

RESOLUTION NO. 12061

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL APPROVAL OF ZONING CODE TEXT AMENDMENTS TO INCORPORATE ZONING CODE INTERPRETATIONS MADE BY THE CITY'S ZONING ADMINISTRATOR AND OTHER TECHNICAL CORRECTIONS THAT ARE MINOR IN NATURE - FILE NUMBER ST21-001

WHEREAS, on August 3, 2004, the City Council adopted a comprehensive update of the Zoning Code; and

WHEREAS, Zoning Code Section 20-12.020.A., Rules for interpretation states "the Zoning Administrator shall have the responsibility and authority to interpret the meaning and applicability of all provisions and requirements of this Zoning Code," and Zoning Code Section 20-12.030, Procedures for interpretations, outlines the process for drafting and retaining all interpretations. The meaning and applicability of all provisions and requirements of the Zoning Code are referred to as Zoning Code Interpretations (Interpretations); and

WHEREAS, since August 2011, 30 Interpretations have been issued by the Zoning Administrator; and

WHEREAS, Planning staff reviewed each of the Interpretations to determine which Interpretations needed to be codified. Eight Interpretations have been codified or superseded through other Zoning Code text amendments and three Interpretations are temporary measures written in response to COVID-19 public health orders. As a result, 20 Interpretations are proposed to be codified listed as follows:

1. Interpretation #1: Definition of a Night Club
2. Interpretation #2: Cottage Food Operations
3. Interpretation #4: Fence Height
4. Interpretation #5: Distilled Spirit Production
5. Interpretation #6: Alcoholic Beverage Sales
6. Interpretation #7: Restaurants and Alcohol Clarifications
7. Interpretation #9: Water Efficient Landscape Ordinance Reference
8. Interpretation #10: LED Signs
9. Interpretation #13: Parking Reductions
10. Interpretation #14: Fences and Design Review
11. Interpretation #15: Parking Requirements for Garage Conversions
12. Interpretation #16: City Projects and Design Review
13. Interpretation #17: Creekside Setback Allowances
14. Interpretation #18: Definition of Abutting
15. Interpretation #19: Processing of Distilled Spirits
16. Interpretation #22: Definition of Habitable Structures
17. Interpretation #24: LED Menu Boards for Drive Through Restaurants
18. Interpretation #26: Hemp and Hemp Derived Products

19. Interpretation #27: Mobile Food Vending
20. Interpretation #31: Creekside Setback Exceptions

WHEREAS, additional text amendment needs have been identified over time to correct mistakes or add clarity that are technical in nature and do not alter the policy or intent of the regulations including; Chapter renaming for clarification purposes, Accessory Dwelling Unit Ordinance technical corrections, various amendments to Sections implementing the Downtown Station Area Specific Plan, amendments to the definition of supportive housing due to State law, the addition of a Resilient City Development Measures Code Section that was inadvertently removed, and other minor changes as discussed within this staff report; and

WHEREAS, the proposed text amendments, which are meant to clarify the original intent of the Zoning Code, are minor in nature and do not substantially change or alter the purpose of the Code. This project is exempt from CEQA under CEQA Guidelines section 15061 (b) (3), in that the Project does not have the potential for causing a significant effect on the environment; and

WHEREAS, after a public hearing on July 8, 2021, the Planning Commission of the City of Santa Rosa finds that, based on evidence and records presented, amending Title 20 (Zoning) of the Santa Rosa City Code is required for implementation of the City's General Plan and public convenience, necessity, and general welfare; and

WHEREAS, the Planning Commission, pursuant to City Code Section 20-64.050 (Findings), hereby find and determines:

1. The proposed amendments are consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan in that the amendments are comprised of technical corrections, which will not result in any changes to the General Plan goals and policies. Additionally, the amendments further implement the goals and policies of General Plan related to housing, economic vitality, and land use by providing clarity and consistency with the State and local regulations; and
2. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that the amendments support approved Zoning Code land uses and regulations. As such, the proposed amendments will not result in any substantive changes to the Santa Rosa Zoning Code; and
3. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and has been found exempt pursuant to CEQA Guidelines Section 15061(b)(3) because the Project does not have the potential to cause significant environmental impacts. CEQA only applies to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and

4. The proposed amendments are internally consistent with other applicable provisions of this Zoning Code in that the amendments include technical corrections, which do not result in any substantial changes to the Zoning Code.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Santa Rosa recommends that the City Council adopt an ordinance to amend City Code Title 20, Zoning Code, as set forth in Exhibit A and incorporated herein.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 8th day of July 2021, by the following vote:

AYES: (7) Chair Weeks, Vice Chair Peterson, Commissioner Carter, Commissioner Duggan, Commissioner Holton, Commissioner Kalia, and Commissioner Okrepkie

NOES: (0)

ABSTAIN: (0)

ABSENT: (0)

APPROVED: *Karen Weeks*
Karen Weeks (Aug 16, 2021 18:01 PDT)
KAREN WEEKS, CHAIR

ATTEST: *Andrew Trippel*
ANDREW TRIPPEL, EXECUTIVE SECRETARY

Exhibit A – Zoning Code Text Amendments

20-10.050 Applicability of Zoning Code.

This Zoning Code applies to all land uses, structures, subdivisions, and development within the City of Santa Rosa, as provided by this Section.

- A. New land uses or structures, changes to land uses or structures. Compliance with the requirements of Chapter 20-21 (Development and Land Use Approval Requirements) or, where applicable, Chapter 20-61 (Nonconforming Uses, Structures, and Parcels), is necessary for any person or entity to lawfully establish, construct, reconstruct, alter, or replace any use of land or structure.
- B. Issuance of building or grading permits. The City may issue building, grading, or other construction permits only when:
1. The proposed land use and/or structure satisfy the requirements of Subsection A above, and all other applicable statutes, ordinances and regulations; and
 2. The Director determines that the site was subdivided in compliance with Title 19 of the City Code (Subdivisions).
- C. Subdivision of land. Any subdivision of land proposed within the City after the effective date of this Zoning Code shall be consistent with: the minimum lot size requirements of Division 2 (Zoning Districts and Allowable Land Uses), any applicable Specific Plan, all other applicable requirements of this Zoning Code, and the City's subdivision regulations.
- D. Effect of Zoning Code on existing uses and structures. An existing land use or structure is lawful only when it was legally established in compliance with all applicable regulations, and when it is operated and maintained in compliance with all applicable provisions of this Zoning Code, including Chapter 20-61 (Nonconforming Uses, Structures and Parcels).
- Existing land uses or structures that were in violation of City zoning regulations applicable before the effective date of this Zoning Code, are in violation of this Zoning Code. These uses and structures shall continue to be in violation unless they conform to the current provisions of this Zoning Code.
- E. Effect of Zoning Code changes on projects in progress. A land use permit or rezoning application that has been accepted by the Department as complete prior to the adoption date of this Zoning Code or any applicable amendment shall be processed according to the development standard and process requirements of this Zoning Code. ~~Or Applications may be processed according to the development standards of~~ the past Zoning Code upon written instruction made by the applicant or representative, but compliance with all current process regulations is required. The Department must receive the written instruction no later than 30 days after the effective date of this Zoning Code. To be considered eligible for consideration under the past Zoning Code, at least one action must be taken by the review authority no later than 210 days after the effective date of this Zoning Code.
- F. Effect on previously approved Planned Development (PD) or Planned Community (PC) zoning districts. Development approved through the rezoning of a site to the PD or PC zoning districts in compliance with the prior Santa Rosa Zoning Code prior to the effective date of this Section shall be deemed conforming with respect to the requirements of this Zoning Code. The applicable requirements of a PD or PC zoning district shall remain in effect until the Council specifically repeals the previously approved Policy Statement and Development Plan applicable to the development.

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, conceptual design review by the Design Review Board is required.**

H. Minimum requirements. The provisions of this Zoning Code shall be minimum requirements for the promotion of the public health, safety, and general welfare. When this Zoning Code provides for discretion on the part of a City official or body, that discretion may be exercised to impose more stringent requirements than set forth in this Zoning Code as may be necessary to promote orderly land use development and the purposes of this Zoning Code.

I. Other requirements may still apply. Nothing in this Zoning Code eliminates the need for: obtaining any permit, approval, or entitlement required by other provisions of the Municipal Code; or complying with the regulations of any City department, or any County, regional, State, or Federal agency.

J. Conflicting requirements. Any conflict between different requirements of this Zoning Code, or between this Zoning Code and other regulations, shall be resolved in compliance with Section 20-12.020 D (Conflicting Requirements).

K. Effect of Zoning Code changes on Pipeline projects. Approved projects that are diligently pursuing construction, and which propose modifications that do not result in a substantial change to project intensity may be processed for compliance according to the Zoning Code in effect at the time of approval. These may be changes allowed by Zoning Code Section 20-54.060 Changes to an approved project, or similar changes as approved by the Director.

Chapter 20-15 AGGRESSIVE ECONOMIC DEVELOPMENT MEASURES

20-15.010 Application of this chapter:

Notwithstanding any other provision of the City Code, the following provisions shall control and prevail until August 20, 2015, unless otherwise amended by subsequent action of the Council:
(Ord. 3995 § 3, 2012; Ord. 3944 § 2, 2010)

20-15.020 Extensions and reactivations:

A.— ~~The time limit for maintaining a legal noneonforming status is hereby extended from six months to 24 months, which will allow for a longer period of vacancy between uses. Except the properties located within the Park and Gardens Sub-Area of the Downtown Station Area Specific Plan, which includes properties located along Santa Rosa Avenue, between Highway 12 to Charles Street, for which the time limit for maintaining a legal noneonforming status shall be as otherwise set forth in the Zoning Code.~~

B.— ~~The time limit for cease of operation of existing Conditional Use Permits is hereby extended from six months to 24 months, which will allow more time for a vacant building to be reused with the same use and conditions of the existing Conditional Use Permit. Except the properties located within the Park and Gardens Sub-Area of the Downtown Station Area Specific Plan, which includes properties located along Santa Rosa Avenue, between Highway 12 to Charles Street, for which the time limit for maintaining a legal noneonforming status shall be as otherwise set forth in the Zoning Code.~~

C.— ~~Any and all project approvals granted within the calendar year 2008, 2009 or 2010, may be granted reactivation by the Community Development Director, at his or her discretion. The property owner/applicant must request reactivation by submittal of an application and payment of application fee, which shall be determined based on the fee in effect for a time extension for the prior approvals. The application for reactivation will be reviewed to determine consistency with the City's 2035 general plan and any general plan amendments in effect at the time of application for reactivation, as well as current City goals, policies and standards. Any reactivated project must comply with current building codes.~~

(Ord. 3995 § 3, 2012; Ord. 3944 § 2, 2010)

20-15.030 Changes to sign requirements:

A.— ~~Freeway oriented signs are hereby allowed in limited locations based on the following freeway signage criteria:~~

- ~~1.— Use: retail.~~
- ~~2.— Minimum individual store size: 20,000 square feet or as excepted by the Design Review Board.~~
- ~~3.— Building: is visible from Highway 101 or Highway 12 and no other building stands in the visibility window between the subject building and the highway.~~

4. ~~Placement: signage can only be building mounted on an exterior wall of the subject space. Signage can not extend to an elevation higher than the exterior wall.~~
5. ~~Limit: one freeway oriented sign per retail space.~~
6. ~~The introduction of freeway signage does not increase the number of signs or square footage allowed per tenant, those maximums will still apply.~~
7. ~~Letter height: Maximum letter height 18 inches.~~
8. ~~The maximum amount of freeway oriented sign is 30 square feet.~~

20-16.040 Temporary structures and activities.

A. Temporary structures. Temporary structures for classrooms, child care facilities, offices or other similar uses, including, but not limited to, use of trailers, mobile homes, converted storage containers or other similar configurations, are permitted on residential and nonresidential parcels with the approval of a Temporary Use Permit, in any zoning district.

1. Application filing and processing. Applications for temporary structures shall be filed and processed in compliance with Chapter 20-50, Permit Application Filing and Processing. A Temporary Use Permit application shall include all information and materials required by the Conditional Use Permit application and Section 20-50.050, Application Preparation and Filing. It is the responsibility of the applicant to provide evidence in support of the findings required by Subsection 3, Findings and Decision, below.

2. Building permit. A building permit is required for all temporary structures.

3. Findings and decision. A Temporary Use Permit for temporary structures may be approved by the Director pursuant to Section 20-52.040.G, Findings and decision.

4. Post approval procedures. Post approval procedures for a Temporary Use Permit for temporary structures shall be as provided in Section 20-52.040.H, Post approval procedures.

5. Duration of use. The duration of a temporary structures use shall be determined by the Director but shall not extend beyond five years from the date of approval of the Temporary Use Permit. It shall be the responsibility of the property owner to ensure that temporary structures are vacated in accordance with law on or before expiration of the temporary use permit.

~~6. Notification. At least 10 calendar days prior to acting on any Temporary Use Permit application for nonresidential temporary structures, the Director of Planning and Economic Development shall notify, by mail, all persons or entities as set forth in Section 20.66.020.C.1, Notice of hearing, method of notice distribution, mailed notice. No public hearing shall be required.~~

B. Temporary activities.

1. Time extension. Temporary Use Permits issued pursuant to City Code Section 20-52.040.D, Temporary Use Permit, allowed temporary activities, shall be eligible for one 12-month extension through a Zoning Clearance approved by the Director.

2. Number of events allowed.

a. Temporary Use Permits issued pursuant to Section 20-52.040.D.3, Events, shall be eligible for up to 21 consecutive days, or 36 weekend days, within a 12-month period when conducted on nonresidential properties. Events considered under this subsection include, but are not limited to, arts and crafts exhibits, carnivals, circuses, concerts, fairs, farmers' markets, festivals, flea markets, food events, outdoor entertainment/sporting events, rodeos, rummage sales, second hand sales, and swap meets.

b. Temporary Use Permits issued pursuant to Section 20-52.040.D.6, Temporary Auto Sales, for the temporary outdoor sales of motorized vehicles on any paved site within a CG, CV or CSC zone, shall be eligible for a period of three days every month, not to exceed 36 days within a 12-month period.

20-16.140 One-Time, 12-Month Extension for Tentative Maps and Associated Entitlements

A. One Time Map Extension. Notwithstanding any contrary provisions of this Code, the expiration date of any tentative subdivision map, vesting tentative subdivision map or parcel map for which a tentative map or vesting tentative map has been approved, that has not expired as of October 9, 2017, shall be extended by 12 months. This automatic extension shall substitute for one extension under Code Section 19-28.030 and shall not increase the total number of extensions allowed under the Code.

B. Concurrent Land Use Approvals. Notwithstanding any contrary provisions of this Code, for maps extended pursuant to Section (A), above, any discretionary land use approval that was granted in conjunction with the subdivision map, vesting tentative subdivision map or parcel map for which a tentative map or vesting tentative map has been approved, and that has not expired as of October 9, 2017, shall be extended by 12 months consistent with the extension granted pursuant to section (A).”

20-16.140 Setback requirements and exceptions.

A.— Setback requirements. Notwithstanding any other provisions of the City Code, each structure shall be located on its site so that it is set back from property lines and other structures in compliance with the setback requirements of the applicable zoning district, in Division 2 (Zoning Districts and Allowable Land Uses), and with any setbacks established for specific uses by Division 4, except as otherwise provided by this section. No portion of any structure, including eaves or roof overhangs, shall extend beyond a property line.

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

a.— No portion of any structure shall extend within, over, under, or upon any public service easement, access easement, or utility easement, unless both the City Engineer and the Director(s) of the City department(s) having responsibility for any and all City activities within the easement area have determined, in their sole discretion, that such structure or portion of structure can be easily removed for the construction, reconstruction, installation, removal, repair, replacement, maintenance, or operation of any current or future City facilities within, over, under, or upon the easement area.

b.— Should the City Engineer and the Director(s) determine that a portion of a structure may extend within, over, under, or upon any public service, access, or utility easement as set forth in Subsection A.1.a above, the property owner(s) shall execute and record a covenant running with the land in favor and for the express benefit of the City:

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

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

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

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

1.— Front yard setback. The front setback shall be across the narrow dimension of the lot, unless determined otherwise by the Director.

a.— General measurement method. A required front setback shall be measured by the most restrictive of the following methods to the nearest point of the front wall of the

building, except as provided in Section 20-30.110 Setback Requirements and Easements, Subsection C.2:

- (1) From the front property line; or
- (2) If established, from a proposed new property line (also known as the plan line); or
- (3) Back of the sidewalk (the sidewalk edge away from the street); or
- (4) The edge of an easement for a private road or driveway.

b.—Front setback on a block with developed lots. In any case where 25 percent or more of the lots fronting on any block in the same zone (not including frontage along the side of a corner lot) have been developed with buildings of a character permitted in the zone, and the front setbacks of the lots vary in depth by not more than 10 feet, the required front setback for each lot in the block shall be not less than the average depth of the front setbacks on the developed lots.

e.—Infill development within a previously approved project. Where the City has established specific setback requirements for individual parcels through the approval of a specific plan, subdivision map, or other entitlement, prior to the effective date of this Zoning Code, those setbacks shall apply to the infill development instead of the setbacks required by this Zoning Code, except where the review authority determines that an original setback that is more restrictive than the current zoning no longer serves desired neighborhood character.

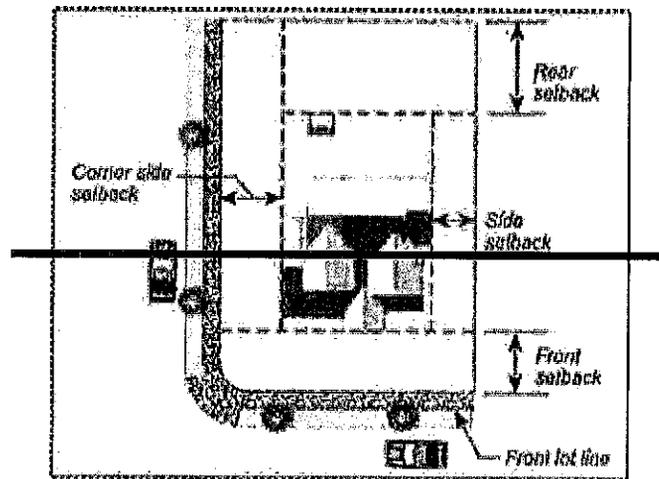


Figure 1.2—Setback Measurement Guidelines

(Ord. 2020-017 § 2)

20-16.150 Second, 12-Month Extension for Tentative Maps and Associated Entitlements

A. Tentative subdivision maps, vesting tentative subdivision maps, and tentative parcel maps that have been approved or conditionally approved and have not expired as of October 9, 2017, and were extended by City Council Ordinance No. ORD-2019-001 for one year, would be automatically extended by one additional year, provided such extension would not exceed the maximum number of extensions allowed under the Subdivision Map Act and City Code.

B. Discretionary land use approvals that have been approved in conjunction with the map approval and have not expired as of October 9, 2017 and were extended by City Council Ordinance No. ORD-2019-001 for one year, would be automatically extended by one additional year, consistent with the extended tentative subdivision map, vesting tentative subdivision map or tentative parcel map.”

20-22.030 Residential district land uses and permit requirements

Table 2-2 identifies the uses of land allowed by this Zoning Code in each residential zoning district, and the land use permit required to establish each use, in compliance with Section 20-21.030 (Allowable Land Uses and Permit Requirements).

Note: where the last column in the table (“Specific Use Regulations”) includes a section number, the regulations in the referenced section apply to the use. Provisions in other sections of this Zoning Code may also apply.

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Zoning Districts*	P Permitted Use, Zoning Clearance required MUP Minor Conditional Use Permit required CUP Conditional Use Permit required S See Specific Use Regulations for permit requirement — Use not allowed							Specific Use Regulations
	PERMIT REQUIRED BY DISTRICT							
LAND USE (1)	RR	R-1	R-2	R-3	MH	NMU	TV-R	

AGRICULTURAL & OPEN SPACE USES

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

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Community garden (5)	P	P	P	P	P	P	P	
Equestrian facility	CUP	—	—	—	—	—	—	

Key to Zoning District Symbols

RR	Rural Residential	R-3	Multi-Family Residential	TV-R	Transit Village-Residential
R-1	Single-Family Residential	MH	Mobile Home Park		
R-2	Medium Density Multi-Family Residential	NMU	Neighborhood Mixed Use		

Notes:

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Zoning Districts*	P	Permitted Use, Zoning Clearance required						
	MUP	Minor Conditional Use Permit required						
	CUP	Conditional Use Permit required						
	S	See Specific Use Regulations for permit requirement						
	—	Use not allowed						
PERMIT REQUIRED BY DISTRICT								Specific Use Regulations
LAND USE (1)	RR	R-1	R-2	R-3	MH	NMU	TV-R	
Park/playground, public or quasi-public	MUP	MUP	MUP	MUP	MUP	P	P	
Private residential recreation facility	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
School, public or private	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Studio—Art, dance, martial arts, music, etc.	—	—	—	—	—	MUP	MUP	

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

Accessory dwelling unit	S	S	S	S	—	S	S	20-42.130
Agricultural employee housing—6 or fewer residents	P	P	P	P	P	P	P	
Agricultural employee housing—7 or more residents	MUP							
Animal keeping—Domestic, exotic	S	S	S	S	S	S	S	20-42.040
Cannabis—Personal cultivation	P	P	P	P	P	P	P	20-46
Community care facility—6 or fewer clients	P	P	P	P	P	P	P	20-42.060
Community care facility—7 or more clients	MUP	20-42.060						
Emergency shelter	CUP							
Home occupation	S	S	S	S	S	S	S	20-42.070
Junior accessory dwelling unit	S	S	S	S	—	S	S	20-42.130
Live/work	—	—	—	—	—	MUP	P(3)	20-42.080
Mobile home park	CUP	CUP	CUP	CUP	CUP	CUP	—	20-42.100

Key to Zoning District Symbols

RR	Rural Residential	R-3	Multi-Family Residential	TV-R	Transit Village-Residential
R-1	Single-Family Residential	MH	Mobile Home Park		
R-2	Medium Density Multi-Family Residential	NMU	Neighborhood Mixed Use		

Notes:

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

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Zoning Districts*	P	Permitted Use, Zoning Clearance required							Specific Use Regulations
	MUP	Minor Conditional Use Permit required							
	CUP	Conditional Use Permit required							
	S	See Specific Use Regulations for permit requirement							
	—	Use not allowed							
PERMIT REQUIRED BY DISTRICT								Specific Use Regulations	
LAND USE (1)	RR	R-1	R-2	R-3	MH	NMU	TV-R		

- (3) A building permit is required to verify occupancy standards.
- (4) A Minor Use Permit is required for the construction of new multi-family supportive or transitional housing units in an RR or R-1-6 Zoning District, similar to construction of a new traditional multi-family unit in an RR or R-1-6 Zone. The construction of new multi-family supportive housing units does not require a Minor Use Permit when the proposed use meets each of the requirements of Assembly Bill ~~2161~~ **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.

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Zoning Districts*	P	Permitted Use, Zoning Clearance required							Specific Use Regulations
	MUP	Minor Conditional Use Permit required							
	CUP	Conditional Use Permit required							
	S	See Specific Use Regulations for permit requirement							
	—	Use not allowed							
PERMIT REQUIRED BY DISTRICT								Specific Use Regulations	
LAND USE (1)	RR	R-1	R-2	R-3	MH	NMU	TV-R		

RESIDENTIAL USES (continued)

Mobile home/manufactured housing unit	P	P	P	P	P	P	P	20-42.094
Multi-family dwellings	MUP	MUP	P	P	—	P	P	
Organizational house (dormitory, sorority, monastery, etc.)	MUP	MUP	CUP	CUP	—	CUP	CUP	
Residential accessory structures and uses	P	P	P	P	P	P	P	20-42.030
Residential component of a mixed use project	MUP	MUP	MUP	MUP	MUP	P	P	20-42.090

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Zoning Districts*	P	Permitted Use, Zoning Clearance required
	MUP	Minor Conditional Use Permit required
	CUP	Conditional Use Permit required
	S	See Specific Use Regulations for permit requirement
	—	Use not allowed

LAND USE (1)	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	RR	R-1	R-2	R-3	MH	NMU	TV-R	
Rooming or boarding house	P	P	P	P	—	P	P	
Rooming or boarding, accessory	P	P	P	P	—	P	P	
Single-family dwelling	P	P	P(2)	P(2)	—	P(2)	P(2)	
Small lot residential project	—	CUP	CUP(2)	CUP(2)	—	CUP(2)	CUP(2)	20-42.140
Supportive housing	P	P	P	P	P	P	P	
Transitional housing	P(4)	P(4)	P	P	P	P	P	
Work/live	—	—	—	—	—	MUP	MUP	20-42.080

RETAIL TRADE

Accessory retail uses	—	—	—	—	MUP	P	P	20-42.024
Alcoholic beverage sales	—	—	—	—	—	CUP	CUP	20-42.034
Artisan shop	—	—	—	—	—	P	MUP	
General retail—up to 20,000 sf of floor area	—	—	—	—	—	P	P	
Specialty food store—10,000 sf or less	—	—	—	—	—	P	P	
Neighborhood center	MUP	MUP	MUP	MUP	MUP	P	P	
Outdoor display and sales	—	—	—	—	—	MUP	MUP	20-42.110
Pharmacy	—	—	—	—	—	P	P	
Produce stand	MUP	—	—	—	—	P	MUP	
Restaurant, café, coffee shop—Counter ordering	—	—	—	—	—	P	P	

Key to Zoning District Symbols

RR	Rural Residential	R-3	Multi-Family Residential	TV-R	Transit Village-Residential
R-1	Single-Family Residential	MH	Mobile Home Park		
R-2	Medium Density Multi-Family Residential	NMU	Neighborhood Mixed Use		

Notes:

- (1) See Division 7 for land use definitions.

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Zoning Districts*	P	Permitted Use, Zoning Clearance required							Specific Use Regulations
	MUP	Minor Conditional Use Permit required							
	CUP	Conditional Use Permit required							
	S	See Specific Use Regulations for permit requirement							
	—	Use not allowed							
PERMIT REQUIRED BY DISTRICT									
LAND USE (1)	RR	R-1	R-2	R-3	MH	NMU	TV-R		

- (2) Single-family dwellings allowed only as attached units.
- (3) A building permit is required to verify occupancy standards.
- (4) A Minor Use Permit is required for the construction of new multi-family supportive or transitional housing units in an RR or R-1-6 Zoning District, similar to construction of a new traditional multi-family unit in an RR or R-1-6 Zone. The construction of new multi-family supportive housing units does not require a Minor Use Permit when the proposed use meets each of the requirements of Assembly Bill 2164 [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.

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Zoning Districts*	P	Permitted Use, Zoning Clearance required							Specific Use Regulations
	MUP	Minor Conditional Use Permit required							
	CUP	Conditional Use Permit required							
	S	See Specific Use Regulations for permit requirement							
	—	Use not allowed							
PERMIT REQUIRED BY DISTRICT									
LAND USE (1)	RR	R-1	R-2	R-3	MH	NMU	TV-R		

RETAIL TRADE (continued)

Restaurant, café, coffee shop— Outdoor dining	—	—	—	—	—	P	MUP	20- 42.110, 20- 42.160
Restaurant, café, coffee shop—Serving alcohol (no bar)	—	—	—	—	—	P	MUP	
Restaurant, café, coffee shop—Table service	—	—	—	—	—	P	P	

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Zoning Districts*	P	Permitted Use, Zoning Clearance required						
	MUP	Minor Conditional Use Permit required						
	CUP	Conditional Use Permit required						
	S	See Specific Use Regulations for permit requirement						
	—	Use not allowed						
PERMIT REQUIRED BY DISTRICT								Specific Use Regulations
LAND USE (1)	RR	R-1	R-2	R-3	MH	NMU	TV-R	
Second hand store			—	—	—	—	—	—

**SERVICES—BUSINESS, FINANCIAL,
PROFESSIONAL**

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

SERVICES—GENERAL

Accessory service uses	—	—	—	—	MUP	MUP	MUP	20-42.024
Adult day care	MUP							
Child day care—Large family day care home	P	P	P	P	P	P	P	20-42.050
Child day care—Small family day care home	P	P	P	P	P	P	P	
Child day care center (15 or more clients)	CUP	CUP	CUP	CUP	—	MUP	MUP	20-42.050
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	—	—	—	—	—	MUP	CUP	

Key to Zoning District Symbols

RR	Rural Residential	R-3	Multi-Family Residential	TV-R	Transit Village-Residential
R-1	Single-Family Residential	MH	Mobile Home Park		
R-2	Medium Density Multi-Family Residential	NMU	Neighborhood Mixed Use		

Notes:

- (1) See Division 7 for land use definitions.

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Zoning Districts*	P	Permitted Use, Zoning Clearance required						
	MUP	Minor Conditional Use Permit required						
	CUP	Conditional Use Permit required						
	S	See Specific Use Regulations for permit requirement						
	—	Use not allowed						
	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
LAND USE (1)	RR	R-1	R-2	R-3	MH	NMU	TV-R	

SERVICES—GENERAL (continued)

Utility infrastructure	P	P	P	P	P	P	P	
------------------------	---	---	---	---	---	---	---	--

Key to Zoning District Symbols

RR	Rural Residential	R-3	Multi-Family Residential	TV-R	Transit Village-Residential
R-1	Single-Family Residential	MH	Mobile Home Park		
R-2	Medium Density Multi-Family Residential	NMU	Neighborhood Mixed Use		

Notes:

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

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

20-22.020 Purposes of the residential zoning districts.

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

20-22.050 Residential district general development standards

TABLE 2-5—R-2, AND R-3, NMU, AND TV-R DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District								
	R-2	R-3-10	R-3-15	R-3-18	R-3-30	R-3-HD	NMU (3)	TV-R	
Setbacks, primary structures (1) (2)	<i>Minimum setbacks required. See Section 20-30.110 for setback measurement instructions, and exceptions to these requirements.</i>								
Front	10 ft provided a 1-story portion may project up to 6 ft into the setback and required stairs and landings may project up to 10 ft into the setback.						Nonresidential ground floor	0 - 10 ft (min/max)	None, except as required by the review authority (2)
							Nonresidential ground floor	5 - 12 ft (min/max)	

Side—Interior 1-story portions								
Attached and detached except when:	5 ft						0 - 10 ft (min/max); 5 feet required when directly abutting existing low-density residential development	None, except as required by the review authority (2)
Abutting an R-3	0 ft						0 - 10 ft (min/max); 5 feet required when directly abutting existing low-density residential development	
Side—Interior 2-story portions								
Attached and detached except when:	10 ft						0 - 10 ft (min/max); 5 feet required when directly abutting existing low-density residential development	None, except as required by the review authority (2)
Abutting an R-3	7.5 ft	0 ft					0 - 10 ft (min/max); 5 feet required when directly abutting existing low-density residential development	
Abutting a nonresidential district	7.5 ft						0 - 10 ft (min/max)	
Side—Interior 3-story portions (or more)								
Attached and detached except when:	15 ft						0 - 10 ft (min/max); 5 feet required when directly abutting existing low-density residential development	None, except as required by the review authority (2)
Abutting an R-3	10 ft	0 ft					0 - 10 ft (min/max); 5 feet required when directly abutting existing low-	

TABLE 2-5—R-2, AND R-3, NMU, AND TV-R DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District							TV-R
	R-2	R-3-10	R-3-15	R-3-18	R-3-30	R-3-HD	NMU (3)	
							density residential development	
Abutting a nonresidential district	10 ft						0 ft	
Side—Corner	10 ft provided a 1-story portion may project up to 6 ft into the setback and required stairs and landings may project up to 10 ft into the setback.						0 - 10 ft (min/max)	
Rear								
Attached and detached except when:	15 ft						0 ft; 5 feet required when directly abutting existing low-density residential development	None, except as required by the review authority (2)
Abutting an R-3	15 ft	0 ft					0 ft; 5 feet required when directly abutting existing low-density residential development	
Abutting an RR or R-1	20 ft						5 ft	
Garage/carport front	A garage/carport entrance facing a public or private street shall be set back 19 ft from the rear of the sidewalk, street property line, or street plan line, whichever is greater. A garage facing a public or private alley or driveway shall be set back 3 to 5 ft, or 19 ft from the alley property line, back of curb, sidewalk, or pavement edge, whichever is greater.							
Setbacks, accessory structures (1)	<i>Minimum setbacks for accessory structures. See also Sections 20-30.110 for exceptions, and 20-42.030 (Accessory Uses and Structures).</i>							
Front	20 ft						None, except as required by the review authority (2)	None, except as required by the review authority (2)
Side—Interior	5 ft							
Side—Corner	15 ft							
Rear	5 ft							
Alley	3 to 5 ft, or 19 ft when used for parking with direct access to alley.							
Building separation	See Sections 20-30.110 (Setback Requirements and Exceptions) and 20-42.030 (Accessory Structures and Uses).							
Lot coverage	<i>Maximum percentage of total lot area that may be covered by structures. See Section 20-22.040 (Residential District Subdivision and Density Standards).</i>							
Maximum coverage	50%	55%	60%	65%	75%	100%	100%	
Height limit	<i>Maximum allowable height of structures. See Section 20-30.070 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>							
Primary structures	35 ft				45 ft		No maximum. See FAR Section 20- 23.060.A.	4 stories, except for properties that abut

TABLE 2-5—R-2, AND R-3, NMU, AND TV-R DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District							
	R-2	R-3-10	R-3-15	R-3-18	R-3-30	R-3-HD	NMU <u>(3)</u>	TV-R
								residential and historic residential uses and zoning districts, maximum height shall transition down to a max. of 3 stories adjacent to the residential property.
Accessory structures	16 ft							
Fences, walls & hedges	No fence, wall, or hedge shall exceed a height of 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).							
Landscaping	See Chapter 20-34 (Landscaping Standards).							
Parking	See Chapter 20-36 (Parking and Loading).							
Signs	See Chapter 20-38 (Signs).							

Notes:

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

(3) See Zoning Code Section 20-23.060 for additional zoning district development standards.

20-23.020 Purposes of commercial zoning districts.

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

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

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

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

D. CV (Motor Vehicle Sales) district. The CV zoning district is applied to areas appropriate for a concentration of new and used motor vehicle sales establishments and related support uses.

The CV zoning district is consistent with the Retail and Business Services land use classification of the General Plan.

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

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

the walkable, pedestrian-oriented streets and public spaces that attract locals, SMART train riders, and visitors from the wider region. **The SMU zoning district implements and is consistent with the Station Mixed Use land use classification of the General Plan.**

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

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

I. TV-M (Transit Village-Mixed) district. The TV-M zoning district is applied to areas within approximately one-quarter mile of a transit facility outside of the Downtown Station Area that are appropriate for a mix of higher density residential, office and commercial uses.

Development is designed and oriented to create a central node of activity at or near the transit facility. The minimum allowable density is 40 dwellings per acre; there is no maximum density. The TV-M zoning district is consistent with and implements the Transit Village Mixed Use land use classification of the General Plan.

20-23.030 Commercial district land uses and permit requirements.

Table 2-6 identifies the uses of land allowed by this Zoning Code in the commercial zoning districts, and the land use permit required to establish each use, in compliance with Section 20-21.030 (Allowable Land Uses and Permit Requirements).

Note: Where the last column in the table (“Specific Use Regulations”) includes a section number, the regulations in the referenced section apply to the use. Provisions in other sections of this Zoning Code may also apply.

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts*	P		Permitted Use, Zoning Clearance required							
	MUP		Minor Conditional Use Permit required							
	CUP		Conditional Use Permit required							
	S		See Specific Use Regulations for permit requirement							
	—		Use not allowed							
PERMIT REQUIRED BY DISTRICT										
LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	CSC (2)	TV-M	Specific Use Regulations
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING										
Artisan/craft product manufacturing	—	MUP	P	—	MUP	MUP	P	P	—	
Brewery—Brew pub	—	MUP	MUP	—	MUP	MUP	P	MUP	MUP	
Cannabis—Commercial cultivation—up to 5,000 sq ft	—	—	—	—	—	—	MUP	—	—	
Cannabis—Distribution	—	—	—	—	—	—	MUP	—	—	
Cannabis—Manufacturing Level 1 (non-volatile)	—	—	—	—	—	—	MUP	—	—	
Cannabis Microbusiness	—	—	—	—	—	—	MUP	—	—	
Cannabis—Testing laboratory	MUP	—	—	—	—	—	P	—	—	20-46
Laboratory—Medical, analytical	MUP	—	—	—	MUP	MUP	P	—	—	
Manufacturing/processing—Light	—	—	—	—	—	—	P	—	—	
Manufacturing/processing—Medium	—	—	—	—	—	—	MUP	—	—	
Media production	—	—	—	—	—	—	P	—	—	
Printing and publishing	—	—	—	—	MUP	MUP	P	—	—	
Recycling—Reverse vending machines	—	P	P	—	—	—	—	P	—	20-42,120
Recycling—Small collection facilities	—	—	MUP	—	—	—	—	MUP	—	20-42,120
Research and development	—	—	—	—	MUP	P	P	—	—	

Storage—Accessory	P	P	P	P	P	P	P	P	P	
Storage—Personal storage facility (mini-storage)	—	—	MUP	—	—	—		—	—	20-42.180
Winery—Boutique	—	—	MUP	—	MUP	MUP	P	MUP	MUP	
Winery—Production	—	—	CUP	—	CUP	CUP	MUP	—	CUP	

Key to Zoning District Symbols

CO	Office Commercial	CV	Motor Vehicle Sales	TV-M	Transit Village—Mixed	MMU	Maker Mixed Use
CN	Neighborhood Commercial	CD	Downtown Commercial	CMU	Core Mixed Use		
CG	General Commercial	CSC	Community Shopping Center	SMU	Station 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) Administrative Design Review is required when a project is not part of a building permit application.
- (9) Mobile food vending is permitted on private property, with the approval of a Minor Use Permit, only on sites located within the CG zoning district that have street frontage on Sebastopol Road, between Stony Point Road and Olive Street, as described in Section [20-42.210](#).
- (10) Subject to a 600-foot minimum setback requirement to a “school,” as defined by the [Health and Safety Code](#) Section 11362.768. In addition, a cannabis retail use shall not be established within 600 feet of any other cannabis retail use established within and permitted by the City of Santa Rosa.

- (11) Not permitted in the Southeast Greenway area.
- (12) Supportive housing is allowed only when the proposed use meets each of the requirements of Assembly Bill ~~2161~~ **2162**, as specified in [Government Code](#) Section 65651.
- (13) Outdoor dining permitted by right, pursuant to Section 20-42.110.B

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts*	P	Permitted Use, Zoning Clearance required									
	MUP	Minor Conditional Use Permit required									
	CUP	Conditional Use Permit required									
	S	See Specific Use Regulations for permit requirement									
	—	Use not allowed									
	PERMIT REQUIRED BY DISTRICT										
LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	CSC (2)	TV-M	Specific Use Regulations	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

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

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

Animal keeping—Domestic and exotic	S	S	S	—	S	S	S	S	S	<u>20-42.040</u>
------------------------------------	---	---	---	---	---	---	---	---	---	------------------

Community care facility—6 or fewer clients	P	P	P	—	P	P	P	P	P	20-42.060
Community care facility—7 or more clients	MUP	MUP	MUP	—	MUP	MUP	MUP	MUP	MUP	20-42.060

Key to Zoning District Symbols

CO	Office Commercial	CV	Motor Vehicle Sales	TV-M	Transit Village—Mixed	MMU	Maker Mixed Use
CN	Neighborhood Commercial	CD	Downtown Commercial	CMU	Core Mixed Use		
CG	General Commercial	CSC	Community Shopping Center	SMU	Station 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) Administrative Design Review is required when a project is not part of a building permit application.
- (9) Mobile food vending is permitted on private property, with the approval of a Minor Use Permit, only on sites located within the CG zoning district that have street frontage on Sebastopol Road, between Stony Point Road and Olive Street, as described in Section [20-42.210](#).
- (10) Subject to a 600-foot minimum setback requirement to a “school,” as defined by the [Health and Safety Code](#) Section 11362.768. In addition, a cannabis retail use shall not be established within 600 feet of any other cannabis retail use established within and permitted by the City of Santa Rosa.
- (11) Not permitted in the Southeast Greenway area.

- (12) Supportive housing is allowed only when the proposed use meets each of the requirements of Assembly Bill ~~2464~~ **2162**, as specified in [Government Code](#) Section 65651.
- (13) Outdoor dining permitted by right, pursuant to Section 20-42.110.B.

Artisan shop	—	P	P	—	P	P	P	P	P
Auto and vehicle sales and rental	—	—	MUP(11)	P	—	—	—	—	—
Auto parts sales (no installation services)	—	—	P(11)	P	—	—	—	P	—

Key to Zoning District Symbols

CO	Office Commercial	CV	Motor Vehicle Sales	TV-M	Transit Village—Mixed	MMU	Maker Mixed Use
CN	Neighborhood Commercial	CD	Downtown Commercial	CMU	Core Mixed Use		
CG	General Commercial	CSC	Community Shopping Center	SMU	Station 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) Administrative Design Review is required when a project is not part of a building permit application.
- (9) Mobile food vending is permitted on private property, with the approval of a Minor Use Permit, only on sites located within the CG zoning district that have street frontage on Sebastopol Road, between Stony Point Road and Olive Street, as described in Section [20-42.210](#).
- (10) Subject to a 600-foot minimum setback requirement to a “school,” as defined by the [Health and Safety Code](#) Section 11362.768. In addition, a cannabis retail use shall not be established within 600 feet of any other cannabis retail use established within and permitted by the City of Santa Rosa.

- (11) Not permitted in the Southeast Greenway area.
- (12) Supportive housing is allowed only when the proposed use meets each of the requirements of Assembly Bill ~~2161~~ **2162**, as specified in [Government Code](#) Section 65651.
- (13) Outdoor dining permitted by right, pursuant to Section 20-42.110.B.

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts*	P Permitted Use, Zoning Clearance required MUP Minor Conditional Use Permit required CUP Conditional Use Permit required S See Specific Use Regulations for permit requirement — Use not allowed									
	PERMIT REQUIRED BY DISTRICT									
LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	CSC (2)	TV-M	Specific Use Regulations

RETAIL TRADE (continued)

Bar/tavern	—	CUP	CUP	—	CUP	CUP	CUP	CUP	CUP	20-42.034
Building and landscape materials sales—Indoor	—	—	P(11)	—	—	—	—	P	—	
Building and landscape materials sales—Outdoor	—	—	MUP	—	—	—	—	MUP	—	20-42.100
Cannabis—Retail (dispensary) and delivery	CUP(10)	CUP(10)	CUP(10)	—	—	—	—	CUP(10)	—	20-46
Construction and heavy equipment sales and rental	—	—	—	MUP	—	—	—	—	—	
Drive-through retail sales	—	CUP	CUP(11)	—	—	—	—	CUP	—	20-42.064
Electric vehicle sales	—	—	—	—	MUP	MUP	MUP	—	—	
Farm supply and feed store	—	—	MUP	—	—	—	—	MUP	—	
Fuel dealer (propane for home and farm use, etc.)	—	—	—	CUP	—	—	—	—	—	
Furniture, furnishings, appliance/equipment store	—	—	P	—	P	P	P	P	MUP	
Gas station	CUP	CUP(11)	CUP(11)	CUP	—	CUP	CUP	CUP	—	20-42.150
General retail—Up to 20,000 sf of floor area	—	P(11)	P	—	P	P	P	P	P	
General retail—More than 20,000 sf, up to 50,000 sf	—	MUP(11)	P(11)	—	P	P	MUP	P	MUP	

Key to Zoning District Symbols

CO Office Commercial	CV Motor Vehicle Sales	TV-M Transit Village—Mixed	MMU Maker Mixed Use
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CN	Neighborhood Commercial	CD	Downtown Commercial	CMU	Core Mixed Use
CG	General Commercial	CSC	Community Shopping Center	SMU	Station 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) Administrative Design Review is required when a project is not part of a building permit application.
- (9) Mobile food vending is permitted on private property, with the approval of a Minor Use Permit, only on sites located within the CG zoning district that have street frontage on Sebastopol Road, between Stony Point Road and Olive Street, as described in Section [20-42.210](#).
- (10) Subject to a 600-foot minimum setback requirement to a "school," as defined by the [Health and Safety Code](#) Section 11362.768. In addition, a cannabis retail use shall not be established within 600 feet of any other cannabis retail use established within and permitted by the City of Santa Rosa.
- (11) Not permitted in the Southeast Greenway area.
- (12) Supportive housing is allowed only when the proposed use meets each of the requirements of Assembly Bill ~~2161~~ [2162](#), as specified in [Government Code](#) Section 65651.
- (13) Outdoor dining permitted by right, pursuant to Section 20-42.110.B.

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts*	P Permitted Use, Zoning Clearance required MUP Minor Conditional Use Permit required CUP Conditional Use Permit required S See Specific Use Regulations for permit requirement — Use not allowed									
	PERMIT REQUIRED BY DISTRICT									
LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	CSC (2)	TV-M	Specific Use Regulations

RETAIL TRADE (continued)

General retail—More than 50,000 sf of floor area	—	—	CUP(11)	—	—	—	—	P	—	
Grocery store, small—Less than 20,000 sf	—	P	P	—	P	P	P	P	P	
Grocery store, large—20,000 sf and greater	—	CUP(11)	CUP(11)	—	P	P	P	P	CUP	20-42.200
Mobile food vending	—	—	MUP(9)	—	MUP	MUP	MUP	—	—	20-42.210
Mobile home, boat, or RV sales	—	—	MUP	P	—	—	—	—	—	
Neighborhood center	MUP	P	P	CUP	P	P	P	P	MUP	
Night club	—	—	MUP(11)	—	MUP	MUP	MUP	MUP	MUP	
Office—Supporting retail	MUP	P	P	—	P	P	P	P	P	
Outdoor display and sales	—	MUP	MUP	—	MUP (13)	MUP(13)	MUP (13)	CUP	CUP	20-42.110
Pharmacy	MUP	P	P	—	P	P	P	P	MUP	
Restaurant, café, coffee shop—Counter ordering	MUP	P	P	—	P	P	P	P	P	
Restaurant, café, coffee shop—Outdoor dining	P(8)	P(8)	P(8)	—	P(8)	P(8)	P(8)	P(8)	P(8)	20-42.110, 20-42.160

Key to Zoning District Symbols

CO	Office Commercial	CV	Motor Vehicle Sales	TV-M	Transit Village—Mixed	MMU	Maker Mixed Use
CN	Neighborhood Commercial	CD	Downtown Commercial	CMU	Core Mixed Use		
CG	General Commercial	CSC	Community Shopping Center	SMU	Station 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) Administrative Design Review is required when a project is not part of a building permit application.
- (9) Mobile food vending is permitted on private property, with the approval of a Minor Use Permit, only on sites located within the CG zoning district that have street frontage on Sebastopol Road, between Stony Point Road and Olive Street, as described in Section [20-42.210](#).
- (10) Subject to a 600-foot minimum setback requirement to a “school,” as defined by the [Health and Safety Code](#) Section 11362.768. In addition, a cannabis retail use shall not be established within 600 feet of any other cannabis retail use established within and permitted by the City of Santa Rosa.
- (11) Not permitted in the Southeast Greenway area.
- (12) Supportive housing is allowed only when the proposed use meets each of the requirements of Assembly Bill 2164 [2162](#), as specified in [Government Code](#) Section 65651.
- (13) Outdoor dining permitted by right, pursuant to Section 20-42.110.B.

Medical service—Integrated medical health center	P	MUP	P	—	P	P	P	P	MUP	
Medical service—Lab	P	—	P	—	—	—	—	MUP	—	

Key to Zoning District Symbols

CO	Office Commercial	CV	Motor Vehicle Sales	TV-M	Transit Village—Mixed	MMU	Maker Mixed Use
CN	Neighborhood Commercial	CD	Downtown Commercial	CMU	Core Mixed Use		
CG	General Commercial	CSC	Community Shopping Center	SMU	Station 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.
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- (6) A community garden is allowed on the same property as an existing permitted meeting facility provided that the establishment of the garden does not trigger a grading permit or affect the operation and design of the meeting facility.
- (7) Residential uses are encouraged as part of new development on sites zoned CN, as described in Section [20-23.050](#).
- (8) Administrative Design Review is required when a project is not part of a building permit application.
- (9) Mobile food vending is permitted on private property, with the approval of a Minor Use Permit, only on sites located within the CG zoning district that have street frontage on Sebastopol Road, between Stony Point Road and Olive Street, as described in Section [20-42.210](#).
- (10) Subject to a 600-foot minimum setback requirement to a “school,” as defined by the [Health and Safety Code](#) Section 11362.768. In addition, a cannabis retail use shall not be established within 600 feet of any other cannabis retail use established within and permitted by the City of Santa Rosa.
- (11) Not permitted in the Southeast Greenway area.

- (12) Supportive housing is allowed only when the proposed use meets each of the requirements of Assembly Bill ~~2161~~ **2162**, as specified in [Government Code](#) Section 65651.
- (13) Outdoor dining permitted by right, pursuant to Section 20-42.110.B.

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts*	P	Permitted Use, Zoning Clearance required								
	MUP	Minor Conditional Use Permit required								
	CUP	Conditional Use Permit required								
	S	See Specific Use Regulations for permit requirement								
	—	Use not allowed								
PERMIT REQUIRED BY DISTRICT										
LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	CSC (2)	TV-M	Specific Use Regulations

SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL (continued)

Medical service—Veterinary clinic, animal hospital	MUP	—	MUP	—	—	—	—	MUP	—	
Office—Accessory	P	P	P	P	P	P	P	P	P	
Office—Business/service	P	P	P	—	P	P	P	P	P(5)	
Office—Government	P	MUP	MUP	MUP	P	MUP	MUP	MUP	MUP	
Office—Processing	MUP	—	MUP	—	MUP	MUP	MUP	—	MUP	
Office—Professional	P	MUP	P	—	P	P	P	—	P(5)	

SERVICES—GENERAL

Accessory services	P	P	P	P	P	P	P	P	P	<u>20-42.030</u>
Adult day care	—	P	MUP	—	MUP	MUP	MUP	P	MUP	
Catering service	—	—	P	—	—	—	P	—	—	
Child day care—Large family day care home	MUP	MUP	MUP	—	P	P	P	MUP	MUP	<u>20-42.050</u>
Child day care—Small family day care home	P	P	P	—	P	P	P	P	P	<u>20-42.050</u>
Child day care center	MUP	MUP	MUP	—	MUP	MUP	MUP	MUP	MUP	<u>20-42.050</u>
Drive-through service	—	CUP	CUP	—	—	—	—	CUP	—	<u>20-42.064</u>
Equipment rental	—	—	P(4)	—	—	—	—	—	—	

Extended hours of operation (11:00 p.m. to 6:00 a.m.)	—	MUP	MUP	—	P	P	P	MUP	MUP	
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Key to Zoning District Symbols

CO	Office Commercial	CV	Motor Vehicle Sales	TV-M	Transit Village—Mixed	MMU	Maker Mixed Use
CN	Neighborhood Commercial	CD	Downtown Commercial	CMU	Core Mixed Use		
CG	General Commercial	CSC	Community Shopping Center	SMU	Station 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.
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- (7) Residential uses are encouraged as part of new development on sites zoned CN, as described in Section [20-23.050](#).
- (8) Administrative Design Review is required when a project is not part of a building permit application.
- (9) Mobile food vending is permitted on private property, with the approval of a Minor Use Permit, only on sites located within the CG zoning district that have street frontage on Sebastopol Road, between Stony Point Road and Olive Street, as described in Section [20-42.210](#).
- (10) Subject to a 600-foot minimum setback requirement to a “school,” as defined by the [Health and Safety Code](#) Section 11362.768. In addition, a cannabis retail use shall not be established within 600 feet of any other cannabis retail use established within and permitted by the City of Santa Rosa.
- (11) Not permitted in the Southeast Greenway area.

- (12) Supportive housing is allowed only when the proposed use meets each of the requirements of Assembly Bill ~~2464~~ **2162**, as specified in [Government Code](#) Section 65651.
- (13) Outdoor dining permitted by right, pursuant to Section 20-42.110.B.

Utility facility	CUP									
Utility infrastructure	P	P	P	P	P	P	P	P	P	

Key to Zoning District Symbols

CO	Office Commercial	CV	Motor Vehicle Sales	TV-M	Transit Village—Mixed	MMU	Maker Mixed Use
CN	Neighborhood Commercial	CD	Downtown Commercial	CMU	Core Mixed Use		
CG	General Commercial	CSC	Community Shopping Center	SMU	Station 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.
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- (7) Residential uses are encouraged as part of new development on sites zoned CN, as described in Section [20-23.050](#).
- (8) Administrative Design Review is required when a project is not part of a building permit application.
- (9) Mobile food vending is permitted on private property, with the approval of a Minor Use Permit, only on sites located within the CG zoning district that have street frontage on Sebastopol Road, between Stony Point Road and Olive Street, as described in Section [20-42.210](#).
- (10) Subject to a 600-foot minimum setback requirement to a “school,” as defined by the [Health and Safety Code](#) Section 11362.768. In addition, a cannabis retail use shall not be established within 600 feet of any other cannabis retail use established within and permitted by the City of Santa Rosa.
- (11) Not permitted in the Southeast Greenway area.

(12) Supportive housing is allowed only when the proposed use meets each of the requirements of Assembly Bill ~~2161~~ **2162**, as specified in [Government Code](#) Section 65651.

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

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

20-23.040 Commercial district general development standards.

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

Development Feature	Requirement by Zoning District				
	CV	CMU(4)	SMU(4)	MMU(4)	CSC
Minimum lot size	<i>Minimum area and dimensions for parcels proposed in new subdivisions.</i>				
Area	20,000 sf	None required			Determined by CUP
Dimensions	None required (1)				
Residential density	<i>Maximum number of dwelling units allowed on a parcel. The actual number of units will be determined by the City through subdivision or land use permit approval.</i>				
Maximum density	Not allowed	See FAR Section 20.23.060 . None required for parcels without an assigned FAR.	See FAR Section 20-23.060 .		1 unit required per 4,000 sf of nonresidential floor area to a maximum of 30 units per acre.
Setbacks (1) (2)	<i>Minimum setbacks required. See Section 20-30.110 for setback measurement instructions.</i>				
Front	20 ft (3)	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)		
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.			5 ft adjacent to a residential zone or use; none required elsewhere.
Side—Corner	Same as interior side	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. 0 ft; 5 feet required when directly abutting low or medium low density zoning districts or development.			5 ft adjacent to a residential zone or use; none required elsewhere.
Lot coverage (1)	<i>Maximum percentage of total lot area that may be covered by structures.</i>				
Maximum coverage	85%	100%			
Height limit (4)	<i>Maximum allowable height of structures. See Section 20-30.070 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>				

Development Feature	Requirement by Zoning District				
	CV	CMU(4)	SMU(4)	MMU(4)	CSC
Maximum height	55 ft	See FAR Section <u>20-23.060</u> . For properties without an assigned FAR, a max of 35 ft	See FAR Section <u>20-23.060</u> .		55 ft
Landscaping	See Chapter <u>20-34</u> (Landscaping Standards)				
Parking	See Chapter <u>20-36</u> (Parking and Loading)				
Signs	See Chapter <u>20-38</u> (Signs)				

Notes:

- (1) Subdivision or Conditional Use Permit approval may establish specific requirements for minimum lot area, maximum lot coverage, set backs, and/or dimensions based on the characteristics of the site or surroundings, environmental constraints, and/or other issues.
 - (2) The Design Review process may require larger setbacks.
 - (3) A 20-foot front setback is required for buildings and off-street parking areas; outdoor auto display areas require no front setback.
 - (4) ~~12 stories to a maximum of 150 feet for three properties located at 740 and 770 Third St. and 100 D St, and 14 stories to a maximum height of 150 feet for a property located at 620 Third Street.~~
- (4) See Zoning Code Section 20-23.060 for additional zoning district development standards.**

20-23.060 CMU, SMU, MMU, NMU zoning district development standards.

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

20-24.030 Industrial district land uses and permit requirements.

A. General land use permit requirements. Table 2-10 identifies the uses of land allowed by this Zoning Code in the industrial zoning districts, and the land use permit required to establish each use, in compliance with Section 20-21.030 (Allowable Land Uses and Permit Requirements).

Note: where the last column in the table (“Specific Use Regulations”) includes a section number, the regulations in the referenced section apply to the use. Provisions in other sections of this Zoning Code may also apply.

B. Re-occupancy with less intensive use. The re-occupancy of a building that was authorized by Minor Conditional Use Permit or Conditional Use Permit, with a use allowed in the same industrial zoning district by Table 2-10 as a permitted or conditional use, may occur with a Zoning Clearance where noted by Table 2-10, and where the Director determines that the proposed use is similar to or less intense than the previous use. The determination shall be based on the following criteria, and other relevant considerations as identified by the Director.

1. Pedestrian and vehicular traffic;
2. Parking requirements;
3. Number of employees and clients;
4. Nuisance factors, including noise, odors, fumes, dust, dirt, litter, vibrations, etc.

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

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Agricultural product processing	—	—	P(3)	
Artisan/craft product manufacturing	P	P	P	
Brewery—Brew pub	P	CUP	—	
Brewery—Production	P	P	P	
Cannabis—Commercial cultivation—up to 5,000 sq ft	—	MUP	MUP	20-46
Cannabis—Commercial cultivation—5,001 sq ft or greater	—	CUP	CUP	20-46
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
Community care facilities—6 or fewer clients	P	P	P	

Key to Zoning District Symbols

BP	Business Park	IG	General Industrial
IL	Light 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 ~~2161~~ [2162](#), as specified in [Government Code](#) Section 65651.

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

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING (continued)

Community care facilities—7 or more clients	MUP	MUP	MUP	
---	-----	-----	-----	--

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—Indoor only	P	P(3)	P(3)	
Media production—With outdoor uses	MUP	P(3)	P(3)	
Petroleum product storage and distribution	—	—	MUP	
Printing and publishing	P(3)	P(3)	P	
Recycling—Large collection facility	—	—	MUP	20-42.120
Recycling—Processing facility	—	—	MUP	20-42.120
Recycling—Reverse vending machines	P	P	P(3)	20-42.120
Recycling—Scrap or dismantling yard	—	—	MUP	20-42.120
Recycling—Small collection facility	MUP	MUP	MUP	20-42.120
Research and development	P	P	MUP	
Storage—Accessory	P	P	P(3)	
Storage—Contractor’s yard	—	MUP	MUP	
Storage—Open during extended or transitional hours	—	MUP	MUP	
Storage—Outdoor	—	MUP	MUP	20-42.170
Storage—Personal storage facility (mini-storage)	—	P(3)	P(3)	20-42.180
Warehouse, wholesaling and distribution	MUP (4)	P(3)	P(3)	

Key to Zoning District Symbols

BP	Business Park	IG	General Industrial
IL	Light 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 ~~2161~~ [2162](#), as specified in [Government Code](#) Section 65651.

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

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING (continued)

Winery—Boutique	P	P	P	
Winery—Production	P	P	P	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

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

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

Accessory dwelling unit	P(4)	—	—	20-42.130
Animal keeping—Domestic/exotic	S	S	S	20-42.040
Caretaker unit	MUP(4)	MUP(4)	MUP(4)	
Emergency shelter	CUP	CUP	CUP	
Home occupation	S	—	—	20-42.070
Junior accessory dwelling unit	P(4)	—	—	20-42.130

Key to Zoning District Symbols

BP	Business Park	IG	General Industrial
IL	Light 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 ~~2161~~ [2162](#), as specified in [Government Code](#) Section 65651.

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

RESIDENTIAL USES (continued)

Live/work unit	MUP	—	—	20-42.080
Mixed use project	MUP	—	—	
Mobile home/manufactured housing	CUP(4)	—	—	20-42.094
Multi-family dwellings	CUP(4)	—	—	
Organizational house	CUP(4)	—	—	
Residential accessory uses and structures	P(4)	—	—	
Single-family dwelling	CUP(4)	—	—	
Supportive housing(8)	P	—	—	
Transitional housing	CUP	CUP	CUP	
Work/live unit	MUP	MUP	MUP	20-42.080

RETAIL TRADE

Accessory retail uses	P(4)	P	P	20-42.024
Alcoholic beverage sales	—	CUP	—	20-42.034
Auto and vehicle sales and rental	—	MUP	—	
Bar/tavern	—	CUP	—	
Building and landscape materials sales—Indoor	—	P	MUP	
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	—	CUP	CUP	20-42.150

Key to Zoning District Symbols

BP	Business Park	IG	General Industrial
IL	Light 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 ~~2161~~ [2162](#), as specified in [Government Code](#) Section 65651.

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

RETAIL TRADE (continued)

Neighborhood center	MUP(5)	MUP(5)	CUP(5)	
Night club	—	CUP	—	
Office supporting retail	P	—	—	
Restaurant, café, coffee shop—Counter ordering	P(4)	P	CUP	
Restaurant, café, coffee shop—Outdoor dining	MUP(4)	MUP	CUP	
Restaurant, café, coffee shop—Serving alcohol (no bar)	P(4)	P	CUP	
Restaurant, café, coffee shop—Table service	P(4)	P	CUP	
Warehouse retail	CUP(4)	CUP	CUP	

SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL

ATM	P	P	—	20-42.044
Bank, financial services	P	—	—	
Business support service	P	P	MUP	
Medical service—Clinic, urgent care	P	MUP	—	
Medical service—Doctor office	P	—	—	
Medical service—Health care facility	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	—	—	

Key to Zoning District Symbols

BP	Business Park	IG	General Industrial
IL	Light 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 ~~2161~~ **2162**, as specified in [Government Code](#) Section 65651.

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

	BP	IL	IG	
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SERVICES—GENERAL

Accessory services	P(4)	P	MUP	20-42.024
Catering service	—	P	P	
Child day care center	MUP	MUP	—	20-42.050
Equipment rental	—	P(3)	P(3)	
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	MUP	MUP	MUP	
Kennel, animal boarding	—	MUP	MUP	
Lodging—Hotel or motel	CUP(4)	—	—	
Maintenance service—Client site services	MUP	P	P	
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	
Parking facility, public or commercial	—	—	MUP	
Taxi or limousine dispatch facility	—	MUP	MUP(3)	
Telecommunications facilities	S	S	S	20-44
Truck or freight terminal	—	MUP	MUP(3)	
Utility facility	—	P(3)	P(3)	
Utility infrastructure	P(3)	P(3)	P(3)	
Vehicle storage	—	MUP	P(3)	

Key to Zoning District Symbols

BP	Business Park	IG	General Industrial
IL	Light 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 ~~2161~~ [2162](#), as specified in [Government Code](#) Section 65651.

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

20-26.030 Special purpose district land uses and permit requirements.

A. Special Purpose districts except PD. Table 2-12 identifies the uses of land allowed by this Zoning Code in the Special Purpose zoning districts except for the PD district, and the land use permit required to establish each use, in compliance with Section [20-21.030](#) (Allowable Land Uses and Permit Requirements).

Note: where the last column in the table (“Specific Use Regulations”) includes a section number, the regulations in the referenced section apply to the use. Provisions in other sections of this Zoning Code may also apply.

B. PD district land uses and permit requirements. See Section [20-26.060](#) (PD District Standards).

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

AGRICULTURAL, OPEN SPACE, AND RESOURCE-BASED USES

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

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

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

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

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

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	P(3)	P	CUP	20-42.060
Community care facility—7 or more clients	—	—	CUP	20-42.060
Emergency shelter	CUP	CUP	CUP	
Home occupation	S(3)	S	—	20-42.070
Junior accessory dwelling unit	S	S	—	20-42.130
Mobile home/manufactured housing unit	P(3)	CUP	—	20-42.094
Multi-family dwellings	MUP(3)	—	—	
Organizational house	—	—	CUP	
Residential accessory structures and uses	P(3)	P	—	20-42.030

Key to Zoning District Symbols

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

- (1) See Division 7 for land use definitions.
- (2) Any new uses shall be directly affiliated with an existing hospital; otherwise a MUP is required for a new use.
- (3) Not permitted in the Southeast Greenway area.
- (4) Supportive housing is allowed only when the proposed use meets each of the requirements of Assembly Bill ~~2164~~ [2162](#), as specified in [Government Code](#) Section 65651.

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

RESIDENTIAL USES (continued)

Single-family dwelling	P(3)	CUP	—	
Single-family dwelling, attached	MUP(3)	—	—	
Supportive housing(4)	P	—	—	
Transitional housing	CUP(3)	CUP	CUP	

RETAIL TRADE

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
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	P(3)	P	P	
Child day care—Large family day care home	MUP(3)	MUP	—	20-42.050
Child day care—Child care center	MUP	MUP	MUP	20-42.050
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	—	—	MUP	

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

Key to Zoning District Symbols

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

- (1) See Division 7 for land use definitions.
- (2) Any new uses shall be directly affiliated with an existing hospital; otherwise a MUP is required for a new use.
- (3) Not permitted in the Southeast Greenway area.
- (4) Supportive housing is allowed only when the proposed use meets each of the requirements of Assembly Bill ~~2161~~ **2162**, as specified in [Government Code](#) Section 65651.

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

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Broadcasting studio	—	—	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—Recreation	OSC	Open—Conservation	PI	Public and Institutional
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Notes:

- (1) See Division 7 for land use definitions.
- (2) Any new uses shall be directly affiliated with an existing hospital; otherwise a MUP is required for a new use.
- (3) Not permitted in the Southeast Greenway area.
- (4) Supportive housing is allowed only when the proposed use meets each of the requirements of Assembly Bill ~~2161~~ **2162**, as specified in Government Code Section 65651.

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

20-28.060 Station Area (SA) combining district.

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

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

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

D.—Locations of combining district. The standards of this section apply to properties located within the Downtown and North Santa Rosa Station Area Specific Plan boundaries, as follows:

- 1.—Downtown Station Area Specific Plan area:

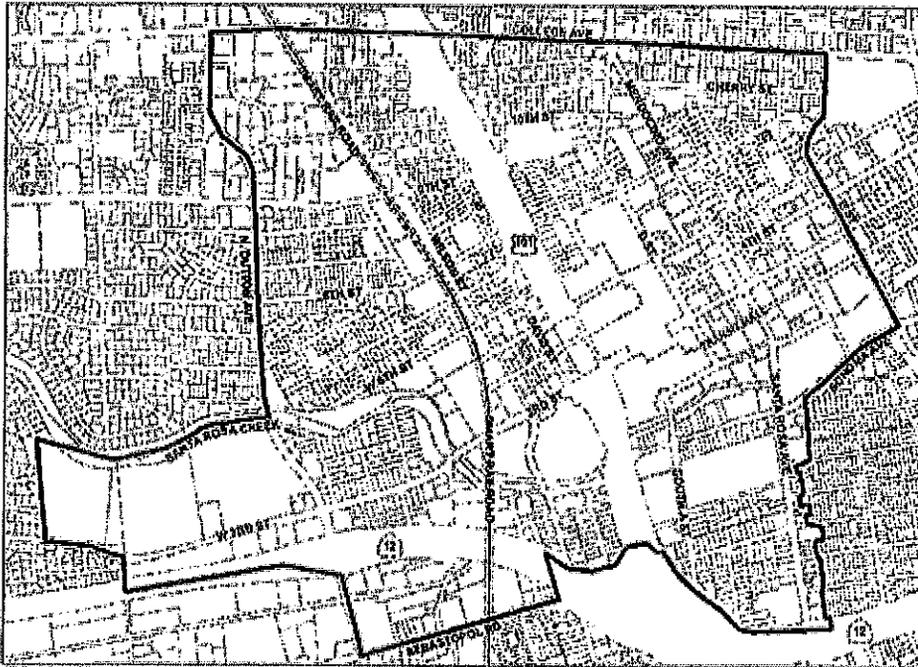


Figure 2-10—Downtown Station Area Specific Plan Boundaries

(College Avenue to the north, E Street to the east, Sebastopol Road and Highway 12 to the south, and Dutton Avenue and Imwalle Gardens to the west)

a.— All properties facing the following identified streets and corridors (as defined by the Downtown Station Area Specific Plan) and all properties on intersecting streets as illustrated in Figures 2-10, 2-11, 2-12, 2-13, 2-14, and 2-15; affected properties are designated within the SA combining district on the Zoning Map:

- (1)—Urban Center street type.

~~(a) — Third Street — Highway 101 to E Street.~~

~~(b) — B Street — Seventh Street to First Street.~~

~~(c) — Santa Rosa Avenue — Sonoma Avenue to Third Street.~~

~~(d) — First Street — B Street to Santa Rosa Avenue.~~

~~(2) — Shop Front street type.~~

~~(a) — Fourth Street — Highway 101 to E Street.~~

~~(b) — Mendocino Avenue — College Avenue to Fourth Street.~~

~~(c) — Sixth/A/Seventh Street Corridor — Highway 101 to Humboldt Street.~~

~~(d) — Fourth Street — Railroad X-ing to Highway 101.~~

~~(e) — Sixth Street — Playhouse to Highway 101.~~

~~(f) — Sonoma Marin Area Rapid Transit Street — West Third Street to West Sixth Street.~~

~~(g) — Wilson Street — Ninth Street to Third Street.~~

~~(h) — Santa Rosa Avenue — Pine Street to Wheeler Street.~~

~~(3) — Boulevard street type.~~

~~(a) — Sebastopol Road — Dutton Avenue to Olive Street.~~

~~(b) — Dutton Avenue — College Avenue to Sebastopol Road.~~

~~(c) — Santa Rosa Avenue — Highway 12 to Pine Street.~~

~~(d) — Santa Rosa Avenue — Wheeler Street to Sonoma Avenue.~~

~~(e) — West Third Street — Imwalle Gardens to Highway 101.~~

~~(4) — Neighborhood street type.~~

~~(a) — West Sixth Street — cul-de-sac to Sonoma Marin Area Rapid Transit property (west property line).~~

~~(b) — Imwalle Street — West Third Street to Santa Rosa Creek.~~

~~(c) — Ninth Street — Wilson Street to A Street.~~

~~(d) — Olive Street — Sebastopol Road to Santa Rosa Creek.~~

~~(e) — A Street — Ninth Street to Seventh Street.~~

~~(f) — Seventh Street — Humboldt Street to E Street.~~

~~(5) — Live/work street type.~~

~~(a) — New Donahue Street — Maxwell Court to West Ninth Street.~~

~~(b) — Roberts Avenue — Sebastopol Road to West Third Street.~~

~~(6) — Entryway street type.~~

~~(a) — B Street — Healdsburg Avenue to Seventh Street.~~

~~(b) — Healdsburg Avenue — College Avenue to B Street.~~

~~(c) — Railroad Street — Third Street to Santa Rosa Creek.~~

- (d) — Cleveland Avenue — College Avenue to Ninth Street.
- (e) — West Ninth Street — Dutton Avenue to Wilson Street.
- (7) — Sonoma Marin Area Rapid Transit multi-use corridor type.
 - (a) — Sonoma Marin Area Rapid Transit rail line — Sebastopol Road to College Avenue.
- (8) — Santa Rosa Creek multi-use corridor type.
 - (a) — Santa Rosa Creek — Inwalle Gardens to E Street.

2. North Santa Rosa Station Area Specific Plan area.

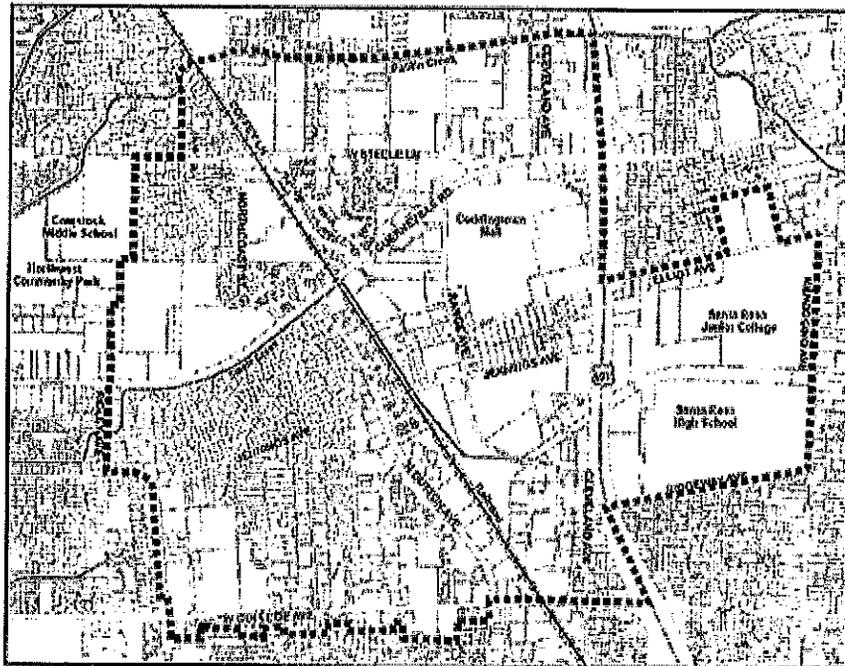


Figure 2-11 — North Santa Rosa Station Area Specific Plan Boundaries

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

- a. — All properties located within the boundaries of the North Santa Rosa Station Area Specific Plan that have a land-use designation of Transit Village Mixed Use, Transit Village Medium, Medium Density Residential, Medium High Density Residential, Retail and Business Services, Office, Light Industrial, Business Park and Public Institutional.
- E. — Downtown Station Area Specific Plan site planning and development standards. Proposed development and new land uses shall comply with the following development standards, as applicable. In the event of any conflict between the following development standards and those of the primary zoning district, the most restrictive shall apply.
 - 1. — Urban Center street type.

Table 2-14 — Urban Center Street Type Development Standards

Street	Segment	Building Height (stories)	Ground Floor Use	Building Placement
Third Street	Highway 101 to B Street	2-10	Activity Generating, Residential or mix of both	property line (1)
B Street	Seventh Street to First Street	2-10	Activity Generating, Residential or mix of both	property line (1)
Santa Rosa Avenue	Sonoma Avenue to Third Street	2-10	Activity Generating, Residential or mix of both	property line (1)
First Street	B Street to Santa Rosa Avenue	2-10	Activity Generating, Residential or mix of both	property line (1)

Note:

(1) — At least 80% of the street frontage along each block shall be located on the property line.

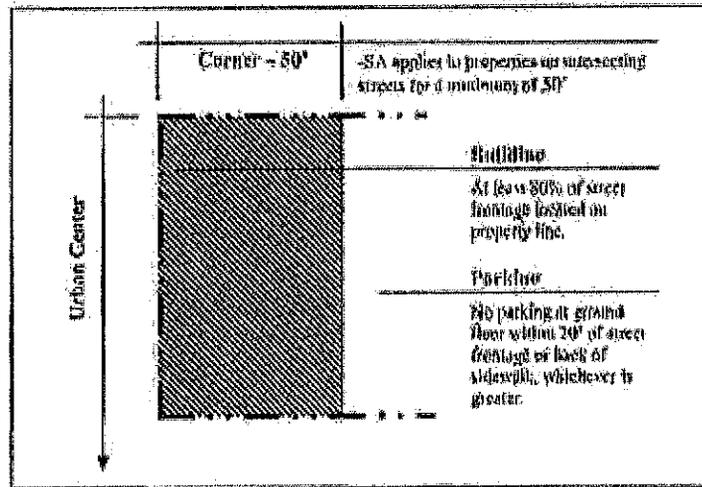


Figure 2-12—Urban Center Street Type Applicability and Building Placement

- a. — Building entries. New development shall have building entries facing the street frontage.
- b. — Parking location. At the ground floor, no parking shall be permitted within 20 feet of the street frontage or back of sidewalk, whichever is greater.
- c. — Ceiling height. Ground floor uses shall include a minimum of 12-foot floor to ceiling height.

d. — Right of way and setbacks. Right of way dedications or building setbacks along Third Street and B Street shall be provided to allow additional space for pedestrian facilities and planting of street trees where needed. The amount of dedication or specific setback requirement shall be determined by the review authority.

e. — Courthouse Square. Properties facing directly into Courthouse Square shall be developed with fairly consistent building heights. Building heights shall not exceed the maximum allowed by Table 2-8 (Section 20-23.040), and as determined by the Design Review Board. Ground floor uses shall be retail.

f. — City Hall site. New development on the existing City Hall site may be set back from the property line at the discretion of the Design Review Board.

g. — City owned parking facilities. Future development of City owned parking facilities shall result in no net loss of public parking spaces, and shall include increases in the supply of public parking spaces. The total number of increased parking spaces shall be determined by the review authority.

2. — Shop Front street type.

Table 2-15 Shop Front Street Type Development Standards

Street	Segment	Building Height (stories)	Ground Floor Use	Front Setback
Fourth Street	Highway 101 to E Street	2-10	Activity Generating	property line (1)
Mendocino Avenue	College Avenue to Fourth Street	2-10	Activity Generating, Residential or mix of both	property line (1)
Sixth/A/Seventh Street Corridor	Highway 101 to Humboldt Street	2-7	Activity Generating, Residential or mix of both	property line (1)
Fourth Street	Railroad X-ing to Highway 101	2-5	Activity Generating	property line (1)
Sixth Street	Playhouse to Highway 101	2-5	Activity Generating, Residential or mix of both (office included)	property line (1)
SMART Street	W. Third Street to W. Sixth Street	3-5	Activity Generating, Residential or mix of both	See primary zoning district standards (1)
Wilson Street	Sixth Street to Third Street	2-5	Activity Generating, Residential or mix of both	property line (1)

Wilson Street	Ninth Street to Sixth Street	2-4	Activity-Generating, Residential or mix of both (office included)	5-foot back at building entry or public space (1)
Santa Rosa Avenue	Pine Street to Wheeler Street	2-3	Activity-Generating	5-foot back at building entry or public space (1)

Notes:

(1) — At least 80% of the street frontage along each block shall be located on the property line.

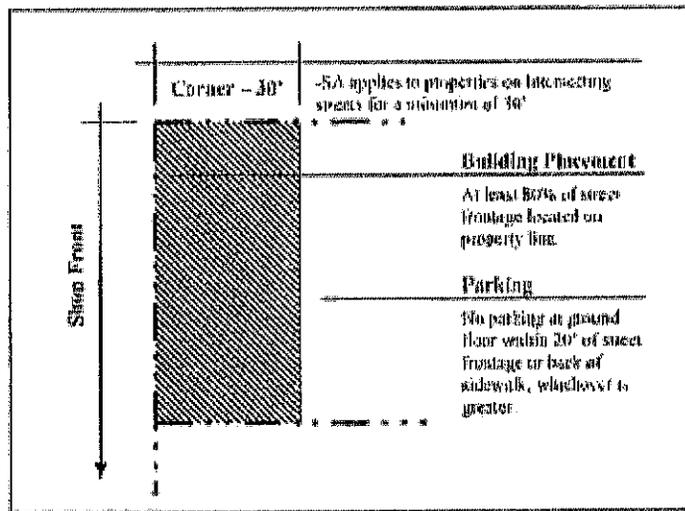


Figure 2-13 — Shop Front Street Type Applicability and Building Placement

- a. — Building entries. New development shall have building entries facing the street frontage.
- b. — Parking location. At the ground floor, no parking shall be permitted within 20 feet of the street frontage or back of sidewalk, whichever is greater.
- c. — Ceiling height. Ground floor uses shall include a minimum of 12 feet floor to ceiling height.
- d. — Scale and massing. Development along the W. Sixth Street frontage of the Sonoma Marin Area Rapid Transit (SMART) property shall be designed to be compatible in terms of scale, massing and materials with existing development in the West End neighborhood, at the discretion of the Design Review Board.
- e. — Ground floor uses. Residential and live work/office uses are permitted on the ground floor in the Railroad Corridor sub-area of the Downtown Station Area Specific Plan.
- f. — City owned parking facilities. Future development of existing City owned parking facilities shall result in no net loss of public parking spaces, and should include increases in the supply of public parking spaces.

g. — Courthouse Square. Properties facing directly onto Courthouse Square shall be developed with consistent building heights. Building heights shall not exceed the maximum allowed by Table 2-8 (Section 20-23.040), and as determined by the Design Review Board. Ground floor uses shall be retail.

h. — Fourth Street. Properties fronting on Fourth Street in Courthouse Square and Railroad Square shall have at least one retail use at the ground floor level.

i. — Fourth Street connection. Reconnect Fourth Street between Railroad Square and Courthouse Square through the Santa Rosa Plaza.

j. — Historic water tower. Development along the Fourth Street corridor in the Railroad Square sub-area, including its projected alignment west of the Northwestern Pacific railroad right-of-way to Santa Rosa Creek, shall be designed to respect and preserve corridor views of the historic water tower.

k. — Pedestrian promenade. Development of properties in the Railroad Square sub-area between Santa Rosa Creek and the Northwestern Pacific railroad right-of-way shall accommodate creation of a pedestrian promenade that extends along a projected alignment of Fourth Street from its current terminus at the railroad right-of-way due west to Santa Rosa Creek. An entry node where the promenade meets the Prince Memorial Greenway path shall be created as envisioned by the adopted Pierson Reach Concept Plan.

3. — Boulevard street type.

Table 2-16 — Boulevard Street Type Development Standards

Street	Segment	Building Height (stories)	Ground Floor Use	Front Setback
Sebastopol Road	Dutton Avenue to Olive Street	1-5	Activity Generating, Residential or mix of both	5-foot back at building entry or public space (1)
Dutton Avenue	College Avenue to W. Ninth Street	1-5	Activity Generating, Residential or mix of both	See primary zoning district standards (1)
Dutton Avenue	W. Third to Sebastopol Road	1-4	Activity Generating, Residential or mix of both	See primary zoning district standards (1)
Dutton Avenue	W. Ninth Street to W. Third Street	1-3	Residential	See primary zoning district standards (1)
Santa Rosa Avenue	Highway 12 to Pine Street	2-3	Activity Generating	See primary zoning district standards (1)

Santa Rosa Avenue	Wheeler Street to Sonoma Avenue	2-3	Activity Generating	See primary zoning district standards (1)
W. 3rd Street	Santa Rosa Creek to Highway 101	2-7	Activity Generating, Residential or mix of both	property line—may be set back 10 ft. for extra sidewalk, landscape or public space (1)
W. 3rd Street	Imwalle Gardens to Dutton Avenue	1-4	Residential	See primary zoning district standards (1)
W. 3rd Street	Dutton Avenue to Santa Rosa Creek	1-4	See primary zoning district standards	See primary zoning district standards (1)

Note:

(1) — At least 60% of the buildings along the street frontage of each block shall be set back a minimum of 10 feet to provide extra sidewalk, landscape or public space.

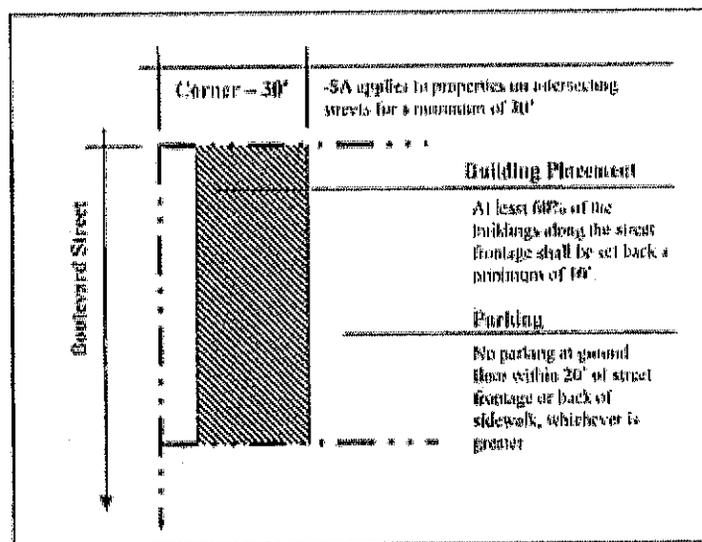


Figure 2-14 — Boulevard Street Type Applicability and Building Placement

- a. — Building entries. New development shall have building entries facing the street frontage.
 - b. — Parking location. At the ground floor, no parking shall be permitted within 20 feet of the street frontage or back of sidewalk, whichever is greater.
 - c. — Ceiling height. Ground floor uses shall include a minimum of 12-foot floor to ceiling height.
 - d. — Residential entries. Pedestrian accessible entrances for all residential uses shall be visible at the ground floor level.
4. — Neighborhood street type.

Table 2-17—Neighborhood Street Type Development Standards

Street	Segment	Building Height (stories)	Ground Floor Use	Front Setback
W. 6th Street	Cul-de-sac to SMART Property (west property line)	1-3	Residential	Consistent with neighboring properties (1)
Imwalle Street	W. Third Street to Santa Rosa Creek	1-3	Residential	Consistent with neighboring properties (1)
9th Street	Wilson Street to Highway 101	1-4	Activity Generating, Residential or mix of both	Consistent with neighboring properties (1)
9th Street	Highway 101 to A Street	1-3	Activity Generating, Residential or mix of both	Consistent with neighboring properties (1)
Olive Street	Sebastopol Road to Santa Rosa Creek	1-3	Residential	Consistent with neighboring properties (1)
A Street	Ninth Street to Seventh Street	1-3	Activity Generating, Residential or mix of both	Consistent with neighboring properties (1)
Seventh Street	Humboldt Street to E Street	1-5	Residential	Consistent with neighboring properties (1)

Note:

(1) — Building setbacks shall be consistent with neighboring properties. Where there is no existing context or the street is new primary zoning district setbacks shall apply, except that no setback shall be greater than 15 feet.

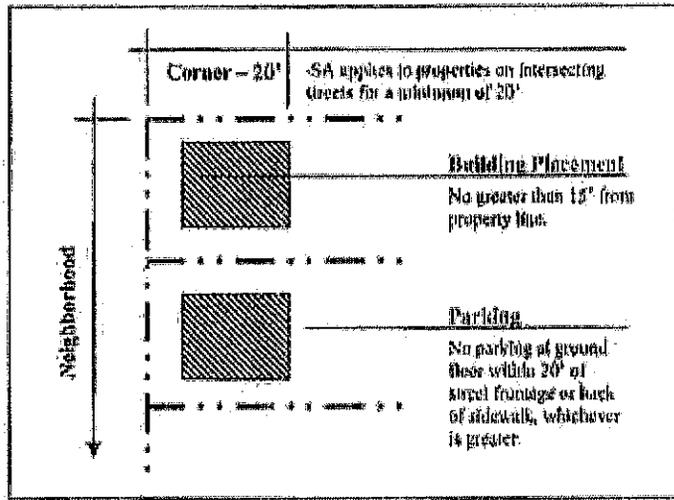


Figure 2-15 Neighborhood Street Type Applicability and Building Placement

- a. — Building entries. New development shall have building entries facing the street frontage.
 - b. — Parking location. At the ground floor, no parking shall be permitted within 20 feet of the street frontage or back of sidewalk, whichever is greater.
 - c. — Compatibility. New development on the western portion of the Imwalle site shall be compatible with the existing single-family detached neighborhood immediately west.
 - d. — Creek orientation. In the Imwalle Gardens sub-area of the Downtown Station Area Specific Plan, new development adjacent to Santa Rosa Creek shall be oriented toward the Creek to maximize visual connection with the Creek.
5. — Live/work street type.

Table 2-18 Live/Work Street Type Development Standards

Street	Segment	Building Height (stories)	Ground-Floor Use	Building Placement
New Donahue Street	Maxwell Court to W. Ninth Street	2-4	Activity Generating, Residential or mix of both (office included)	property line (1)
Roberts Avenue	Sebastopol Road to W. Third Street	2-4	Activity Generating, Residential or mix of both (office included)	property line (1)

Note:

(1) — At least 80% of the street frontage along each block shall be located on the property line.

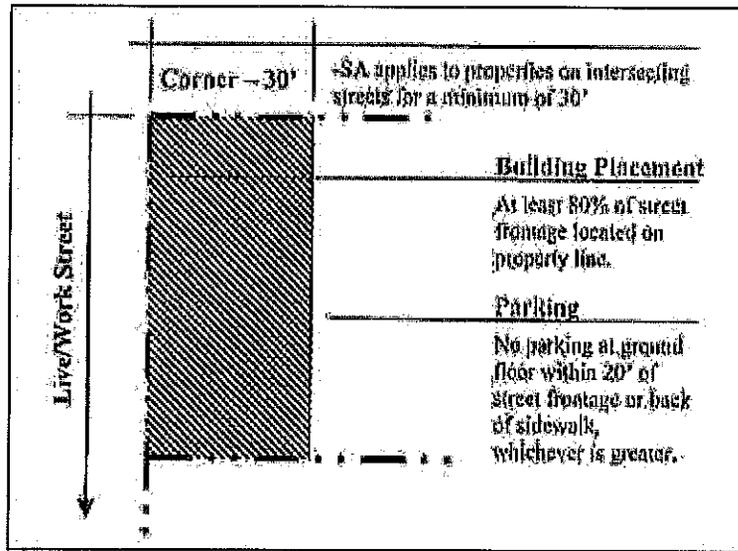


Figure 2-16—Live/Work Street Type Applicability and Building Placement

- a. — Building entries. New development shall have building entries facing the street frontage.
 - b. — Parking location. At the ground floor, no parking shall be permitted within 20 feet of the street frontage or back of sidewalk, whichever is greater, unless the parking is associated with the live/work use.
 - e. — Ceiling height. At least 25 percent of ground floor frontages shall include a minimum of 12 feet floor to ceiling height.
6. — Entryway street type.

Table 2-19—Entryway Street Type Development Standards

Street	Segment	Building Height (stories)	Ground Floor Use	Building Placement
B Street	Healdsburg Avenue to Seventh Street	2-5	Activity Generating, Residential or mix of both	property line (1)
Healdsburg Avenue	College Avenue to B Street	2-5	Activity Generating, Residential or mix of both	property line (1)

Railroad Street	Third Street to Santa Rosa Creek	2-7	Activity Generating, Residential or mix of both	See primary zoning district standards (1)
Cleveland Avenue	College Avenue to Ninth Street	2-3	Activity Generating, Residential or mix of both	See primary zoning district standards (1)
W. Ninth Street	Dutton Avenue to Wilson Street	2-3	Activity Generating, Residential or mix of both	See primary zoning district standards (1)

Note:

(1) — At least 60% of the street frontage along each block shall be located on the property line.

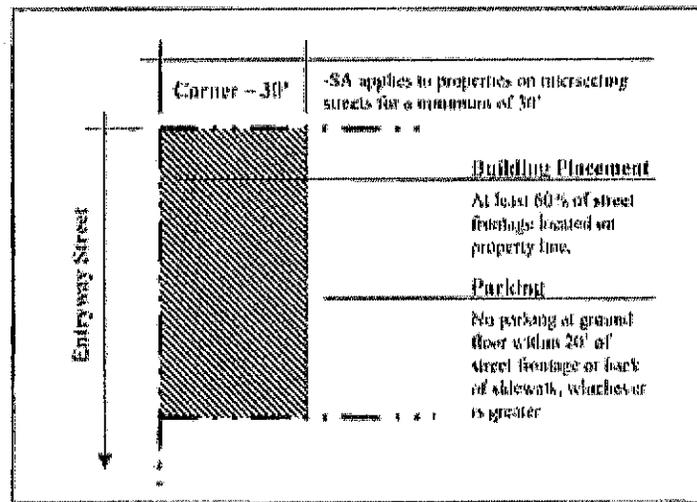


Figure 2-17 — Entryway Street Type Applicability and Building Placement

- a. — Building entries. New development shall have building entries facing the street frontage.
- b. — Parking location. At the ground floor, no parking shall be permitted within 20 feet of the street frontage or back of sidewalk, whichever is greater.
- c. — Ceiling height. Ground floor uses shall include a minimum of 12 feet floor-to ceiling height.
- d. — Height and scale. New development adjacent to the St. Rose and West End preservation districts shall be compatible in height and scale with existing structures. New development shall transition to a maximum of three stories in height when abutting or adjacent to residential uses or residential zoning districts.

e. Retain single-family residences. Allow replacement of existing single-story single-family detached residences when located in a historic preservation district.

7. Sonoma Marin Area Rapid Transit multi-use corridor type. New construction on any property that borders the Sonoma Marin Area Rapid Transit (SMART) corridor (the railroad tracks) shall include a minimum of two stories and a maximum of five stories. New development shall be designed to provide visual connections with the corridor and shall be required to accommodate safe and convenient pedestrian and bicycle access and travel. Fencing along this corridor shall be transparent.

8. Santa Rosa Creek multi-use corridor type. New construction on properties that border Santa Rosa Creek shall include entry level doors and windows visible from the Creek. Activity generating uses are encouraged.

Fences and walls along Santa Rosa Creek are discouraged; where necessary, newly constructed fences shall be a minimum of 50 percent transparent.

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

Table 2-20—Development Standards for Residential Properties in the North Santa Rosa Station Area Specific Plan Boundaries

Development Feature	Requirement by General Plan Land Use Designation		
	Medium Density Residential	Medium High Density Residential	Transit Village Medium
Ground-Floor Retail Ceiling Height	<i>Minimum interior ceiling height for ground floor retail space.</i>		
	Not Applicable	Not Applicable	15 ft
Ground-Floor Retail Depth	<i>Minimum interior depth for ground floor retail space.</i>		
	Not Applicable	Not Applicable	25 ft
Building Height	3 stories (35-ft) maximum	4 stories (45 ft) maximum	3 stories (35 ft) minimum; 4 stories (45 ft) maximum
Canopy or Awning Height	<i>Minimum height to bottom of canopy or awning.</i>		
	No Requirement	No Requirement	8 ft
Allowed Projections	<i>Maximum allowed projection of towers or turrets at corners of buildings, or roof forms that project above a building fascia.</i>		
	10 ft	10 ft	10 ft for roof forms and for corner towers or turrets; 5 ft for towers or

			turrets that are not at the corner of a building
Allowed Encroachments	Main entries may encroach up to 12 ft into front setback; Awnings and canopies may project up to 8 ft into public right-of-way; Secondary entries, balconies, bay windows, chimneys and eaves may encroach up to 2.5 ft into any setback	Main entries may encroach up to 10 ft into front setback; Awnings and canopies may encroach up to 8 ft into public right-of-way; Secondary entries, balconies, bay windows, chimneys and eaves may encroach up to 2.5 ft into any setback	Awnings and canopies may project up to 8 ft into public right-of-way; Balconies may encroach up to 2.5 ft into front setback or public right-of-way; Bay windows, chimneys, and eaves may encroach up to 2.5 ft into any setback
Access Standards	All main building entries shall orient toward the street; Surface parking lots are not permitted in front of buildings; Locate on-site parking to the rear or side of the property, or internal to the block, and provide access to parking through alleys and driveways, where possible		

Table 2-21—Development Standards for Commercial Properties in the North Santa Rosa Station Area Specific Plan Boundaries

Development Feature	Requirement by General Plan Land Use Designation		
	Transit Village Mixed Use	Retail and Business Services	Office
Ground Floor Land Use	Activity Generating	Activity Generating	No Requirement
Ground Floor Retail Ceiling Height	<i>Minimum interior ceiling height for ground floor retail space:</i>		
	15 ft	15 ft	No Requirement
Ground Floor Retail Depth	<i>Minimum interior depth for ground floor retail space:</i>		
	25 ft	25 ft	No Requirement
Ground Floor Retail Frontage Transparency	<i>Minimum percentage of transparency (windows) along main building frontage, and along the side façade facing the street for buildings on corner lots:</i>		
	No Requirement	80% of main frontage; 25% of side façade	No Requirement
Building Height	2 stories (25 ft) minimum; 5 stories (55 ft) maximum	See applicable Zoning District requirements	2 stories (25 ft) minimum; 3 stories (35 ft) maximum
	<i>Minimum height to bottom of canopy or awning:</i>		

Canopy or Awning Height	8 ft	No Requirement	No Requirement
Recessed Entries	<i>Maximum depth of recessed main building entry on the street frontage or at the corner of building, when entry is located on corner.</i>		
	5 ft at street; 10 ft at corner	5 ft at street; 10 ft at corner	No Requirement
Allowed Projections	<i>Maximum allowed projection of towers or turrets at corners of buildings, or for roof forms that project above a building fascia.</i>		
	10 ft	No Requirement	No Requirement
Allowed Encroachments	Awnings and canopies may encroach up to 8 ft into the front setback or public right-of-way; Bay windows, chimneys and eaves may encroach up to 2.5 ft into any setback		
	Balconies may encroach up to 2.5 ft into front setback or public right-of-way	No additional requirements	Main entry may encroach 5 ft into front setback
Access Standards	Locate on-site parking to the rear, internal to block, tucked under the building, or in a below-ground structure, and provide access through alleys or driveways, where possible		
	Main building entries shall face the street; Surface parking is not permitted in front of buildings	Surface parking is not permitted in the front setback	Main building entries shall face the street; Surface parking is not permitted in front of buildings

Table 2-22 — Development Standards for Industrial Properties in the North Santa Rosa Station Area Specific Plan Boundaries

Development Feature	Requirement by General Plan Land Use Designation	
	Business Park	Light Industrial
Building Height	See applicable Zoning District requirements	2 stories (25 ft) minimum; 5 stories (55 ft) minimum
Building Stepback	Step back all floors above 3 stories a minimum of 6 ft	
Allowed Encroachments	No requirements	Main entries may encroach up to 5 ft into front setback; Awnings and canopies may encroach up to 8 ft into the front setback or public right-of-way; Bay windows and eaves may encroach up to 2.5 ft into any setback

Access Standards	Surface parking is not permitted in front of buildings; Locate on-site parking and yards to the side or rear of buildings; Provide access to parking through alleys or driveways, where possible
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Table 2-23 — Development Standards for Public Institutional Properties in the North Santa Rosa Station Area Specific Plan Boundaries

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

20-30.040 Creekside development.

A. Purpose. This Section requires minimum setbacks from waterways for new structures, to provide reasonable protection to owners of riparian property and the public from the hazards of stream bank failures and flooding, while allowing owners of property near waterways reasonable use of and the opportunity to improve their properties consistent with general safety.

B. Applicability. No structure, including buildings of any type, **including overhangs, cantilevered portions, second story additions to single-story structures,** swimming pools, including prefabricated swimming pools, driveways, streets, parking areas, patios, platforms, decks, fences, liquid storage tanks, mobile homes, broken concrete rubble, earth fill or other structural debris fill, or retaining walls, shall be placed within the creekside setbacks required by this Section.

1. Existing structures. An existing, lawfully constructed structure that is located within a setback required by this Section is subject to the requirements for nonconforming structures in Chapter 20-61 (Nonconforming Uses, Structures, and Parcels).

2. Exceptions. This Section shall not apply to:

Paved or unpaved trails, both private and public. Storm drainage, erosion control, and creekbank stability improvements that have been approved as required by law by the governmental agencies having jurisdiction over them.

3. Design guidelines. See also Section 4.4 (Creeks, Riparian Corridors, and Storm Drainage) of the City's Design Guidelines.

C. Definitions. Definitions of the technical terms and phrases used in this Section may be found in Division 7 (Glossary), under "Waterway."

D. Creekside setback requirements.

1. Waterway with defined bank. The exterior boundary of the setback area on each side of a natural or modified natural waterway shall be 50 feet from the top of the highest bank on that side of the waterway, as determined by the Director. When the bank of a natural or modified natural waterway is steeper than 2.5:1, the exterior setback boundary shall be measured by the projections of a slope of 2.5:1 from the toe of the stream bank to ground level, plus 50 feet. See Figure 3-1.

2. Waterway without defined bank. The exterior boundary of the setback area adjacent to the side of a natural or modified natural waterway, where the top of the stream bank is not defined, shall be 50 feet, measured horizontally, from the established 100-year storm freeboard level. See Figure 3-2.

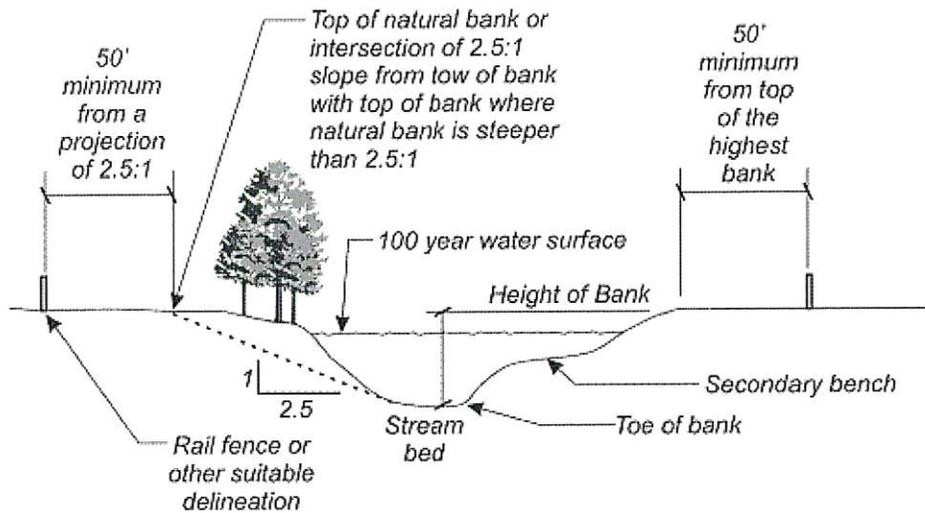


Figure 3-1 – Setback with defined bank (see exceptions Section 20-30.040.D.4.)

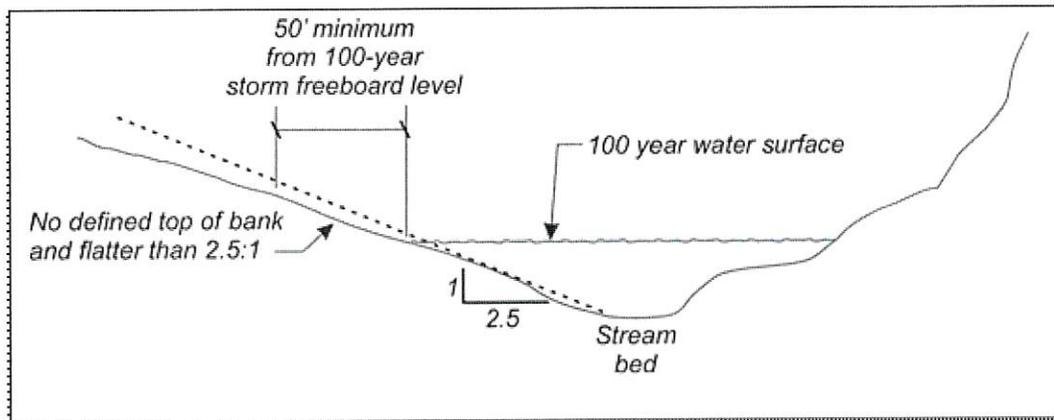


Figure 3-2 – Setback without defined bank (see exceptions Section 20-30.040.D.4.)

3. Channelized waterway. Where a fully channelized waterway exists and the channel is owned by, or under the control of the Sonoma County Water Agency, structures may be closer to the top of the bank than a distance of 2.5 times the depth of the bank plus 50 feet, **subject to the following standards: the setback provided that this encroachment into the setback area will not obstruct or impair the channel's hydraulic functions; impede City or Sonoma Water Agency access or maintenance of the channel; or impair the stability of the slope, bank, or maintenance of the channel;** or impair the stability of the slope, bank, or creekbed fountain, all as determined by and approved by the **Planning and Economic** Department, the **Public Work Water** Department, and **additionally** the Sonoma County Water Agency **for projects adjacent to Sonoma Water owned or controlled channelized waterways.**

4. Exceptions.

a. The setbacks required in Section 20-30.040 shall be 30 feet for existing properties or adjacent areas within the City that were developed in compliance with applicable setback requirements in effect prior to September 3, 2004.

b. The setbacks required in Section 20-30.040 shall be 30 feet for new development that is surrounded by existing structures that were developed in compliance with applicable setback requirements in effect prior to September 3, 2004.

c. Setbacks for accessory dwelling units shall be provided consistent with Section 20-42.130 Accessory dwelling units.

E. Bridges and utilities within setback areas. Bridges for motor vehicles, pedestrians, and/or bicycles, and/or public utility infrastructure may cross through a waterway setback area and over or under its channel, provided that the installation has received all required approvals from the City. "Bridges" as used in this subsection includes the segments of the street connecting with the ends of the bridge and the use of box culverts to contain the waters of a waterway for a street overcrossing.

20-30.060 Fences, walls, and screening.

A. Purpose. This Section provides regulations for the installation, construction, and placement of fences on private property. For the purposes of this Zoning Code, the term “fence” includes fences, hedges, walls or structures in the nature of a fence.

B. Measurement of fence and wall height.

1. Fence height shall be measured as the vertical distance between the finished grade at the base of the fence and the top edge of the fence material.
2. The height of fencing atop a wall shall be measured from the base of the wall.
3. Where the ground elevation within six feet of the base of a fence differs from one side of the fence to the other (as when a fence is placed at the top of a slope or on a retaining wall), the height shall be measured from the side with the lowest natural grade; except that a safety fence with a height of 42 inches shall be allowed on the top of a retaining wall of 30 inches or more in height with Minor Use Permit approval. See Figure 3-3.

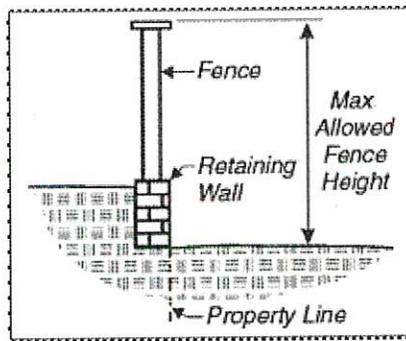


Figure 3-3—Fence Height Measurement

~~C. Height limits. A fence in a residential zoning district shall not exceed the height limits shown in Table 3-1, unless authorized in compliance with Subsection D (Additional height with Minor Use Permit approval). See also Figure 3-4.~~

C. Height limits. A fence in a residential zoning district is subject to the following restrictions:

1. Single family dwelling shall not exceed the height limits shown in Table 3-1, unless authorized in compliance with Subsection D (Additional height with Minor Use Permit approval). See also Figure 3-4.
2. Multifamily dwelling and non-residential properties will require Design Review approval and are not subject to the height limits shown in Table 3-1.

TABLE 3-1—MAXIMUM HEIGHT OF FENCES

Location	Maximum Height (1)
Within required front yard setback	36 inches
Within interior side or rear yard setback	6 feet (2)
Within exterior side setback	36 inches
Within a vision triangle (see Section 20-30.070.E)	No fence allowed, except as provided by Section 20-30.070.E (Vision Triangles).
Outside of a required setback	6 feet (2)

Notes:

(1) See the City's *Processing Review Procedures for Owners of Historic Properties* for fence height guidelines with an -H (Historic) combining district.

(2) A six-foot fence with two feet of lattice is allowed by right in an interior side or rear yard setback, and outside of a required front or street side setback (see Figure 3-5); provided that any fence exceeding ~~six~~ **seven** feet in height requires a Building Permit.

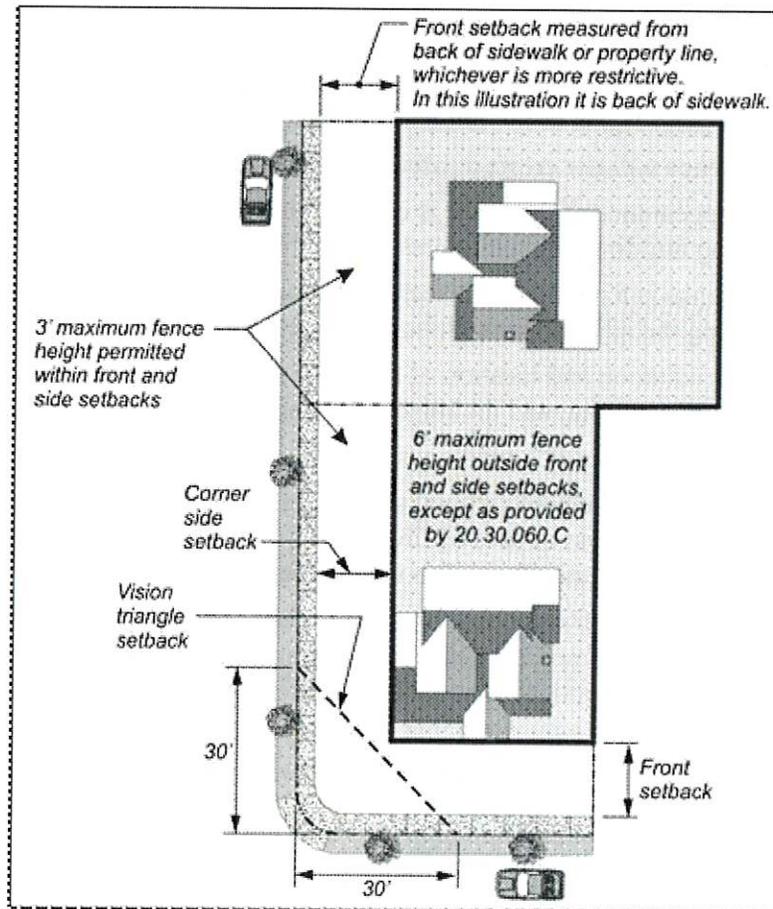


Figure 3-4—Allowed Fence Height

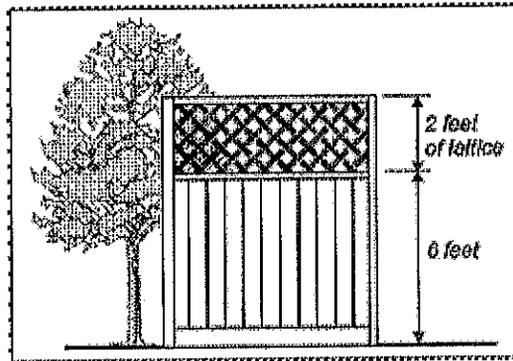


Figure 3-5—Lattice Allowed for Additional Fence Height

D. Additional height with Minor Use Permit approval. A fence may be constructed to a height in excess of the limits established by Subsection C with Minor Conditional Use Permit approval, except within a required vision triangle (Section 20-30.070.E). Minor Conditional Use Permit approval shall require that the review authority first make all of the following findings, in addition to those required for Minor Conditional Use Permits by Section 20-52.050:

1. The issuance of the permit is reasonably necessary, by reason of unusual or special circumstances or conditions relating to the property, for the preservation of valuable property rights or the full use and enjoyment of the property;
2. The fence will not create a safety hazard to pedestrians or vehicular traffic;
3. The appearance of the fence is compatible with the design and appearance of other existing buildings and structures within the neighborhood;
4. The fence is a planned architectural feature to avoid dominating the site or overwhelming the adjacent properties and structures;
5. The orientation and location of the fence is in proper relation to the physical characteristics of the site and the surrounding neighborhood; and
6. The fence will be of sound construction.

E. Fire hazards. The Building Official shall not grant a building permit for any fence that will interfere with access in case of fire by the Fire Department to buildings in the vicinity, or that will constitute a hazard to vehicle traffic or pedestrians.

F. Temporary fences—Exceptions. Nothing in this Zoning Code shall be deemed to prohibit the erection of a temporary fence around construction works in compliance with the Building Code and other applicable provisions of the City Code.

G. Barbed wire. Barbed wire fencing shall not be constructed or placed over a fence except in agricultural, open space, or industrial areas. Minor Conditional Use Permit approval shall be required for barbed wire fencing abutting residential uses.

H. Screening.

1. Proposed development within commercially or industrially zoned sites that are adjacent to any residential zoning district shall provide screening between districts, subject to Design Review.

2. Outdoor storage areas in any commercial or industrial zoning district shall be permanently screened from view from any adjacent public right-of-way, access easement, or adjacent private property in compliance with Section 20-42.170 (Storage, Outdoor), and Section 20-30.090.L.1.g (Security—Dumpsters).

20-34.020 Applicability.

The provisions of this Chapter apply to all land uses as follows. See also Section 4.1 (Landscaping) of the City's Design Guidelines.

- A. New projects. New nonresidential projects, multi-family residential projects, and single-family residential projects shall provide landscaping in compliance with the requirements of this Chapter.
- B. Existing development. The approval of any permit for physical alterations and/or changes in use within an existing development may include conditions of approval requiring compliance with specific landscaping and irrigation requirements of this Chapter. When landscaping is required, the landscape and irrigation improvements shall be installed prior to final building inspection.
- C. Alternatives to requirements. Modifications to the standards of this Section may be approved by the appropriate authority to accommodate alternatives to required landscape materials or methods, where it is first determined that the proposed alternative will be equally effective in achieving the intent of this Section.

D. When in conflict with City Code Chapter 14-30, Water Efficient Landscape, Chapter 14-30 shall control.

20-34.030 Landscape plans.

Each application for approval of a project subject to this Chapter shall not be approved until plans and written material showing how the landscaping requirements are to be met are reviewed and approved.

- A. Plan preparation. Landscape plans shall be prepared by a landscape architect or other person qualified by education and experience to prepare landscape plans.
- B. Plan content. The degree of specificity of landscape plans and written material shall relate to the type of permit or request for approval being sought. Landscape plans shall include the information and materials required by the City of Santa Rosa Landscape Policies **Ordinance (City Code Chapter 14-30)** (~~City Council Resolution Nos. 21142 and 26690~~) and as listed on the ~~Department~~ **handout for landscape and irrigation plans.**
- C. Water-efficient landscape criteria. Landscape and irrigation plans shall comply with the requirements and guidelines of the Sonoma County Water Agency for water efficient landscape and the City's Water Efficient Landscape Policy **Ordinance (WELO), pursuant to City Code Chapter 14-30** and the ~~Single Family Residential Landscape Policy.~~
- D. Changes to approved plans. Changes to approved landscaping or irrigation plans shall not be made without prior written approval of the Director.
- E. Compliance with required plans. The construction/installation of landscape and irrigation improvements shall be accomplished in compliance with the approved plans as a prerequisite to any final approval/clearance of the use or development to which it relates.

20-36.040 Number of parking spaces required.

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

- A. Parking requirements by land use. Each land use shall be provided the number of automobile and bicycle parking spaces required by Table 3-4, except where a greater or lesser number of spaces is required through conditions of approval.
- B. Basis for calculations.
 - 1. Floor area. Where Table 3-4 establishes a parking requirement based on the floor area of a use in a specified number of square feet (e.g., one space per 1,000 square feet), the floor area shall be construed to mean gross floor area.
 - 2. Fractions. Where application of the requirements in Table 3-4 results in a fractional requirement, a fraction of 0.5 or greater shall be increased to the next higher number and a fraction of less than 0.5 shall be reduced to the next lower number.
- C. Expansion of structure, change in use.
 - 1. Expansion of structure. When existing conforming or nonconforming structures, other than single-family dwellings, are enlarged or increased in capacity by more than 10 percent, or when an expansion in use requires more parking than is presently provided, parking spaces shall be provided in accordance with Table 3-4.
 - 2. Change in use. When a building's use changes to a new use, for example a retail use to a restaurant, without enlarging the space in which the use is located, there shall be no additional parking required for the new use, except that the new use shall comply with current ADA standards for parking, provided that any deficiency in parking is no more than 10 spaces, or a 25 percent overall reduction from standard parking requirements, whichever is greater. **The determination for no additional parking is made by the Director of Planning and Economic Development.**
- D. Reduction of capacity. No existing parking or loading facility may be reduced incapacity unless sufficient replacement capacity is provided in compliance with this Chapter or a reduction is approved in compliance with Section [20-36.050](#) (Adjustments to parking requirements). Parking and loading facilities required by this Chapter shall remain available for the loading and parking of motor vehicles. Bicycle parking shall remain available for bicycles. Any contrary use of such facilities shall constitute a violation of this Code.
- E. Multi-use sites. A site with multiple uses shall provide the aggregate number of parking spaces required for each separate use, except where:
 - 1. The site was developed comprehensively as a shopping center, the parking ratio shall be that required for the shopping center as a whole regardless of individual uses listed in Table 3-4; or
 - 2. The site qualifies for shared parking in compliance with Section [20-36.050](#) (Adjustments to parking requirements).
- F. Uses not listed. A land use not specifically listed in Table 3-4 shall provide parking as determined by the Director. The Director shall use the requirements of Table 3-4 for similar uses as

a guide in determining the minimum number of parking spaces to be provided and may require the applicant to fund a parking study to determine parking demand.

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

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

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
AGRICULTURAL AND OPEN SPACE USES (1)		
Agricultural activities, including crop production, horticulture, orchard, vineyard, and animal keeping	None.	
Plant nursery	1.25 spaces per employee.	None.
Wildlife or botanical preserve or sanctuary	Determined by Conditional Use Permit.	
INDUSTRY, MANUFACTURING AND PROCESSING, WHOLESALING		
Industrial and manufacturing, except the uses listed below:		
Less than 50,000 sf.	1 space for each 350 sf. or as determined by CUP. The gross floor area may include accessory office space comprising less than 5% of the total gross floor area.	1 space per 7,000 sf. or as determined by CUP.
Equal to or greater than 50,000 sf.	1 space for each 700 sf. or as determined by CUP. The gross floor area may include accessory office space comprising less than 5% of the total gross floor area.	1 space per 14,000 sf. or as determined by CUP.
Cannabis—Cultivation	1 space per 1,000 sf. or as determined by CUP.	1 space per 14,000 sf. or as determined by CUP.
Cannabis—Distribution	1 space per 1,000 sf. or as determined by CUP. The gross floor area may include accessory office space comprising less than 5% of the total gross floor area.	1 space per 14,000 sf.
Cannabis—Manufacturing:		
Less than 50,000 sf	1 space per 350 sf. or as determined by CUP. The gross floor area may include accessory office space comprising less than 5% of the total gross floor area.	1 space per 7,000 sf. or as determined by CUP.

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

Notes:

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

**TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING
REQUIREMENTS BY LAND USE TYPE (continued)**

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

RECREATION, EDUCATION, AND PUBLIC ASSEMBLY

Adult entertainment	As determined by CUP.	
Commercial recreation facility—Indoor	1 space for each 250 sf.	1 space per 5,000 sf.
Commercial recreation facility—Outdoor	As determined by MUP.	
Conference, convention facility	1 space for each 4 fixed seats or 1 space for every 50 sf. of assembly area or meeting rooms, whichever is greater.	1 space per 5,000 sf.
Golf courses/country club, public or quasi-public	8 spaces for each hole.	None required.
Equestrian facility	As determined by CUP.	
Health club/fitness facility	1 space for each 250 sf., not including that area devoted to athletic courts located within the building, plus 2 spaces per athletic court.	1 space per 4,000 sf.

Library, museum	1 space for each 300 sf., plus 1 space for each official vehicle.	1 space per 6,000 sf.
Meeting facility, public or private	1 space for each 4 fixed seats or 1 space for every 50 sf. of assembly area or meeting rooms, whichever is greater.	1 space per 4,000 sf.
Park/playground, public or quasi-public	As determined by review authority.	

Notes:

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

**TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING
REQUIREMENTS BY LAND USE TYPE (continued)**

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
RECREATION, EDUCATION, AND PUBLIC ASSEMBLY (continued)		
School, public or private		
Elementary/middle school	1.5 spaces for each classroom, plus 1 space for every 200 sf. of assembly area in an auditorium.	1 space per 4,000 sf. of assembly area in an auditorium.
High school	0.33 spaces for each student, plus 1 space for each employee.	1 space per 4,000 sf. of assembly area in an auditorium.
College	0.5 spaces for each student, plus 1 space for each employee.	1 space per 1,000 sf. of assembly area in an auditorium.
Trade and business schools	1 space for each student.	1 space per 10 students.
Sports and entertainment assembly facility	1 space for each 4 fixed seats or 1 space for every 50 sf. of assembly area, whichever is greater.	1 space per 4,000 sf.
Studio: art, dance, martial arts, music, etc.	1 space for each 200 sf.	1 space per 4,000 sf.
Theater, auditorium	1 space for each 4 fixed seats or 1 space for every 50 sf. of assembly area or meeting rooms, whichever is greater.	1 space per 4,000 sf.
RESIDENTIAL USES (2)		
Accessory dwelling units	1 space in addition to that required for the primary single-family dwelling unit; unless exempted by Section 20-42.130.E.9; the space may be uncovered, compact, or tandem, and located within the setback, unless the review authority determines that tandem parking or parking within a setback is not feasible due to specific topographical or fire and life safety conditions.	None required.

Downtown residential units (in CD zone)	1 space per unit.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.
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Notes:

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

**TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING
REQUIREMENTS BY LAND USE TYPE (continued)**

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
RESIDENTIAL USES (2) (continued)		
Duplex, multifamily dwelling, rowhouse, condominium and other attached multi-family and single-family dwellings, and including multifamily in a small-lot subdivision	Studio and 1-bedroom units—1 covered space plus 0.5 visitor spaces per unit. Visitor spaces may be in tandem with spaces for the unit; or on-street abutting the site, except on a street identified by the General Plan as a regional street.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.
	2 or more bedroom units—1 covered space plus 1.5 visitor spaces per unit. Visitor spaces may be in tandem with spaces for the unit; or on-street abutting the site, except on a street identified by the General Plan as a regional street.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.
Emergency shelter	1 space for every 10 beds provided, plus 1 space for each staff person on duty.	
Group quarters (including boarding/rooming houses, dormitories, organizational houses)	1.5 spaces for each sleeping room or 1 space for each 100 sf. of common sleeping area.	1 space per room.
Junior accessory dwelling units	No off-street parking required. Parking required for the primary single-family dwelling in accordance with this Table 3-4.	None required.
Live/work and work/live units	2 spaces for each unit. The review authority may modify this requirement for the re-use of an existing structure with limited parking.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.
Mixed-use projects	See Section 20-36.050.A (Shared parking for mixed uses).	
Mobile home parks	1.75 spaces for each unit, which may be in tandem, one of which must be covered. At least one-third of the total spaces required shall be distributed throughout the mobile home park and available for guest parking.	0.5 spaces per unit.

Multifamily affordable housing project	Studio/1 bedroom unit—1 space per unit.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.
	2 or more bedrooms—2 spaces per unit.	

Notes:

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

**TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING
REQUIREMENTS BY LAND USE TYPE (continued)**

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
RESIDENTIAL USES (2) (continued)		
Senior housing project (with occupancy for persons 55 or older, as set forth in and which complies with Section 20-28.080)	1 space per unit with 0.5 of the spaces covered, plus 1 guest parking for each 10 units.	1 space per 8 units if units do not have a private garage or private storage space for bike storage.
Senior affordable housing project (with occupancy for persons 55 or older, as set forth in and which complies with Section 20-28.080)	1 space per unit.	1 space per 8 units if units do not have a private garage or private storage space for bike storage.
Single-family dwellings—Detached (see duplexes, etc., above for attached units)	Standard lot—4 spaces per unit, 1 of which must be on-site, covered and outside setbacks. The remaining 3 spaces may be on-site (in the driveway and tandem) or on a public or private street when directly fronting the lot.	None required.
	Flag lot—2 spaces per unit, 1 of which must be covered, both of which must be located outside the required setback area plus 2 on-site, paved guest spaces located outside the required setbacks and which may be tandem.	None required.
Single room occupancy facilities	0.5 spaces per unit.	
Supportive housing	No minimum parking requirements for units occupied by supportive housing residents within 1/2 mile of a public transit stop. Otherwise, subject to the same parking requirements as other residential uses.	
Transitional housing	Subject to the same parking requirements as other residential uses.	
RETAIL TRADE		
All retail trade uses, except those listed below	1 space for each 250 sf.	1 space per 5,000 sf.
Auto and vehicle sales and rental	1 space for each 450 sf. of covered display or building area.	1 space per 9,000 sf.

Bar/tavern	1 space for each 50 sf. of seating area and waiting/lounge area exclusive of dance floor, plus 1 space for each 30 sf. of dance floor.	1 space per 4,000 sf.
Building and landscaping material sales—Indoor	1 space for each 300 sf. of indoor display area.	1 space per 6,000 sf.

Notes:

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

**TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING
REQUIREMENTS BY LAND USE TYPE (continued)**

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
RETAIL TRADE (continued)		
Building and landscaping material sales—Outdoor	1 space for each 300 sf. of indoor display area, plus 1 space for each 1,000 sf. of outdoor display area.	1 space per 6,000 sf.
Cannabis—Retail (dispensary) and delivery	1 space for each 250 sf.	1 space per 5,000 sf.
Construction and heavy equipment sales and retail	1 space for each 450 sf. of covered display or building area.	1 space per 9,000 sf.
Drive-through retail sales	As determined by MUP. See Section <u>20-42.064</u> .	1 space per 6,000 sf.
Farm supply and feed store	1 space for each 300 sf. of indoor display area, plus 1 space for each 1,000 sf. of outdoor display area.	1 space per 6,000 sf.
Fuel dealer	As determined by CUP.	
Furniture, furnishings, appliance/equipment store	1 space for each 300 sf. of indoor display area.	1 space per 6,000 sf.
Gas stations	1 space for each service bay plus 1 space per employee. Parking space for ancillary uses (e.g., convenience store, take-out restaurant, car wash, etc.) shall be provided in compliance with the requirements of this table for the specific use.	1 space per 10 employees. Bicycle parking for ancillary uses (e.g., convenience store, take-out restaurant, car wash, etc.) shall be provided in compliance with the requirements of this table for the specific use.
Mobile home, boat, or RV sales	1 space for each 450 sf. of covered display or building area.	1 space per 9,000 sf.
Night club	1 space for each 50 sf. of seating area and waiting/lounge area exclusive of dance floor, plus 1 space for each 30 sf. of dance floor.	1 space per 4,000 sf.
Restaurant, café, coffee shop—Counter ordering	1 space for each 75 sf.	1 space per 4,000 sf.

Restaurant, café, coffee shop—Outdoor dining	As determined by MUP.	None required.
Restaurants, café, coffee shop—Table service	1 space for each 3 dining seats capacity.	1 space per 4,000 sf.

Notes:

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

**TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING
REQUIREMENTS BY LAND USE TYPE (continued)**

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
RETAIL TRADE (continued)		
Shopping center	1 space for each 250 sf. of gross leasable area.	1 space per 5,000 sf.
Warehouse retail	1 space for each 375 sf.	1 space per 7,500 sf.
SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL		
All business, financial, and professional service uses, except those listed below	1 space for each 250 sf.	1 space per 5,000 sf.
ATM	2 spaces per machine. See also Section 20-42.044 .	None required.
Medical service		
Clinic, lab, urgent care	1 space for each 300 sf.	1 space per 6,000 sf.
Doctor’s office	1 space for each 200 sf.	1 space per 4,000 sf.
Health care facility	As determined by MUP.	
Hospital	As determined by CUP.	
Integrated medical health center	1 space for each 250 sf. of recreation and fitness area, not including that area devoted to athletic courts located within the building, plus 2 spaces per athletic court, plus 1 space per 300 sf. of medical clinic/office use.	1 space per 4,000 sf.

**TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING
REQUIREMENTS BY LAND USE TYPE (continued)**

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
RETAIL TRADE (continued)		
Shopping center	1 space for each 250 sf. of gross leasable area.	1 space per 5,000 sf.
Warehouse retail	1 space for each 375 sf.	1 space per 7,500 sf.
SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL		
All business, financial, and professional service uses, except those listed below	1 space for each 250 sf.	1 space per 5,000 sf.
ATM	2 spaces per machine. See also Section 20-42.044 .	None required.
Medical service		
Clinic, lab, urgent care	1 space for each 300 sf.	1 space per 6,000 sf.
Veterinary clinic, arrival hospital	As determined by MUP.	
SERVICES—GENERAL		
All service uses, except those listed below	1 space for each 250 sf.	1 space per 5,000 sf.
Catering service	1 space per employee, plus 1 space per company vehicle.	None required.
Cemetery, mausoleum, columbarium	1 space for each 4 seats of chapel capacity, and 1 space per employee.	1 space per 5,000 sf.
Day care		
Adult day care	1 space per employee, plus 1 space per 10 clients, plus adequate loading space as required by review authority.	As determined by MUP or CUP.
Child day care—Center	1 space per employee, plus 1 space per 10 children, plus adequate loading space as required by review authority.	As determined by MUP or CUP.

Notes:

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

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

**TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING
REQUIREMENTS BY LAND USE TYPE (continued)**

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
SERVICES—GENERAL (continued)		
Child day care—Large family day care home	3 spaces, no more than 1 of which may be provided in a garage or carport. Parking may be on-street if contiguous to the site. May include spaces already provided to meet residential parking requirements.	As determined by MUP or CUP.
Child day care—Small day care home	As required by State license.	None required.
Community care facility—6 or fewer clients	1 space for each 3 beds.	None required.
Community care facility—7 or more clients	1 space for each 3 beds.	As determined by MUP or CUP.
Drive-through service	As required by MUP or CUP. See Section 20-42.064 .	
Equipment rental	1 space for each 350 sf. of floor area; none required for outdoor rental yard.	1 per 10 full time employees.
Kennel, animal boarding	1 space for each 500 sf., plus 1 space for each 1,000 sf. of boarding area.	1 per 10 full time employees.
Lodging—Bed & breakfast inn (B&B), hotels, and motels	1 space for each guest room, plus required spaces for accessory uses such as restaurants and conference space.	1 space plus 1 per 10 guest rooms.
Mortuary, funeral home	1 space for each 4 seats of chapel capacity and 1 space per employee.	1 per 10 full time employees.
Personal services	2 spaces per customer chair, or 1 space for 250 sf., whichever is greater.	1 space per 4,000 sf.
Personal services—Restricted	2 spaces per customer chair, or 1 space for 250 sf., whichever is greater.	1 space per 4,000 sf.
Public safety facility	As determined by MUP.	

**TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING
REQUIREMENTS BY LAND USE TYPE (continued)**

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
Repair service—Equipment, large appliances, etc.	1 space for each 375 sf.	1 space per 7,500 sf.
Vehicle services—Minor, and major repair/body work	1 space for each service bay, plus 1 space per employee.	1 space per 10 full time employees.

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

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

Notes:

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

**TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING
REQUIREMENTS BY LAND USE TYPE (continued)**

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle

DOWNTOWN STATION AREA SPECIFIC PLAN—ATTACHED MULTIFAMILY RESIDENTIAL USES

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

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

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

**TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING
REQUIREMENTS BY LAND USE TYPE (continued)**

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
Affordable residential uses	No minimum.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.

**DOWNTOWN STATION AREA SPECIFIC PLAN—SENIOR HOUSING PROJECT
(OCCUPANCY RESTRICTED TO PERSONS 55 OR OLDER)**

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

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

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

Notes:

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

(2) — Properties located within the boundaries of the Downtown Station Area Specific Plan (the area bounded by College Avenue to the north, E Street to the east, Sebastopol Road and Highway 12 to the south, and Dutton Avenue and Imwalle Gardens to the west) shall use the land use type “Station Area Plan” to determine the number of parking spaces required.

**TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING
REQUIREMENTS BY LAND USE TYPE (continued)**

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
NORTH SANTA ROSA STATION AREA SPECIFIC PLAN (continued)		
Senior multifamily attached residential	0.5 spaces per unit minimum.	1 space per 8 units if units do not have a private garage or private storage space for bike storage.
Nonresidential	2.5 spaces for each 1,000 sf. minimum.	1 space per 5,000 sf.

Notes:

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



Figure 3-11—Wilson Street Corridor—1 reserved vehicle space per unit is required for residential uses on properties in this corridor (shaded area along Wilson Street between 6th Street and 9th Street)

20-36.050 Adjustments to parking requirements.

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

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

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

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

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

a. Minor adjustment (Section [20-52.060](#)). Allows for parking reduction up to 25 percent for projects that do not need a Minor or Major Conditional Use Permit. Examples are when a parking reduction up to 25 percent is needed to approve a Zoning Clearance or a Design Review Application. The review authority **Director of Planning and Economic Development** may, as a condition of project approval, approve an increase or decrease in parking spaces after first making the following findings:

(1) Due to special circumstances associated with the operation of the use at its location, the proposed use will generate a parking demand different from the standards specified in Table 3-4;

(2) The number of parking spaces approved will be sufficient for its safe, convenient, and efficient operation of the use.

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

- (1) Due to special circumstances associated with the operation of the use at its location, the proposed use will generate a parking demand different from the standards specified in Table 3-4;
 - (2) The number of parking spaces approved will be sufficient for its safe, convenient, and efficient operation of the use.
- c. Minor Use Permit. Is used for reductions of over 25 percent when the project does not already include a Minor or Major Conditional Use Permit. Examples are Design Review Applications that request a reduction of over 25 percent and Zoning Clearance with a reduction of over 25 percent. The review authority **Zoning Administrator** may, as a condition of a Minor Use Permit, approve an increase or decrease in parking spaces after first making the following findings:
 - (1) Due to special circumstances associated with the operation of the use at its location, the proposed use will generate a parking demand different from the standards specified in Table 3-4;
 - (2) The number of parking spaces approved will be sufficient for its safe, convenient, and efficient operation of the use.
2. Parking requirements for projects located within the North Santa Rosa Station Area Specific Plan boundaries (see Figure 3-13) may be reduced by the review authority, as a condition of project approval or Minor Conditional Use Permit, when supported by a parking study. The review authority may approve a decrease in parking spaces after first making the following finding:
 - a. The number of parking spaces approved will be sufficient for its safe, convenient and efficient operation of the use, and will be compatible with the neighboring properties.
3. The location of several types of uses or occupancies in the same building or on the same site may constitute a special circumstance warranting the reduction of parking requirements in compliance with this section.
4. Alternative methods of providing required parking is encouraged within the Downtown and North Santa Rosa Station Area Specific Plan boundaries (see Figures 3-12 and 3-13). Examples of alternative parking methods include:
 - a. Tandem parking;
 - b. Garage/parking lifts;
 - c. Unbundled parking in residential developments;
 - d. Parking cash-out and transit incentive programs for businesses;
 - e. Projects that are unable to provide the total number of required on-site parking spaces may consider paying for the use of shared spaces within other parking facilities, in-lieu of applying for a parking reduction or variance. A parking study shall be submitted verifying that use of shared spaces in another parking facility shall not create a parking shortage for the business associated with that facility.
5. Any change in the use or occupancy or any change in the special circumstances described in Subsection C.1.a shall constitute grounds for revocation of the Minor Conditional Use Permit issued in compliance with this section.

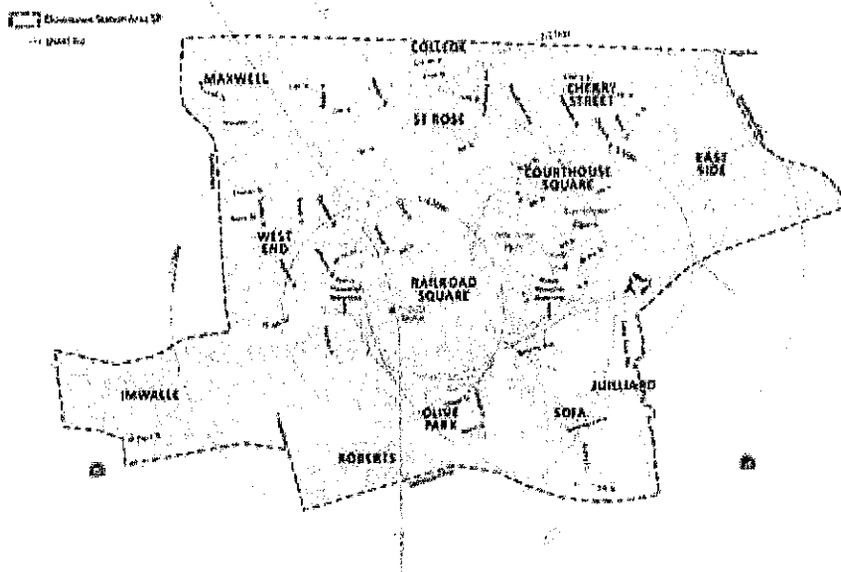


Figure 3-12—Downtown Station Area Specific Plan Boundaries

(College Avenue to the north, Brookwood Avenue to the east, Sebastopol Road and Highway 12 to the south, and Dutton Avenue and Imwalle Gardens to the west)

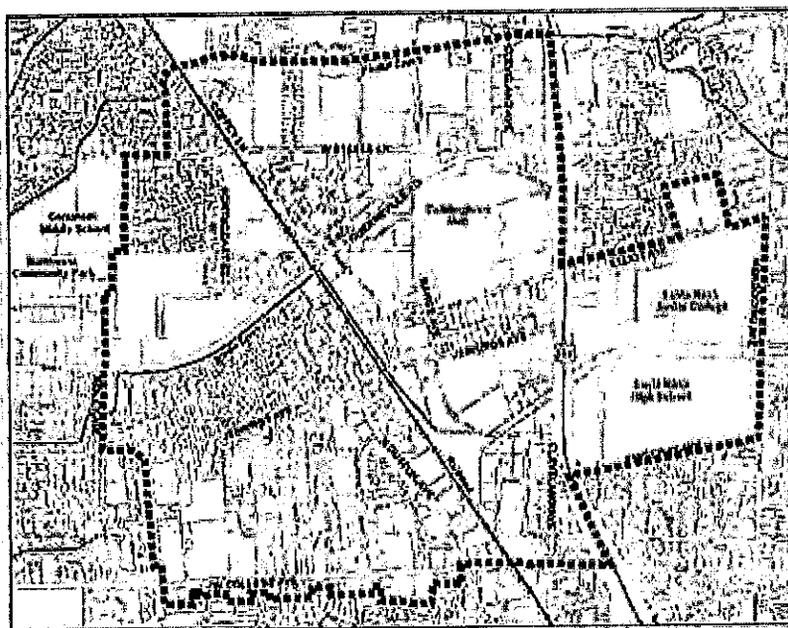


Figure 3-13—North Santa Rosa Station Area Specific Plan Boundaries

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

20-36.070 Parking design standards.

Prior to the issuance of a building permit for any parking facility, or any project which includes a parking facility, the review authority shall review and approve each such facility or project to assure that the proposed parking facility is designed and constructed in compliance with the following standards.

- A. Location of parking facilities.
 1. Required off-street parking shall be located on the same parcel as the uses served; except with Conditional Use Permit approval, parking may be located on a parcel in the vicinity of the parcel served subject to a recorded covenant running with the land, recorded by the owner of the parking facility, guaranteeing that the required parking will be maintained exclusively for the use or activity served for the duration of the use or activity.
 2. Parking facilities other than driveways shall not be located in a required front or street side setback, **except when a single-family residential two-car garage is converted into a single-car garage and habitable space.**
- B. Access to parking facilities and parking spaces.
 1. Access to parking lots. Parking facilities shall be designed to prevent vehicle access at any point other than at designated driveway entrances.
 2. Internal maneuvering and queuing. Parking facilities shall provide suitable maneuvering room so that vehicles enter the street in a forward direction, except for lots with four or fewer residential units. Non-residential parking facilities shall also provide queuing area between the street and the first point where vehicles may maneuver within the parking facility. A minimum of 15 feet clear behind the sidewalk to the first parking space shall be provided at all driveway entrances. If there is no sidewalk, a minimum of 25 feet to the face of curb shall be provided. See Figure 3-11.
 3. Vertical clearance. A minimum unobstructed clearance height of 14 feet shall be maintained above areas accessible to vehicles in non-residential parking facilities.

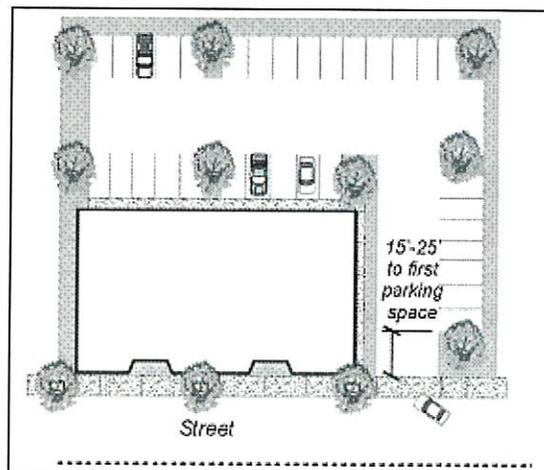


Figure 3-11—Queuing Area

C. Access to adjacent sites. In nonresidential developments, shared vehicle and pedestrian access to adjacent nonresidential properties is required to the maximum extent feasible for convenience, safety and efficient circulation. A joint access agreement guaranteeing the continued availability of the shared access between the properties and running with the land shall be recorded by the owners of the abutting properties, as approved by the Director.

D. Parking space and facility dimensions.

1. Covered residential. Parking spaces within garages and carports shall have minimum dimensions of nine and one-half feet in width by 19 feet in length, clear of any obstructions (e.g., stairs, HVAC equipment).
2. Downtown parking. Parking spaces within the CMU zoning district shall have a minimum dimension of eight feet in width by 18 feet in length.
3. All other parking spaces. Minimum parking space dimensions shall be as follows, except as shown in Table 3-6, Figure 3-12.
 - a. Standard parking spaces shall have a minimum dimension of nine feet in width by 19 feet in length.
 - b. Up to 50 percent of the spaces in a parking lot may be compact spaces, with dimensions as shown in Table 3-6.
 - c. Parallel parking spaces shall be eight feet by 22 feet, except that spaces that are unencumbered at one end may be reduced to eight feet by 20 feet.
 - d. The width of a parking space shall be increased by one foot if either side of the space is adjacent to a wall, fence, support column or other structure, except where the obstruction is limited to the front or rear one-third of the parking space.

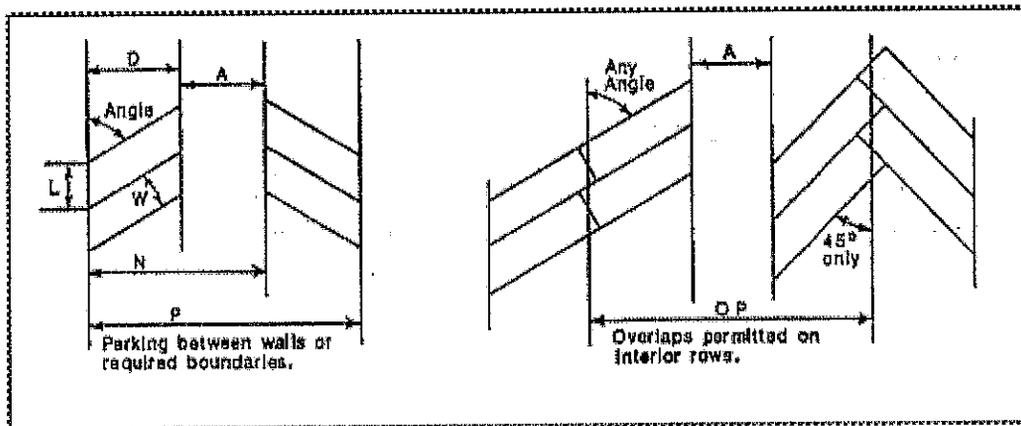


Figure 3-12—Minimum Parking Space and Aisle Dimensions

TABLE 3-6—MINIMUM PARKING SPACE AND AISLE DIMENSIONS

Space Width	Parking Angle	L	D	A	N	P	OP
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Standard Size Automobile Spaces—Minimum Length = 19 ft

9.0 ft	30 °	18.0 ft	17.5 ft	12 ft (1)	29.5 ft	47 ft	39.5 ft
9.0 ft	45 °	12.7 ft	20 ft	12 ft (1)	32 ft	47 ft	45 ft
9.0 ft	60 °	10.4 ft	21 ft	15 ft (1)	36 ft	51.5 ft	52.5 ft
9.0 ft	90 °	9.0 ft	19 ft	26 ft	45 ft	64 ft	—
9.5 ft	90 °	9.5 ft	19 ft	25 ft	44 ft	63 ft	—
10.0 ft	90 °	10.0 ft	19 ft	23 ft	42 ft	61 ft	—

Compact Automobile Spaces—Minimum Length = 16 ft

9 ft	30 °	16 ft	15 ft	12 ft (1)	27 ft	42 ft	—
9 ft	45 °	11.7 ft	17 ft	12 ft (1)	29 ft	46 ft	—
9 ft	60 °	9.5 ft	18 ft	12 ft (1)	30 ft	48 ft	—
9 ft	90 °	9 ft	16 ft	23 ft	39 ft	55 ft	—

Downtown Automobile Spaces—Minimum Length = 18 ft

8 ft	45 °	11.3 ft	15.5 ft	12 ft (1)	27.5 ft	43 ft	—
8 ft	60 °	9.2 ft	16 ft	14 ft (1)	30 ft	46 ft	—
8 ft	90 °	8.0 ft	18 ft	24 ft	42 ft	60 ft	—
8.5 ft	45 °	11.8 ft	16 ft	12.5 ft (1)	28 ft	44.5 ft	—
8.5 ft	60 °	9.7 ft	16.5 ft	14.5 ft (1)	30.5 ft	47.5 ft	—
8.5 ft	90 °	8.5 ft	18 ft	24.5 ft	42.5 ft	60.5 ft	—
9 ft	30 °	18 ft	16.8 ft	11 ft (1)	27.8 ft	44.6 ft	—
9 ft	45 °	12.7 ft	19 ft	16 ft (1)	35 ft	54 ft	—
9 ft	60 °	10.4 ft	20 ft	18 ft	38 ft	58 ft	—
9 ft	90 °	9.0 ft	18 ft	26 ft	44 ft	62 ft	—

Note:

(1) Only one-way aisles permitted.

E. Curbing and wheel stops (except single-family detached):

1. Curbing. Continuous concrete curbing at least six inches high and six inches wide shall be provided along the edges of parking spaces adjacent to fences, walls, sidewalks, other structures, and landscaping.

a. Alternative barrier designs may be approved by the Director.

- b. Parking spaces adjacent along their length to landscaped areas or other similar surfaces shall incorporate an additional curbing width of 12 inches (for a total of 18 inches) to provide a place to stand while exiting and entering vehicles.
 - c. To increase the landscaped area within a parking facility, a maximum of two feet of the parking stall depth may be landscaped with low-growth, hearty materials in lieu of paving, allowing a two-foot bumper overhang while maintaining the required parking dimensions. In the case where a walkway is necessary, in lieu of landscaping, the walkway shall be widened by two feet to provide for a safe curb stop.
 - d. Curb design and installation shall comply with National Pollution Discharge Elimination System (NPDES) standards where applicable.
2. Wheel stops. The use of individual wheel stop blocks is prohibited except in parking facilities not open to the public and in other locations when deemed necessary by the Director.
- F. Directional arrows and signs (except single-family detached):
1. Parking spaces, aisles, approach lanes, and maneuvering areas shall be clearly marked with directional arrows and lines to ensure the safe and efficient flow of vehicles.
 2. The Director may require the installation of traffic signs in addition to directional arrows to ensure the safe and efficient flow of vehicles in a parking facility.
- G. Landscaping (except single-family detached):
1. Landscaping of an existing, proposed, or improved parking facility shall be provided in compliance with the Design Guidelines.
 2. All landscaping and other improvements to a parking or loading facility required by this Chapter shall be maintained in good condition. Failure of such maintenance shall constitute a violation of this Title, and, in addition, may be declared a public nuisance in compliance with this Zoning Code and State law. Security to guarantee parking lot landscape maintenance shall be provided in compliance with Section [20-34.070\(B\)](#) (Maintenance Contract Required).
- H. Lighting (except single-family detached): Lighting of parking facilities shall be provided in compliance with Section [20-30.080](#) (Outdoor Lighting).
- I. Access to public right-of-way. Each vehicular passage of any parking or loading facility to or across a public right-of-way shall comply with the following requirements:
1. No such curb cut may exceed 24 feet in width for residential uses nor 35 feet for nonresidential uses, unless as approved by Minor Conditional Use Permit. Curb cut is defined as the flat bottom dimension for the driveway, excluding wings.
 2. Wherever feasible, curb cuts serving adjacent uses shall be combined to minimize the number of entrances onto arterial and collector streets.
 3. Only one curb cut may be installed for any parking or loading facility, provided that one or more additional curb cuts may be allowed if the City Engineer determines that each such additional curb cut is necessary for the efficient operation of the facility and will not significantly affect capacity and traffic safety.

4. Curb cuts for any circular driveway or multiple driveways on the same lot must meet the following requirements:
 - a. The curb cuts of circular or multiple driveways must be at least 20 feet apart.
 - b. The combined width of the curb cuts shall not exceed 40 percent of the lot frontage.
 5. Any curb cut on a corner lot shall be located at the farthest point from the curb return.
- J. Striping and identification (except single-family detached): Parking spaces shall be clearly outlined with four-inch wide lines painted on the surface of the parking facility. Circulation aisles, approach lanes, and turning areas shall be clearly marked with directional arrows and lines to ensure safe traffic movement.
- K. Grade of parking facilities. Parking facilities should not exceed a grade of five percent. The Review Authority may allow slope increases up to 15 percent if it determines that the increase will result in superior project design.
- L. Surfacing. Parking spaces, driveways, and maneuvering and storage areas shall be paved and permanently maintained in good and dust-free condition, in compliance with City Development Standards, except where parking is provided for a temporary use in compliance with Section 20-52.040 (Temporary Use Permits).

20-38.040 Signs and sign changes allowed without a Sign Permit.

The following types of signs and sign changes are permitted without a Sign Permit, provided that they comply with City Design Guidelines and any required Building Permit is obtained.

- A. Agricultural signs. Signs in agricultural zones advertising sale of products or other items raised or produced on-site are allowed without a Sign Permit, providing there is no more than one sign per parcel and the sign does not exceed 20 square feet in area.
- B. Commemorative plaques. Signs commemorating an historical building name register and/or erection date, when cut into or affixed to a permanent surface and not exceeding four square feet per building are allowed without a Sign Permit.
- C. Construction signs. One sign per construction site announcing a construction project, architect, builder/developer, engineer, etc., and not exceeding 32 square feet is allowed without a Sign Permit.
- D. Credit cards, trading stamps, association membership. Up to six signs per business identifying credit cards, trading stamps, or association membership not exceeding one square foot per sign are allowed without a Sign Permit.
- E. Directional signs and notices. Signs showing the location of public facilities such as public telephones, restrooms, and underground utilities are allowed without a Sign Permit.
- F. Garage sale signs. Up to one sign located at the residence where the garage sale sign is being conducted and not exceeding four square feet is allowed without a Sign Permit.
- G. Governmental signs. Signs installed or authorized by the City, or a Federal or State governmental agency within a public right-of-way; and any sign, posting, notice, or similar sign placed by, allowed by or required by a governmental agency in carrying out its responsibility to protect public health, safety, and general welfare, installed on City owned property, are allowed without a Sign Permit.
- H. Interior signs. Signs located in excess of five feet inside exterior windows, walls or doors of any building, mall, court, stadium or enclosed lobby, when such signing is intended for interior viewing only are allowed without a Sign Permit.
- I. Non-profit organization signs. Signs and notices containing the identification of nonprofit service clubs, religious organizations, charitable organizations or associations and containing information relating to their meetings, fund raising, other nonprofit activities and not exceeding 12 square feet and occurring no more than four times within a 12-month period are allowed without a Sign Permit.
- J. Nonstructural modifications, and maintenance. The following maintenance or modifications to signs are allowed without a Sign Permit:
 - 1. Modifications to sign copy on conforming signs, or changes to the face or copy of conforming changeable copy signs;
 - 2. Nonstructural modifications of the face or copy of an existing conforming sign installed in compliance with a Sign Program, provided that the modifications are consistent with the Sign Program approved in compliance with Subsection C;
 - 3. The normal maintenance of conforming signs.

K. Official flags. Up to three flags per site identifying national, State, or local governments, or nationally recognized religious, fraternal, or public service agencies are allowed without a Sign Permit, provided that the length of the flag shall not exceed one-fourth the height of the flag pole. The maximum allowed height of a flag pole in a residential zoning district shall be 12 feet; the maximum height of a flag pole in a non-residential zoning district shall be 30 feet. Additional height may be authorized by the Zoning Administrator through the Minor Design Review process. No flag shall be located within the public right-of-way unless placed by, allowed by or required by a governmental agency.

L. On-site signs required for city public hearing notification. On-site signs for public hearing notification before a City agency are allowed without a Sign Permit but shall comply with the following specifications and operational procedures:

1. Sign area. Each sign shall be of the following minimum and maximum area, based on the size of the subject parcel.

Lot Area	Required Sign Area
Less than 6,000 sf, or storefront	6 sf
6,000 sf to 20,000 sf	12 sf
Greater than 20,000 sf	24 sf
More than 1 acre	32 sf

2. Height limit. Sign height shall not exceed six feet.

3. Location. The sign shall be located not less than five feet inside the property line in residential zones, not less than one foot inside the property line for commercial and industrial zones, not within the vision triangle, and in areas most visible to the public.

4. Other restrictions:

a. No sign shall be illuminated;

b. One sign shall be displayed per public street frontage of the subject property; and

c. Removal is required within 15 days after the noticed public hearing.

5. Verification. On or before the required date of posting, the applicant or applicant's representative shall submit to the Department a signed affidavit of the installation of an on-site sign.

M. Private directional signs. Directional or informational signs not exceeding five square feet in area, bearing no advertising message, and located wholly on the site to which the sign pertains are allowed without a Sign Permit. These signs shall not impede vehicular and/or pedestrian visibility in any way.

N. Real estate for sale or lease signs. One real estate for sale or lease sign is allowed on any lot or parcel for each side with street exposure without a Sign Permit with the following provisions:

1. Each sign is entirely within the property to which it applies;
2. No sign is illuminated;
3. No sign on a lot zoned for single-family residential shall exceed six square feet in area and six feet in height;
4. A non-single-family residential lot that is 20,000 square feet or less shall be permitted a maximum of 12 square feet for each permitted freestanding or wall sign;
5. Non-single-family residential lots in excess of 20,000 square feet shall be allowed up to 24 square feet for each permitted freestanding or wall sign;
6. No freestanding sign shall exceed nine feet in height; and
7. No wall sign shall exceed 20 feet in height.

O. Seasonal decorations—Private property. Seasonal and/or holiday decorations and displays such as those related to Thanksgiving or the Fourth of July, not including advertising signs disguised as seasonal decorations, are allowed without a Sign Permit.

P. Signs required by law. Signs displayed by private individuals, when required by law or regulations of any governmental agency, including, but not limited to, service station pricing signs when such signs are clearly secondary to identification signing, are allowed without a Sign Permit.

Q. Street number, address, and/or name. Two signs for each building not exceeding one square foot each in single-family and duplex zoning districts and three square feet each in all other zoning districts are allowed without a Sign Permit.

R. Temporary signs within commercial zoning districts. Temporary on-site, wall-mounted signs are allowed within commercial zoning districts without a Sign Permit for a maximum of 45 days after the opening of a new business, provided that the area of the temporary signs shall not exceed 50 percent of the total sign area allowed on the site by Section [20-38.070](#), Zoning District Sign Standards.

S. Temporary signs for City activities. Signs and notices containing the identification of city charitable activities, seasonal programs, special events, and/or City affiliated not-for-profit service clubs containing information relating to their meetings, fund raising, other nonprofit activities or seasonal programs offered, and not exceeding 48 square feet and occurring no more than four times within a 12-month period at each location, are allowed without a Sign Permit.

T. Drive-through menu boards **excluding digital menu boards**. Locations with approved drive through facilities are permitted a maximum of 30 square feet of menu reader board, with no portion of a menu board permitted to be over seven feet in height.

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

20-38.070 Standards for special category signs.

Proposed signs shall comply with the following standards where applicable, in addition to the sign area, height, and other requirements set forth in the City Design Guidelines and all other applicable provisions of this Chapter.

- A. New-car auto dealerships identification signs. The following requirements apply to new-car auto dealership identification signs:
 1. Identification signing. Two attached wall signs, and/or one freestanding sign are permitted for new-car automobile dealers are permitted. The maximum total sign area for identification signs shall not exceed 200 square feet. Used automobile dealers are subject to the same sign criteria as traditional retailers.
 2. Incidental window signing. Incidental window signing at auto sales agencies may be permitted up to 25 percent of window area. Window signing on vehicles for sale is permitted, provided that the signing does not exceed two square feet and is stationary. A Sign Permit is not required for incidental window signing.
 3. Temporary banners. Temporary banners, special events displays, etc., shall comply with Sections [20-38.050](#) and/or [20-38.080\(P\)](#), as applicable.
 4. Dealership in the CV district. A dealership located in a CV zoning district shall comply with the design guidelines of that zone. (See also the CV zoning district requirements for signing.)
- B. Child day care facilities identification. Each facility is permitted two nameplate or identification signs, not to exceed 12 square feet each.
- C. Church and private school bulletin boards. Identification and directory signs shall comply with Section [20-38.070](#), Zoning District Sign Standards. A public, service or religious facility may be permitted a notice board not over 16 square feet, when located on the same site, in addition to identification signing. See Table 3-9 for signs proposed in Residential Zoning Districts.
- D. Election campaign signs. Election campaign signs are permitted in compliance with all of the following requirements:
 1. Each candidate for a public office and each sponsor or group of sponsors for or against a ballot measure shall obtain a Sign Permit from the Department prior to installing any election campaign sign.
 - a. The permit application shall be signed by the applicant and shall list the name of the person designated by the applicant for the installation and removal of election campaign signs for that applicant.
 - b. The permit application shall contain a statement from the applicant promising to remove all of applicant's election campaign signs within 15 days after the election.
 - c. The permit shall be issued without charge within 48 hours, weekends and holidays excepted, of the filing of a complete application.
 - d. In the event the applicant does not remove the applicant's election campaign signs within the allowed time period, the Department may remove or cause to be removed any signs that remain. The applicant shall pay the cost of

removal. The City shall give written notice to the applicant at least seven days prior to removing the signs.

2. After written notice to the affected property owner allowing the property owner to protest, the City may remove signs put up without permits. To the extent required by law, the City shall obtain a warrant before entering private property. Any candidate identified in a sign and the person or entity who installs the sign shall pay all costs of removal.

3. No sign shall be erected earlier than 60 days prior to the election at which the candidate or measure will be voted upon and each sign shall be removed within 15 days after the date of the election.

4. No sign shall be a roof sign.

5. No sign supporting or opposing any one candidate or ballot measure shall be more than 16 square feet in area and, if detached, more than nine feet in height.

6. No property owner shall approve or permit or install more than an aggregate of 80 square feet of election campaign signs per lot of record per election.

7. No sign shall be erected on, under, above, or across any public property or any public right-of-way.

8. No sign shall be placed without the permission of the owner of the property upon which the sign is placed.

9. Each applicant for a Sign Permit in compliance with this Subsection shall obtain written permission from the property owner of any non-residential parcel or any vacant parcel prior to placing a sign on a non-residential or a vacant parcel. The applicant shall maintain the written permission until the sign is removed and shall furnish the written permission to the City upon request.

E. Historic District signs. Signs located within a Historic District designated by the Council shall comply with the historic guidelines pertaining to that district, and all other development criteria associated with modifications to historic structures. The appropriate application for processing signs in Historic Districts is the Sign Application. A Landmark Alteration Permit is not required; however, individual sign permits may be referred to the Cultural Heritage Board for their review and decision at the discretion of the Director.

F. Motion picture theater identification signs. Changeable copy signs up to 65 square feet may be permitted by the Design Review Board in addition to the allowable number of signs in Section [20-38.070](#), Zoning District Sign Standards.

G. Professional office building directory signs. Directory signing in addition to the allowable signs permitted in Section [20-38.070](#), Zoning District Sign Standards, may be approved by the Director, provided that the signing does not exceed 20 square feet.

H. Public directional signs. Public directional signs may be permitted for wineries, ice arenas, hospitals, clinics, museums and/or similar uses which are unique tourist or community serving destinations for which the Council Director determines there is an extraordinary need because the public has difficulty locating or there is a public benefit provided by the use. The signs shall be off-site, located in the public right-of-way, identify only the type of use, and not include advertising or commercial identification. The signs

shall not exceed a maximum of one three square feet in area, two in number, and eight feet in height. The signs require Sign Permits and shall be installed and maintained by the city after approvals are obtained. The appropriate size, location and number of these signs shall be determined by the Director in consultation with the Public Works Department.

I. Public service signs. Signs that provide a public service, such as civic center, performing arts center, special civic event holiday, and time and temperature, public transit schedules etc. when not promoting any product advertising message or business identification, may be allowed in addition to the signs permitted under Section 20-38.070, Zoning District Sign Standards.

J. School signs (public or private). Identification and directory signs may be permitted provided that all signing is located on site and does not exceed a maximum combined area of 100 square feet.

K. Service stations (permanent signing). Notwithstanding the signs permitted under Section 20-38.070, Zoning District Sign Standards, the following signs are permitted for service stations:

1. Three identification signs, one of which may be freestanding and the others attached to the building or canopy below the eave line, not exceeding 100 square feet in combined area;
2. The Director may approve additional signs, in excess of the three identification signs, describing hours of operations, self-serve, and related accessories (such as car wash, propane, etc.) provided that all signs do not collectively exceed the 100 square foot allowance;
3. Two price signs in compliance with State of California requirements for wording and size, as well as individual brand labels on each pump limited to a maximum dimension of five inches, may be permitted in addition to the 100 square foot allowance.

L. Decorations and events—Public property. Seasonal decorations and banners, decorations, and identification signs, containing not more than the name, logo, name or logo of sponsor (less than 20 percent of sign area), and date of an event may be displayed on public property at a height of greater than eight feet, if the event has been approved or recognized by resolution of the Council or their delegate. The proposed signing and decorations shall be reviewed and approved by the Director as to their design and placement on public property. “Event” as used in this Section means a major civic activity, which may be City-sponsored, and which involves expressly invited community-wide participation, such as the Santa Rosa Downtown Market, the Rose Parade, and First Night. Banners, decorations and signs may be placed up to 30 days before an event and shall be removed within five working days after the conclusion of an event. Temporary signs shall be allowed, during and within the boundaries of the event, which identify activities, features, services, facilities, goods, and food or beverages available at locations included within the event, whether or not on public property.

M. A shopping center, business or industrial park may be identified by a common sign, provided that only one sign shall be located on each specific street frontage which provides access to the center, or at an intersection of two streets with access to the center. A shopping

center sign should identify the entire center and shall not be named for individual tenants or major users.

N. Subdivision signs—Permanent identification signs. Permanent identification signing attached to a permanent structure designed for the purpose of subdivision identification and located at the subdivision entry on private property, not exceeding a height of nine feet, nor two signs per entrance may be permitted.

O. Subdivision signs—Temporary identification and sales signs.

1. Temporary on-site signs, each not exceeding 32 square feet in area and one in number per entrance to a subdivision, during the time of sales of subdivision lots. No sign shall exceed a maximum height of nine feet.

2. Additional on-site model home signs may be permitted, provided that the signs do not exceed two square feet and a total of six signs. Other signs located on the subdivision site not exceeding two square feet each, or banners not exceeding 32 square feet, or similar displays are permitted provided that they are located entirely within the subdivision and are not visible from any street except those within or bordering the subdivision.

3. Temporary off-site directional signs for a residential subdivision may be permitted providing they meet the following criteria. For the purposes of this Section, “temporary” shall mean signing that shall only be permitted during the time period of subdivision sales; however, in no case shall the signing remain more than nine months but may be renewed at the end of nine months.

a. A maximum of two signs, each not exceeding 16 square feet in area (no dimension of which shall be longer than eight feet) and six feet in height, located entirely on private property with the property owner’s permission and outside of the vision triangle or the vision clearance needed for safe access to and from any driveways or other roadways in the vicinity. No more than two signs shall be located on any parcel.

b. It is the desire of the City that directional signs for subdivisions be located jointly in aggregate sign structures. To that end, in addition to the signs that may be permitted under Subsection (3)(a), a total of three aggregate subdivision sign structures, each not exceeding 24 square feet in total area nor six feet in height may be permitted. An aggregate sign structure shall contain space for at least four subdivision sign panels. Each sign panel shall be no larger than one foot by four feet. Only one sign panel for a particular subdivision shall be allowed in an aggregate sign structure. An aggregate sign structure shall be located entirely on private property, with the property owner’s permission, and outside of the vision triangle or the vision clearance needed for safe access to and from any driveways or other roadways in the vicinity. An aggregate sign structure shall not be located on the same parcel that contains a Sign Permitted under Subsection (3)(a) or within 500 feet of a Subsection (3)(a) sign, and only one aggregate sign structure may be located on a single parcel.

4. Flags displayed in conjunction with subdivision sales may be permitted in addition to temporary signing providing such flags do not exceed five in number, six square feet in area each, and are not displayed above 24 feet in height.

P. Temporary signs. Temporary signs are any sign which is temporary, incidental, and is used for the purpose of conveying information concerning goods, services, or facilities available on the premises in addition to permanent signs allowed under this Chapter. Temporary signing shall be permitted to be displayed on site for a total of 14 consecutive days unless otherwise specified. The following temporary signs are permitted:

1. Informational signs pertaining to events or activities occurring on the premises such as holidays, special sales and promotions. The signing shall only be permitted on four occasions throughout a calendar year, 32 square feet each in total sign area and not more than two in number;
2. Temporary window signing, limited to a maximum of 25 percent of each window surface;
3. Temporary service station signs, such as merchandise display, promotions, and signs located on gasoline pumps;

Q. Window signs. The following standards apply to window signs in all zoning districts where allowed by Section 20-38.070, Zoning District Sign Standards.

1. Maximum sign area. Permanent window signs shall not occupy more than 20 percent of the total window area.
2. Permanent window signs.
 - a. Signs shall be allowed only on windows located on the ground level and second story of a building frontage.
 - b. Signage shall consist of individual letters, logos, or symbols applied to the glass surface; however, neon signs with transparent backgrounds may be hung inside the window glass line.
3. Temporary window signs. Temporary window signs may be allowed provided that the signs:
 - a. Are displayed inside a window for a maximum of 10 days;
 - b. Shall only be located within the ground-floor windows of the structure

R. Business that sell hemp derived CBD products. Business that sell hemp derived CBD products shall not advertise or market hemp or hemp derived CBD products on an advertising sign within 1,000 feet of a day care center, school providing instruction in kindergarten or any grades 1 through 12, playground or youth center.

20-38.080 Prohibited signs.

The following signs are not permitted within the City:

A. Abandoned signs. No person shall maintain or permit to be maintained on any property owned or controlled by him or her, any sign which has been abandoned. Any such sign shall promptly be removed by the owner or persons controlling the premises. Any sign which is located on property which becomes vacant and unoccupied for a period of six months or more, or any sign which was erected for any occupant or business unrelated to the present occupant or his or her business, or any sign which pertains to a time, event, or purpose which no longer applies, shall be presumed to have been abandoned, except that permanent signs applicable to a business temporarily suspended by reason of a change of ownership or management of such business shall not be considered abandoned unless the property remains vacant for a period of six months.

B. Signs on public property. The tacking, posting, painting, marking, writing, gluing, taping or otherwise affixing of signs, including, but not limited to, posters, flyers and handbills, to or on any tree, pole, post, or any other structure, whether publicly or privately owned, which is located on public property or within the public right-of-way, without the prior written authorization of the governmental entity owning or in control thereof, is a public nuisance and is prohibited. Signs posted in violation of this subsection are subject to immediate removal. Violation of this subsection shall be prosecuted as an infraction. Any person who owns an interest in or is an officer, partner or member of any business or association or venture, including performing arts groups, whether for profit or not for profit, which is advertised in a sign covered by this subsection or any person who tacks, posts, erects or otherwise affixes or procures the doing of same of a sign covered by this subsection shall be strictly liable for such violations. The posting of each sign shall constitute a separate violation.

C. Moving, flashing, electronic/digital and windblown signs. No moving, rotating, flashing, or changing of color intensity or signs with electronic/digitally created content (i.e., electronic reader board signs), and no windblown signs, such as posters, pennants, streamers, or strings of light bulbs, balloons, or other inflated objects are permitted. The only exceptions to these requirements are time and temperature devices, digital service station price signs, digital drive-thru restaurant menu boards, and signs installed by a governmental agency in carrying out its responsibility to protect public health, safety and general welfare.

D. Freeway oriented signs. Signs primarily oriented toward freeways and highways are prohibited. Signs shall be oriented toward local streets and businesses entrances.

E. Off-site signs (billboards).

1. Unless specifically allowed by other provisions of this Chapter, a sign of any kind which identifies, advertises or promotes a commercial use, enterprise, business, service, or product which is not located or sold on the property on which the sign is located is prohibited.

2. The provisions of Subsection E.1 shall not apply to any nonconforming sign during its amortization period nor to an off-site sign that is not permitted to be removed under local regulations or laws without the payment of just compensation as

required under provisions of the California Outdoor Advertising Act that validly preempt this City's police power and other authority which has been granted to it by the State Constitution, the City's Charter, and/or general law; provided, however, that any off-site sign not permitted to be removed without the payment of compensation under such provisions of the Act, shall be removed under Subsection E.1, in the manner required by law, upon the adoption of a resolution by the Council authorizing the payment of such just compensation, as may be required by law, for its removal.

F. Portable signs. An "A" frame sign or other sign attached to a device used to allow the sign to be rolled or moved around is prohibited. Included in this category are signs larger than three square feet affixed to a vehicle intended for the purpose of business identification, directional to a business, or advertisement of a business.

G. Roof signs. No sign shall be installed upon, against or directly above a roof or on top of or above the parapet of a building. Exception: if found by the Design Review Board to qualify as an architectural element designed in conjunction with the building architecture the provisions of this subsection shall not apply.

H. Cabinet signs. Internally illuminated cabinet signs which utilize two-dimensional plastic faces with the entire background illuminated are prohibited. Cabinet signs which incorporate three-dimensional textured faces, routed faced push-through copy and/or opaque (plastic/metal/wood) backgrounds are appropriate.

I. Pole mounted signs. A freestanding sign mounted to a visible structural support structure is prohibited.

J. Temporary and portable signs. Temporary and portable signs, except as allowed by Sections 20-38.070.O and P, are prohibited.

K. Vision triangle. Placement of any sign within a vision triangle is prohibited.

L. Other signs. Signs that are obscene, illegal, hazardous to traffic, imitative of official government signs (i.e., Stop, Danger, Caution, etc.) or obstructive to public visibility, so as to create a hazard to the public are prohibited

20-42.034 Alcoholic beverage sales.

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

A. Applicability. In addition to the regulations of the applicable zoning district, any establishment under 10,000 square feet that sells alcohol for on-site or off-site consumption, including liquor stores, convenience food stores, markets, taverns, and bars shall be permitted only by Conditional Use Permit; ~~a restaurant serving alcohol, with or without an incidental bar component, shall be permitted only by Minor Use Permit.~~ A large retailer of 10,000 square feet or greater, such as a supermarket that sells alcoholic beverages as a normal part of the business, is a permitted use. These provisions shall not apply to a winery, tasting room, and/or brewery that sells alcoholic beverages as a normal part of business, when these uses are permitted uses. Applicable provisions of these use regulations shall only apply to winery, tasting room, and/or brewery uses when conditionally permitted.

B. Operating standards. An establishment that is subject to the requirements of this Section shall comply with the following standards. In considering a Conditional Use Permit application, the review authority may choose to waive any of the following standards, and/or to impose revised or additional standards as conditions of approval.

1. Customer and site visitor management.

a. The operator of the establishment shall take all reasonable steps to discourage and correct objectionable conditions that constitute a nuisance in parking areas, sidewalks, alleys and areas surrounding the premises and adjacent properties during business hours if directly related to the patrons of the subject alcoholic beverage outlet.

(1) "Reasonable steps" shall include calling the police in a timely manner; and requesting those engaging in objectionable activities to cease those activities, unless personal safety would be threatened in making the request.

(2) "Nuisance" includes disturbances of peace, illegal drug activity, prostitution, public drunkenness, drinking in public, harassment of passerby, excessive littering, excessive loitering, illegal parking, excessive loud noises, especially late at night or early in the morning hours, lewd conduct or police detentions and arrests.

b. The operator shall take all reasonable steps to reduce loitering in public areas, sidewalks, alleys and areas surrounding the premises and adjacent properties during business hours.

c. The operator shall ensure that the hours of operation shall not be a detriment to the surrounding area.

2. Trash, litter, graffiti.

a. The operator shall clear the sidewalks adjoining the premises plus 10 feet beyond property lines along the street as well as any parking lots under the control of the operator as needed to control litter, debris and trash.

b. The operator shall install and maintain one permanent, non-flammable trash container on the property's exterior.

- c. The operator shall remove all graffiti from the premises and parking lots under the control of the operator within 72 hours of its application.
 3. Staff training. Within 90 days from issuance of a certificate of occupancy or if no Building Permit is required, within 90 days of issuance of the Conditional Use Permit, all owners, managers and employees selling alcoholic beverages shall complete a certified training program in responsible method and skills for selling alcoholic beverages. The certified program shall meet the standards of the ABC or other certifying/licensing body which the state may designate. New owners, managers and employees shall complete the training course within 30 days of the date of ownership or employment. Records of successful completion for each owner, manager and employee shall be maintained on the premises and presented upon request by a representative of the City.
 4. Staffing, surveillance, and security.
 - a. Signs and displays on the premises shall not obstruct the sales counter, cash register and customer from view from the exterior.
 - b. The operator shall install and maintain in working order, interior and exterior surveillance cameras and monitors. At a minimum the external cameras shall monitor the entrance to the premises and vicinity of at least 20 feet beyond the entrance to the premises. At a minimum, the interior camera shall monitor the cash register area. The tapes from these cameras shall be retained for at least 10 days from date of recording before destruction or reuse. The tapes shall be made available to the Police Department upon request.
 - c. A monitored robbery alarm system shall be installed and maintained in good working condition. An alarm permit shall be obtained from the Police Department prior to operation.
 - d. Restrooms shall remain locked and under the control of the cashier.
 - e. The premises shall be staffed with at least one person during hours of operation who shall not be responsible for dispensing fuel or auto servicing.
 5. Limitations on product sales and display.
 - a. The operator shall not sell, furnish or give away empty cups, glasses or similar receptacles commonly used for the drinking of beverages in quantities of less than 24 count in their original packaging.
 - b. Coolers, tubs and other storage containers holding alcoholic beverage shall be equipped with a locking mechanism which shall be in place and used to restrict access by customers during the hours when sales of alcoholic beverages are prohibited.
 - c. No beer or wine shall be displayed within five feet of the cash register or front door of the premises.
 - d. No video or arcade type games are permitted on the property. California State Lottery games are permitted.
 6. Signs, postings.

- a. Premises identification shall comply with City Code Section 18-16.034 and Fire Department Illuminated Address Signs bulletin.
- b. A copy of the conditions of approval for the Conditional Use Permit must be kept on the premises of the establishment and be presented to any peace officer or any authorized City official upon request.
- c. Signs shall be posed on the inside of the premises stating that drinking on the premises or in public is prohibited by law.

7. Compliance with other requirements.

- a. The operator shall comply with all provisions of all local, state or federal laws, regulations or orders, including those of the ABC, as well as any condition imposed on any permits issued pursuant to applicable laws, regulations or orders.
- b. The operator shall comply with all provisions of the City Code and conditions imposed by City issued permits.
- c. Any change in ABC license type including, but not limited to, a change from a Type 20 to a Type 21 license, or a substantial physical change or character of premises as defined in Title 4 of the California [Code of Regulations](#) Section 64.2(b), shall require a new Conditional Use Permit to continue operation.

C. Criteria for review. In granting a Conditional Use Permit for the sales of alcoholic beverages for offsite consumption and making the findings required for Conditional Use Permit approval by Section 20-52.050, the review authority shall consider the following:

1. Whether the use serves public convenience or necessity;
2. The crime rate in the reporting district and adjacent reporting districts as compared to other areas in the City;
3. The number of alcohol licenses per capita in the reporting district and in adjacent reporting districts as compared to the county-wide average;
4. The numbers of alcohol-related calls for service, crimes or arrests in the reporting district and in adjacent reporting districts;
5. The proximity of the alcoholic beverage outlet to residential districts, day care center, park and recreation facilities, places of religious assembly, and schools;
6. Whether the site plan and floor plan incorporated design features to assist in reducing alcohol related problems. These features may include, but are not limited to, openness to surveillance and control of the premises, the perimeter, and surrounding properties; reduction of opportunities for congregating and obstructing public ways and neighboring property; illumination of exterior areas; and limiting furnishings and features that encourage loitering and nuisance behavior.

D. Grounds for modification or revocation. In addition to the grounds in Section [20-54.100](#) (Permit Revocation or Modification), the Commission may require modification, discontinuance or revocation of a Conditional Use Permit if the Commission finds that the use is operated or maintained in a manner that it:

1. Adversely affects the health, peace or safety of persons living or working in the surrounding area; or

2. Contributes to a public nuisance; or
3. Has resulted in repeated nuisance activities including disturbances of the peace, illegal drug activity, prostitution, public drunkenness, drinking in public, harassment of passerby, excessive littering, excessive loitering, illegal parking, excessive loud noises, especially late at night or early in the morning hours, lewd conduct, or police detentions or arrests; or
4. Violates any provision of the City Code or condition imposed by a City issued permit, or violates any provision of any other local, State or Federal law, regulation, or order, including those of the ABC, or violates any condition imposed by permits issues in compliance with those laws.

20-42.070 Home occupations

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

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

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

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

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

1. Exempt home occupations. A home occupation that complies with the following requirements and standards, **including a cottage food operation (CFO) for off-site sale**, shall not require the approval of a Minor Conditional Use Permit or Conditional Use Permit.

- a. The occupation involves only the use of common household equipment, including, but not limited to, the computer/internet, telephone, and mail; or
- b. The occupation is conducted elsewhere, but some or all of the equipment and materials are kept in one vehicle garaged on the premises; or
- c. The occupation utilizes the home as an adjunct to a principal office located elsewhere, and no customers, clients, students, patients, or persons in similar relationships to the office’s affairs visit the home as a regular business practice; or
- d. The occupation involves tutoring of no more than two students at one time.

2. Standards for exempt home occupations.

- a. The home occupation is conducted only within the main dwelling; and

b. The home occupation does not involve the direct transfer or sale of goods or commodities to clients upon or from the dwelling or any residential property; and

c. The home occupation shall not generate vehicular or pedestrian traffic not normally associated with a single-family residential use. There shall be no employees other than resident of the dwelling, and no customers or clients shall visit the home as a regular business practice (excluding the tutoring of no more than two students at one time); and

d. The home occupation shall occupy no more than 25 percent of the floor space of the main dwelling. The use of a garage in connection with a home occupation shall not interfere with vehicular storage; and

e. There shall be no exterior indication of the home occupation. No exterior signs or other form of advertising which informs the public of the address of the home occupation shall be used; and

f. The home occupation shall not generate noise, odor, dust, vibrations, fumes, smoke, glare, or electrical or electronic interference or other interference with the residential use of neighboring properties.

3. Home occupations requiring Minor Conditional Use Permit approval. The Zoning Administrator may grant a Minor Conditional Use Permit for a home occupation that meets all of the following criteria:

a. The home occupation utilizes the services of no more than two nonresident employees or independent contractors;

b. Parking shall be provided in compliance with the following standards:

(1) One on-site parking space for each client and/or customer/employee arriving by vehicle,

(2) Customers, clients, and/or employees shall be directed to park on site,

(3) Parking required for customers/clients/employees may be: tandem; within a driveway; or some other on-site location other than within a required setback,

(4) All proposed parking areas shall require Design Review approval prior to construction to ensure that the residential character of the neighborhood is maintained,

(5) The required parking spaces for each residential unit (excluding visitor parking) shall be maintained and regularly utilized for daily parking by the resident occupants. The home occupation shall not cause resident occupants to park their vehicles in other locations, and

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

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

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

1. The home occupation is conducted by a resident occupant of the dwelling.
2. There shall be no signs except for street address, and/or name identification as provided for in Chapter 20-38 (Signs) and a three- by five-inch placard located on the front door or adjacent the doorbell that identifies the home occupation.
3. There shall be no outdoor storage of supplies, merchandise, or other materials utilized in the home occupation.
4. There shall be no routine or regular outside activities such as: truck loading/unloading (exclusive of occasional deliveries); preparation of work equipment or supplies; production, processing, repair or similar work.
5. There shall be no advertising which informs the public of the address of the home occupation.
6. The home occupation shall comply with all other applicable laws.
7. The home occupation will not generate noise, odor, dust, vibrations, fumes, smoke, glare, electrical, or electronic interference with the residential use of adjacent properties.

20-42.130 Accessory dwelling units.

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

- A. Purpose. The provisions of this Section are intended to set standards, in compliance with California [Government Code](#) Sections 65852.2, and 65852.22, for the development of accessory dwelling units so as to increase the supply of smaller and affordable housing while ensuring that such housing remains compatible with the existing neighborhood.
- B. General requirements. An accessory dwelling unit:
 1. May be located on any lot that allows a single-family or multifamily residential use and includes a proposed or existing dwelling.
 2. Is not subject to the density requirements of the General Plan, but shall otherwise be consistent with the General Plan text and diagrams.
 3. Shall not be allowed on, or adjacent to, real property that is listed in the California Register of Historic Places.
 4. Shall not be used for rentals with terms of less than 30 days.
 5. Shall not be sold separate from the primary residence.
 6. Shall be required to dedicate street right-of-way in accordance with Section [18-12.030](#) of the Santa Rosa City Code when the right-of-way is needed to support a circulation element identified in the General Plan or any associate specific plan, unless otherwise approved through a waiver process described in Section [18-12.050](#).
- C. Permit requirements. An application for an accessory dwelling unit that complies with all applicable requirements of this Section shall be approved ministerially.
- D. Application and processing requirements.
 1. Step one—Submittal. The application for an accessory dwelling unit permit shall be submitted to the Department concurrent with an application for a building permit. In addition to the standard submittal requirements for a building permit, an application for an accessory dwelling unit permit shall include all of the following (except as noted below):
 - a. Plot plan. A plot plan, drawn to scale, showing the dimensions of the perimeter of the parcel proposed for the accessory dwelling unit; the location and dimensioned setbacks of all existing and proposed structures on the site and structures located within 50 feet of the site; all easements, building envelopes, and special requirements of the subdivision as shown on the Final Map and improvement plans, if any; and average slope calculations for the site.
 - b. Floor plan. A floor plan, drawn to scale, showing the dimensions of each room, and the resulting floor area. The use of each room shall be identified, and the size and location of all windows and doors shall be clearly shown.
 - c. Elevations. Architectural elevations of each side of the proposed structure showing all wall height dimensions, openings, exterior finishes (including siding and window materials), original and finish grades, paint color, and roof pitch. The color of the existing or proposed primary residence shall be included if necessary to demonstrate compliance with Subsection E.6. or E.13., below.

Applications for accessory dwelling units which do not modify a building's exterior are not required to submit elevations per Subsection c above.

2. Step two—Decision. The Department shall act on an application for an accessory dwelling unit permit within 60 days of submittal of a complete application. The accessory dwelling unit permit shall be issued only if the proposed accessory dwelling unit complies with all applicable standards in this Section.

3. Utility connection fees.

a. Except as provided in Subsection D.3.b, a separate new utility connection and payment of a connection fee or capacity charge pursuant to State law and City fee schedule will be required for any new accessory dwelling unit.

b. No new or separate utility connection or related connection fee or capacity charge will be required for accessory dwelling units that are internal conversions of existing space within a single-family residence or an accessory structure, or for accessory dwelling units that are 750 square feet or smaller.

E. Development standards. An accessory dwelling unit permit shall be issued only if the unit complies with the following development standards:

1. General. No development standards shall be applied that would prohibit at least up to an 800 square foot accessory dwelling unit that is at least no more than 16 feet in height with four-foot side and four-foot rear setbacks to be constructed in compliance with all other local development standards.

2. Setbacks.

a. Single-family residential districts including single-family PD districts. An accessory dwelling unit shall comply with the following setback requirements:

(1) A new attached or detached ~~one-story~~ accessory dwelling unit shall provide a minimum four-foot side and four-foot rear setback, and a front setback consistent with that of the primary dwelling unit in a standard zoning district, or the most similar zoning district in the case of a PD. Side-corner setbacks shall be a minimum of eight feet.

~~(2) A new attached or detached two-story accessory dwelling unit shall provide a minimum eight-foot side and eight-foot rear setback for two-story portions of the structure, and a minimum four-foot side and four-foot rear setback for one-story portions of the structure. The front setback shall be consistent with that of the primary dwelling unit in a standard zoning district, or the most similar zoning district in the case of a PD.~~

b. Multifamily districts including multifamily PD districts. An accessory dwelling unit shall comply with the following setback requirements.

(1) A new attached or detached ~~one-story detached~~ accessory dwelling unit shall provide a minimum four-foot side and four-foot rear setback, except when abutting an R-3 zoning district, in which case no minimum side or rear setback is required. The front setback shall be consistent with a primary dwelling unit in the applicable standard zoning district, or the most similar standard zoning district in the case of a PD. Side-corner setbacks shall be a minimum of eight feet.

~~(2) A new attached or detached two-story accessory dwelling unit shall provide a minimum eight-foot side and eight-foot rear setback for two-story portions of the structure, and a minimum four-foot side and four-foot rear setback for one-story portions of the structure, except when abutting an R-3 zoning district, in which case no minimum side or rear setback is required. The front setback shall be consistent with a primary dwelling unit in the applicable standard zoning district, or the most similar standard zoning district in the case of a PD.~~

c. No setback shall be required for an existing legally constructed living area, garage, or other accessory structure that is converted to an accessory dwelling unit with independent exterior access from an existing or proposed residence. A setback of five feet from the side and rear property lines is required for an accessory dwelling unit constructed above an existing legally constructed **or proposed** garage.

d. Any new attached accessory dwelling unit, detached accessory dwelling unit or expansion of the single-family dwelling to support the internal conversion for an accessory dwelling shall be designed to maintain appropriate setbacks, as described in Subsection E.2.a. and b. above, from the future width of any abutting public streets. Future street configurations shall be based on the widths, standards and right-of-way lines in the circulation element of the Santa Rosa General Plan, the City Street Design and Construction Standards, City street lists or specifically addressed in a resolution adopted by the City Council.

3. Maximum floor area.

a. New detached unit. No newly constructed detached accessory dwelling unit may contain habitable space in excess of 1,200 square feet.

(1) An automatic fire sprinkler system shall be installed throughout structures that exceed 1,200 square feet total floor area.

b. New attached unit. No newly constructed attached accessory dwelling unit may contain habitable space in excess of 50 percent of the existing residential square footage **except that 850 square feet total floor area must be allowed for studio or one-bedroom ADUs, and 1,000 square feet total floor area must be allowed for more than one-bedroom ADUs.**

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

c. Internal conversion. An accessory dwelling unit created entirely by the internal conversion of an existing single-family dwelling shall not occupy more than 45 percent of the existing habitable space of the residence, excluding the garage, nor shall it exceed 1,200 square feet **except that 850 square feet total floor area must be allowed for studio or one-bedroom ADUs, and 1,000 square feet total floor area must be allowed for more than one-bedroom ADUs.** An accessory dwelling unit created entirely by the internal conversion of a detached accessory structure shall not exceed a maximum of 1,200 square feet

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

4. Height limit.
 - a. A one-story accessory dwelling unit shall not exceed a maximum height of 16 feet. A two-story accessory dwelling unit shall not exceed a maximum height of 27 feet. No accessory dwelling unit shall exceed 27 feet in height.
 - b. When an accessory dwelling unit is located above an existing or proposed garage, **carport or other accessory structure**, the entire combined structure shall not exceed 27 feet in height.
5. Lot coverage. An accessory dwelling unit shall comply with the lot coverage requirements of the applicable zoning district or the most similar zoning district in the case of a PD, except as referenced in Subsection E.1, above.
6. Architectural compatibility. Architectural compatibility between the accessory dwelling unit and primary dwelling unit shall be demonstrated by matching one or more of the following qualities of the accessory dwelling unit to the proposed or existing primary dwelling unit:
 - a. Color;
 - b. Siding material and style; or
 - c. Architectural features.

7. Exterior entrance. An Accessory Dwelling Unit must include a separate exterior entrance.

8. 7. Privacy. A balcony, window or door of a second story accessory dwelling unit shall be designed to lessen privacy impacts to adjacent properties. Appropriate design techniques include obscured glazing, window placement above eye level, screening treatments, or locating balconies, windows and doors toward the existing on-site residence.

9. 8. Existing **Residential** development. A residential dwelling must already exist on the lot or shall be constructed on the lot in conjunction with the construction of the accessory dwelling unit.

10. 9. Number per lot.

- a. A maximum of one accessory dwelling unit and one junior accessory dwelling unit shall be permitted on any single-family lot zoned for single-family uses.
- b. The number of accessory dwelling units allowed within a multifamily dwelling are limited to not more than 25% of the existing number of multifamily dwelling units on the property, except that at least one accessory dwelling unit shall be allowed. These accessory dwelling units shall be allowed within the portions of dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings
- c. No more than two detached **or attached** ADUs, ~~subject to a 16-foot height limit and four-foot rear and side setbacks,~~ are permitted on any multifamily lot developed with an existing or proposed multifamily dwelling.

~~11. 10.~~ **11.** Parking. One off-street parking space is required for an accessory dwelling unit, except as set forth below. The off-street parking shall be permitted uncovered, compact, tandem and in setback areas, unless the review authority determines that tandem parking or parking within a setback is not feasible due to specific site or topographical or fire and life safety conditions. No off-street parking shall be required if one or more of the following circumstances exist:

- a. The accessory dwelling unit is 750 square feet or less in area, or a studio unit.
- b. The accessory dwelling unit is located within one-half mile walking distance of public transit.
- c. The accessory dwelling unit is located within a historic preservation district.
- d. The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.
- e. When on-street parking permits are required but not offered to the occupant of an accessory dwelling unit.
- f. When there is a car share vehicle located within one block of the accessory dwelling unit.
- g. To qualify for an exception, the applicant must provide supporting evidence, such as a map illustrating the location of the accessory dwelling unit and its proximity to a public transit stop or car share vehicle or its location within a historic preservation district, or proof of local parking permit requirements.
- h. No replacement off-street parking spaces are required when an accessory dwelling unit is created through the conversion or demolition, of a garage, carport or covered parking structure.

~~12. 11.~~ **12.** Standards for proposed accessory structures attached to an existing or proposed accessory dwelling unit.

- a. A proposed accessory structure with a floor area less than 50 percent of the accessory dwelling unit floor area:
 - (1) Shall be processed ministerially in conjunction with the accessory dwelling unit.
 - (2) Shall comply with the lot coverage, ~~height,~~ and setback requirements of this Section.
 - (3) Shall comply with the 16 foot height limit for an accessory structure as required by Zoning Code Section 20-42.030.**
- b. A proposed accessory structure with a floor area that exceeds 50 percent of the total floor area of the accessory dwelling unit:
 - (1) Is subject to any discretionary review required by this Zoning Code.
 - (2) Shall comply with lot coverage, height, and setback requirements for an accessory structure in the applicable standard zoning district or the most similar standard zoning district in the case of a PD.
 - (3) Shall comply with any applicable hillside and/or creekside setbacks.

~~13. 12.~~ **13.** Standards for hillside areas.

- a. Applicability. The development standards outlined below shall apply to accessory dwelling unit development on that portion of a site with a slope of 10 percent or greater.
- b. Development standards. An accessory dwelling unit exceeding 16 feet in height, or 800 square feet, shall observe 15-foot setbacks from side and rear property lines. When a building site abuts another parcel with a difference in vertical elevation of three feet or more, the required side and/or rear yard shall be measured from the nearest toe or top of slope to the structure, whichever is closer. Accessory dwelling units that are 800 square feet or less, and no greater than 16 feet in height, shall provide a minimum four-foot side and four-foot rear setback, consistent with this Section.

14. ~~13.~~ Standards for Historic Preservation Districts.

- a. Applicability. The requirements outlined below shall apply to new accessory dwelling units within the Historic (-H) Combining District.
- b. Architectural Compatibility. Architectural compatibility between the accessory dwelling unit and primary dwelling unit shall be demonstrated by one of the following means:
 - (1) Matching each of the following qualities of the accessory dwelling unit to the proposed or existing primary dwelling unit:
 - (A) Color,
 - (B) Siding material and pattern, and
 - (C) Architectural features; or
 - (2) Through the preparation of a historic resource survey by a qualified professional that concludes the proposed accessory dwelling unit will not negatively impact historic resources on the property, will be consistent with Secretary of the Interior Standards for Treatment of Historic Properties.

15. ~~14.~~ Standards for creekside development.

- a. Applicability. The development standards outlined below shall apply to accessory dwelling unit development within the specified distances to waterways as indicated in Section [20-30.040](#) – Creekside Development.
- b. Development standards. An accessory dwelling unit exceeding 16 feet in height, or 800 square feet, shall observe setbacks referenced in Section [20-30.040](#). Accessory dwelling units that are 800 square feet or less, and no greater than 16 feet in height, shall provide a minimum four-foot side and four-foot rear setback, consistent with this Section.

F. Junior accessory dwelling unit. The following provisions are intended to set standards, in compliance with California [Government Code](#) Section 65852.22, for the development of junior accessory dwelling units so as to increase the supply of smaller and affordable housing while ensuring that such housing remains compatible with the existing neighborhood. It is not the intent of this Section to override lawful use restrictions as set forth in Conditions, Covenants and Restrictions.

1. General requirements. A junior accessory dwelling unit:
 - a. May be located on any lot that allows single-family or multifamily dwellings and that contains only one existing or proposed single-family detached dwelling. Only one junior accessory dwelling unit shall be permitted per parcel.

- b. Is not subject to the density requirements of the General Plan, but shall otherwise be consistent with the General Plan text and diagrams.
 - c. Shall not be used for rentals with terms of less than 30 days.
 2. Permit requirements. An application for a junior accessory dwelling unit that complies with all applicable requirements of this Section shall be approved ministerially.
 3. Application and processing requirements.
 - a. Step one—Submittal. The application for a junior accessory dwelling unit permit shall be submitted to the Department concurrent with an application for a building permit. In addition to the standard submittal requirements for a building permit, an application for a junior accessory dwelling unit permit shall include all of the following:
 - (1) Plot plan. If any expansion of the foundation is required for a junior accessory dwelling unit, a plot plan, drawn to scale, showing the dimensions of the perimeter of the parcel proposed for the junior accessory dwelling unit; the location and dimensioned setbacks of all existing and proposed structures on the site and structures located within 50 feet of the site; all easements, building envelopes, and special requirements of the subdivision as shown on the Final Map and improvement plans, if any; and average slope calculations for the site.
 - (2) Floor plan. A floor plan, drawn to scale, showing the dimensions of each room, the area devoted to the junior accessory dwelling unit, and the resulting floor areas of the junior accessory dwelling unit and of the primary residence. The use of each room shall be identified, and the size and location of all windows and doors shall be clearly shown. The plan shall identify whether separate or shared sanitation facilities are proposed.
 - (3) Deed restrictions. Deed restrictions completed, signed and ready for recordation in compliance with Subsection G.
 - b. Step two—Decision. The Department shall act on an application for a junior accessory dwelling unit permit within 60 days of submittal of a complete application. A junior accessory dwelling unit permit shall be issued only if the proposed junior accessory dwelling unit complies with all applicable standards in this Section.
 - c. Utility connection fees.
 - (1) No new or separate utility connection and no connection fee for water, sewer, or power is required for a junior accessory dwelling unit.
 4. Development standards. A junior accessory dwelling unit permit shall be issued only if the unit complies with the following development standards:
 - a. Maximum floor area. The junior accessory dwelling unit shall not exceed 500 square feet in total floor area.
 - b. Existing development. The junior accessory dwelling unit shall be contained entirely within the existing walls of an existing or proposed single-family dwelling, which includes the walls of an attached garage. However, an additional 150 square feet is permitted to allow for a separate entrance into the unit.
 - c. Kitchen. The junior accessory dwelling unit must contain a kitchen with the following minimum criteria:

- (1) A kitchen sink having a clear working space of not less than 30 inches in front;
- (2) A cooking appliance having a clear working space of not less than 30 inches in front;
- (3) A refrigeration facility having a clear working space of not less than 30 inches in front;
- (4) A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.

d. Sanitation. Bathroom facilities may be separate from or shared with the single-family dwelling. A separate bathroom facility shall be provided if the junior accessory dwelling unit does not include an interior entry into the primary residence.

e. Entrance. The junior accessory dwelling unit shall include an exterior entrance separate from the main entrance to the single-family dwelling. The junior accessory dwelling unit may include a second interior doorway for sound attenuation.

f. Parking. Off-street parking shall not be required for junior accessory dwelling units. **No replacement off-street parking spaces are required when a junior accessory dwelling unit is created through the conversion or demolition, of an attached garage, carport or covered parking structure.**

G. Deed restrictions. Prior to occupancy of a junior accessory dwelling unit, the property owner shall file with the County Recorder a deed restriction containing a reference to the deed under which the property was acquired by the owner and stating that:

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

20-42.210 Mobile food vending.

- A. Purpose. The provisions of this Section are intended to provide conditions and requirements under which mobile food vending 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. Where allowed by Section 20-23.030, Table 2-6 (Allowed Land Uses and Permit Requirements for Commercial Zoning Districts), mobile vending shall require the approval of a Minor Conditional Use Permit. The approval shall be specific to a location and shall not be transferable to other locations or operators. Operation of a mobile food facility shall not be permitted on public property under this Section (see City Code Section 6-48.050, Street Vendor Regulations).
 2. Business license. Every mobile food vendor 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.
 4. Building Division and Fire Department. All necessary permits and approvals from the Building Division and the Fire Department 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 site.
- C. Location criteria and hours of operation. The following location and hours of operation requirements shall apply to all mobile food vendors:
1. Location. Mobile food vending facilities may be proposed only on private property located within the General Commercial (CG) zoning district that have street frontage on Sebastopol Road, between Stony Point Road and Olive Street.
 2. Concentration. No mobile food vendor shall locate within 200 feet of another approved mobile food vending location **on a separate parcel as measured between the mobile food vendors (not from property lines). Multiple mobile food vendors may be permitted on a single parcel, as determined by the Minor Use Permit.**
 3. Hours. Hours of operation for mobile food vending businesses shall be between 6:00 a.m. and 11:00 p.m., as defined in Section 20-70.020 (Definitions – “Hours of Operation”), or as determined by the Minor Conditional Use Permit.
- D. Standards and design criteria. The following standards and design criteria shall apply to all mobile food vendors:
1. Mobile food vending shall be conducted entirely upon private property and not within any public right-of-way;
 2. The proposed location is on an improved property that is entirely paved and does not interfere with the operation of any approved uses on the site;

3. Mobile vendors shall maintain their immediate sales location in a clean and hazard free condition;
4. Mobile vendors shall maintain garbage container(s) immediately adjacent to the vending location for use by customers;
5. Applications for mobile food vending shall include the location and description of any proposed outdoor dining area, including tables, chairs and shade structures;
6. No mobile vendor shall use, play or employ any sound outcry, amplifier, loudspeaker, radio or any other instrument or device for the production of sound in connection with the promotion of a vending operation;
7. Outdoor music is permitted consistent with the normally acceptable decibel levels outlined in the Noise and Safety Element of the Santa Rosa General Plan, and as determined by the Minor Conditional Use Permit;
8. An agreement for the use of properly operating restroom facilities within 200 feet of the mobile food vendor location shall be maintained at all times;
9. All signage shall be located on the vending equipment and is subject to the requirements of Chapter 20-38 (Signs);
10. No mobile food vendor shall sell alcoholic beverages;
11. Mobile vendors cooking food shall maintain a fire extinguisher at the vending location at all times;
12. Mobile vendors 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.

E. Existing mobile food vendors. Mobile food vendors located on Sebastopol Road, between Stony Point Road and Olive Street, which obtained a Use Permit from the County of Sonoma's Permit and Resource Management Department prior to annexation may continue as permitted. Hours of operation for mobile food vendors approved by the County of Sonoma shall be between 5:00 a.m. and 1:00 a.m. Sunday through Thursday, and between 5:00 a.m. and 3:00 a.m. on Fridays and Saturdays.

20-44.060 Commercial telecommunications facilities.

Each commercial telecommunications facility shall comply with the following regulations.

A. Exempt facilities. The following are exempt from Design Review and Conditional Use Permit requirements:

1. A telecommunications facility that is not within the public view as defined in Division 7 (Glossary), provided the facility otherwise complies with all other applicable provisions of this Chapter. It shall be the responsibility of the applicant to prove that the proposed facility will not be in public view.
2. Removal of transmission equipment.
3. Replacement of transmission equipment with new equipment that is substantially the same size and in the same location as the existing equipment.

B. Minor facilities. The following are subject to Minor Conditional Use Permit and Design Review and shall comply with all applicable provisions of this Chapter.

1. Building or ground-mounted antennas located on non-residentially used parcels within R or PD zoning districts;
2. Building or ground-mounted antennas located within any C, BP, or PI zoning district or within any office, commercial or industrial area of a PD zoning district;
3. Minor modifications to existing legally established minor or major towers in any zoning district;
4. Telecommunication towers with no more than two satellite dishes located within any CO, CN, or PI zoning district, or within any office or commercial area of a PD zoning district where the height does not exceed 45 feet;
5. Telecommunication towers with no more than two satellite dishes located within any CG, CV, CSC, BP, IL, or IG zoning district, or within any industrial area of a PD zoning district where the height does not exceed 45 feet.

C. Major facilities. The following facilities are subject to Conditional Use Permit and Design Review and shall comply with all applicable provisions of this Chapter:

1. All commercial telecommunication facilities, other than exempt or minor facilities.

D. Collocation on an existing telecommunications facility. Collocation of new transmission equipment on an existing, legally established, telecommunications facility is subject to Minor Design Review only, consistent with the requirements of Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, or as otherwise required by Federal Law, as may be amended from time to time, and shall comply with all applicable provisions of this Chapter. This section also applies to telecommunications facilities that were legal when they were originally constructed, but changes in this Zoning Code, or the applicable zoning district development standards, caused the structure to become legal nonconforming.

E. Application requirements for commercial facilities. In addition to the Conditional Use Permit application requirements specified in Chapter 20-50 (Permit Application Filing

and Processing), the following information shall be submitted when applying for a minor or major commercial facility:

1. Area development, service area, and network maps;
2. Alternative site or location analysis;
3. NIER exposure information;
4. Title reports; and
5. Visual impact analysis, including photo montages, field mock ups, line of site sections, and other techniques shall be prepared by or on behalf of the applicant which identifies the potential visual impacts of the facility, at design capacity. Consideration shall be given to views from public areas as well as from private properties. The analysis shall assess visual impacts of the facility, and shall identify and include all technologically feasible mitigation measures.

F. Design guidelines for commercial facilities. To the greatest extent possible, minor and major commercial telecommunication facilities shall be sensitively designed and located to be compatible with and minimize visual impacts to surrounding areas, including public property. To this end, each facility shall comply with the following design guidelines.

1. Innovative design solutions that minimize visual impacts should be utilized.
2. Telecommunication facilities shall be as small as possible and the minimum height necessary without compromising reasonable reception or transmission.
3. Antennas and their support structures should be located on the rear half of property or structures when reasonable transmission and/or reception would not be impaired and when visual impacts would be reduced, unless no other feasible alternative location exists.
4. Telecommunication facilities and appurtenances should not be situated between the primary building on the parcel and any public or private street adjoining the parcel.
5. Telecommunication facilities shall be located and designed to avoid blocking and/or substantially altering scenic resources.
6. Building mounted telecommunication facilities are encouraged over telecommunication towers.
7. Building mounted telecommunication facilities should be integrated with existing structures.
8. Telecommunication facilities should be designed and painted a color that blends with the surrounding natural or manmade features.
9. Telecommunication facilities and appurtenances shall be screened by existing and/or proposed structures and landscaping to the extent possible without compromising reception and/or transmission.
10. No telecommunication tower shall be installed on an exposed ridge line, unless it is found not to be readily visible from off site.
11. The design of fencing, landscaping, and other screening for telecommunication facilities shall be integrated and compatible with surrounding improvements.

12. Satellite dishes are encouraged to be of mesh construction.
13. Multiple telecommunication facilities of reduced heights are encouraged to cover a service area where the visual impacts would be less than a single larger and more visually obtrusive tower.
14. Co-location of commercial telecommunication towers and the use of the same site by multiple carriers is required where feasible and found to be desirable.
15. All antenna towers should be monopoles or guyed/lattice towers except where satisfactory evidence is provided demonstrating that a self-supporting tower is needed to provide the height and/or capacity necessary for the proposed facility and visual impacts would be minimized.
16. All utility lines serving the facility should be undergrounded.
17. Each commercial telecommunication facility shall be installed in a manner that will maintain and enhance existing native vegetation. Suitable landscaping to screen the facility shall also be installed where necessary.
18. All major commercial telecommunication facilities, other than government owned facilities, shall be prohibited in R zoning districts or within residential areas of a PD zoning district.
19. All major commercial telecommunication facilities shall be located at least 75 feet from any habitable structure, except for a habitable structure on the property in which the facility is located. **The 75-foot Habitable Structure Setback is measured as the shortest distance from a major commercial telecommunications facility to the nearest exterior wall of the closest habitable structure. Habitable structure as defined in this ordinance means a structure for living, sleeping, eating, or cooking spaces occupied by one household or family on a long-term basis. Habitable structure does not include a guest house or any transient residential occupancy of structure including but not limited to hotel or motel.**

G. Commercial transmission tower location. The following regulations shall apply to the location of transmission towers.

1. Analysis of alternative sites. The application for each commercial facility shall include an analysis shall be prepared by or on behalf of the applicant, which identifies reasonable, technically feasible, alternative locations and/or facilities which would provide comparable service. The intention of the alternatives analysis is to present alternative sites which would minimize the number, size and potential adverse environmental impacts of facilities necessary to provide services. The analysis shall address the potential for co-location at an existing or new tower site and shall explain the rationale for selection of the proposed site in view of the relative merits of any of the feasible alternatives. Approval of the project is subject to the decision making body finding that the proposed site results in the least potentially adverse impacts than any feasible alternative site.
2. Separation between facilities. No telecommunications tower, providing services for a fee directly to the public, shall be installed closer than two miles from another readily visible, uncamouflaged or unscreened telecommunication tower unless it is a co-located facility, situated on a multiple user site, not readily visible, or technical

evidence acceptable to the Director or Commission, as appropriate, is submitted showing a clear need for the facility and the infeasibility of co-locating it on an existing tower. Facilities that are not proposed to be co-located with another telecommunication facility shall provide a written explanation why the subject facility is not a candidate for co-location.

3. Co-location.

a. A good faith effort in achieving co-location shall be required of the host entity. Requests for utilization of facility space and response to such requests shall be made in a timely manner and in writing and copies shall be provided to the City. Co-location is not required in cases where the visual impacts are found to be substantial, the facility cannot reasonably accommodate additional facilities, or where lease arrangements fail.

b. All properties and towers found suitable for co-location and multiple users shall be designed to promote facility and site sharing. To this end telecommunication towers and necessary appurtenances, including parking areas, access roads, utilities and equipment buildings shall be shared by site users, when in the determination of the Director or Commission, as appropriate, this will minimize overall visual impacts to the community.

4. Roads and parking. All commercial telecommunications facilities shall be served by the minimum roads and parking areas necessary. Existing roads and parking areas shall be used for access, whenever possible, and be upgraded the minimum amount necessary to meet City standards. Any new roads or parking areas built shall, whenever feasible, be shared with subsequent telecommunication facilities and/or other permitted uses and shall comply with City standards.

5. NIER exposure. Commercial telecommunications facilities shall be operated in compliance with the Federal Communication Commission's (FCC) human exposure standards for non-ionizing electromagnetic radiation (NIER). The applicant for commercial telecommunication facilities shall be responsible for demonstrating that the proposed facility will comply with this standard and may do so in any of the following ways:

a. Provide evidence in the form of an FCC license or construction permit that has accepted the applicant's certification that the facility meets the FCC standard;

b. Provide evidence that the FCC has categorically excluded the applicant from demonstrating compliance with the FCC standard.

20-50.020 Authority for land use and zoning decisions

A. Zoning Code. Table 5-1 (Review Authority) identifies the City official or authority responsible for reviewing and making decisions on each type of permit application required by this Zoning Code. The following standards apply to the use of Table 5-1.

1. The Zoning Administrator may defer action on any decision assigned to the Zoning Administrator by Table 5-1, and refer the request to the Commission, so that the Commission may instead make the decision.
2. The Subdivision Committee may defer action on any decision assigned to the Subdivision Committee by Table 5-1, and refer the request to the Commission, so that the Commission may instead make the decision.

B. Other City approvals. Other City approvals may be required beyond those identified in Table 5-1. Examples include the following:

1. Environmental Protection—Chapter 17-04; and
2. Surface Mining and Reclamation—Chapter 17-32.

TABLE 5-1 – REVIEW AUTHORITY

Type of Action	Role of Review Authority						
	Director	Zoning Administrator	DRB	Subdivision Committee	CHB	Planning Commission	City Council
Administrative and Amendment Decisions							
Development Agreement	Recommend					Recommend	Decision
Interpretation		Decision				Appeal (1)	Appeal
General Plan Amendment	Recommend					Recommend	Decision
Request for Reasonable Accommodation		Decision				Appeal	
Zoning Code Amendment						Recommend	Decision
Zoning Map Amendment						Recommend	Decision
Concept Review							
CHB Concept Review					Comment		
DRB Concept Review			Comment				
Land Use Permits/Development Decisions							
Conditional Use Permit	Recommend					Decision	Appeal

TABLE 5-1 – REVIEW AUTHORITY

Type of Action	Role of Review Authority						
	Director	Zoning Administrator	DRB	Subdivision Committee	CHB	Planning Commission	City Council
Minor Conditional Use Permit	Recommend	Decision				Appeal	
Design Review—DRB	Recommend		Decision				Appeal
Design Review—Zoning Administrator		Decision	Appeal				
Design Review—Administrative	Decision		Appeal				
Density Bonus/Affordable Housing Incentives	Recommend					Recommend	Decision
Hillside Permit—Single dwelling and additions	Recommend	Decision				Appeal (1)	
Hillside Permit—All others	Recommend					Decision	Appeal
Minor Adjustment	Decision					Appeal (1)	
Sign Permit	Decision		Appeal				
Sign Program	Decision		Appeal				
Sign Variance		Decision	Appeal				
Temporary Use Permit	Decision					Appeal	
Tree Permit	Decision					Appeal	
Variance	Recommend					Decision	Appeal
Minor Variance		Decision				Appeal (1)	
Zoning Clearance	Decision				Comment	Appeal	

Note:

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

Historic and Cultural Preservation Decisions

Preliminary Design Review for new project within historic district, 5,000-sf or larger	Recommend	-	Decision joint with CHB	-	Decision joint with DRB	-	Appeal
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TABLE 5-1 – REVIEW AUTHORITY

Type of Action	Role of Review Authority						
	Director	Zoning Administrator	DRB	Subdivision Committee	CHB	Planning Commission	City Council
Final Design Review for new project within historic district, 5,000 sq ft or larger	Recommend	-	Decision	-	-	-	Appeal
Landmark or Preservation District Designation					Recommend		Decision
Landmark Alteration Permit—Major					Decision		Appeal
Landmark Alteration Permit—Minor		Decision			Appeal		
Sign Permit/Program					Decision		Appeal
Subdivision Decisions (refer to City Code Title 19)							
Certificates of Compliance	Decision						Appeal
Lot Line Adjustments	Decision						Appeal
Parcel Mergers	Decision						Appeal
Reversions to Acreage	Recommend					Decision	Appeal
Tentative Parcel Maps and Extensions	Recommend			Decision		Appeal	Appeal
Tentative Maps and Extensions	Recommend					Decision	Appeal

Note:

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

20-52.030 Design Review.

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

B. Applicability.

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

- a. Landscaping repair or replacement;
- b. Parking lot repaving;
- c. Repainting, even when it includes a color change, unless the repainting is for the purpose of creating signage for the building;
- d. Residential accessory structures;
- e. Single-family dwellings, dwellings which are proposed as part of a project within a PD zone, or where otherwise required by this Zoning Code;
- f. Solar panels, and integral parts of the solar panel system including supporting posts or poles, not including proposed new structures, such as a carport or other similar structures proposed in conjunction with the solar panel system. If proposed solar panels would have the possibility of creating a life or safety issue, such as excessive glare to local residences, sensitive facilities (airport) or water resources, the solar panels shall require a Minor Use Permit or Conditional Use Permit depending on the severity of the issues; and
- g. Activities subject to a Temporary Use Permit.

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

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

TABLE 5-2—DESIGN REVIEW AUTHORITY AND NOTICE REQUIREMENTS

Type of Application	Review Authority			Notice Requirements
	Director	Zoning Administrator	DRB	Design Review
Projects that are not located in a visually sensitive location and that involve only minor exterior	■			None

TABLE 5-2—DESIGN REVIEW AUTHORITY AND NOTICE REQUIREMENTS

Type of Application	Review Authority			Notice Requirements
	Director	Zoning Administrator	DRB	Design Review
modifications and are not within an historic district. (1) Examples include the addition or modification of awnings, doors and/or windows, rooftop equipment that cannot be seen from the street, ADA improvements associated with tenant improvements, “cool roof” material changes, outdoor dining areas for restaurants within commercial or industrial zoning districts, and other similar minor changes as determined by the Director of Planning and Economic Development. Projects that involve more extensive exterior modifications but that are not readily visible from offsite may also be considered by the Director of Planning and Economic Development.				
Projects that involve up to 10,000 square feet in total floor area and projects that include significant exterior changes to existing buildings and the construction of new structures. Also included are new minor telecommunication facilities, and the new construction or major remodel of automobile dealerships on sites zoned for vehicle sales regardless of total floor area.		■		Public Meeting Notice Notice of Action (see Section 20-66.060)
Projects that involve 10,000 square feet or more in total floor area and major telecommunication facilities. (1) (2)			■	Public Hearing Notice Notice of Action (see Section 20-66.060)
Sign applications, including Sign Programs for multi-tenant projects.	■			Notice of Action (see Section 20-66.060)

Notes:

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

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

1. Conceptual Design Review. Conceptual Design Review is highly advised and provides the applicant with the review authority's tentative reaction to the general design concept of a proposed project. The review shall not include a formal decision on the application by the review authority. This review is optional, except within an -H combining district (see Section 20- 58.060).
2. Design Review. Design Review is a formal review to provide the applicant with specific responses to the proposed design.
 - a. The Design Review Board or Zoning Administrator shall adopt a formal resolution approving the design.
3. ~~Final Design Review. Final Design Review may be delegated by the Design Review Board to the Community Development Director following Preliminary Design Review approval by the Design Review Board. Final Design Review shall confirm that the final design complies with the previous preliminary Design Review approval.~~

E. Application requirements. An application for Design Review approval shall be filed in compliance with Chapter 20-50 (Permit Application Filing and Processing). The application shall be accompanied by the information identified in the Department handout for Design Review approval applications. It is the responsibility of the applicant to provide evidence in support of the findings required by Subsection J (Findings and decision), below.

F. Project review. The review authority shall consider the location, design, site plan configuration, and the overall effect of the proposed project upon surrounding properties and the City in general. Review shall be conducted by comparing the proposed project to the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, consistency of the project with the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans).

G. Review with other entitlements. Final Design Review approval for projects that also require the approval of a discretionary permit (e.g., Conditional Use Permit, Variance, etc.) shall be acted upon following land use approval by the review authority in compliance with Table 5-1 (Review Authority).

H. Public notice and hearing.

1. Major Design Review—Public notice and hearing required. The Board shall conduct a public hearing on an application for Design Review before a decision on the application. Notice of the public hearing shall be provided, and the hearing shall be conducted in compliance with Chapter 20-66 (Public Hearings). **The review authority may approve, approve with conditions, or disapprove a Design Review application based on the findings required by Subsection I (Findings and decision), below.**
2. Minor Design Review—Public notice required. Before a decision on a Minor Design Review, the Department shall provide notice in compliance with Chapter 20-66 (Public Hearings).

a. Public notice. The notice shall state that the Zoning Administrator will decide whether to approve or disapprove the Minor Design Review application on a date specified in the notice, and that a public hearing will be held only if requested in writing by any interested person before the specified date for the decision.

b. Hearing. When a hearing is requested, notice of the hearing shall be provided in compliance with Chapter 20-66, and the Zoning Administrator shall conduct the public hearing before a decision on the application in compliance with Chapter 20-66.

~~I. Final Design Review. At the conclusion of final Design Review, the review authority may approve, approve with conditions, or disapprove a Design Review application based on the findings required by Subsection J (Findings and decision), below.~~

I. J. Findings and decision. Design Review approval shall require that the review authority first find all of the following:

1. The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans);
2. The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the framework of Design Review (Design Guidelines, Introduction, subsection C);
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments;
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood;
5. The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color, and would remain aesthetically appealing and be appropriately maintained;
6. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

J. K. Time limit on approval. Design Review approvals shall be granted for the same period of time as other discretionary permit approvals, but in no case for more than a 24-month period.

1. If construction in compliance with the Design Review approval has not been commenced within the approval period, the approval shall expire and be deemed automatically void.
2. Upon request of the applicant, an extension of time may be granted by the same review authority which originally granted the Design Review approval.
3. The extension shall not exceed 24 additional months.

K. L. Modifications. Upon request of the applicant, the review authority may authorize modifications of any application previously approved by the review authority in compliance with Section 20-54.060 (Changes to an Approved Project).

L. M. Installation of landscaping and irrigation.

1. Before issuance of a Building Permit for the subject project, final landscape and irrigation plans, where required, shall be approved by the Director as being consistent with the final Design Review decision on the project.

2. The landscape materials and irrigation equipment shown in the approved final landscape and irrigation plans shall be installed before final building inspection except where the Director has approved an extension of time for completion and has obtained from the applicant an agreement and adequate security, in compliance with Section 20-54.040 (Performance Guarantees).

~~N. Time for Final Design Review on referrals. Within 120 days following DRB preliminary approval, or Commission or Council final action on the project, whichever is later, the applicant shall submit the information and materials required for a final Design Review decision.~~

~~1. The project shall be reviewed for compliance with the recommendations of the DRB and the final approvals granted by the Commission and/or Council.~~

~~2. Failure to submit the materials for final Design Review or to request an extension (Subsection N.4) within this 120-day period shall result in withdrawal of the Design Review application.~~

~~3. A withdrawn application shall not prevent an applicant from filing a new application, along with the required fees, at the time the applicant is ready to proceed with the project.~~

~~4. An applicant may submit a written request for additional time to complete the final Design Review submittal, before the expiration of the first 120-day submittal period.~~

~~5. The Director may grant one time extension for a period not to exceed an additional 90 days, and may also grant a second 90-day extension where the Director determines that the applicant has demonstrated that extraordinary circumstances have caused the delay.~~

~~6. If the final Design Review application materials are not submitted before the end of the extension period, the application shall be deemed withdrawn.~~

M. O. Conditions of approval. In granting Design Review approval, the review authority may impose any conditions of approval deemed reasonable and necessary to ensure that the project would comply with the findings required by Subsection **J. I.** (Findings and decision), above.

N. P. Post approval procedures. The procedures relating to appeals, project changes, issuance of a Building Permit, performance guarantees, and revocation in Division 6 (Zoning Code Administration), and those in Chapter 20-54 (Permit Implementation, Time Limits, and Extensions), shall apply following Design Review approval.

20-70.020 Definitions of specialized terms and phrases.

As used in this Zoning Code, the following terms and phrases shall have the meaning ascribed to them in this Section, unless the context in which they are used clearly requires otherwise.

A. Definitions, "A."

Abut. Having property lines, street lines, or zoning district lines, or creeks in common. **It does not include properties that share highways in common.**

Agricultural Product Processing. The processing of harvested crops to prepare them for on-site marketing or processing and packaging elsewhere. Examples of this land use include the following:

- alfalfa cubing
- corn shelling
- cotton ginning
- custom grist mills
- custom milling of flour, feed and grain
- dairies
- drying of corn, rice, hay, fruits and vegetables
- grain cleaning and custom grinding
- hay baling and cubing
- **hemp cultivation and processing**
- pre-cooling and packaging of fresh or farm-dried fruits and vegetables
- sorting, grading and packing of fruits and vegetables
- tree nut hulling and shelling

C. Definitions, "C."

Cottage Food Operation (CFO). **An enterprise at a private home where specific low-risk food products that do not require refrigeration are made or repacked for sale to consumers.**

G. Definitions, "G."

General Retail. Stores and shops selling many lines of merchandise. Examples of these stores and lines of merchandise include:

- antique stores
- art galleries, retail
- art supplies, including framing services
- auction rooms
- bicycles

- books, magazines, and newspapers
- cameras and photographic supplies
- clothing, shoes, and accessories
- collectibles (cards, coins, comics, stamps, etc.)
- convenience stores
- department stores
- drug stores and pharmacies
- dry goods
- fabrics and sewing supplies
- florists and houseplant stores (indoor sales only—outdoor sales are “Building and Landscape Materials Sales”)
- hardware stores
- hobby materials
- **industrial hemp derived products**
- jewelry
- luggage and leather goods
- musical instruments, parts and accessories
- optics (prescription glasses, sunglasses, etc.)
- orthopedic supplies
- recreation equipment, bicycle and kayak rentals
- religious goods
- small wares
- specialty shops, including specialty food shops such as seafood or meat markets, retail bakeries, and similar uses
- sporting goods and equipment
- stationery
- toys and games
- variety stores

See also “Furniture, Furnishings, Appliance/Equipment Store.”

H. Definitions, “H.”

Hemp. A crop that is limited to types of the plant *Cannabis sativa L.* having no more than three-tenth of one percent tetrahydrocannabinol (THC) contained in the dried flowering tops, whether growing or not; the seeds of the plant; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin product therefrom.

M. Definitions, “M.”

Manufacturing/Processing—Light. A facility accommodating manufacturing processes involving and/or producing: apparel; food and beverage products; electronic, optical, and instrumentation products; ice; jewelry; and musical instruments. Light manufacturing also includes other establishments engaged in the assembly, fabrication, and conversion of already processed raw materials into products, where the operational characteristics of the manufacturing processes and the materials used are unlikely to cause significant impacts on surrounding land uses or the community. Examples of light manufacturing uses include the following.

3. Food and Beverage Product Manufacturing. Manufacturing establishments producing or processing foods and beverages for human consumption, and certain related products.

Examples of these uses include:

- bottling plants
- bread factories
- candy, sugar and confectionery products manufacturing
- catering services separate from stores or restaurants
- coffee roasting
- dairy products manufacturing
- **distilled spirits production - includes on-site tasting of spirits and direct retail sale of spirits consistent with the regulations of the Alcoholic Beverage Control (ABC) and the Bureau of Alcohol, Tobacco, and Firearms (ATF).**
- fats and oil product manufacturing
- fruit and vegetable canning, preserving, related processing
- grain mill products and by-products
- meat, poultry, and seafood canning, curing, byproduct processing
- soft drink production
- miscellaneous food item preparation from raw products

Does not include: bakeries (see “Restaurant, Café, Coffee Shop”— 1. “Counter Ordering”); beer brewing (see “Brewery”); or wine production (see “Winery”).

- blacksmith and welding shops
- plating, stripping, and coating shops
- sheet metal shops
- machine shops and boiler shops

N. Definitions, “N.”

Night Club. A facility **bar/tavern** serving alcoholic beverages for on-site consumption, and providing entertainment, examples of which include live music and/or dancing, comedy, etc.

R. Definitions, “R.”

Restaurant, Café, Coffee Shop. A retail business selling ready-to-eat food and/or beverages for on- or off-premises consumption. These include:

1. **Counter Ordering.** An establishment where customers are served from a walk-up ordering counter for either on- or off-premises consumption. This includes retail bakeries such as a donut shop, pastry shop, cake shop, and similar types of businesses;
2. **Table Service.** An establishment where customers are served food at their tables for on-premises consumption, which may also provide food for take-out;
3. **Outdoor Dining.** An establishment with either counter ordering or table service that provides a defined outdoor area for eating, which may be a sidewalk café where allowed by Encroachment Permit;
4. **Serving Alcohol (No Bar).** Any of the above restaurants, cafés, coffee shops which serve beer, wine or distilled spirits with the meal **and may contain or include an incidental bar.**

Note: This does not include Bar/Tavern (see “Bar/Tavern” definition).

A restaurant may include ancillary catering services.

S. Definitions, “S.”

Supportive Housing. Housing that is occupied by a target population, such as low income persons with mental disabilities, substance abuse or chronic health conditions **or as defined in California Assembly Bill 2162.** Services typically include assistance designed to meet the needs of the target population in retaining housing, living and working in the community, and/or improving health and may include case management, mental health treatment, and life skills. There is typically no limit on the length of stay, and the housing is linked to on-site or off-site services.

**Chapter 20-39 OBJECTIVE DESIGN STANDARDS FOR STREAMLINED
MINISTERIAL RESIDENTIAL DEVELOPMENTS BY RIGHT HOUSING**

20-39.010 Purpose of chapter.

This chapter establishes objective residential design standards that are sourced from the City's Design Guidelines. Typically, new residential development is required to go through the City's discretionary Design Review process, which includes review for compliance with the City's Design Guidelines. The Design Guidelines are subjective in nature and demonstrate preferences while allowing discretion and flexibility, and as such, cannot be enforced through a streamlined ministerial process. The proposed Objective Design Standards for Streamlined and Ministerial Residential Developments aim to incorporate the intent of the Santa Rosa Design Guidelines to the greatest extent possible, while complying with the intent of State legislation to facilitate and expedite the construction of housing in Santa Rosa. (Ord. 2019-018 § 2)

20-39.020 Applicability.

The provisions of this chapter apply to all residential projects which upon applicant request and demonstration of eligibility, qualify for streamlined and ministerial processing. (Ord. 2019-018 § 2)

20-39.030 Objective residential design standards.

Consistent with existing State law, objective standards are those that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark.

Residential developments that are subject to this chapter must be consistent with each of the standards below:

- A. Neighborhood compatibility.
 1. Residential projects located across the street from single-family neighborhoods shall orient the buildings to the street with individual entries, patio areas and landscaping facing the single-family homes. Parking lot areas and carports shall not be located along single-family neighborhood street frontages.
 2. Duplexes, triplexes, and fourplexes abutting single-family neighborhoods shall include individual front doors and interior stairs (when stairs are needed).
 3. When determined necessary by a noise assessment, sound walls shall include an earth berm and landscaping. Walls between buildings shall be extended to create pockets of protected common space avoiding long continuous walls for the entire length of a project site.
- B. Building design.
 1. Buildings shall carry the same theme on all elevations. For the purposes of this standard, a theme includes primary (non-accent) materials and colors.

2. Affordable units and market rate units in the same development shall be constructed of the same or similar exterior materials and details such that the units are not distinguishable.
3. Blank walls (façades without doors, windows, landscaping treatments) shall be less than 30 feet in length along sidewalks, pedestrian walks, or publicly accessible outdoor space areas.
4. Buildings over three stories must provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first floor and upper floors along at least 75% of the building façade with frontage upon a street, adjacent public park or public open space.
5. Trim surrounds shall be provided at all exterior window and door openings. In lieu of exterior window trim, windows can be recessed from wall plane by a minimum of three inches.
6. At least two materials shall be used on any building frontage, in addition to glazing and railings. Any one material must comprise at least 20% of the building frontage.
7. A minimum of 5/8 inch thickness is required for panel siding. Battens are required to be incorporated into the design for a board and batt appearance.

C. Massing/articulation.

1. A minimum of two features such as balconies, cantilevers, dormers, bay windows, patios, individualized entries, and accent materials shall be incorporated into each project building.
2. A minimum one-foot offset is required for any wall plane that exceeds 30 feet in length.
3. Buildings over three stories tall shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries. Major breaks shall be a minimum of 30 inches deep and four feet wide and extend the full height of the building.
4. Buildings shall have minor massing breaks at least every 50 feet along the street frontage, through the use of varying setbacks, building entries and recesses, or structural bays. Minor breaks shall be a minimum of 12 inches deep and four feet wide and extend the full height of the building.
5. Rooflines shall be vertically articulated at least every 50 feet along the street frontage, through the use of architectural elements such as parapets, varying cornices, reveals, clerestory windows, and varying roof height and/or form.

D. Outdoor/common space.

1. Each multifamily unit outside the Downtown Station Area Specific Plan boundary shall have a minimum of 40 square feet of private outdoor space directly adjacent to the unit. For the purposes of this standard, private outdoor space is defined as outdoor space that is usable and accessible only to the building residents and their visitors, but not to the general public.

2. Common useable open space is required for all multifamily projects with more than 10 units outside the Downtown Station Area Specific Plan boundary.
3. A minimum of 60% of the common usable open space shall be provided as a landscaped green area or garden, with the remaining area in hardscape.
4. Outdoor seating shall be provided at common usable open space areas and outside of laundry facilities.
5. Multifamily developments (except Senior restricted multifamily developments) outside the Downtown Station Area Specific Plan boundary exceeding 22 bedroom units shall have two outdoor areas, one for adults and one for a child play area. For the purpose of this standard, adult open space does not include play equipment, but does include tables with seating.
6. Multifamily developments (except Senior restricted multifamily developments) outside the Downtown Station Area Specific Plan boundary exceeding 100 units shall have three open space areas, one for adults, one for teenagers, and one for younger children. For the purpose of this standard, adult open space does not include play equipment, but does include tables with seating, and teenage outdoor areas include sports fields, age-appropriate park equipment, or other recreational equipment.
7. Play equipment for children under the age of five shall be included in child play areas. The play area must be visible to as many units as possible to provide casual surveillance and be separated from traffic. Benches or picnic tables for adults that are accompanying younger children shall be provided.

E. Site design.

1. When dwelling units are abutting open space areas, a minimum of one window from each dwelling shall be located to overlook common area.
2. Garages and carports shall be designed to include a minimum of two of the following from the main building(s): materials, detailing, roof materials, and colors.
3. Controlled entrances to parking facilities (gates, doors, etc.) shall be located a minimum of 18 feet from the back of sidewalk, in order to accommodate one vehicle entering the facility.
4. Where bicycle parking is not visible from the street, directional signage shall be included at the main building entrance.
5. Screen all parking areas, covered and uncovered, from public street frontages. Screening may be accomplished through building placement, landscaping, a planted earth berm, planted fencing, topography, or some combination of the above. Landscaping used for screening purposes must shall be no less than 15 feet wide (from the back of sidewalk or street curb to the parking lot paving, whichever is greater) and no less than four feet tall.

F. Accessory elements.

1. Perimeter fencing utilized along public street shall be constructed of decorative iron, pre-painted welded steel, or wood picket material.

2. The height of solid fencing between private yards and common open spaces shall be limited to four and one-half feet in height. If a six-foot fence is desired, the top 18 inches should allow for vision in and out of the yard.

3. Screen roof top equipment from visibility. The point of view for determining visibility shall be five feet above grade at a distance of 200 feet. If the roof structure does not provide this screening, include an equipment screen in the design.

4. Screen all exterior trash, recycling, and storage utility boxes, wood service poles, electric and gas meters, fire sprinkler valves and backflow preventers and transformers.

5. Refuse containers.

a. Four units or less may be served by individual garbage containers. When individual garbage cans are used, they must either fit in the garage or into a special enclosure.

b. When there are five units or more, provide dumpsters for garbage collection within a special enclosure.

c. When dumpsters are to be used, designers shall coordinate with the refuse pickup provider to determine the size and number of dumpsters required. A rule of thumb is to allow for between 30 and 90 gallons per unit per week, depending on size of the unit.

d. Shield all dumpsters within an enclosure a minimum of six feet tall. Allow adequate size to accommodate the needed dumpsters and recycling containers. All enclosures and gates should be detailed to withstand heavy use. Provide wheel stops or curbs to prevent dumpsters from banging into walls of enclosure.

e. Make allowances within the enclosure for stacking recycling crates (in small projects) and recycling dumpsters (in large projects)

f. Provide an opening so that pedestrians can access the dumpsters without opening the large gates.

g. Provide lighting at trash enclosures for night time security and use.

h. Locate dumpster enclosures so that no dwelling is closer than 20 feet (including those on abutting properties), or more than 100 feet from a residential unit. No minimum distance from dwellings is required if dumpsters are located within a fully enclosed room.

G. Additional objective standards within Zoning Code. Projects subject to this chapter must comply with all other applicable objective standards within this Zoning Code including, but not limited to:

1. Development Standards as indicated in Sections [20-22.040](#), [20-22.050](#), [20-23.040](#), [20-24.040](#), and [20-26.040](#), as may be amended.

2. Combining District Standards as indicated in Sections [20-28.030](#), [20-28.040](#), [20-28.050](#), [20-28.060](#), [20-28.070](#), [20-28.080](#), [20-28.090](#), and [20-28.100](#), as may be amended.

3. Landscaping Standards as indicated in Sections [20-34.040](#), [20-34.050](#), [20-34.060](#), and [20-34.070](#), as may be amended.

4. Parking and Loading Standards as indicated in Sections 20-36.030, 20-36.040, 20-36.050, 20-36.060, 20-36.070, 20-36.080, and 20-36.090, as may be amended, unless otherwise superseded by State law.
5. Creekside Development Standards as indicated in Section 20-30.040.B.1, B.2, C, D, and E, as may be amended.
6. Outdoor Lighting Standards as indicated in Section 20-30.080, as may be amended.
7. Fences, Walls and Screening Standards as indicated in Section 20-30.060.B, C, and G, as may be amended.
8. Height Measurement and Exception Standards as indicated in Section 20-30.070, as may be amended.
9. Hillside Development Standards as indicated in Section 20-32.050, as may be amended.

12061

Final Audit Report

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