and sales	—	—	—	—	—	MUP	20-42.110
Pharmacy	—	—	—	—	—	P	
Produce stand	MUP	—	—	—	—	MUP	
Restaurant, café, coffee shop—Counter ordering	—	—	—	—	—	P	
Restaurant, café, coffee shop—Outdoor dining	—	—	—	—	—	MUP	20- 42.110, 20-42.160
Restaurant, café, coffee shop—Serving alcohol (no bar)	—	—	—	—	—	MUP	
Restaurant, café, coffee shop—Table service	—	—	—	—	—	P	
Second hand store	—	—	—	—	—	—	
ATM	—	—	—	—	—	P	20-42.044

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	MUP - Minor Conditional Use Permit Required						
	CUP - Conditional Use Permit Required						
	S - See Specific Use Regulations for Permit						
	— Use Not Allowed						
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	RR	R-1	R-2	R-3	MH	TV-R	
Medical service—Health care facility—6 or fewer patients	P	P	P	P	P	P	20-42.060
Medical service—Health care facility—7 or more patients	MUP	MUP	MUP	MUP	MUP	MUP	20-42.060
Medical service—Integrated medical health center	—	—	MUP	MUP	—	MUP	
Accessory service	—	—	—	—	MUP	MUP	20-42.024
Adult day care	MUP	MUP	MUP	MUP	MUP	MUP	
Child day care—Large family day care home (9)	P	P	P	P	P	P	20-42.050
Child day care—Small family day care home (9)	P	P	P	P	P	P	20-42.050
Child day care center (10)	MUP	MUP	MUP	MUP	—	MUP	20-42.050
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	—	—	—	—	—	CUP	

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Districts*	P - Permitted Use, Zoning Clearance Required Consistent with Section 20-52.020						
	MUP - Minor Conditional Use Permit Required						
	CUP - Conditional Use Permit Required						
	S - See Specific Use Regulations for Permit						
	— Use Not Allowed						
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	RR	R-1	R-2	R-3	MH	TV-R	
Lodging—Bed & breakfast inn (B&B)	MUP	MUP	—	—	—	—	
Personal services	—	—	—	—	—	MUP	
Public safety facility	MUP	MUP	MUP	MUP	MUP	MUP	
Electronic vehicle supply equipment (EVSE) - Accessory	P	P	P	P	P	P	
Telecommunications antenna	S	S	S	S	S	S	20-44
Utility facility	CUP	CUP	CUP	CUP	CUP	CUP	
Utility infrastructure	P	P	P	P	P	P	

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

- (1) See Division 7 for land use definitions.
- (2) Permitted by right within any of the City's Priority Development Areas and shall therefore not require a use permit.
- (3) A building permit is required to verify occupancy standards.
- (4) 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 2162, 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.
- (6) Permitted with a Minor Conditional Use Permit within any single-family Planned Development and/or any rural residential Planned Development within any of the City's Priority Development Areas.
- (7) Permitted by right within any single-family Planned Development and/or any rural residential Planned Development within any of the City's Priority Development Areas and shall therefore not require a use permit.
- (8) Permitted with a Minor Conditional Use Permit within any nonresidential Planned Development within any of the City's Priority Development Areas.
- (9) Permitted by right within any Planned Development.
- (10) Permitted with a Minor Conditional Use Permit within any residential Planned Development.
- (11) Permitted by right within any multifamily residential Planned Development within any of the City's Priority Development Areas and shall therefore not require a use permit.
- (12) Permitted with a Minor Conditional Use Permit within any of the City's Priority Development Areas.
- (13) Permitted with a Minor Conditional Use Permit within any single-family Planned Development and/or any rural residential Planned Development.

Section 18. Table 2-3, Residential Zoning District Parcel Size and Density, of Section 20-22.040 Residential district subdivision and density standards, of the Santa Rosa City Code is amended 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
RR-20	20,000 sf	Determined through subdivision process	
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		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.
R-1-9	9,000 sf—Interior lot 9,500 sf—Corner lot	80 ft	
R-1-15	15,000 sf—Interior lot 15,000 sf—Corner lot	80 ft	
R-2	6,000 sf—Interior lot 7,000 sf—Corner lot	60 ft—Interior lot 70 ft—Corner lot	1 unit per 3,000 sf (2) (3)
R-3-10	6,000 sf—Interior lot 7,000 sf—Corner lot	60 ft—Interior lot 70 ft—Corner lot	1 unit per 4,300 sf (2) (3)
R-3-15	6,000 sf—Interior lot 7,000 sf—Corner lot	60 ft—Interior lot 70 ft—Corner lot	1 unit per 2,900 sf (2) (3)
R-3-18	6,000 sf—Interior lot 7,000 sf—Corner lot	80 ft—Interior lot 90 ft—Corner lot	1 unit per 2,400 sf (2) (3)
R-3-30	6,000 sf—Interior lot 7,000 sf—Corner lot	80 ft—Interior lot 90 ft—Corner lot	1 unit per 1,450 sf (2) (3)
R-3-HD	6,000 sf—Interior lot 7,000 sf—Corner lot	80 ft—Interior lot 90 ft—Corner lot	Determined by CUP (3)
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 (3)

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.
- (3) A Missing Middle Housing development designed in accordance with Section 20-28.100 is not subject to the unit per square footage requirement.

Section 19. Section 20-22.040, Residential district subdivision and density standards, of the Santa Rosa City Code is amended to add Subsection D., as follows:

“D. Development in all R-3 and TV-R districts shall provide at least the midpoint of the allowed density, unless topography, parcel configuration, heritage trees, historic preservation, or utility constraints make the midpoint impossible to achieve.”

Section 20. Table 2-4, Section 20-22.050 Residential district general development standards (Tables 2-4 and 2-5), of the Santa Rosa City Code is amended, as follows:

TABLE 2-4—RR AND R-1 DISTRICT DEVELOPMENT STANDARDS						
Development Feature	Requirement by Zoning District					
	RR-40	RR-20	R-1-6	R-1-7.5	R-1-9	R-1-15
Setbacks, primary structures (1)	Minimum setbacks required. See Section 20-30.110 for setback measurement instructions, and exceptions to these requirements.					
Front	20 ft	20 ft	15 ft	20 ft	20 ft	20 ft
Side—Interior	5 ft	5 ft	5 ft for 1-story parts of structures 10 ft for 2-story parts of structures	5 ft for 1-story parts of structures 10 ft for 2-story parts of structures	10 ft	10 ft
Side—Corner	20 ft	15 ft	15 ft	15 ft	15 ft	15 ft
Rear	20 ft	20 ft	15 ft	15 ft	20 ft	20 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 from the alley property line, back of curb, sidewalk, or pavement edge, whichever is greater.					
Setbacks, accessory structures (1)	Minimum setbacks accessory structures. See also Sections 20-30.110 for exceptions, and 20-42.030 (Accessory Uses and Structures).					
Front	20 ft					
Side—Interior	5 ft		5 ft 0 ft for attached and zero lot line units	5 ft 0 ft for attached and zero lot line units		
Side—Corner	20 ft	15 ft				
Rear	5 ft		5 ft			
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	Maximum percentage of total lot area that may be covered by structures. See Section 20-22.040 (Residential District Subdivision and Density Standards).					
Residential structures	40%					
Meeting facility	Determined through Conditional Use Permit approval, to a maximum of 75%					

Height limit	Maximum allowable height of structures. See Sections 20-30.070 (Height Limits and Exceptions) for height measurement requirement and height limit exception and 20-52.060 (Minor Adjustments, Minor Variances and Variances).	
Primary structures	35 ft	35 ft
Accessory structures	16 ft	16 ft
Fences, walls & hedges	No fence, wall, or hedge shall exceed a height of 3 feet in any required front or corner side setback, or 6 feet in any other location on the lot. See Section 20-30.050 (Fences, Walls, and Hedges).	
Landscaping	See Chapter 20-34 (Landscaping Standards).	
Parking	See Chapter 20-36 (Parking and Loading).	
Signs	See Chapter 20-38 (Signs).	
Notes:		
(1)	For a multi-family housing project the setbacks are measured from the exterior walls of the structure to the outermost project property lines.	

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	TV-R
Setbacks, primary structures (1) (2)	<u>Minimum setbacks required. See Section 20-30.110 for setback measurement instructions, and exceptions to these requirements.</u>						
Front	10 ft (3)	10 ft (3)	10 ft (3)	10 ft (3)	10 ft (3)	10 ft (3)	None, except as required by the review authority (2)
Side—Interior 1-story portions							
Attached and	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft	None, except as

detached except when:							required by the review authority (2)
Abutting an R-3	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	
Side—Interior 2-story portions							
Attached and detached except when:	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	None, except as required by the review authority (2)
Abutting an R-3	7.5 ft	0 ft	0 ft	0 ft	0 ft	0 ft	
Abutting a nonresidential district	7.5 ft	7.5 ft	7.5 ft	7.5 ft	7.5 ft	7.5 ft	
Side—Interior 3-story portions (or more)							
Attached and detached except when:	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	None, except as required by the review authority (2)
Abutting an R-3	10 ft	0 ft	0 ft	0 ft	0 ft	0 ft	
Abutting a nonresidential district	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	
Side—Corner	10 ft (3)	10 ft (3).	10 ft (3)	10 ft (3)	10 ft (3)	10 ft (3)	
Rear							
Attached and detached except when:	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	None, except as required by the review

Abutting an R-3	15 ft	0 ft	0 ft	0 ft	0 ft	0 ft	authority (2)
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.						
Setbacks, accessory structures (1)	<u>Minimum setbacks for accessory structures. See also Sections 20-30.110 for exceptions, and 20-42.030 (Accessory Uses and Structures).</u>						
Front	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	None, except as required by the review authority (2)
Side—Interior	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft	
Side—Corner	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	
Rear	5 ft	5 ft	5 ft	5 ft	5 ft	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.	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.	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.	3 to 5 ft, or 19 ft when used for parking with direct access to alley.
Building separation	<u>See Sections 20-30.110 (Setback Requirements and Exceptions) and 20-42.030 (Accessory Structures and Uses).</u>						
Lot coverage	<u>Maximum percentage of total lot area that may be covered by structures. See Section 20-22.040 (Residential District Subdivision and Density Standards).</u>						
Maximum coverage	50%	55%	60%	65%	75%	75%	100%
Height limit	<u>Maximum allowable height of structures. See Section 20-30.070 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</u>						
Primary structures	35 ft	35 ft	35 ft	45 ft	45 ft	45 ft	4 stories (4)
Accessory structures	16 ft	16 ft	16 ft	16 ft	16 ft	16 ft	16 ft
Fences, walls & hedges	<u>No fence, wall, or hedge shall exceed a height of 3 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).</u>						

Landscaping	<u>See Chapter 20-34 (Landscaping Standards).</u>
Parking	<u>See Chapter 20-36 (Parking and Loading).</u>
Signs	<u>See Chapter 20-38 (Signs).</u>
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.
(3)	A one-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.
(4)	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.

Section 21. Subsections, H, I, and J of Section 20-23.020, Purposes of commercial zoning districts, of the Santa Rosa City Code are amended as follows:

- H. NMU (Neighborhood Mixed Use) zoning district. The NMU designation is applied to areas within downtown Santa Rosa to allow for new multi-family residential development in all-residential or mixed-use buildings, together with a broad mix of uses that primarily serve local residents, including professional office, retail, entertainment, service, and other neighborhood-scale supporting uses. Permitted housing developments 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. The NMU zoning district is consistent with and implements the Neighborhood Mixed Use land use classification of the General Plan.
- I. 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.
- J. 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 22. Table 2-6 of Section 20-23.030 Commercial district land uses and permit requirements, is amended as follows:

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Districts*	P - Permitted Use, Zoning Clearance Required										
	MUP - Minor Conditional Use Permit Required										
	CUP - Conditional Use Permit Required										
	S - See Specific Use Regulations for Permit										
	— Use Not Allowed										
	PERMIT REQUIRED BY ZONE										
USE (1)	CO	CN (7)	CG	CV	CM U	SM U	MM U	NM U	CS C (2)	TV- M	Specific Use Regulatio ns
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALE											
Artisan/craft product manufacturing	—	MUP	P	—	MUP	MUP	P	P	P	—	
Brewery—Brew pub	—	MUP	MUP	—	P	P	P	P	MUP	P	
Cannabis—Commercial cultivation—up to 5,000 sq ft	—	—	—	—	—	—	MUP	-	—	—	
Cannabis—Distribution	—	—	—	—	—	—	MUP	-	—	—	
Cannabis—Manufacturing level 1 (non-volatile)	—	—	—	—	—	—	MUP	-	—	—	
Cannabis—Microbusiness	—	—	—	—	—	—	MUP	-	—	—	
Cannabis—Testing laboratory	MUP	—	—	—	—	—	P	-	—	—	
Laboratory—Medical, analytical	MUP	—	—	—	MUP	MUP	P	-	—	—	
Manufacturing/processing—Light	—	—	—	—	—	—	P	-	—	—	
Manufacturing/processing—Medium	—	—	—	—	—	—	MUP	-	—	—	

Media Production— Backlots/Outdoor Facilities	—	—	—	—	—	—	P	P	—	—	
Media Production - Indoor Support Facilities	—	—	—	—	—	—	P	P	—	—	
Media Production - Soundstages	—	—	—	—	—	—	P	P	—	—	
Printing and publishing	—	—	—	—	MU P	MU P	P	P	—	—	
Recycling— Reverse vending machines	—	P	P	—	—	—	—	-	P	—	
Recycling—Small collection facility	—	—	MU P	—	—	—	—	-	MU P	—	
Research and development	—	—	—	—	MU P	P	P	P	—	—	
Storage— Accessory	P	P	P	P	P	P	P	P	P	P	
Storage—Personal storage facility	—	—	MU P	—	—	—	—	-	—	—	
Winery—Boutique	—	—	MU P	—	P	P	P	P	MU P	P	
Winery— Production	—	—	CU P	—	CU P	CU P	MU P	CU P	—	CU P	

**RECREATION,
EDUCATION &
PUBLIC
ASSEMBLY
USES**

Adult entertainment business	CUP	CU P	CU P	CU P	CU P	CU P	CU P	CU P	CU P	CU P	20-40
Commercial recreation facility— Indoor	—	—	MU P	—	MU P	MU P	MU P	MU P	MU P	MU P	
Community garden (6)	P	P	P	P	P	P	P	P	P	P	
Conference/convent ion facility	—	—	CU P	—	MU P	MU P	CU P	-	—	CU P	
Health/fitness facility— Commercial	—	MU P	P	—	P	P	P	P	P	MU P	

Health/fitness facility—Quasi-public	—	MU P	P	—	P	P	P	P	P	MU P	
Library, museum	P	P	P	MU P	P	P	P	P	P	P	
Meeting facility, public or private	MUP	MU P	MU P	MU P	MU P	MU P	MU P	MU P	MU P	MU P	
Park, playground	P	P	P	MU P	P	P	P	P	P	P	
School, public or private	MUP	MU P	MU P	MU P	MU P	MU P	MU P	MU P	MU P	MU P	
Sports and entertainment assembly facility	—	—	CU P	—	MU P	MU P	CU P	MU P	—	—	
Studio—Art, dance, martial arts, music, etc.	MUP	P	P	—	P	P	P	P	P	MU P	
Theater, auditorium	—	—	CU P	—	MU P	MU P	MU P	MU P	CU P	MU P	
RESIDENTIAL USES (See Section 20-28.080, Senior Housing (-SH) combining district, for specific requirements regarding proposed senior housing developments)											
Animal keeping—Domestic and exotic	S	S	S	—	S	S	S	S	S	S	
Community care facility—6 or fewer clients (9)	P	P	P	—	P	P	P	P	P	P	
Community care facility—7 or more clients (9)	MUP (16)	MU P	MU P (16)	—	MU P (16)	MU P (16)	MU P (16)	MU P(1 6)	MU P	MU P (16)	
Duplex (14)(17)	CUP (15)	P	MU P (15)	—	P	P	P	P	P	P (5)	
Emergency shelter—50 or fewer beds (17)	CUP (15)	CU P (15)	P	CU P (15)	CU P (15)	CU P	CU P	CU P	CU P (15)	CU P (15)	

Emergency shelter—51 or fewer beds (17)	CUP (15)	CU P (15)	CU P (15)	CU P (15)	CU P (15)	CU P	CU P	CU P	CU P (15)	CU P (15)	
Half-Plex (14)(17)	CUP (15)	P	MU P (15)	—	P	P	P	P	P	P (5)	
Home occupation	S	S	S	—	S	S	S	S	S	S	
Live/work	MUP	MU P	MU P	—	P	P	P	P	MU P	MU P	
Multi-family (14)(17)	CUP (15)	P	MU P (16)	—	P	P	P	P	P	P (5)	
Residential accessory structures and uses	P	P	P	—	P	—	—	P	P	P	
Residential component of a mixed use project (9)	MUP (16)	P	MU P (16)	—	P	P	P	P	P	P (5)	
Single-family attached(17)	CUP (15)	P	MU P (15)	—	P	P	P	P	P	P (5)	
Single Room Occupancy Facility	—	—	CU P	—	MU P	MU P	MU P	MU P	CU P	—	
Supportive housing (12)	P	P	P	—	P	P	P	P	P	P	
Transitional housing	CUP	CU P	CU P	CU P	MU P	MU P	MU P	P	—	CU P	
Work/live	MUP	MU P	MU P	MU P	MU P	MU P	MU P	MU P	MU P	MU P	
RETAIL TRADE											
Accessory retail	P	P	P	P	P	P	P	P	P	P	
Alcoholic beverage sales	—	CU P	CU P	—	CU P	CU P	CU P	CU P	CU P	CU P	
Artisan shop	—	P	P	—	P	P	P	P	P	P	
Auto and vehicle sales and rental	—	—	MU P (11)	P	—	—	—	-	—	—	
Auto parts sales (no installation services)	—	—	P (11)	P	—	—	—	-	P	—	
Bar/tavern	—	CU P	CU P	—	CU P	CU P	CU P	CU P	CU P	CU P	

Building and landscape materials sales—Indoor	—	—	P (11)	—	—	—	—	-	P	—	
Building and landscape materials sales—Outdoor	—	—	MU P	—	—	—	—	-	MU P	—	
Cannabis—Retail (dispensary) and delivery	CUP (10)	CU P (10)	CU P (10)	—	—	—	—	-	CU P (10)	—	
Construction and heavy equipment sales and rental	—	—	—	MU P	—	—	—	-	—	—	
Drive-through retail sales	—	CU P	CU P (11)	—	—	—	—	-	CU P	—	
Electric vehicle sales	—	—	—	—	MU P	MU P	MU P	-	—	—	
Farm supply and feed store	—	—	MU P	—	—	—	—	-	MU P	—	
Fuel dealer (propane for home and farm use, etc.)	—	—	—	CU P	—	—	—	-	—	—	
Furniture, furnishings, appliance/equipment store	—	—	P	—	P	P	P	P	P	MU P	
Gas station	—	—	—	—	—	—	—	-	—	—	
General retail—Up to 20,000 sf of floor area	—	P(11)	P	—	P	P	P	P	P	P	
General retail—More than 20,000 sf, up to 50,000 sf	—	MU P (11)	P (11)	—	P	P	MU P	P	P	MU P	
General retail—More than 50,000 sf of floor area	—	—	CU P (11)	—	—	—	—	-	P	—	
Grocery store, small—Less than 20,000 sf	—	P	P	—	P	P	P	P	P	P	
Grocery store, large—20,000 sf and greater	—	CU P (11)	CU P (11)	—	P	P	P	P	P	CU P	
Mobile Food Vending Facility (20)	MUP	MU P	MU P	MU P	MU P	MU P	MU P	MU P	MU P	MU P	

Mobile home, boat, or RV sales	—	—	MU P	P	—	—	—	-	—	—	
Neighborhood center	MUP	P	P	CU P	P	P	P	P	P	MU P	
Night club	—	—	MU P (11)	—	MU P	MU P	MU P	MU P	MU P	MU P	
Office—Supporting retail	MUP	P	P	—	P	P	P	P	P	P	
Outdoor display and sales	—	MU P	MU P	—	MU P (13)	MU P (13)	MU P (13)	MU P(1 3)	CU P	CU P	
Pharmacy	MUP	P	P	—	P	P	P	P	P	MU P	
Restaurant, café, coffee shop— Counter ordering	MUP	P	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	P (8)	P (8)	
Restaurant, café, coffee shop— Serving alcohol (no bar)	P	P	P	—	P	P	P	P	P	P	
Restaurant, café, coffee shop—Table service	MUP	P	P	—	P	P	P	P	P	P	
Second hand store	—	MU P	MU P	—	MU P	MU P	MU P	MU P	MU P	MU P	
Shopping center	—	—	P	—	P	P	P	P	P	—	
Tasting room	—	MU P	P	—	P	P	P	P	P	P	
Tobacco or smoke shop	—	—	MU P	—	MU P	MU P	MU P	MU P	MU P	—	
Warehouse retail	—	—	CU P (11)	—	—	—	—	-	CU P	—	
SERVICES— BUSINESS, FINANCIAL, PROFESSIONAL											
ATM	P	P	P	P	P	P	P	P	P	P	
Bank, financial services	MUP	P	P	—	P	P (5)	P (5)	P	P	P (5)	

Business support service	MUP	MU P	P	—	P	P	P	P	P	P	
Medical service—Clinic, urgent care	P	MU P	P	—	P	P	MU P	P	P	MU P	
Medical service—Doctor office	P	P	P	—	P	P (5)	MU P	P	P	P (5)	
Medical service—Health care facility	MUP	—	MU P	—	—	—	—	P	—	—	
Medical service—Hospital	CUP	CU P (11)	CU P (11)	CU P	CU P	CU P	CU P	-	CU P	CU P	
Medical service—Integrated medical health center	P	MU P	P	—	P	P	P	P	P	MU P	
Medical service—Lab	P	—	P	—	—	—	—	-	MU P	—	
Medical service—Veterinary clinic, animal hospital	MUP	—	MU P	—	—	—	—	-	MU P	—	
Office—Accessory	P	P	P	P	P	P	P	P	P	P	
Office—Business/service	P	P	P	—	P	P	P	P	P	P (5)	
Office—Government	P	MU P	MU P	MU P	P	MU P	MU P	P	MU P	MU P	
Office—Processing	MUP	—	MU P	—	MU P	MU P	MU P	MU P	—	MU P	
Office—Professional	P	MU P	P	—	P	P	P	P	—	P (5)	
SERVICES—GENERAL											
Accessory services	P	P	P	P	P	P	P	MU P	P	P	
Adult day care	—	P	MU P	—	MU P	MU P	MU P	MU P	P	MU P	
Catering service	—	—	P	—	—	—	P	P	—	—	
Child day care—Large family day care home (18)	P	P	P	—	P	P	P	P	P	P	20-42.050
Child day care—Small family day care home (18)	P	P	P	—	P	P	P	P	P	P	20-42.050
Child day care center (19)	P	P	P	—	P	P	P	P	P	P	20-42.050
Commissary (21)	—	—	P	—	—	—	P	P	—	—	

Drive-through service	—	CU P	CU P	—	—	—	—	-	CU P	—	
Equipment rental	—	—	P (4)	—	—	—	—	-	—	—	
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	—	MU P	MU P	—	P	P	P	MU P	MU P	MU P	
Lodging—Bed and breakfast inn (B&B)	—	—	MU P	—	P	P	P	P	—	MU P	
Lodging—Hotel or motel	MUP	—	MU P	—	P (4)	P (4)	P (4)	MU P	—	P	
Massage related uses	P	P	P	P	P	P	P	P	P	P	Chap 20-49
Mortuary, funeral home	—	—	CU P	—	—	—	—	-	—	—	
Personal services	P	P (2)	P	—	P	P	P	P	P	P	
Personal services—Restricted	—	—	MU P	—	MU P	MU P	MU P	MU P	MU P	—	
Public safety facility	MUP	MU P	MU P	MU P	MU P	MU P	MU P	MU P	MU P	MU P	
Repair service—Equipment, large appliances, etc.	—	—	MU P	—	—	—	—	-	—	—	
Social service organization	MUP	—	MU P	—	MU P	MU P	MU P	MU P	—	—	
Vehicle services—Major repair/body work	—	—	—	P (4)	—	—	—	-	—	—	
Vehicle services—Minor maintenance/repair	—	—	MU P	P (4) (11)	—	—	MU P	-	MU P	—	
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE											
Broadcasting studio	P	—	P	—	P	P	P	P	P	P	
Electronic vehicle supply equipment (EVSE) - Accessory	P	P	P	P	P	P	P	P	P	P	

Electronic vehicle supply equipment (EVSE) - Primary	MUP	MU P	MU P	MU P	MU P	MU P	MU P	MU P	MU P	MU P	
Parking facility, public or commercial	MUP	—	MU P	—	P (4)	P (4)	MU P	MU P	—	MU P	
Telecommunication facilities	S	S	S	S	S	S	S	S	S	S	
Transit station or terminal	MUP	MU P	MU P	MU P	MU P	MU P	MU P	MU P	MU P	MU P	
Utility facility	CUP	CU P	CU P	CU P	CU P	CU P	CU P	CU P	CU P	CU P	
Utility infrastructure	P	P	P	P	P	P	P	P	P	P	

CO	Office Commercial	CG	General Commercial	TV-M	Transit-Village Mixed	SMU	Station Mixed Use	NMU	Neighborhood Mixed Use
CV	Moto Vehicle Sales	CSC	Community Shopping Center	CMU	Core 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, Section 20-23.060.C shall be a mixed use project, and each new development within the Courthouse Square Sub-Area of the Downtown Station Area Specific Plan shall provide activity-generating uses at the ground floor along all public streets.
- (4) Minor Conditional Use Permit required when site abuts residential zoning district or parcel with residential use.
- (5) Uses permitted on upper stories of building, Minor Use Permit required when proposed on ground floor.
- (6) A community garden is allowed on the same property as an existing permitted meeting facility provided that the establishment of the garden does not trigger a grading permit or affect the operation and design of the meeting facility.
- (7) Residential uses are encouraged as part of new development on sites zoned CN, as described in Section 20-23.050.
- (8) Director level Design Review is required when a project is not part of a building permit application.
- (9) Permitted by right within any nonresidential Planned Development within one any of the City's Priority Development Areas and shall therefore not require a use permit.

- 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.
- (10) Rosa.
 - (11) Not permitted in the Southeast Greenway area.
Supportive housing is allowed only when the proposed use meets each of the requirements of Assembly Bill 2162, as specified in Government Code Section 65651.
 - (12) Outdoor dining permitted by right, pursuant to Section 20-42.110.B.
 - (13) Permitted by right within any commercial Planned Development within any of the City's Priority Development Areas.
 - (14) Permitted with a Minor Conditional Use Permit within any of the City's Priority Development Areas.
 - (15) Permitted by right within one of the City's Priority Development Areas.
Permitted with a Minor Conditional Use Permit within any nonresidential Planned Development within one of the City's Priority Development Areas.
 - (16) Permitted by right within any Planned Development.
 - (17) Permitted by right within any commercial Planned Development.
 - (18) Permitted with a Minor Conditional Use Permit within any commercial Planned Development.
 - (19) Any Commercial Kitchen, including restaurants, can operate as a Commissary, as long as the Commercial Kitchen is licensed by Sonoma County Environmental Health and the City has permitted the Commercial Kitchen.
 - (20)
 - (21)

Section 23. Table 2-8 of Section 20-23.040, Commercial district general development standards, is amended as follows:

TABLE 2-8—CV, CMU, SMU, MMU, NMU, AND CSC DISTRICT DEVELOPMENT STANDARDS						
Development Feature	Requirement by Zoning District					
	CV	CMU(4)	SMU(4)	MMU(4)	NMU(4)	CSC
Minimum lot size	<i>Minimum area and dimensions for parcels proposed in new subdivisions.</i>					
Area	20,000 sf	None required	None required	None required	None required	Determined by CUP
Dimensions	None required (1)	None required (1)	None required (1)	None required (1)	None required (1)	None required (1)
Residential density	<i>Maximum number of dwelling units allowed on a parcel. The actual number of units will be determined by the City through subdivision or land use permit approval.</i>					
Maximum density	Not allowed	See FAR Section 20.23.060. None required for parcels	See FAR Section 20-23.060.	See FAR Section 20-23.060.	See FAR Section 20-23.060.	1 unit required per 4,000 sf of nonresidential floor area to a maximum of

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

Development Feature	Requirement by Zoning District					
	CV	CMU(4)	SMU(4)	MMU(4)	NMU(4)	CSC
		without an assigned FAR.				30 units per acre.
Setbacks (1) (2)	Minimum setbacks required. See Section 20-30.110 for setback measurement instructions.					
Front	20 ft (3)	Nonresidential Ground Floor: 0 -10 ft (min/max)	Nonresidential Ground Floor: 0 -10 ft (min/max)	Nonresidential Ground Floor: 0 -10 ft (min/max)	Nonresidential Ground Floor: 0 -10 ft (min/max)	7.5 ft adjacent to a residential zone or use; none required elsewhere
		Residential Ground Floor: 5-12 ft (min/max)	Residential Ground Floor: 5-12 ft (min/max)	Residential Ground Floor: 5-12 ft (min/max)	Residential Ground Floor: 5-12 ft (min/max)	
Side—Interior (each)	5 ft adjacent to a residential zone or use; none required elsewhere.	0 -10 ft (min/max); 5 ft required when directly abutting existing low-density residential development.	0 -10 ft (min/max); 5 ft required when directly abutting existing low-density residential development.	0 -10 ft (min/max); 5 ft required when directly abutting existing low-density residential development.	0 -10 ft (min/max); 5 ft 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 ft (min/max)	0-10 ft (min/max)	0-10 ft (min/max)	0-10 ft (min/max)	Same as interior side
Rear	20 ft	5 ft adjacent to a low-density or medium low-density residential zone or use; none required elsewhere.	5 ft adjacent to a low-density or medium low-density residential zone or use; none required elsewhere.	5 ft adjacent to a low-density or medium low-density residential zone or use; none required elsewhere.	0 ft; 5 feet required when directly abutting existing low-density residential development	5 ft adjacent to a residential zone or use; none required elsewhere.
Lot coverage (1)	Maximum percentage of total lot area that may be covered by structures.					
Maximum coverage	85%	100%	100%	100%	100%	100%
Height limit	Maximum allowable height of structures. See Section 20-30.070 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.					

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

Development Feature	Requirement by Zoning District					
	CV	CMU(4)	SMU(4)	MMU(4)	NMU(4)	CSC
Maximum height	55 ft	See FAR Section 20-23.060. For properties without an assigned FAR, a max of 35 ft	See FAR Section 20-23.060.	See FAR Section 20-23.060.	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)					
Notes:						
(1)	Subdivision or Conditional Use Permit approval may establish specific requirements for minimum lot area, maximum lot coverage, set backs, and/or dimensions based on the characteristics of the site or surroundings, environmental constraints, and/or other issues.					
(2)	The Design Review process may require larger setbacks.					
(3)	A 20-foot front setback is required for buildings and off-street parking areas; outdoor auto display areas require no front setback.					
(4)	See Zoning Code Section 20-23.060 for additional zoning district development standards.					

Section 24. Table 2-10 of Section 20-24.030, Industrial district land uses and permit requirements, of the Santa Rosa City Code is amended as follows:

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts*	P	Permitted Use, Zoning Clearance required			
	MUP	Minor Conditional Use Permit required			
	CUP	Conditional Use Permit required			
	S	See Specific Use Regulations for requirement			
	—	Use not allowed			
	PERMIT REQUIRED BY ZONE (2)				
LAND USE (1)	BP	IL	IG	Specific Use Regulations	
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING					
Agricultural product processing	—	—	P (3)		
Artisan/craft product manufacturing	P	P	P		
Brewery—Brew pub	P	CUP	—		
Brewery—Production	P	P	P		

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts*	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
	PERMIT REQUIRED BY ZONE (2)			
LAND USE (1)	BP	IL	IG	Specific Use Regulations
Cannabis—Commercial cultivation—up to 5,000 sq ft	—	MUP	MUP	20-46
Cannabis—Commercial cultivation—5,001 sq ft or greater	—	CUP	CUP	20-46
Cannabis—Distribution	MUP (4)	P (3)	P (3)	20-46
Cannabis—Manufacturing level 1 (non-volatile)	P (3)	P (3)	P (3)	20-46
Cannabis—Manufacturing level 2 (volatile)	—	CUP	CUP	20-46
Cannabis—Microbusiness	—	CUP	CUP	20-46
Cannabis—Testing laboratory	P	P	P	20-46
Furniture/fixtures manufacturing, cabinet shops	—	P (3)	P (3)	
Laboratory—Medical, analytical	P	P	—	
Laundry, dry cleaning plant	—	MUP	P	
Manufacturing/processing—Heavy	—	—	MUP	
Manufacturing/processing—Light	P (3)	P (3)	P (3)	
Manufacturing/processing—Medium	—	MUP	MUP	
Media Production—Backlots/Outdoor Facilities	MUP	P (3)	P (3)	
Media Production—Indoor Support Facilities	P	P (3)	P (3)	
Media Production—Soundstages	P	P (3)	P (3)	

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts*	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
	PERMIT REQUIRED BY ZONE (2)			
LAND USE (1)	BP	IL	IG	Specific Use Regulations
Petroleum product storage and distribution	—	—	MUP	
Printing and publishing	P (3)	P (3)	P	
Recycling—Large collection facility	—	—	MUP	20-42.120
Recycling—Processing facility	—	—	MUP	20-42.120
Recycling—Reverse vending machines	P	P	P (3)	20-42.120
Recycling—Scrap or dismantling yard	—	—	MUP	20-42.120
Recycling—Small collection facility	MUP	MUP	MUP	20-42.120
Research and development	P	P	MUP	
Storage—Accessory	P	P	P (3)	
Storage—Contractor's yard	—	MUP	MUP	
Storage—Open during extended or transitional hours	—	MUP	MUP	
Storage—Outdoor	—	MUP	MUP	20-42.170
Storage—Personal storage facility	—	P (3)	P (3)	20-42.180
Warehouse, wholesaling and distribution	MUP (4)	P (3)	P (3)	
Winery—Boutique	P	P	P	
Winery—Production	P	P	P	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES				
Adult entertainment business	CUP	CUP	CUP	20-40
Commercial recreation facility—Indoor	MUP	P	P	

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts*	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
	PERMIT REQUIRED BY ZONE (2)			
LAND USE (1)	BP	IL	IG	Specific Use Regulations
Commercial recreation facility—Outdoor	—	MUP	—	
Community garden (6)	P	P	P	
Conference/convention facility	MUP (4)	MUP	—	
Health/fitness facility—Commercial	MUP	MUP	—	
Health/fitness facility—Quasi-public	MUP	MUP	—	
Meeting facility, public or private	MUP	MUP	—	
School, public or private	MUP	MUP	MUP	
Sports and entertainment assembly facility	—	CUP	—	
Studio—Art, dance, martial arts, music, etc.	MUP	MUP	—	
Theater, auditorium	—	CUP	—	
RESIDENTIAL USES (See Section 20-28.080, Senior Housing (-SH) combining district, for specific requirements regarding proposed senior housing developments)				
Accessory dwelling unit	P (4)	—	—	20-42.130
Animal keeping—Domestic/ and exotic	S	S	S	20-42.040
Caretaker unit	MUP (4)	MUP (4)	MUP (4)	
Community care facilities—6 or fewer clients (12)	P	P	P	
Community care facilities—7 or more clients (12)	MUP	MUP	MUP	
Duplex (10)	CUP (4) (9)	—	—	

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts*	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
	PERMIT REQUIRED BY ZONE (2)			
LAND USE (1)	BP	IL	IG	Specific Use Regulations
Emergency shelter (10)	CUP (9)	CUP (9)	CUP (9)	
Half-Plex (10)	CUP (4) (9)	—	—	
Home occupation	S	—	—	20-42.070
Junior accessory dwelling unit	P (4)	—	—	20-42.130
Live/work	MUP	—	—	20-42.080
Mixed use project	MUP	—	—	
Mobile home/manufactured housing (10)	CUP (4) (9)	—	—	20-42.094
Multi-family dwellings (10)	CUP (4) (9)	—	—	
Organizational house	CUP (4)	—	—	
Residential accessory structures and uses	P (4)	—	—	
Single-family attached (10)	CUP (4) (9)	—	—	
Single-family detached (10)	CUP (4) (9)	—	—	
Supportive housing (8)	P	—	—	
Transitional housing	CUP	CUP	CUP	
Work/live	MUP	MUP	MUP	20-42.080
RETAIL TRADE				
Accessory retail	P (4)	P	P	20-42.024
Alcoholic beverage sales	—	CUP	—	20-42.034
Auto and vehicle sales and rental	—	MUP	—	
Bar/tavern	—	CUP	—	

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts*	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
	PERMIT REQUIRED BY ZONE (2)			
LAND USE (1)	BP	IL	IG	Specific Use Regulations
Building and landscape materials sales—Indoor	—	P	MUP	
Building and landscape materials sales—Outdoor	—	MUP	MUP	
Cannabis—Retail (dispensary) and delivery	CUP (7)	CUP (7)	CUP (7)	20-46
Construction and heavy equipment sales and rental	—	MUP	MUP	
Farm supply and feed store	—	P	MUP	
Fuel dealer (propane for home and farm use, etc.)	—	—	MUP	
Gas station	—	—	—	
Mobile Food Vending Facility	MUP	MUP	MUP	20-42.210
Neighborhood center	MUP (5)	MUP (5)	CUP (5)	
Night club	—	CUP	—	
Office supporting retail	P	—	—	
Restaurant, café, coffee shop—Counter ordering	P (4)	P	CUP	
Restaurant, café, coffee shop—Outdoor dining	MUP (4)	MUP	CUP	
Restaurant, café, coffee shop—Serving alcohol (no bar)	P (4)	P	CUP	
Restaurant, café, coffee shop—Table service	P (4)	P	CUP	
Warehouse retail	CUP (4)	CUP	CUP	
SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL				
ATM	P	P	—	20-42.044
Bank, financial services	P	—	—	

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts*	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
	PERMIT REQUIRED BY ZONE (2)			
LAND USE (1)	BP	IL	IG	Specific Use Regulations
Business support service	P	P	MUP	
Medical service—Clinic, urgent care	P	MUP	—	
Medical service—Doctor office	P	—	—	
Medical service—Health care facility	MUP	—	—	20-42.060
Medical service—Integrated medical health center	P	MUP	—	
Medical service—Lab	P	MUP	—	
Medical service—Veterinary clinic, animal hospital	—	MUP	MUP	
Office—Accessory	P	P	P (3)	
Office—Business/service	P	—	—	
Office—Government	P	—	—	
Office—Processing	MUP	—	—	
Office—Professional	P	—	—	
SERVICES—GENERAL				
Accessory services	P (4)	P	MUP	20-42.024
Catering service	—	P	P	
Child day care—Large family day care home (11)	P	P	P	20-42.050
Child day care—Small family day care home(11)	P	P	P	20-42.050
Child day care center	P	P	—	20-42.050
Commissary (13)	P	P	P	
Equipment rental	—	P (3)	P (3)	

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts*	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
	PERMIT REQUIRED BY ZONE (2)			
LAND USE (1)	BP	IL	IG	Specific Use Regulations
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	MUP	MUP	MUP	
Kennel, animal boarding	—	MUP	MUP	
Lodging—Hotel or motel	CUP (4)	—	—	
Maintenance service—Client site services	MUP	P	P	
Massage related uses	P	P	—	Chap 20-49
Personal services	P	MUP	—	
Public safety facility	MUP (2)	MUP	MUP	
Repair service—Equipment, large appliances, etc.	—	MUP	P (3)	
Vehicle services—Major repair/body work	—	MUP	P (3)	
Vehicle services—Minor maintenance/repair	—	P	P (3)	
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE				
Broadcasting studio	P	P	P	
Electronic vehicle supply equipment (EVSE) - Accessory	P	P	P	
Electronic vehicle supply equipment (EVSE) - Primary	MUP	MUP	MUP	
Parking facility, public or commercial	—	—	MUP	
Taxi or limousine dispatch facility	—	MUP	MUP (3)	
Telecommunications facilities	S	S	S	20-44

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts*	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
	PERMIT REQUIRED BY ZONE (2)			
LAND USE (1)	BP	IL	IG	Specific Use Regulations
Truck or freight terminal	—	MUP	MUP (3)	
Utility facility	—	P (3)	P (3)	
Utility infrastructure	P (3)	P (3)	P (3)	
Vehicle storage	—	MUP	P (3)	

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

Notes:

- (1) See Division 7 for land use definitions.
- (2) The reoccupancy of a building with an allowable use that is similar to or less intense than the former use may be permitted without MUP or CUP approval. See Section 20-24.030.B.
- (3) MUP required if the use, specific suite, or its associated operations abuts a residential zoning district or parcel with a residential use.
- (4) Use only allowed if ancillary and related to a primary or dominant use.
- (5) Allowed in any industrial district where the review authority first determines that a need exists, and that the proposed business will be economically viable.
- (6) A community garden is allowed on the same property as an existing permitted meeting facility provided that the establishment of the garden does not trigger a grading permit or affect the operation and design of the meeting facility.
- (7) Subject to a 600-foot minimum setback requirement to a "school," as defined by the Health and Safety Code Section 11362.768. In addition, a cannabis retail use shall not be established within 600 feet of any other cannabis retail use established within and permitted by the City of Santa Rosa.
- (8) Supportive housing is allowed only when the proposed use meets each of the requirements of Assembly Bill 2162, as specified in Government Code Section 65651.
- (9) Permitted with a Minor Conditional Use Permit within any of the City's Priority Development Areas.

- (10) Permitted with a Minor Conditional Use Permit within any nonresidential Planned Development within any of the City's Priority Development Areas.
- (11) Permitted by right within any Planned Development.
- (12) Permitted by right within any nonresidential Planned Development within any of the City's Priority Development Areas.
- (13) Any Commercial Kitchen, including restaurants, can operate as a Commissary, as long as the Commercial Kitchen is licensed by Sonoma County Environmental Health and the City has permitted the Commercial Kitchen.

Section 25. Table 2-12 of Section 20-26.030, Special purpose district land uses and permit requirements, is amended as follows:

TABLE 2-12 Allowed Land Uses and Permit Requirements for Special Purpose Districts*				
	P			
	Permitted Use, Zoning Clearance required			
	MUP			
	CUP			
	S			
	See Specific Use Regulations for requirement			
	—			
	Use not allowed			
	PERMIT REQUIRED BY ZONE			
LAND USE (1)	OSR	OSC	PI	Specific Use Regulations
AGRICULTURAL-& OPEN SPACE USES				
Agricultural accessory structure	CUP	CUP	—	
Animal keeping— Livestock, including aviaries	S	S	S	20-42.040
Crop production, horticulture, orchard, vineyard	CUP	CUP	—	
Open space, public or private	CUP	CUP	—	
Wildlife or botanical preserve or sanctuary	CUP	CUP	—	
Storage—Accessory	P	P	P	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES				
Golf course/country club, public or quasi-public	CUP (3)	—	MUP	
Library, museum	MUP	MUP	P	

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

	P			
	Permitted Use, Zoning Clearance required			
	MUP			
	CUP			
	S See Specific Use Regulations for requirement			
	— Use not allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE			Specific Use Regulations
	OSR	OSC	PI	
Meeting facility, public or private	MUP	MUP	CUP	
Park, playground	P	P	P	
School, public or private	MUP	MUP	CUP	
Sports and entertainment assembly facility	CUP	—	CUP	
Studio—Art, dance, martial arts, music, etc.	CUP	—	CUP	
Theater, auditorium—Public	CUP	—	P	

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

Accessory dwelling unit	S (3)	S	—	20-42.130
Animal keeping—Domestic and exotic	S	S	S	20-42.040
Caretaker unit	CUP (3)	—	—	
Community care facility—6 or fewer clients (7)	P (3)	P	CUP (8)	20-42.060
Community care facility—7 or more clients (7)	—	—	CUP (8)	20-42.060
Duplex (5)	MUP (3)	—	—	
Emergency shelter (5)	CUP	CUP	CUP (8)	
Half-plex (5)	MUP (3)	—	—	
Home occupation	S (3)	S	—	20-42.070
Junior accessory dwelling unit	S	S	—	20-42.130
Mobile home/manufactured housing	P (3)	CUP	—	

TABLE 2-12 Allowed Land Uses and Permit Requirements for Special Purpose Districts*				
	P			
	Permitted Use, Zoning Clearance required			
	MUP			
	CUP			
	S See Specific Use Regulations for requirement			
	— Use not allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE			Specific Use Regulations
	OSR	OSC	PI	
Multi-family dwellings (5)	MUP (3)	—	—	
Organizational house	—	—	CUP	
Residential accessory structures and uses	P (3)	P	—	20-42.030
Single-family detached (5)	P (3)	CUP	—	
Single-family attached (5)	MUP (3)	—	—	
Supportive housing(4)	P	—	—	
Transitional housing	CUP(3)	CUP	CUP	
RETAIL TRADE				
Mobile Food Vending Facility	—	—	MUP	20-42.210
Restaurant, café, coffee shop—Counter ordering	MUP	—	MUP	
Restaurant, café, coffee shop—Outdoor dining	MUP	—	MUP	20-42.160
Restaurant, café, coffee shop—Serving alcohol (no bar)	MUP	—	MUP	20-42.160
Restaurant, café, coffee shop—Table service	MUP	—	MUP	
SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL				
ATM	—	—	P	
Medical service—Clinic, urgent care	—	—	P (2)	
Medical service—Doctor office	—	—	MUP	
Medical service—Health care facility	—	—	MUP	20-42.060

TABLE 2-12 Allowed Land Uses and Permit Requirements for Special Purpose Districts*	P			
	Permitted Use, Zoning Clearance required			
	MUP			
	CUP			
	S See Specific Use Regulations for requirement			
	— Use not allowed			
	PERMIT REQUIRED BY ZONE			
LAND USE (1)	OSR	OSC	PI	Specific Use Regulations
Medical service— Hospital	—	—	CUP	
Medical service— Integrated medical health center	—	—	P (2)	
Medical service—Lab	—	—	P (2)	
Office—Accessory	P (3)	P	P	
Office—Government	MUP (3)	MUP	P	
Office—Professional	—	—	MUP	
SERVICES—GENERAL				
Accessory services	—	—	P	20-42.024
Cemetery, mausoleum, columbarium	—	—	P	
Child day care—Small family day care home (6)	P (3)	P	P	20-42.050
Child day care—Large family day care home (6)	P (3)	P	P	20-42.050
Child day care center	MUP	MUP	P	20-42.050
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	—	—	MUP	
Mortuary, funeral home	—	—	P	
Public safety facility	CUP	CUP	P	
Social service organization	—	—	P	
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE				
Broadcasting studio	—		MUP	
Electronic vehicle supply equipment (EVSE) - Accessory	—	MUP	P	

TABLE 2-12 Allowed Land Uses and Permit Requirements for Special Purpose Districts*				
	P			
	Permitted Use, Zoning Clearance required			
	MUP			
	CUP			
	S See Specific Use Regulations for requirement			
	— Use not allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE			Specific Use Regulations
	OSR	OSC	PI	
Electronic vehicle supply equipment (EVSE) - Primary	—	—	MUP	
Parking facility, public or commercial	—	—	MUP	
Taxi or limousine dispatch facility	—	—	MUP	
Telecommunications facilities	S	S	S	20-42.044
Utility facility	MUP	MUP	MUP	
Utility infrastructure	P	P	P	
Key to Zoning District Symbols				
OSR	Open Space — Recreation	OSC	Open Space — Conservation	PI Public and Institutional

Notes:

- (1) See Division 7 for land use definitions.
- (2) Any new uses shall be directly affiliated with an existing hospital; otherwise a MUP is required for a new use.
- (3) Not permitted in the Southeast Greenway area.
- (4) Supportive housing is allowed only when the proposed use meets each of the requirements of Assembly Bill 2162, as specified in Government Code Section 65651.
- (5) Permitted with a Minor Conditional Use Permit within any nonresidential Planned Development within any of the City's Priority Development Areas.
- (6) Permitted by right within any Planned Development.
- (7) Permitted by right within any nonresidential Planned Development within any of the City's Priority Development Areas.

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

	P			
	Permitted Use, Zoning Clearance required			
	MUP			
	CUP			
	S			
	—			
	PERMIT REQUIRED BY ZONE			
LAND USE (1)	OSR	OSC	PI	Specific Use Regulations
(8)	Permitted with a Minor Conditional Use Permit within any of the City's Priority Development Areas.			

Section 26. Section 20-28.100 (Reserved) of the Santa Rosa City Code is amended to read as follows:

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

- A. Purpose. The -MMH combining district is intended to enable the development of multifamily housing types, compatible in scale with single-family houses, in Santa Rosa’s walkable neighborhoods. Housing units in Missing Middle building types offer a wide range of choices for residents and can be either rented or owned according to a condominium/airspace model; fee-simple ownership is also possible for types that do not incorporate stacked units. Deed-restricted affordable ownership and rental options are compatible with all Missing Middle Housing types.
- B. Applicability. The -MMH combining district may be combined with any residential or mixed-use primary zoning district established by Section 20-20.020 (Zoning Map and zoning districts), provided that the standards of this section shall apply as directed.
 1. Applicability by Location.
 - a. Eligibility for the Missing Middle Housing Bonus (“MMH Bonus”) is limited to sites located in the MMH Small or MMH Medium zones (“MMH zones”)—including the MMH Small Flex and MMH Medium Flex sub-zones. Projects using the MMH Bonus shall comply with the standards for the applicable MMH zone or sub-zone, as provided in Subsection C. Projects located outside of the MMH zones shall be regulated by the standards of the primary zoning district and Division 3.
 - b. The -MMH combining district, with its associated MMH zones, may be applied to additional areas in accordance with the General Plan and applicable legislation.
 2. Applicability Limited to Missing Middle Housing Bonus Projects. Compliance with the standards in Subsections C through I is required for a project to be entitled under the MMH Bonus (Missing Middle Housing Bonus).
 - a. For projects using the MMH Bonus, the standards in this Section shall replace the corresponding standards in Chapters 20-20 through 20-24 and

Division 3. This means that where a standard in this Section conflicts with a standard elsewhere in Title 20, the standard in this Section shall apply.

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

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

C. Missing Middle Housing Zones (MMH Zones)

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

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

TABLE 2-18—INTENT OF MMH ZONES

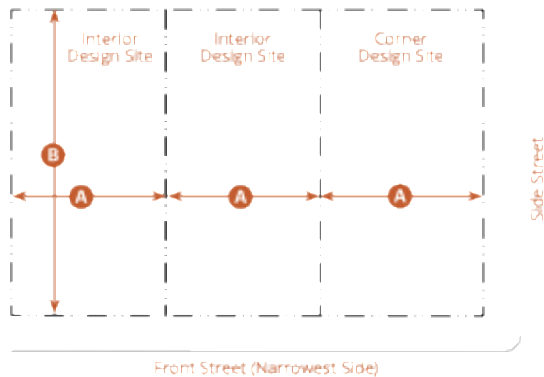
	
MMH Small (-MMH-S)	MMH Medium (-MMH-M)
A walkable neighborhood environment of small-to-medium footprint, low-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.	A walkable neighborhood environment of small-to-medium footprint, moderate-intensity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

3. MMH Zone Standards

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

- b. Existing Structures. Standards for Building Placement (Table 2-20), Building Form (Table 2-21), and Vehicular and Bicycle Parking (Table 2-23) that would require exterior or interior demolition of the existing structure, in whole or in part, do not apply.
- c. Design Sites. All new primary structures are required to use design sites in compliance with the standards in this Section.
 - 1) Definition. A design site is a portion of land within a project site that is delineated from other design sites to accommodate a single primary structure or building type. Design sites are considered lots for the purpose of applying development standards, though legal subdivision is not required.
 - 2) If only one primary structure is proposed, the lot and the design site are identical.
 - 3) On an existing parcel whose width and/or depth do not meet the minimum design site dimensions for any building types allowed by the zone, any building type identified in Subsection D (Building Types) may be selected, provided that all other MMH zone standards and building type standards are satisfied.
 - 4) Parcels with enough land area to accommodate multiple primary structures can have multiple design sites—see Subsection C.5 (Multiple Building Site Design).
- d. Building Types and Frontage Types. From the allowed types in the MMH zone, and in compliance with the listed standards, the following shall be selected for each design site:
 - 1) Only one primary building type per design site, except that an Accessory Dwelling Unit/Junior Accessory Dwelling Unit, in compliance with Section 20-42.130 (Accessory dwelling units), may be included within a design site in addition to the primary building type; and
 - 2) One frontage type for each primary entrance to a building or unit.
- e. Building types and frontage types not identified in the MMH zone’s standards are not allowed in that zone.
- f. Allowed Uses. Uses shall comply with the allowable uses for the primary zoning district established by Section 20-20.020 (Zoning Map and zoning districts), except that multifamily dwellings in compliance with this Section shall be permitted in any residential or mixed-use zoning district. Standards for individual building types and frontage types regulate physical form only and impose no additional limitations on allowed uses.
- g. Fences. For the purposes of this Section, the term “fence” includes fences, hedges, walls or structures in the nature of a fence.
 - 1) On design sites containing multifamily dwellings that comply with the building type standards of Subsection D (Building Types), fences are allowed subject to the standards given for single-family dwellings in Section 20-30.060 (Fences, walls, and screening) and the height allowances in Table 3-1 (Maximum Height of Fences).
 - 2) All other standards in Section 20-30.060 (Fences, walls, and screening) shall apply.

TABLE 2-19—BUILDING TYPES AND DESIGN SITE SIZE



Key

--- Design Site

Line/Property Line/

Figure 2-19

Allowed Primary Building Types	Standards	Design Site Dimensions		MMH Small (-MMH-S)	MMH Medium (-MMH-M)
		Width A	Depth B		
Duplex Side-by-Side	Table 2-24	40' min.	100' min.	.	
Duplex Stacked	Table 2-25	35' min.	100' min.	.	
Cottage Court	Table 2-26	80' min.	120' min.	.	
Triplex/Fourplex	Table 2-27	50' min.	100' min.	.	.
Multiplex	Table 2-28	50' min.	100' min.		.
Townhouse Run	Table 2-29	65' min.	100' min.	.	.
Courtyard Building	Table 2-30	80' min.	120' min.		.
· = Building type is allowed in the indicated MMH zone.					
Accessory and Junior Accessory Dwelling Units					
See Section 20-42.130 (Accessory dwelling units) for standards.					

TABLE 2-20—BUILDING PLACEMENT

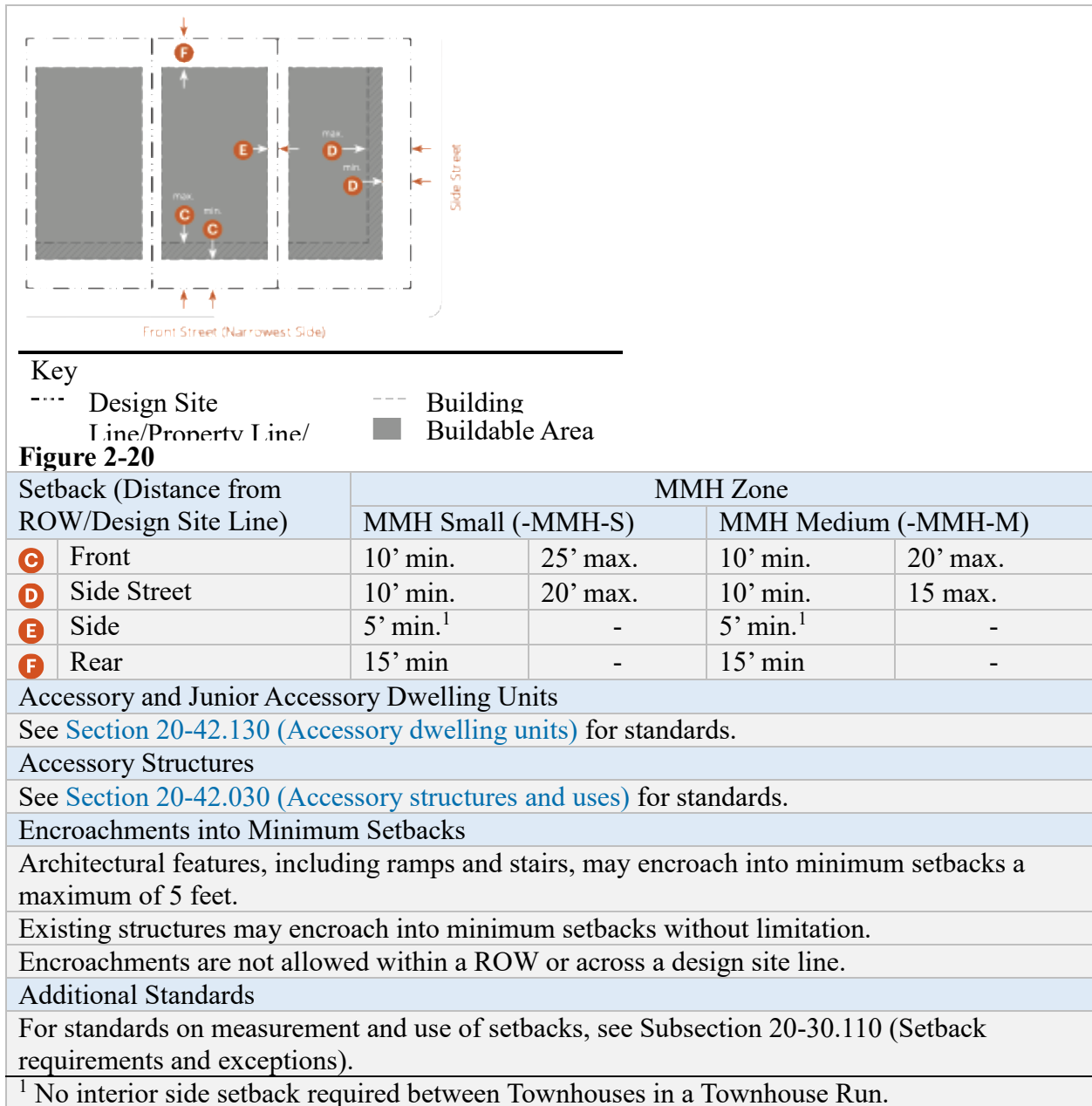
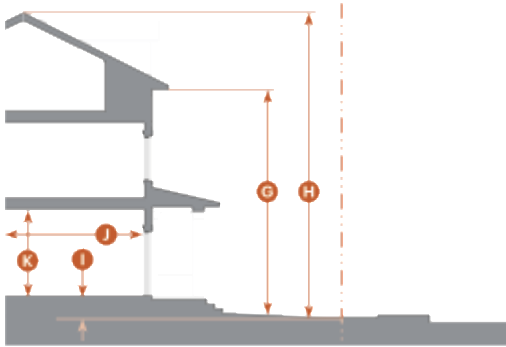


TABLE 2-21—BUILDING FORM**Key**

--- Design Site
Line/Property

Figure 2-21

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

TABLE 2-22—PRIVATE FRONTAGES

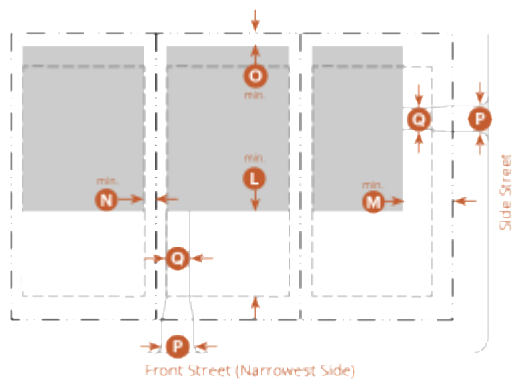
Allowed Frontage Types	Standards	MMH Small (-MMH-S)	MMH Medium (-MMH-M)
------------------------	-----------	--------------------	---------------------

Porch Projecting	Table 2-31	.	.
Porch Engaged	Table 2-32	.	.
Dooryard	Table 2-33	.	.
Stoop	Table 2-34	.	.
Forecourt	Table 2-35		.
Shopfront	Table 2-36	. ¹	. ¹
Terrace	Table 2-37		. ¹

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

¹ Allowed in flex sub-zone only

TABLE 2-23—VEHICULAR AND BICYCLE PARKING



Key

--- Design Site Line/Property Line/
 --- Building
 ■ Parking Area

Figure 2-22

Vehicular Spaces		MMH Small (-MMH-S)	MMH Medium (-MMH-M)
Studio or 1 Bedroom		1.25 max. per unit	1 max. per unit
2 or More Bedroom		2 max. per unit	1.5 max. per unit
Non-residential ≤ 1,000 sf per building		0 min.	0 min.
Non-residential ≥ 1,000 sf per building		1.5 max. per 1,000 sf above first 1,000 sf	1 max. per 1,000 sf above first 1,000 sf
Bicycle Spaces			
Studio or 1 Bedroom		1 min. per unit	1 min. per unit
2 or More Bedroom		2 min. per unit	1.5 min. per unit
Non-residential Uses		See Section 20-36.040, Table 3-4 for standards.	
Setback (Distance from ROW/Design Site Line)			
L	Front	45' min.	40' min.

M	Side Street	20' min.	20' min.
N	Side	5' min.	5' min.
O	Rear	5' min.	5' min.
Parking spaces may be grouped with spaces required for adjacent uses and may be located on any lot or design site within the same block as the use for which the spaces are required.			
Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.			
Driveway and Parking Access			
P	Curb Cut Width	Per Santa Rosa Street Design and Construction Standards.	
Q	Driveway Width		
	Serving 1-7 spaces	10' min.; 12' max. ¹	10' min.; 12' max. ¹
	Serving ≥ 8 spaces	10' min.; 20' max. ¹	10' min.; 26' max. ¹
Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.			
Driveway access on corner design sites shall be from side street or rear.			
If rear or side design site line abuts an alley, parking shall be accessed from the alley unless precluded by existing or proposed structure(s) and/or tree(s).			
Additional Standards			
For additional standards, see Chapter 20-36 (Parking and Loading Standards).			
¹ Driveway width may exceed max. where parking is accessed from alley, to accommodate emergency vehicles, or to meet City design standards—such as to provide access to public utilities under the driveway.			

4. Multiple Building Site Design.

- a. Purpose. The purpose of this Subsection is to establish site planning standards for projects which include multiple primary structures. These standards help ensure a pattern of walkable development that maintains consistency of form and scale between new development and existing neighborhoods.
- b. Applicability. The standards of this Subsection apply to any project which proposes more than one primary structure.
- c. Sites of Four Acres or More. Parcels of four acres or more shall be designed according to the standards provided in Subsection F (Requirements for Sites of Four Acres or More). For more information and for an example of how these standards are applied, see Section 4.2 (Designing Large Sites as Walkable Neighborhoods) in the Guidance Document.
- d. Design Sites for Multiple Primary Structures. If more than one primary structure is proposed on an existing parcel, design sites shall be used to organize the project site, according to the standards in Subsection 20-28.100.C.5.e (Lots and the Configuration of Design Sites). For more information and for an example of how design sites are applied, see Section 4.1 (Design Sites for Multiple Buildings) in the Guidance Document.
 - 1) Exception: An existing parcel 100 feet or less in width along the street frontage and at least 175 feet deep that is not a corner lot, reverse corner lot, or through lot—see Figure 7-1 (Lot Types) in Section 20-70.020 for more information on identifying lot types—may include more

than one building type without using design sites to organize the project site, if all of the following standards are met:

- (a) New primary structures shall be arranged around a common space that accommodates both vehicles and pedestrians—see Figure 2-23 (Multiple Buildings on a Lot Without Design Sites).
- (b) Primary entrance(s) to the building(s) closest to the street shall orient toward and be accessed from the street (see Figure 2-23).
- (c) Each primary entrance shall include a frontage type meeting the standards provided in Subsection E (Frontage Types).
- (d) At least 50% of the ground floor space of each building shall be habitable.
- (e) The area between all habitable space and the pavement of the common space shall be landscaped, averaging at least 2 feet in width along each façade.
- (f) Pavement surfaces may be stamped concrete, pavers, brick, and/or grasscrete. No more than 20% of the surface area may be asphalt or untextured concrete.

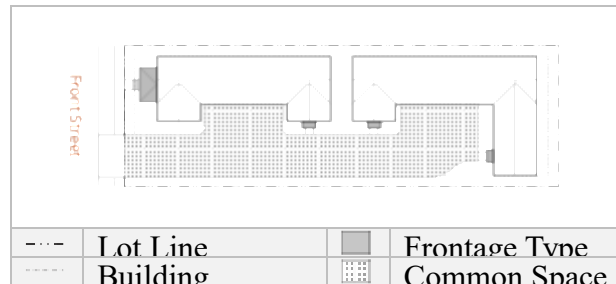


Figure 2-23 – Multiple Buildings on a Lot Without Design Sites

- e. Lots and the Configuration of Design Sites
 - 1) Legal Status and Ownership. Design sites provide a way of organizing multiple primary units on a single development site and may either remain under single ownership, be subject to a condominium agreement, or be subdivided and sold as individual lots.
 - 2) Public Realm. Elements constituting the public realm may be either publicly or privately owned but must be accessible to the public between the hours of 7 AM and 9 PM, 7 days a week. For the purposes of this Section, the public realm consists of any of the following elements:
 - (a) Existing rights-of-way, not including alleys or driveways;
 - (b) Existing public park(s) and/or civic space(s);
 - (c) Thoroughfare types identified in Subsection H (Thoroughfare Types), not including alleys or driveways; and/or
 - (d) Civic space types identified in Subsection G (Civic Space Types).
 - 3) The public realm determines where design sites may be located. Design site(s) that do not front onto the public right of way shall front onto extension(s) of the public realm into the project site. See the sidebar on p. 55 of the Guidance Document (Example Applications of Design Sites) for

an explanation of this technique. For an example of how new thoroughfares and civic space may be used to organize a site, see the sidebar on p. 57 of the Guidance Document (Example Application of Walkable Neighborhood Design Standards).

- (a) Each design site shall abut the public realm along the front design site line.
- (b) The side and/or side street design site line(s) shall abut the public realm, an alley or driveway, or another design site;
- (c) The rear design site line(s) shall abut an alley, driveway or another design site.

D. Building Types

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

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

a. Existing Structures

- 1) If the existing structure's height, Main Body, and/or Wing(s) exceed the maximum dimensions given for the selected building type, the maximum dimensions shall not apply, provided that no additional height is added and no additional square footage is added to the Main Body footprint. Wing(s) may be added up to the full dimensions given for Wings, as allowed by the building type and setback standards.
- 2) Primary Entrance Location standards for the selected building type shall not apply to existing primary entrances.
- 3) Minimum open space dimensions do not apply to existing structures.

3. General Standards

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

- 1) The Cottage Court building type may consist of up to nine individual buildings. See Table 2-26—Cottage Court;
- 2) More than one building type is allowed on a parcel that identifies multiple proposed design sites that meet the standards of this Section, or which meets the exception criteria under Subsection 20-28.100.C.5.d.1. See Subsection 20-28.100.C.5 (Multiple Building Site Design).

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

c. Main Body and Wings

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

- 2) An internal connection is allowed but not required between the Main Body and Wing(s).
- 3) Separation between Wings applies only between Wings of the same building, not between adjacent design sites.
- d. On-Site Open Space. Open space shall be provided on the design site for each building type according to the open space type (private or common) and amount indicated. The identified amount is for the entire building type unless otherwise specified. Open space types not listed are not required for that building type.
- e. Individual building designs may vary from the diagrams for each building type in compliance with the standards of this Section.
- f. New buildings and their improvements are subject to the City's local standards for Fire Safety and Building Safety.
4. Building Type Standards. This Subsection contains the standards for each allowed building type. For examples of each type, see pages 30 – 36 in the Guidance Document.
 - a. Duplex Side-By-Side
 - 1) Description. A small-to-medium-sized detached building with small-to-medium setbacks and a rear yard. The building consists of two side-by-side units, both facing the street and within a single-building massing. This type has the appearance of a small-to-medium single-family home and is scaled to fit within lower-intensity neighborhoods.
 - 2) Table 2-24 contains the standards applicable to the Duplex Side-by-Side building type. (Note that the diagrams illustrate two adjacent design sites.)

TABLE 2-24—DUPLEX SIDE-BY-SIDE

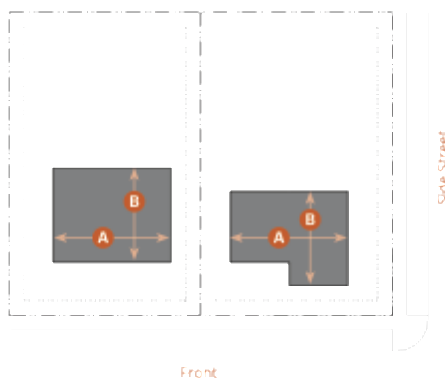
Number of Units

Units per Primary Structure

2 max.

Primary Structures per Design Site

1 max.

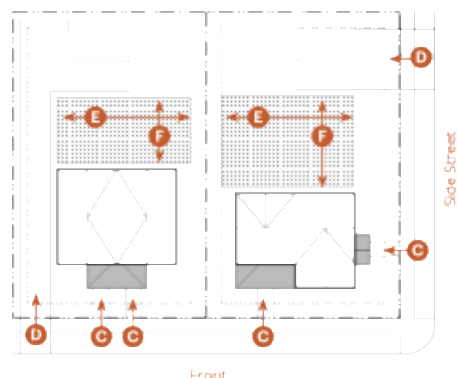


Key

Design Site
Setback Line

Building

Figure 2-24



Key

Design Site
Setback Line

Frontage Type
Open Space

Figure 2-25

Building Size and Massing	Main Body	Wing(s)
Height (Stories)	2 max.	N/A

Width	A	48' max.	N/A
Depth	B	50' max.	N/A
Pedestrian Access			
C	Primary Entrance Location	Front Street or Side Street	
Each unit shall have an individual entrance.			
Vehicular Access and Parking			
D	Driveway and parking location shall comply with standards in Table 2-23 (Vehicular and Bicycle Parking).		
Common Open Space			
E	Width	15' min.	
F	Depth	10' min.	
Open space not required if building is located within an 800-foot walking distance of a public park or other civic space.			
Required setbacks and driveways do not count toward open space.			
Required open space shall be located behind the main body of the building.			

b. Duplex Stacked

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

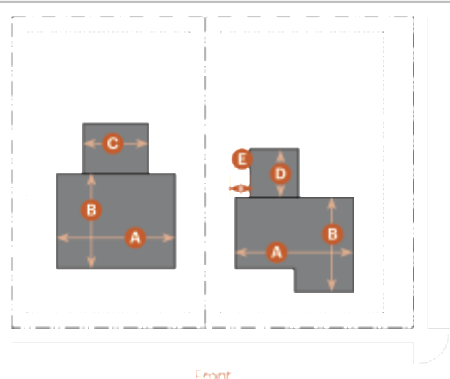
2) Table 2-25 contains the standards applicable to the Duplex Stacked building type. (Note that the diagrams illustrate two adjacent design sites.)

TABLE 2-25—DUPLEX STACKED

Number of Units

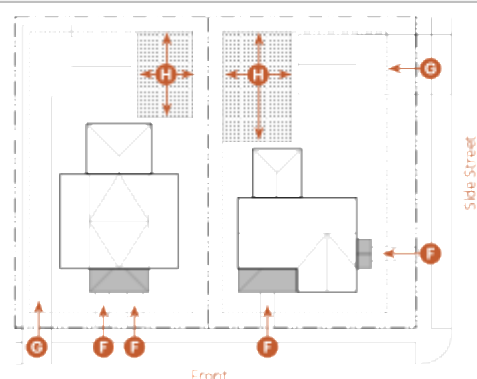
Units per Primary Structure 2 max.

Primary Structures per Design Site 1 max.



Key
 - - - Design Site
 - - - Setback Line
 ■ Building

Figure 2-26



Key
 - - - Design Site
 - - - Setback Line
 ■ Frontage Type
 ▨ Open Space

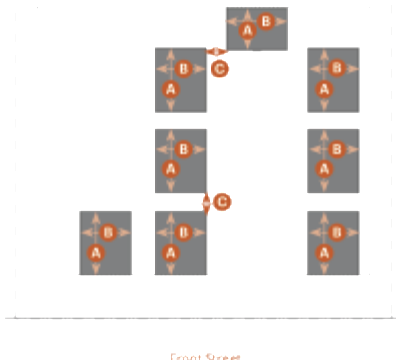
Figure 2-27

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

- c. Cottage Court
- 1) Description. A group of three to nine small, detached, house-scale buildings arranged to define a shared court open to and visible from the street. The shared court is common open space becoming an important community-enhancing element. The type is scaled to fit within low-to-moderate-intensity neighborhoods and in non-residential contexts. Synonym: Bungalow Court.
 - 2) Table 2-26 contains the standards applicable to the Cottage Court building type.

TABLE 2-26—COTTAGE COURT

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

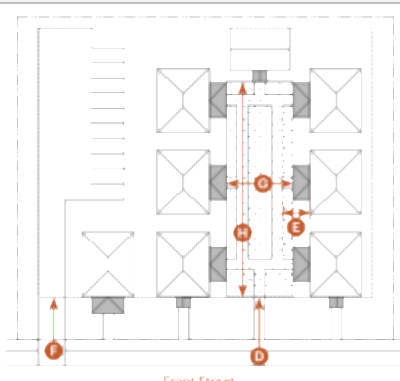


Front Street

Key

- Design Site
- Setback Line
- Building

Figure 2-28



Front Street

Key

- Design Site
- Setback Line
- Frontage Type
- Open Space

Figure 2-29

Building Size and Massing		
Main Body	Wing(s)	
Height (Stories)	1.5 max.	N/A
Width	A 32' max.	N/A
Depth	B 35' max.; 64' max. for rearmost building	N/A
Separation between Cottages	C 7' min.	N/A

Pedestrian Access

D Shared court shall be accessible from front street.

E Setback Between Pedestrian Path and Building Facades 5' min.

Primary entrance to units shall be from shared court.

Units on a corner may enter from the side street.

Pedestrian connections shall connect all buildings to the public ROW, shared court, and parking areas.

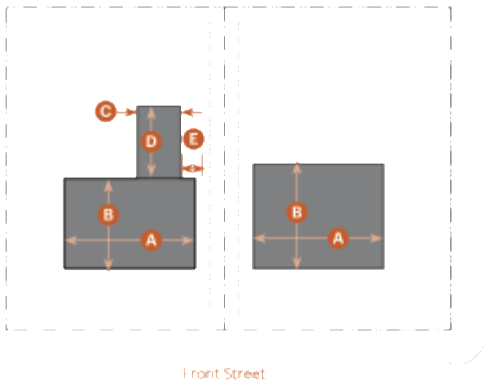
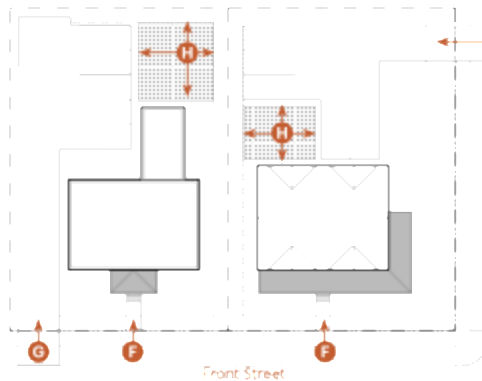
Vehicular Access and Parking

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

Common Open Space		
G	Width	15' min.
H	Depth	60' min. (3-4 units) 80' min. (5-9 units)
Required setbacks and driveways do not count toward open space.		

d. Triplex/Fourplex.

- 1) Description. A small-to-medium-sized, detached, house-scale building that consists of three to four side-by-side and/or stacked units, typically with one shared entrance or individual entrances along the front. The type has the appearance of a medium-sized, single-unit house and is scaled to fit within low- to moderate-intensity neighborhoods.
- 2) Table 2-27 contains the standards applicable to the Triplex/Fourplex building type. (Note that the diagrams illustrate two adjacent design sites.)

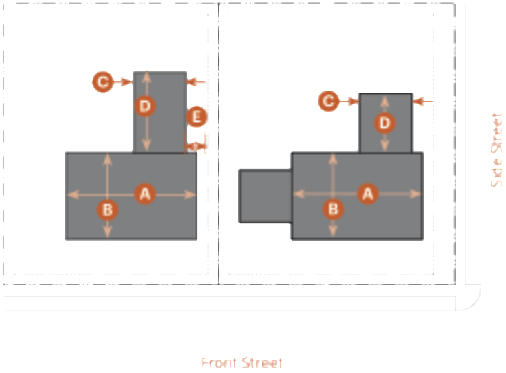
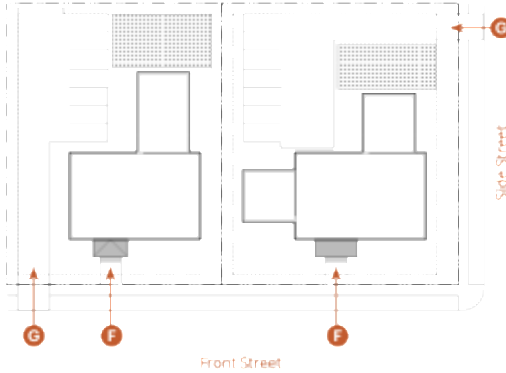
TABLE 2-27—TRIPLEX/FOURPLEX				
Number of Units				
Units per Primary Structure		3 min.; 4 max.		
Primary Structures per Design Site		1 max.		
				
Key ----- Design Site ----- Setback Line ■ Building		Key ----- Design Site ----- Setback Line ■ Frontage Type ▨ Open Space		
Figure 2-30				
Building Size and Massing		Main Body		Wing(s)
		-MMH-S	-MMH-M	-MMH-S -MMH-M
Height (Stories)		2 max.	3 max.	1 max. 2 max.
Width		A 48' max.		C 20' max.
Depth		B 60' max.		D 20' max.
Separation between Wings		N/A		15' min.
Offset from Main Body		N/A		E 2' min.
Pedestrian Access				
F	Primary Entrance Location	Front Street or Side Street		
Each unit shall have an individual entrance.				

Vehicular Access and Parking		
G	Driveway and parking location shall comply with standards in Table 2-23 (Vehicular and Bicycle Parking).	
Common Open Space		
H	Width	15' min.
H	Depth	15' min.
Open space not required if building is located within an 800-foot walking distance of a public park or other civic space.		
Required setbacks and driveways do not count toward open space.		
Required open space shall be located behind the main body of the building.		

e. Multiplex.

- 1) Description. A medium-to-large-sized, detached, house-scale building that consists of 5 to 12 side-by-side and/or stacked units, typically with one shared entrance. The type is scaled to fit within moderate-intensity neighborhoods. Synonym: Mansion Apartment.
- 2) Table 2-28 contains the standards applicable to the Multiplex building type. (Note that the diagrams illustrate two adjacent design sites.)

TABLE 2-28—MULTIPLEX

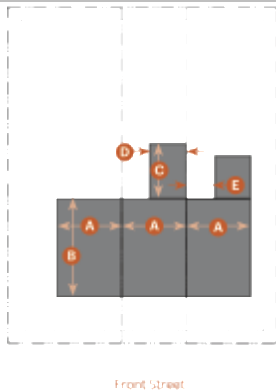
Number of Units		
Units per Primary Structure		5 min.; 12 max.
Primary Structures per Design Site		1 max.
		
Key  Design Site  Setback Line  Building		Key  Design Site  Setback Line  Frontage Type  Open Space
Figure 2-32		
Figure 2-33		
Building Size and Massing	Main Body	Wing(s)
Height (Stories)	3 max.	2 max.; 3 max. if offset from main body by 5' min.
Width	A 60' max.	C 30' max.
Depth	B 60' max.	D 30' max.
Separation between Wings	N/A	15' min.
Offset from Main Body	N/A	E 2' min.
Pedestrian Access		

F	Primary Entrance Location	Front Street
Units located in the main body shall be accessed by a common entrance along the front street. On corner design sites, units in a wing may enter from the side street.		
Vehicular Access and Parking		
G	Driveway and parking location shall comply with standards in Table 2-23 (Vehicular and Bicycle Parking).	
Common Open Space		
Common open space is not required.		

- f. Townhouse Run.
- 1) Description. A small-sized, house-scale building consisting of up to four townhouses side by side. Each townhouse consists of one to three units (stacked vertically), as allowed by the zone, and a series of townhouses that are attached along their side walls to form a single continuous building constitute a run. The type is typically located within low-to-moderate-intensity neighborhoods. Synonym: Rowhouse Run.
 - 2) Table 2-29 contains the standards applicable to the Townhouse Run building type. (The diagrams illustrate one design site with three townhouses.)

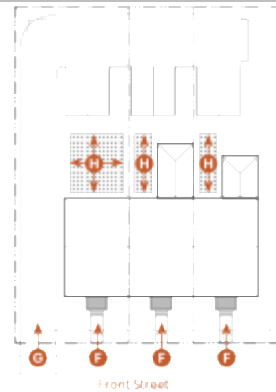
TABLE 2-29—TOWNHOUSE RUN

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



Key
 ---- Design Site
 ---- Setback Line
 ■ Building

Figure 2-34



Key
 ---- Design Site
 ---- Setback Line
 ■ Frontage Type
 □ Open Space

Figure 2-35

Building Size and Massing		Main Body		Wing(s)	
		-MMH-S	-MMH-M	-MMH-S	-MMH-M
Height (Stories)		2 max.	3 max.	1 max.	2 max.
Width (per Townhouse)	A	16' min.		C	12' max.
Depth (per Townhouse)	B	50' max.		D	10' max.
Separation between Wings		N/A		E	7' min.
Pedestrian Access					
F	Primary Entrance Location	Front Street			
Each unit shall have an individual entrance facing the public realm.					
Vehicular Access and Parking					
G	Driveway and parking location shall comply with standards in Table 2-23 (Vehicular and Bicycle Parking).				
Private or Common Open Space (per Townhouse)					
H	Width	8' min.			
H	Depth	8' min.			

Open space not required if building is located within an 800-foot walking distance of a public park or other civic space.

Required setbacks and driveways do not count toward open space.

Required open space shall be located behind the main body of the building.

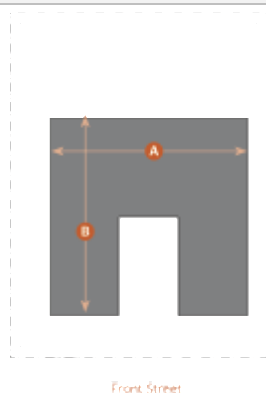
g. Courtyard Building

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

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

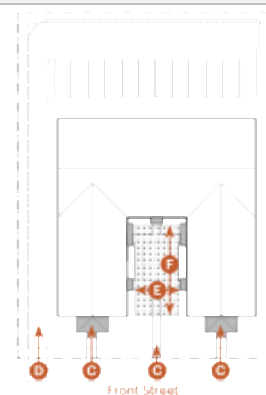
TABLE 2-30—COURTYARD BUILDING

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



Key
 --- Design Site
 Setback Line
 ■ Building

Figure 2-36



Key
 --- Design Site
 Setback Line
 ■ Frontage Type
 □ Open Space

Figure 2-37

Building Size and Massing		Main Body		Wing(s)
Height (Stories)		3 max.		N/A
Main Body				
Width		A	100' max.	N/A
Depth		B	100' max.	N/A
Pedestrian Access				
C	Primary Entrance Location	Courtyard or Street		
The main entrance to ground floor units shall be directly from the courtyard or street, whichever is closer.				
Vehicular Access and Parking				
D	Driveway and parking location shall comply with standards in Table 2-23 (Vehicular and Bicycle Parking).			

Common Open Space		
E	Width (Clear)	25' min.
F	Depth (Clear)	45' min.
Courtyard(s) shall be accessible from the front street.		
Building shall define at least two walls of the courtyard.		

E. Frontage Types

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

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

a. Existing Structures

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

3. General Standards

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

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

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

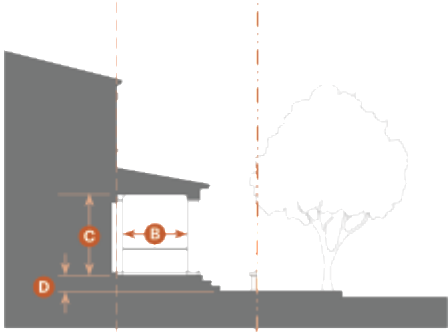
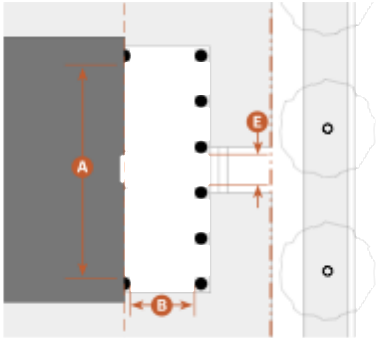
4. Frontage Type Standards. This Subsection contains the standards for each allowed frontage type. The standards in Tables 2-31 – 2-37 apply irrespective of whether the frontage type is oriented toward a front street, side street, or other public realm element. For examples of each type, see pages 44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

a. Porch Projecting

1) Description. The main facade of the building is set back from the front design site line with a covered structure encroaching into the front setback. The resulting setback area may be defined by a fence or hedge to spatially maintain the edge of the street,

subject to the standards in Subsection 20-28.100.C.4.f (Fences). The Porch may be one or two stories and is open on three sides, with all habitable space located behind the building setback line.

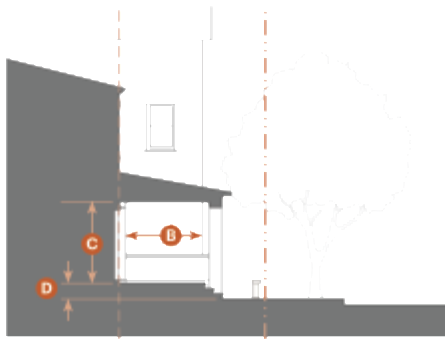
2) Table 2-31 contains the standards applicable to the Porch Projecting frontage type.

TABLE 2-31—PORCH PROJECTING		
		
Key  Design Site  Setback		Key  Design Site  Setback
Figure 2-38		Figure 2-39
Dimensions		
A	Width, Clear	10' min. ¹
B	Depth, Clear	6' min.
C	Height, Clear	8' min
	Stories	2 stories max. ¹
D	Finish Level above Sidewalk	12" min.; 0" min. if clear depth is at least 8'. ²
E	Pedestrian Access Width	3' min.
Miscellaneous		
Porch shall be open on three sides and have a roof. Clear glass may be installed between the porch columns if the dimensions of individual panes are 12" or greater.		
¹ When applied to the Cottage Court building type, reduce to 8' min. width and 1 story max.		
² Common entrances may be set at grade per local and federal accessibility standards.		

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

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

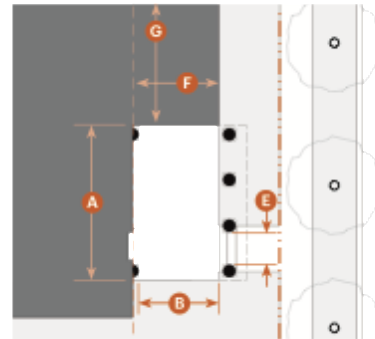
TABLE 2-32—PORCH ENGAGED



Key

--- Design Site --- Setback

Figure 2-40



Key

--- Design Site --- Setback

Figure 2-41

Dimensions

A	Width, Clear	10' min.; 8' min for Cottage Court building type
B	Depth, Clear	6' min.
C	Height, Clear	8' min
	Stories	2 stories max.
D	Finish Level above Sidewalk	12" min.; 0" min. if clear depth is at least 8' ¹
E	Pedestrian Access Width	3' min.

Encroachment Area of Building Façade

F	Depth	6' max.
G	Width	1/3 min. of overall building façade ²

Miscellaneous

Porch shall be open on at least one side and have a roof. Clear glass may be installed between the porch columns if the dimensions of individual panes are 12" or greater.

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

² Encroachment width may not exceed width of Porch **A**.

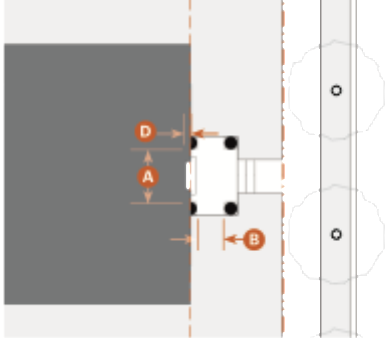
- c. Dooryard
- 1) Description. The main facade of the building is set back from the front design site line, which is defined by a low wall or hedge—with or without a gate—to create a small private area between the sidewalk and the facade. Each Dooryard is separated from adjacent Dooryards. The Dooryard may be raised or at grade.
 - 2) Table 2-33 contains the standards applicable to the Dooryard frontage type.

TABLE 2-33—DOORYARD

Key --- Design Site --- Setback Figure 2-42	Key --- Design Site --- Setback Figure 2-43
Dimensions	
A Depth, Clear	6' min.
B Width, Clear	15' min.
C Distance between Glazing	4' max.
D Depth of Recessed Entrances	3' max.
E Pedestrian Access Width	3' min.
F Height of Dooryard Fence/Wall above Finish Level	36" max.; see also § 20-28.100.C.4.f (Fences)
Miscellaneous	
Each Dooryard shall provide access to only one ground floor entrance.	

- d. Stoop
- 1) Description. The main facade of the building is near the front design site line with steps to an elevated entrance. The Stoop is elevated above the sidewalk to provide privacy along the sidewalk-facing rooms. Stairs or ramps from the Stoop may lead directly to the sidewalk or may be parallel to the sidewalk.
 - 2) Table 2-34 contains the standards applicable to the Stoop frontage type.

TABLE 2-34—STOOP

 Key - - - Design Site . . . Setback Figure 2-44	 Key - - - Design Site . . . Setback Figure 2-45
Dimensions	
A Width, Clear	4' min.
B Depth, Clear	3' min.
C Finish Level above Sidewalk	12'-0" max.
D Depth of Recessed Entrances	8'-0" max. from face of exterior wall
Miscellaneous	
Each Stoop shall provide access to only one ground floor entrance.	
Gates are not allowed.	

- e. Forecourt
- 1) Description. The main facade of the building is at or near the front design site line and a portion is set back, extending the public realm into the design site to create an entrance court or shared garden space for housing, or an additional shopping or restaurant seating area within retail and service areas.
 - 2) Table 2-35 contains the standards applicable to the Forecourt frontage type.

TABLE 2-35—FORECOURT

Key

--- Design Site

--- Setback

Figure 2-46

Key

--- Design Site

--- Setback

Figure 2-47

Dimensions

A	Width, Clear	15' min.
B	Depth, Clear	10' min.
C	Depth of encroachment for other frontage types, awnings, and balconies (per side)	¼ width of forecourt dimension, max.
D	Height of Fence/Wall at Front of Forecourt	36" max.; see also § 20-28.100.C.4.f (Fences)

Miscellaneous

Forecourt may be used to group several entrances at a common elevation in compliance with the MMH zone's ground floor finish level standards.

- f. Shopfront
- 1) Description. The main facade of the building is at or near the front design site line with at-grade entrance from the sidewalk. The type is intended for service, retail, or restaurant use and includes substantial glazing between the Shopfront base and the ground floor ceiling. This type may include an awning that overlaps the sidewalk.
 - 2) Table 2-36 contains the standards applicable to the Shopfront frontage type.

TABLE 2-36—SHOPFRONT

Key

- - - Design Site - - - Setback

Figure 2-48

Key

- - - Design Site - - - Setback

Figure 2-49

Dimensions

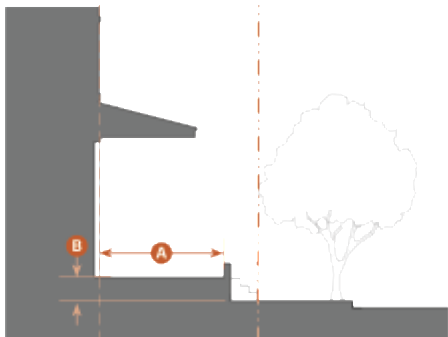
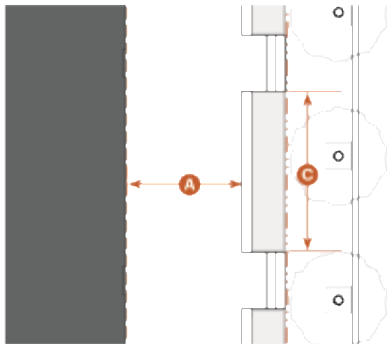
A	Distance between Glazing	2' max.
B	Depth of Recessed Entrances	5' max.
C	Finish Level above Sidewalk	0" min; 24" max.
	Ground Floor Glazing between Sidewalk and Finished Ceiling Height	75% min.

Awning (Allowed/Not Required)

D	Depth	5' max.
E	Height, Clear	10' min.

- g. Terrace
 - 1) Description. The main facade is at or near the front design site line with steps leading to an elevated area providing pedestrian circulation along the facade to connect multiple entrances. The type is used for retail, service, office uses, or housing to provide outdoor areas along the sidewalk and/or to accommodate an existing or intended grade change.
 - 2) Table 2-37 contains the standards applicable to the Terrace frontage type.

TABLE 2-37—TERRACE

			
Key - - - Design Site - - - Setback		Key - - - Design Site - - - Setback	
Figure 2-50		Figure 2-51	
Dimensions			
A	Depth, Clear	8' max. residential 12' max. non-residential	
B	Finish Level above Sidewalk	36" max.	
C	Distance between Stairs	25' max.	
Miscellaneous			
Terrace may be utilized to group several entrances at a common elevation in compliance with the MMH zone's ground floor finish level standards.			
Ramps shall be integrated along the side of the building to connect with the Terrace.			

- F. Requirements for Sites of Four Acres or More
1. Purpose. This Subsection sets forth site design standards for the creation of new blocks and a pattern of walkable development. For more information, see Chapter 4 (Large Sites) in the Guidance Document.
 2. Applicability. The entirety of this Subsection applies to any project that includes four acres or more.
 3. Organization of the Site into Blocks. Projects of four acres or more shall be composed of blocks and/or half-blocks meeting the standards in this Subsection.
 - a. Blocks
 - 1) Definition. A block is an area of land defined on all sides by the public realm (see Figure 2-52).
 - 2) New blocks are to be defined on all sides using public realm elements as identified in Subsection 20-28.100.C.5.e.2 (Public Realm).
 - 3) Blocks are not required to be rectilinear and may be uniquely shaped in compliance with the following standards (see Figure 2-52):
 - (a) Block Length. The largest distance from one side of a block to another, measured perpendicular to the block boundary, shall not exceed 600 feet.
 - (b) Block Perimeter. The total length of all sides of the block shall not exceed 1,800 feet.
 - b. Half-Blocks
 - 1) Definition. A half-block is an area of land defined on one or more sides by the public realm, and on the remaining side(s) by property line(s) separating the development site from other private land (see Figure 2-52).
 - 2) Any side of a new half-block, with the exception of a side abutting other private land outside the development site, shall be defined using one or more public realm elements as identified in Subsection 20-28.100.C.5.e.2 (Public Realm).
 - 3) Half-blocks are not required to be rectilinear and may be uniquely shaped in compliance with the following standard:
 - (a) Half-Block Depth. The largest distance from a public realm element to a property line separating the development site from other private land, measured perpendicular to the property line, shall not exceed 250 feet.

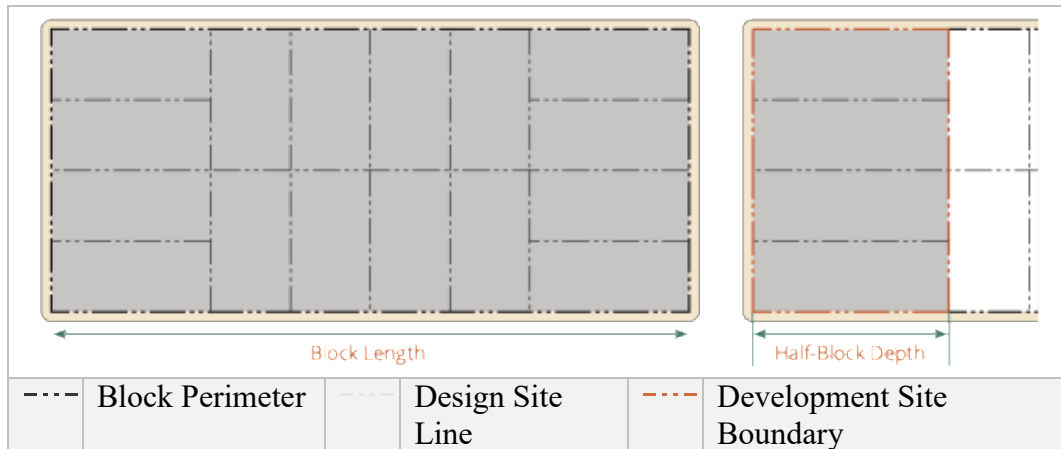


Figure 2-52 – Block Size Standards

- c. Connectivity Standards for Public Realm Elements
 - 1) Existing and proposed public realm elements shall comprise one contiguous pedestrian network throughout the project site and connected to the adjacent public ROW.
 - 2) New thoroughfares, not including alleys or driveways, shall align with the centerline of existing thoroughfares or right-of-way stubs abutting the development site.
 - 3) Right-of-way stubs, where used, shall be identified and include a notation that all stubs are to connect with future thoroughfares on adjoining property and be designed to transition in compliance with Subsection H (Thoroughfares).
 - 4) New dead-end streets and cul-de-sacs are not allowed, except where terminating at right-of-way stubs as described in item 3 above.
4. Required Civic Space. A minimum of five percent of the gross project area, after subtracting street rights-of-way and existing easements, shall be set aside as civic space. One or more civic spaces in compliance with the standards for civic space types identified in Subsection G (Civic Space Types) may be used to meet the required area.
 - a. Civic space may be privately or publicly owned.
 - b. Civic space shall meet all the following criteria:
 - 1) Connected to a Public Street: The outdoor area shall either abut a public street or be directly accessible from a public street through a pedestrian pathway that is recorded as a perpetual easement for public access.
 - 2) Level Grade: The outdoor area, or entrance to a pedestrian pathway providing access to a public open space area, shall be level with the public right-of-way it abuts.
 - 3) Publicly Accessible and Unobstructed: Civic space shall be publicly accessible year-round, seven days a week, between the hours of 7 AM and 9 PM. The outdoor area, or the pedestrian pathway that provides access to the open space area, shall not have any fences or obstructions on

the side of the space where it abuts the public street except to the minimum extent necessary to comply with state and/or federal law (i.e., for safety purposes). Fences up to 42 inches tall are allowed along the perimeter of parks. Solid walls are not allowed.

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

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

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

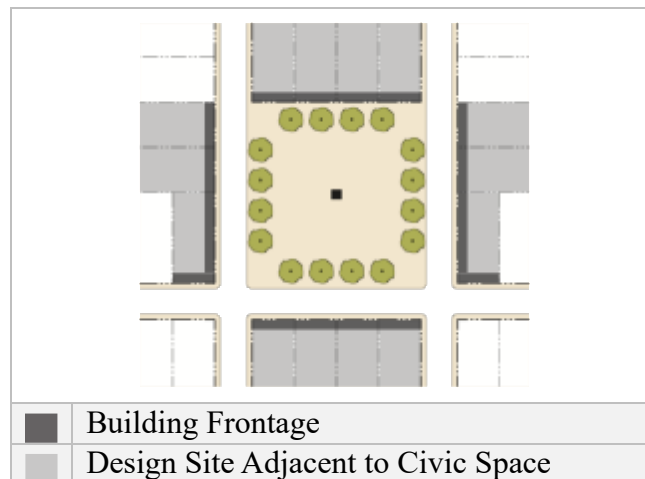


Figure 2-53 – Building Frontage Adjacent to a Civic Space

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

G. Civic Space Types

1. Purpose: This Subsection establishes the standards applicable to new civic space. These standards supplement the standards for each MMH zone.
2. The Paseo thoroughfare type may be counted as civic space provided that:
 - a. No more than 25 percent of the Paseo surface consists of asphalt or untextured concrete;
 - b. Seating is provided within or adjacent to the Paseo at 100 feet max. intervals; and
 - c. Landscaping is provided in planters at least 3 feet wide and 20 feet long at 50 feet max. intervals. See Subsection 20-28.100.H (Throughfares).
3. Civic Space Type Standards. Tables 2-38 through 2-41 contain the standards applicable to each civic space type. Each civic space type is described as to its purpose and intent along with standards and characteristics regarding general physical character, uses, size and location. Characteristics are considered standards unless stated otherwise. For examples of each type, see pages 59 – 62 in the Guidance Document.
 - a. Pocket Park/Plaza
 - 1) Description. A small-scale space, serving the immediate neighborhood, available for informal activities and civic purposes, intended as intimate spaces for seating or dining.
 - 2) Table 2-38 contains the standards applicable to the Pocket Park/Plaza civic space type.

TABLE 2-38—POCKET PARK/PLAZA

Size and Location

Size	40' x 40' min.
------	----------------

Pocket Park/Plaza shall abut a thoroughfare on at least one side.

- b. Playground
 - 1) Description. A small-scale space designed and equipped for the recreation of children. These spaces serve as quiet, safe places protected from the street and typically in locations where children do not have to cross any major streets. An open shelter, play structures, or interactive art and fountains may be included. Playgrounds may be included within all other civic space types.
 - 2) Table 2-39 contains the standards applicable to the Playground civic space type.

TABLE 2-39—PLAYGROUND

Size and Location

Size	40' x 60' min.
------	----------------

At least one side of the Playground shall not abut a thoroughfare.

- c. **Passage**
- 1) **Description.** A pedestrian pathway that extends from a public sidewalk or civic space. The pathway is lined by non-residential shopfronts and/or residential ground floors and pedestrian entrances as required by the MMH zone.
 - 2) Table 2-40 contains the standards applicable to the Passage civic space type.

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

- d. **Greenway**
- 1) **Description.** A multiple-block-long linear space designed for community gathering and as a path of travel for nearby residents and employees, defined by a tree-lined street on at least one side and by the building frontage(s) across the street(s). A Greenway plays an important role as a green connector between destinations.
 - 2) Table 2-41 contains the standards applicable to the Greenway civic space type.

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

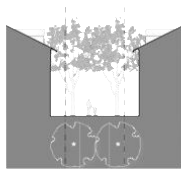
H. Thoroughfare Types

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

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

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

TABLE 2-42—THOROUGHFARE TYPES

	Minor Street	Main Street	Paseo
			
	Figure 2-54	Figure 2-55	Figure 2-56
Street Classifications			
Equivalent City of Santa Rosa Street Classification ¹	Minor Street	Main Street	N/A
Application			
Movement Type	Slow Vehicles		Pedestrian, Bicycle, Emergency Vehicle Access
Design Speed	20 to 25 mph		15 mph max.
Lane Assembly ²			
Travel Lanes	10' min./max. ³		Min. 10' clear shared use path with 5' min. paving and/or landscaping on each side (total 20' min.)
Bicycle Lanes (Optional)	5' min. ⁴		
Parking Lanes	8' min. ⁴		
Center Median			
Where included, the center median shall be at least eight feet in width and planted to match the landscaping of the planting strips. Turn lanes shall comply with City standards.			
Public Frontage			
Sidewalks	5' min.; 4' around obstructions	10' min. (inclusive of curb)	See Lane Assembly

Planting Strips (back of curb to front of sidewalk)	6' min.	N/A	No min.
Tree Grates	N/A	5' x 5' min.	4' x 4' min.
¹ The standards in this table are presented as optimal for Missing Middle Housing environments. All new streets accommodating private vehicles shall comply with City of Santa Rosa Street Design and Construction Standards.			
² Clear width of pavement shall comply with applicable fire department regulations where thoroughfare is to be used for emergency vehicle access.			
³ Travel lane width may increase to 12' where adjacent to curb, in compliance with City standards.			
⁴ Where bike lane is adjacent to parking lane without physical separation or marked buffer, combined width of parking lane and bike lane shall be no less than 14 feet.			

I. Measurement Methods.

1. Methodology. Measurement of dimensions.

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

- 1) The width shall be generally parallel to the front.
- 2) The depth shall be generally perpendicular to the front.

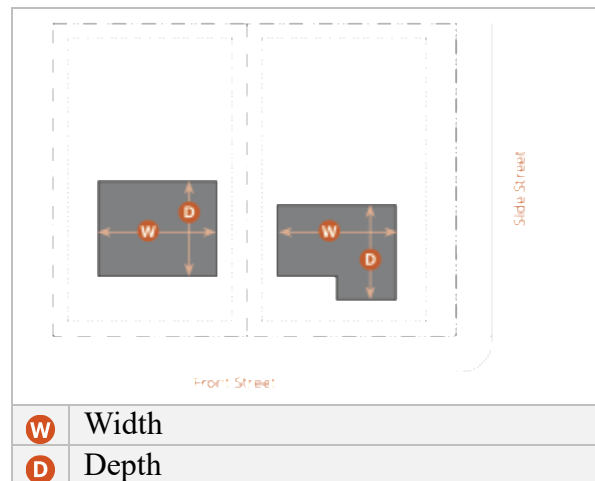


Figure 2-57 – Measurement of Main Body

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

- 1) The width is the greater of the two dimensions of the footprint.
- 2) The depth is the lesser of the two dimensions of the footprint.

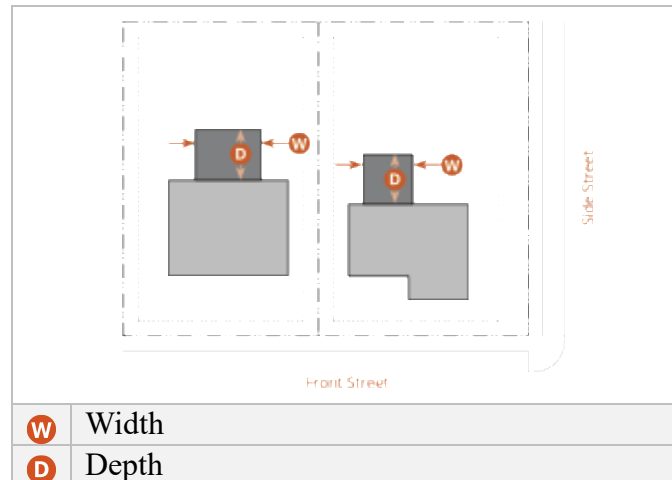


Figure 2-58 – Measurement of Wing(s) and Accessory Structures

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

- 1) The width is parallel to the front.
- 2) The depth is perpendicular to the front.

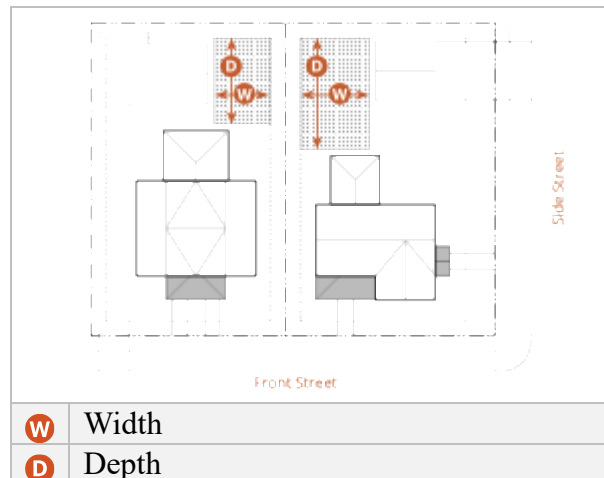


Figure 2-59 – Measurement of Open Space(s)

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

- 1) The width is parallel to the front, unless the courtyard is a secondary courtyard accessed directly from a side street.
- 2) If a secondary courtyard is accessed directly from the side street, the width is parallel to the side street.
- 3) The depth is perpendicular to the width.

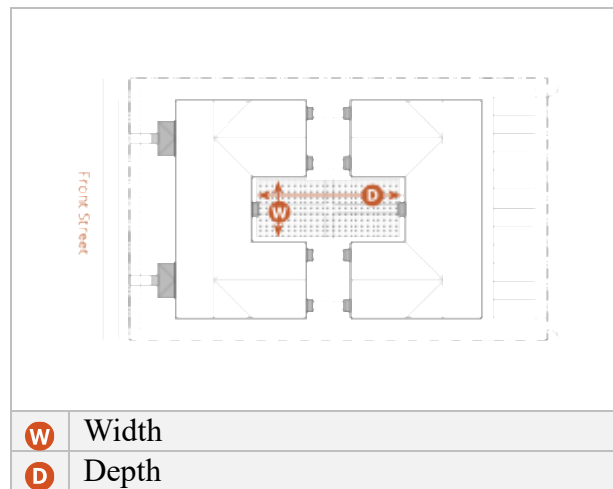


Figure 2-60 – Measurement of Courtyard(s)

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

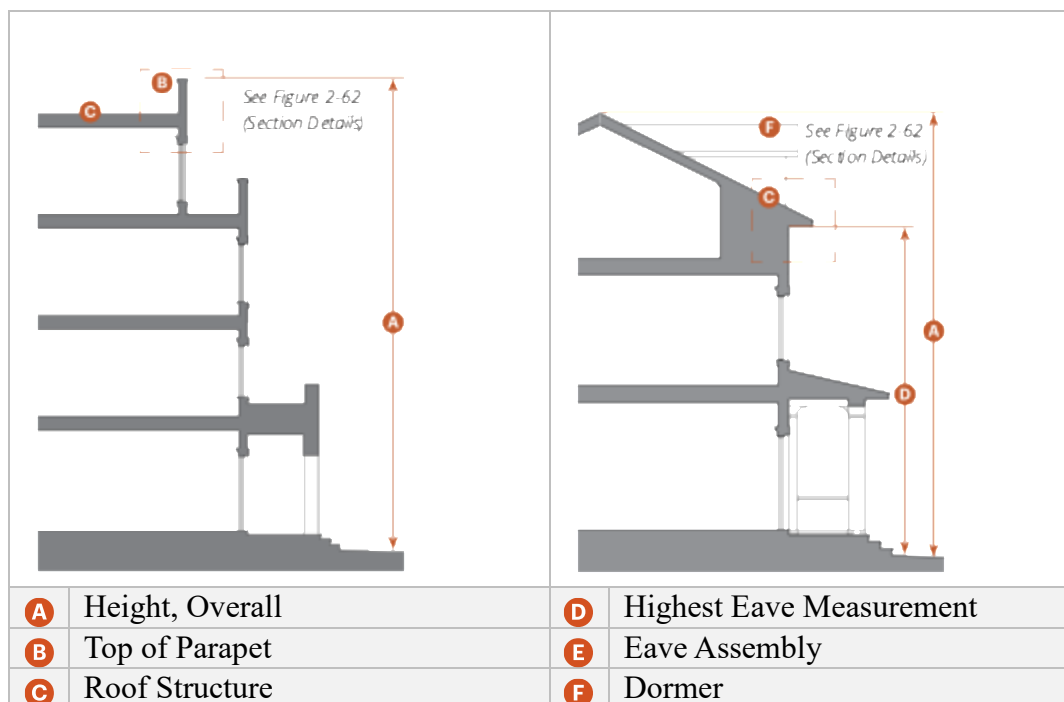


Figure 2-61 – Measurement of Height

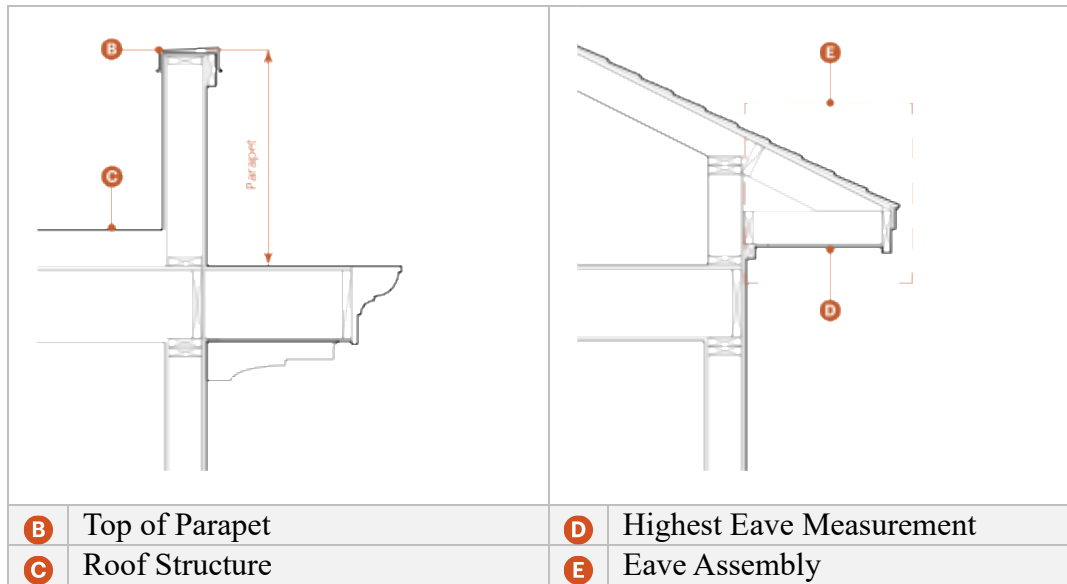
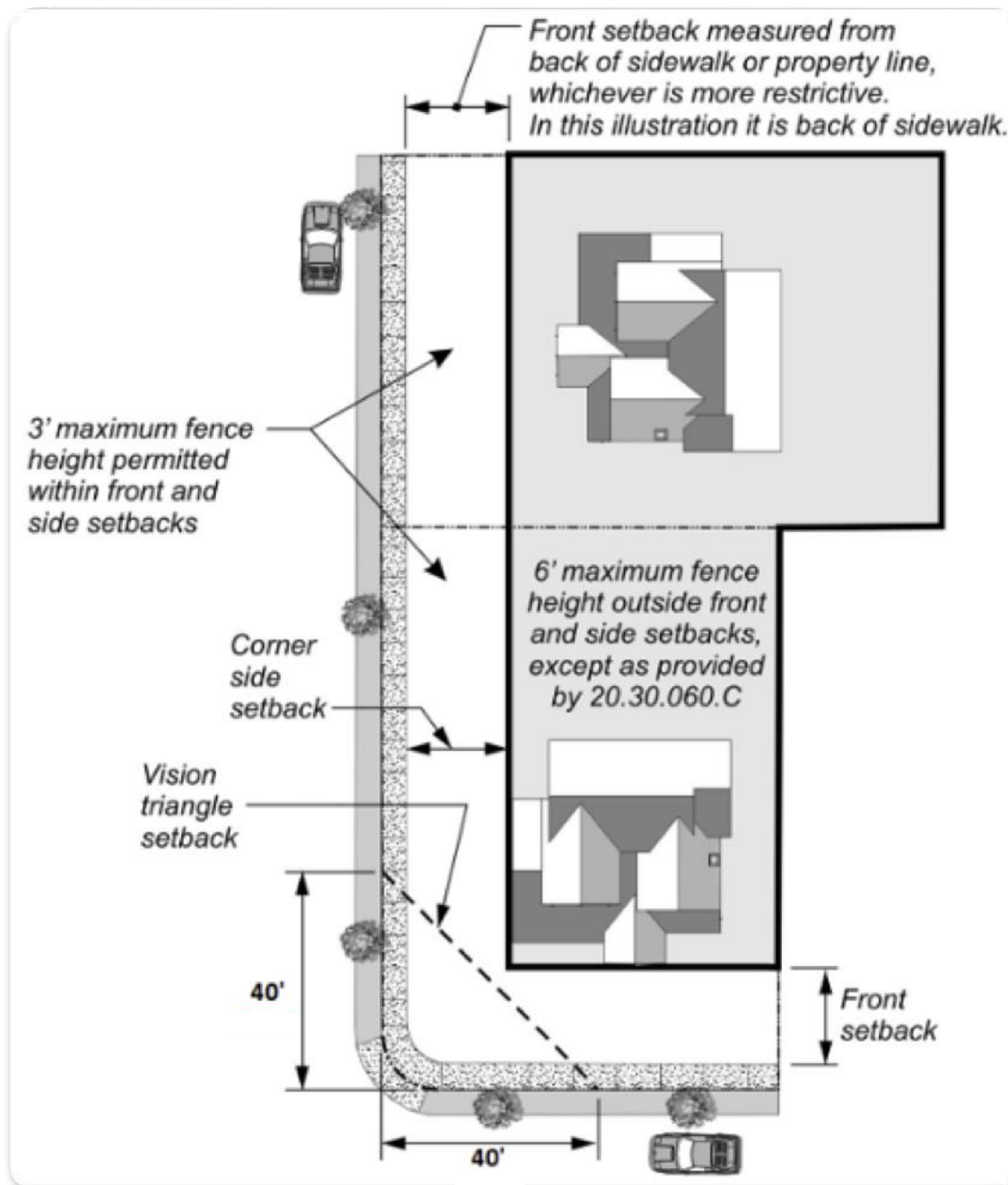


Figure 2-62 – Section Details of Top of Parapet for Flat Roof and Eave for Pitched Roof
 Section 27. Figure 3-4 of Section 20-30.060(C) Fences, walls and screening, of the Santa Rosa City Code is amended to read as follows:



Section 28. Section 20-30.090, Performance Standards, of the Santa Rosa City Code is amended to include Subsections M. and N., as follows:

- “M. Biological Resource Assessment. Any discretionary development proposed on a site with natural habitat conditions that may support special-status species, sensitive natural communities, important wildlife corridors, or regulated wetlands and waters shall provide a biological resource assessment from a qualified biologist.
- N. Health Impact Assessment. Any nonresidential development proposal of 100,000 square feet or more in an Equity Priority Area (as mapped in the General Plan) shall include a

health impact assessment that includes mitigation for any potential negative health implications of the project.”

Section 29. Sections 20-35.060(B) and (C), Discretionary land use and zoning approvals, of the Santa Rosa City Code are amended, as follows:

“B. Design Review. New structures on an Eligible Property that are designed to replicate pre-Hazard footprint and building height, and which are in compliance with applicable design and development standards pursuant to Zoning Code Section **20-52.030** and Section **20-39.030** for Residential Structures, and that further would otherwise be subject to Zoning Administrator review pursuant to Zoning Code Section **20-52.030(C)**, are hereby subject to review and approval by the Director of Planning and Economic Development.

1. New structures on an Eligible Property that include one of the following shall receive Zoning Administrator Review:

- a. Increase in pre-Hazard footprint by 10 percent or more.
- b. Increase in pre-Hazard building height by 10 percent or more.
- c. New structures and development on an Eligible Property that would otherwise require Design Review and Preservation Board review.

C. Landmark Alteration. New structures on an Eligible Property within the Historic (-H) Combining District requires architectural compatibility and preservation of damaged structures that will not negatively impact the historic character within the Preservation District while following safety regulations for use and habitation. New structures on an Eligible Property in the Historic Combining District must follow the applicable standards within this section as well as the Secretary of the Interior Standards for Rehabilitation, Restoration, and Reconstruction for Treatment of Historic Properties. See section 20-58.060, Landmark Alteration Permits, for Landmark Alteration exemptions. New structures on an Eligible Property that involve nonconforming uses and nonconforming structures are subject to the provisions of this Chapter. Landmark Alteration involving local, State, and Federally recognized Landmarks including but not limited to the Church of the One Tree, the McDonald Mansion, and the Luther Burbank Home & Gardens, require a Major Landmark Alteration Permit.

1. Landmark Alteration on an Eligible Property that is considered a contributor in the Historic Combining District shall be delegated to review by the Zoning Administrator through the Minor Landmark Alteration process in Section 20-58.060. Concept Review by the Design Review and Preservation Board shall be required prior to Zoning Administrator action, subject to the City requirements of Section 20-50.040, Concept Review.

2. Landmark Alteration on an Eligible Property that is considered a non-contributor in the Historic Combining District are hereby subject to review and approval by the Director of Planning and Economic Development. Concept Review by the Design Review and Preservation Board is required prior to Building Permit submittal, subject to the City requirements of Section 20-50.040, Concept Review.

3. Architectural compatibility with the Historic District and neighboring properties shall be demonstrated with the preparation of a historical report on the proposed architecture and site plan by a qualified professional that concludes the proposed project will not negatively impact historic resources, the historic character of the district, and is consistent with the Secretary of the Interior Standards for Treatment of Historic Properties.

4. In the event of a Hazard, the Planning and Economic Development Department shall conduct a study of the damages to determine the necessity to alter or remove the boundary of Preservation Districts and the Historic Combining District and provide recommendations from their findings to the Design Review and Preservation Board and City Council.”

Section 30. Section 20-42.070, Home occupations, of the Santa Rosa City Code is amended to add Subsection E., as follows:

“E. Microenterprise Home Kitchen Operation (MEHKO) is not considered a Home Occupation and is exempt from land use requirements as listed in Section 20-21.040, Exemptions from land use requirements.”

Section 31. Section 20-42.210 Mobile Food Vending Facility (MFF), of the Santa Rosa City Code is amended as follows:

“Section 20-42.210 Mobile Food Vending Facility.

A. Purpose. The provisions of this Section are intended to provide conditions and requirements under which a Mobile Food Vending Facility may be permitted to operate by Minor Conditional Use Permit on private properties within certain areas of the City.

B. Permit requirements.

1. Minor Conditional Use Permit. A Mobile Food Vending Facility shall require the approval of a Minor Conditional Use Permit where allowed by Division 2 (Zoning Districts and Allowable Land Uses). The permit and approval shall comply with Section 20-54.070, Permits to run with the land.

2. Business license. A Mobile Food Vending Facility shall obtain a City business license prior to operation.

3. Sonoma County Environmental Health. A valid permit from the Sonoma County Environmental Health Department is required for the duration of business operation.

4. City Departments and Divisions. All necessary permits and approvals from the applicable City Departments and Divisions shall be obtained prior to operation of a Mobile Food Vending Facility.

5. Permit and license display. At all times while vending, a valid business license and Minor Conditional Use Permit shall be displayed at the Mobile Food Vending Facility site.

C. Location criteria and hours of operation. The following location and hours of operation requirements shall apply to all Mobile Food Vending Facilities:

1. Location. Operation of a Mobile Food Facility shall not be permitted on public property under this section unless authorized through a Special Event Permit. For Street Vending on public property see City Code Section 6-48.050, Street Vendor Regulations, and applicable State legislation for Mobile Food Vending Facilities on public property. Mobile Food Vending Facilities on private property are allowed pursuant to Section B.1. above.

2. Concentration. Multiple Mobile Food Vending Facilities may be permitted on a single parcel, as determined by the Minor Conditional Use Permit.

3. Hours. Hours of operation for mobile food facility businesses shall be determined by Minor Conditional Use Permit.

D. Standards and design criteria. The following standards and design criteria shall apply to all Mobile Food Vending Facilities:

1. The proposed location is on an improved property, does not interfere with the operation of any approved uses on the site;

2. The site on the property designated for the Mobile Food Vending Facility must be paved, including the area for associated parking and accessory structures;

3. Mobile Food Vending Facilities shall maintain their immediate sales location in a clean and hazard free condition;

4. Mobile Food Vending Facilities shall follow the Zero Waste Food Ware Ordinance, Chapter 9-30, including maintaining covered garbage, recycling, and compost containers immediately adjacent to the vending location for customer use; and other applicable Zero Waste regulations;

5. Mobile Food Vending Facilities shall comply with Chapter 17-12, Storm Water Ordinance.

6. Applications for a Mobile Food Vending Facility shall include the location and description of any proposed outdoor dining area, including tables, chairs and shade structures, number of Mobile Food Vending Facilities, and information pertaining to the related Food and Beverage Product Manufacturing site, Cottage Food Operation, or other affiliated commissary;

7. The operation shall comply with Chapter 17-16, Noise Ordinance, and the Noise and Safety Element of the Santa Rosa General Plan;
8. An agreement for the use of permanent properly operating restroom facilities within 200 feet of the Mobile Food Vending Facility's location shall be maintained at all times for employees.
9. All signage shall be located on the vending equipment and is subject to the requirements of Chapter 20-38, Signs;
10. Mobile Food Vending Facilities shall follow Local and State regulations for alcoholic beverages and cannabis products sales;
11. Mobile Food Vending Facilities cooking food shall at all times maintain a working fire extinguisher(s) of the appropriate type and rating at the vending location;
12. Mobile Food Vending Facilities operating within a parking lot shall not inhibit traffic circulation and shall maintain the minimum required on-site parking spaces for the principal use on the property; and
13. After the permitted hours of operation, all mobile vending equipment, including the mobile unit itself and any associated dining furniture, shall be stored off site or within an approved, enclosed structure on site unless otherwise approved through a Minor Use Permit. Associated temporary structures and dining furniture are subject to Fire Department review and approval.

E. Sites with Multiple or New Mobile Food Vending Facilities.

1. New Mobile Food Vending Facilities on sites with an approved Minor Conditional Use Permit that have no current Mobile Food Vendor operating, shall obtain a Zoning Clearance to operate on the site. The new Mobile Food Vending Facility must operate in the same location on site of the previous Mobile Food Vending Facility as indicated on the approved plans.
2. Mobile Food Vending Facilities on sites with multiple facilities must stay in the locations indicated on the approved plans.
3. Sites that have Mobile Food Vending Facilities that rotate throughout the day must operate within the same approved locations on site. An agreement between the rotating operators will be required for the timely transition between the different Mobile Food Vending Facilities. New Mobile Food Vending Facilities on sites with rotating facilities shall obtain a Zoning Clearance to operate under the Minor Conditional Use Permit.

4. Changes to the existing Minor Conditional Use Permit, including increasing the number of Mobile Food Vending Facilities on a site, can be conducted through Section 20-54.060 (Changes to an Approved Project).

F. Existing Mobile Food Vending Facilities. Conditions of Approval on previously issued Minor Conditional Use Permits for Mobile Food Vending Facilities that required a new Minor Conditional Use Permit for a change in operator are not enforced and procedures shall follow Section 20-54.070, Permits to run with the land.

G. Exempt Compact Mobile Food Operation. Per Section 20-21.040, no land use approvals are required, per Section 20-21.040 (Exemptions from land use requirements) if the following requirements and standards are met:

1. Shall obtain a Business Tax Certificate.
2. Shall meet all requirements of the Sonoma County Environmental Health Department.
3. Shall obtain an agreement with the property owner to operate.
4. Shall only operate between the hours of 6AM-11PM.
5. Shall not exceed a maximum of 25 square feet for the selling and display area.
6. Shall provide food storage 6 inches from ground and overhead protection.
7. Shall comply with the Zero Waste Food Ware Ordinance.
8. Shall only sell and handle prepackaged food and whole uncut produce, as defined by the California Retail Food Code.”

Section 32. Section 20-50.020(A)(1), Authority for land use and zoning decisions, of the Santa Rosa City Code is amended as follows:

“1. The Zoning Administrator may defer action on any decision assigned to the Zoning Administrator by Table 5-1, and refer the request to a higher review authority, so that a higher review authority may instead make the decision.”

Section 33. Section 20-52.020 (B)(1)(d), Zoning Clearance, of the Santa Rosa City Code is amended as follows:

“d. Residential use. The provisions of this section shall not apply to any residential land use or residential accessory land use within a residential zoning district.”

Section 34. Section 20-52.030(B), Applicability - Design Review, of the Santa Rosa City Code is amended as follows:

“B. Applicability.

1. Private projects. Design Review approval is required for all projects requiring a Building Permit and all exterior physical changes to existing structures that may or may not require a Building Permit except for the following:

- a. Landscaping repair or replacement;
- b. Parking lot repaving;
- c. Repainting, even when it includes a color change, unless the repainting is for the purpose of creating signage for the building;
- d. Single-Family Residential accessory structures;
- e. Detached Single-Family dwellings;
- f. Up to two detached dwellings on one parcel resulting in no more than two units;
- g. Duplex, and Half-plex dwellings that do not result in more than two units;
- h. Missing Middle Housing developments designed in accordance with the standards listed in Section 20-28.100;
- i. Solar panels, and integral parts of the solar panel system including supporting posts or poles, not including proposed new structures, such as a carport or other similar structures proposed in conjunction with the solar panel system. If proposed solar panels would have the possibility of creating a life or safety issue, such as excessive glare to local residences, sensitive facilities (airport) or water resources, the solar panels shall require a Minor Use Permit or Conditional Use Permit depending on the severity of the issues;
- j. Activities subject to a Temporary Use Permit; and
- k. Electric Vehicle supply equipment.

2. City projects. The DRPB shall review conceptual plans for all development projects that are visible from the public right-of-way by any City agency or department that 1) exceed 10,000 square feet of building area or 2) include new above-ground projects, such as bridges (at-grade roadways and sidewalks are exempt) or park improvements which include full park redesigns or the development of park master plans, or 3) any other public project as determined by the Director. Notwithstanding other provisions of this section, the review shall be for the purposes of providing feedback to the Council or Housing Authority.”

Section 35. Table 5-2 of Section 20-52.030(C), Applicability - Design Review, of the Santa Rosa City Code is amended as follows:

TABLE 5-2—DESIGN REVIEW AUTHORITY AND NOTICE REQUIREMENTS

Type of Application	Review Authority			Notice Requirements
	Director	Zoning Administrator	DRB	Design Review
Projects that involve only minor exterior modifications, are not within a historic district. 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 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.	▪			None
Duplex and Half-plex development projects resulting in more than two units.	▪			None

TABLE 5-2—DESIGN REVIEW AUTHORITY AND NOTICE REQUIREMENTS

Type of Application	Review Authority			Notice Requirements
	Director	Zoning Administrator	DRB	Design Review
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”
Projects that involve 10,000 square feet or more in total floor area and meet the requirements of Streamlined Design Review described in 20-52.030(D)3.		▪		Public Hearing 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)

Section 36. Subsections 20-60.080(D) and (E), Director of Planning and Economic Development, of the Santa Rosa City Code are added as follows:

“D. Any project reviewed as a Zoning Administrator Public Meeting may be elevated by the Director to the Zoning Administrator Public Hearing. The applicant shall be responsible for the Zoning Administrator Public Hearing fee identified in the current Planning and Economic Development Department Fee Schedule.

E. Consolidated review. The intent of this section is to allow the Director to elevate projects with requests for multiple entitlements to the highest review authority required.

1. Any project that requires multiple entitlements where at least one entitlement requires review by the Zoning Administrator (including, but not limited to, Minor Use Permit, Minor Hillside Development Permit, Minor Variance, Request for Reasonable Accommodation, Sign Variance, and Small Lot Use Permits in Priority Development Areas), and where at least one entitlement requires review by the Planning Commission, may hereby be elevated by the Director to the Planning Commission for review.

2. Any project that requires multiple entitlements where at least one entitlement requires review by the Subdivision Committee and where at least one entitlement requires review by the Planning Commission.”

Section 37. Section 20-70.020, Definitions of specialized terms and phrases, of the Santa Rosa City Code are amended to include additional, corrected and deleted definitions to appear in alphabetical order, as follows:

“A”

~~Ambulance, Taxi, or Limousine Dispatch Facility. A base facility from which taxis and limousines are dispatched, and/or where ambulance vehicles and crews stand by for emergency calls.~~

“B”

Block. An area of land defined on all sides by the public realm. See also “Public Realm,” “Half-Block.”

“C”

Civic Space. An outdoor area that provides flexible, publicly accessible space for a range of cultural and recreational activities, often in places without enough land for a neighborhood or community park. Civic spaces provide green space to residents living within a one-quarter mile or five-minute walk but do not contribute towards the city parkland standard of 6 acres per 1,000 residents. See Subsection 20-28.100.F.4 (Required Civic Space).

Conditioned Space. Space within a building that is heated and/or cooled to support habitation.

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

“D”

Design Site. A design site is a portion of land within a project site that is delineated from other design sites to accommodate a single primary structure or building type. Design sites are considered lots for the purpose of applying development standards, though legal subdivision is not required. A design site is designated as a corner, flag, interior, key, reverse corner, or through design site according to the same criteria that would apply to a lot in the same location. A single legally defined lot or parcel may contain multiple design sites. See also “Lot, or Parcel.”

Design Site Line. A segment of the perimeter of a design site.

1. **Design Site Line, Front.**

- a. In the case of an interior, key, or flag design site, any design site line that abuts the street or public realm;
- b. In the case of a corner design site, the shortest design site line that abuts a street or public realm, or all such design site lines if measurements are equal;
- c. In the case of a through design site, each design site line that abuts a street or public realm.

2. **Design Site Line, Rear.**

- a. In the case of an interior, key, flag, or corner design site with only one front design site line, the design site line furthest from the front design site line.
- b. In the case of a through design site or any other design site with more than one front design site line, none of the design site lines are rear design site lines.

3. **Design Site Line, Side Street.** In the case of a corner design site, any design site line that abuts a street or public realm and is not a front design site line.

4. **Design Site Line, Side.** Any design site line that is not a front, rear, or side street design site line.

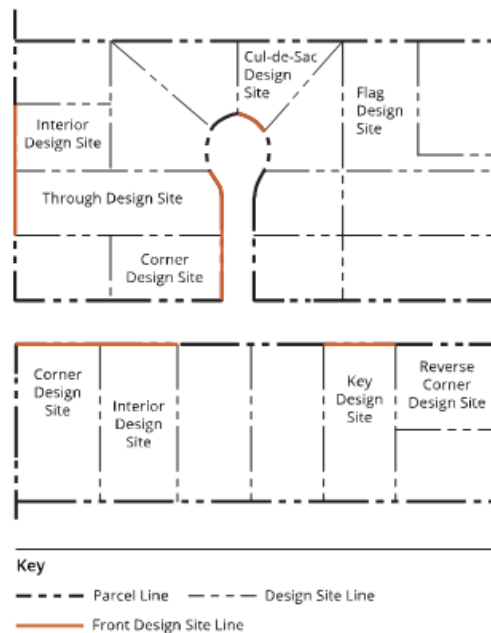


Figure 7-1– Design Site Lines

“E”

Eave. The edge of the roof that overhangs the face of the adjoining wall.

Electronic vehicle supply equipment (EVSE). EVSE refers to electric vehicle charging stations and all of the necessary infrastructure and components. When equipment is proposed as part of a larger proposed or existing development, it is considered an accessory use. If a project consists entirely of charging stations, it is considered a primary use.

Entrance. An opening, including, but not limited to, a door, passage, or gate, that allows access to a building.

1. Entrance, Primary. The opening located within the primary building frontage that allows access to a building directly from the public realm.

“F”

Facade. The exterior wall of a building. See “Building Frontage.”

Facade Zone. The area between the minimum and maximum setback lines along the front of a design site and along the side street of a corner design site where the building facade is required to be placed. The zone standards identify the minimum amount of facade to be placed in the facade zone. See Subsection 20-28.100.I.i (Primary Building Within Façade Zone) for measurement method.

Front Street. In the context of a design site or building type, the street or public realm located along the front design site line.

Frontage.

1. **Frontage, Private.** The components of a building that provide the transition and interface between the public realm and the private realm. See Subsection 20-28.100.E (Frontage Types) for frontage type standards that regulate these components. See also “Private Realm,” “Public Realm.”

“G”

Glazing. The transparent portion of window(s) and/or door(s).

“H”

Habitable Space. Conditioned space within a dwelling unit or guest house for living, sleeping, eating, or cooking (including closets, bathrooms, entries, and hallways), or conditioned space occupied by a non-residential use that is accessible to the public and/or regular users of the building.

Half-Block. An area of land defined on one or more sides by the public realm, and on the remaining side(s) by property line(s) separating the development site from other private land. See also “Public Realm,” “Block.”

Height.

1. **Height, Overall.** See Section 20-30.070 (Height Measurement and Exceptions).
2. **Height, Top of Parapet.** The vertical distance between adjacent finished grade and the top of the parapet of the primary building. See Subsection 20-28.100.I.2.e (Height to Highest Eave/Top of Parapet).
3. **Height, Highest Eave.** The vertical distance between adjacent finished grade and the highest eave of the primary building. The measurement is to bottom of the eave assembly. See Subsection 20-28.100.I.2.e (Height to Highest Eave/Top of Parapet).

“M”

Main Body. The primary massing volume of a primary building, exceeding all attached volumes in height and/or depth. See Subsection 20-28.100.I.2 (Methodology. Measurement of dimensions.) for measurement method. See also “Wing.”

Missing Middle Housing. House scaled buildings with multiple units in walkable neighborhoods, designed in compliance with the development standards of Zoning Code Section 20-28.100. “Middle” refers to the size and form of buildings – there are no requirements for affordability restrictions.

Multi-family. Two or more dwelling units located on the same parcel. The units can either be attached or detached.

“O”

Open Space.

1. **Open Space, Common.** An outdoor portion of a development held in common and/or single ownership, that is not reserved for the exclusive use or benefit of an individual tenant or owner at all times and is available for use by all residents or employees of the building or parcel. This area may be at grade, on a podium level, or on the roof of the building unless otherwise indicated.
2. **Open Space, Private.** An outdoor area for the private enjoyment of a single residential unit. Includes outdoor yard areas, patios, decks, and balconies.

“P”

Primary Building. See “Primary Structure.”

Private Realm. Area for use by occupants of particular sites, buildings, or units, including interior space, common or private open space, and/or building setbacks. Areas not meeting the definition of public realm are considered to be private realm by default. See also “Public Realm,” “Frontage, Private.”

Public Realm. Area dedicated or granted for public use, consisting of rights-of-way, thoroughfares (not including alleys or driveways designed for vehicular use), public parks, and/or civic spaces. These public realm elements may be preexisting or proposed as part of a site plan. See also “Private Realm,” “Frontage, Private” in this Section and “Public Way” in Chapter 19-08.

Public Safety Building. A building for public utility uses, including substations, fire stations, police stations, and hospitals.

“R”

~~“Rowhouse. See “Multi-Family Dwelling.””~~

“S”

Side Street. In the context of a design site, the street or public realm located along a design site line other than the front design site line.

“T”

Taxi or Limousine Dispatch Facility. A base facility from which taxis and limousines are dispatched, ~~and/or where ambulance vehicles and crews stand by for emergency calls.~~

Thoroughfare. A way for use by vehicular, pedestrian, and/or bicycle traffic that provides access to design sites and open space. Thoroughfares include public streets. See “Street.”

“W”

Wing. When used in conjunction with main body, describes a building volume attached to the main body which is smaller in width and overall height than the main body. A wing projects at least five feet from the main body; a volume that projects less than five feet is considered part of the main body for measurement purposes. See Subsection 20-28.100.I.2. (Methodology. Measurement of dimensions.) for measurement method. See also “Main Body.”

Section 38. Chapter 21-03, Growth Management, of the Santa Rosa City Code is repealed.

Section 39. Environmental Determination. The Council finds that the adoption and implementation of this ordinance has been reviewed in compliance with the California Environmental Quality Act (CEQA). The General Plan 2050 Final Environmental Impact Report, which analyzes all potential impacts of Plan implementation including the proposed Municipal and Zoning Code amendments, was certified by the Council on June 3, 2025, and no further review of the proposed amendments is required under CEQA (CEQA Guidelines § 15162). In addition, CEQA Guidelines Section 15183 (i) exempts rezonings for consistency with the general plan from additional environmental review because an EIR for the General Plan 2050 was prepared and certified.

Section 340. 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 341. Effective Date. This ordinance shall take effect on the 31st day following its adoption.

This ordinance was introduced by the Council of the City of Santa Rosa on November 4, 2025.

IN COUNCIL DULY PASSED AND ADOPTED this 18th day of November, 2025.

AYES: (6) Mayor Stapp, Vice Mayor Alvarez, Council Members Bañuelos, Fleming, Okrepkie, Rogers

NOES: (0)

ABSENT: (1) Council Member MacDonald

ABSTAIN: (0)

RECUSE: (0)

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM: _____
City Attorney