

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		