

**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		