

## Exhibit A - Downtown Station Area Specific Plan Zoning Code Text Amendments

### 20-12.020 Rules of interpretation.

A. Authority. The Zoning Administrator shall have the responsibility and authority to interpret the meaning and applicability of all provisions and requirements of this Zoning Code.

B. Language.

1. Terminology. When used in this Zoning Code, the words “shall,” “will,” “is to,” and “are to” are always mandatory. “Should” is not mandatory but is strongly recommended; and “may” is permissive. The present tense includes the past and future tenses; and the future tense includes the present. The singular number includes the plural number, and the plural the singular, unless the natural construction of the word indicates otherwise. The words “include,” “includes,” and “including” mean “including but not limited to....”

2. Number of days. Whenever a number of days is specified in this Zoning Code, or in any permit, condition of approval, or notice issued or given as provided in this Zoning Code, the number of days shall be construed as calendar days, unless business days are specified. Time limits will extend to the following business day where the last of the specified number of days falls on a day that the City is not open for business, except as otherwise provided for by the Map Act.

3. Number of months. Whenever a time limit in this Zoning Code is specified in months, the number of months shall be deemed to be consecutive months.

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

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

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

~~2-3.~~ All other calculations. For all calculations required by this Zoning Code other than those described in Subsection C.1 above, the fractional/decimal results of calculations shall be rounded to the next highest whole number when the fraction/decimal is 0.5 or more, and to the next lowest whole number when the fraction is less than 0.5.

### 20-20.020 Zoning Map and Zoning Districts.

TABLE 2-1—ZONING DISTRICTS

| Zoning District Symbol       | Name of Zoning District   | General Plan Land Use Classification Implemented by Zoning District |
|------------------------------|---------------------------|---|
| <b>Residential Districts</b> |                           |   |
| RR                           | Rural Residential         | Residential—Very Low Density  |
| R-1                          | Single-Family Residential | Residential—Low Density/Open Space, Low Density, Medium Low Density |

|            |   |   |
|------------|---|---|
| R-2        | Medium Density Multi-Family Residential | Residential—Medium Density                      |
| R-3        | Multi-Family Residential                | Residential—Medium Density, Medium High Density |
| TV-R       | Transit Village-Residential             | Transit Village Medium                          |
| <u>NMU</u> | <u>Neighborhood Mixed Use</u>           | <u>Neighborhood Mixed Use</u>                   |
| MH         | Mobile Home Park                        | Residential—Mobile Home Parks                   |

#### Commercial Districts

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

#### Industrial Districts

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

#### Special Purpose Districts

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

#### Combining Districts

|             |                              |            |
|-------------|------------------------------|------------|
| -G          | Gateway                      | All        |
| -H          | Historic                     | All        |
| -SR         | Scenic Road                  | All        |
| <u>-DSA</u> | <u>Downtown Station Area</u> | <u>All</u> |
| <u>-NSA</u> | <u>North Station Area</u>    | <u>All</u> |

|                 |                                     |  |
|-----------------|-------------------------------------|--|
| <del>-SA</del>  | <del>Station Area</del>             | <del>All</del>                         |
| <del>-LIL</del> | <del>Limited Light Industrial</del> | <del>Transit Village Residential</del> |
| -SH             | Senior Housing                      | All                                    |

#### 20-21.030 Allowable land uses and permit requirements.

A. Allowable land uses. The uses of land allowed by this Zoning Code in each zoning district are listed in Chapters [20-22](#), [20-23](#), and [20-24](#), together with the type of land use permit required for each use.

1. Establishment of an allowable use.

a. Any one or more land uses identified by the tables as being allowable within a specific zoning district may be established on any parcel within that zoning district, subject to the land use permit requirements of Subsection B, and compliance with all applicable requirements of this Zoning Code.

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

2. Use not listed. A land use that is not listed in tables or is not shown in a particular zoning district is not allowed, except as otherwise provided in Subsection A.3, or Section [20-21.040](#) (Exemptions from Land Use Permit Requirements).

3. Similar and compatible use may be allowed. The Director may determine that a proposed use not listed in this Division is allowable as follows:

a. Required findings. The Director may determine that a proposed use is similar to, and compatible with a listed use and may be allowed, only after first making all of the following findings:

- (1) The characteristics of, and activities associated with the use are similar to one or more of the listed uses, and will not involve a greater intensity than the uses listed in the district;
- (2) The use will be consistent with the purposes of the applicable zoning district;
- (3) The use will be consistent with the General Plan and any applicable specific plan;
- (4) The use will be compatible with the other uses allowed in the applicable zoning district; and
- (5) The use is not listed as allowable in another zoning district.

A determination that a use qualifies as “a similar use” and the findings supporting the determination shall be in writing.

b. Applicable standards and permit requirements. When the Director determines that a proposed, but unlisted, use is similar to a listed use, the proposed use will be treated in the same manner as the listed use in determining where it is allowed, what permits are required, and what other standards and requirements of this Zoning Code apply.

c. Referral for determination. The Director may refer the question of whether a proposed use qualifies as a similar and compatible use directly to the Commission for a determination at a public meeting.

d. Appeal. A determination of similar and compatible use may be appealed in compliance with Chapter [20-62](#) (Appeals).

B. Permit requirements. Tables 2-2, 2-6, and 2-10 within Chapters [20-22](#), [20-23](#), and [20-24](#) provide for land uses that are:

1. Permitted subject to compliance with all applicable provisions of this Zoning Code, subject to first obtaining a Zoning Clearance (Section [20-52.020](#)). These are shown as “P” uses in the tables;

2. Allowed subject to the approval of a Minor Conditional Use Permit (Section [20-52.050](#)), and shown as “MUP” uses in the tables;

3. Allowed subject to the approval of a Conditional Use Permit (Section [20-52.050](#)), and shown as “CUP” uses in the tables;

4. Allowed subject to the type of City approval required by a specific provision of Chapter [20-42](#) (Standards for Specific Land Uses), and shown as “S” uses in the tables; and

5. Not allowed in particular zoning districts.

**Note:** a land use authorized through the approval of a Zoning Clearance, Minor Conditional Use Permit, or Conditional Use Permit may also require Design Review approval (Section 20-52.030), a Building Permit, or other permit required by the City Code.

(Ord. 3677 § 1, 2004)

#### **20-22.020 Purposes of the residential zoning districts.**

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

A. RR (Rural Residential) district. The RR zoning district is applied to areas of the City intended to accommodate residential neighborhoods with compatible agricultural uses, but where the primary uses are residential, and compatible accessory uses. The maximum allowable density ranges from 0.2 to two dwellings per acre, with the specific allowable density for each parcel shown on the zoning map by a numerical suffix to the RR map symbol (see Section [20-22.040](#)). The RR zoning district implements and is consistent with the Residential—Very Low Density land use classification of the General Plan.

B. R-1 (Single-Family Residential) district. The R-1 zoning district is applied to areas of the City intended to be maintained as residential neighborhoods comprised of detached and attached single-family houses, clustered residential hillside projects, and small multi-family projects, together with compatible accessory uses. The maximum allowable density ranges from two to 13 dwellings per acre, with the specific allowable density for each parcel shown on the zoning map by a numerical suffix to the R-1 map symbol (see Section [20-22.040](#)). The R-1 zoning district implements and is consistent with the Residential—Very Low Density (where residential clustered on hillsides is desirable), Low Density/Open Space, Low Density, and Medium Low Density land use classifications of the General Plan.

C. R-2 (Medium Density Multi-Family Residential) and R-3 (Multi-Family Residential) districts. The R-2 and R-3 zoning districts are applied to areas of the City appropriate for residential neighborhoods with medium and higher residential densities, to provide home rental and ownership opportunities, and to provide a full range of choices in housing types to improve access to affordable housing. The maximum allowable density ranges from

eight to 30 dwellings per acre, with the specific allowable density for each parcel shown on the zoning map by a numerical suffix to the R-3 map symbol (see Section [20-22.040](#)). Densities of more than 30 dwellings per acre may be allowed within the Mixed Use land use designation of the General Plan. The R-2 and R-3 zoning districts implement and are consistent with the Residential—Medium Density and Medium High Density land use classifications of the General Plan.

D. TV-R (Transit Village-Residential) district. The TV-R zoning district is applied to areas within approximately one-half mile of a transit facility that is appropriate for mixed use development. Development should transition from less intense uses at the outlying edges to higher intensity uses near the transit facility. Residential uses are required, and ground floor neighborhood serving retail and live-work uses are encouraged. The maximum allowable density ranges from 25 to 40 dwellings per acre. The TV-R zoning district is consistent with and implements the Transit Village Medium land use classification of the General Plan.

E. MH (Mobile Home Park) district. The MH zoning district is applied to areas of the City occupied by and intended to be maintained as mobile home parks. The maximum allowable density ranges from four to 18 dwellings per acre. The MH zoning district implements and is consistent with the Residential—Mobile Home Park land use classification of the General Plan.

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.

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

#### AGRICULTURAL & OPEN SPACE USES

|  |     |     |   |   |   |   |   |                           |
|--|-----|-----|---|---|---|---|---|---------------------------|
| Agricultural accessory structure                 | P   | —   | — | — | — | — | — |                           |
| Animal keeping—Livestock, including aviaries     | S   | —   | — | — | — | — | — | <a href="#">20-42.040</a> |
| Crop production, horticulture, orchard, vineyard | P   | MUP | — | — | — | — | — |                           |
| Initial crop processing                          | MUP | MUP | — | — | — | — | — |                           |
| Plant nursery                                    | CUP | —   | — | — | — | — | — |                           |

#### RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

|  |     |     |     |     |     |     |     |  |
|--|-----|-----|-----|-----|-----|-----|-----|--|
| Community garden (5)                             | P   | P   | P   | P   | P   | P   | P   |  |
| Equestrian facility                              | CUP | —   | —   | —   | —   | —   | —   |  |
| Golf course/country club, public or quasi-public | CUP | CUP | —   | —   | —   | —   | —   |  |
| <u>Health/fitness facility – Commercial</u>      | —   | —   | —   | —   | —   | P   | —   |  |
| Health/fitness facility—Quasi-public             | MUP | MUP | MUP | MUP | MUP | P   | MUP |  |
| Library/museum                                   | MUP | MUP | MUP | MUP | MUP | P   | P   |  |
| Meeting facility, public or private              | MUP | MUP | MUP | MUP | MUP | MUP | MUP |  |

#### Key to Zoning District Symbols

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

#### 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.

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

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

(5) A community garden is allowed on the same property as an existing permitted meeting facility provided that the establishment of the garden does not trigger a grading permit or affect the operation and design of the meeting facility.

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

**RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (continued)**

|  |     |     |     |     |     |     |     |  |
|--|-----|-----|-----|-----|-----|-----|-----|--|
| 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   | <a href="#">20-42.130</a> |
| Agricultural employee housing—6 or fewer residents | P   | P   | P   | P   | P   | P   | P   |                           |
| Agricultural employee housing—7 or more residents  | MUP | MUP | MUP | MUP | MUP | MUP | MUP |                           |
| Animal keeping—Domestic, exotic                    | S   | S   | S   | S   | S   | S   | S   | <a href="#">20-42.040</a> |
| 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   | <a href="#">20-42.060</a> |

| TABLE 2-2<br>Allowed Land Uses and Permit<br>Requirements for Residential Zoning<br>Districts* | P<br>MUP<br>CUP<br>S<br>—   |     | Permitted Use, Zoning Clearance required<br>Minor Conditional Use Permit required<br>Conditional Use Permit required<br>See Specific Use Regulations for permit requirement<br>Use not allowed |     |     |     |      |                             |
|--|-----------------------------|-----|--|-----|-----|-----|------|-----------------------------|
|  | PERMIT REQUIRED BY DISTRICT |     |  |     |     |     |      |                             |
| LAND USE (1)   | RR                          | R-1 | R-2  | R-3 | MH  | NMU | TV-R | Specific Use<br>Regulations |
| Community care facility—7 or more<br>clients   | MUP                         | MUP | MUP  | MUP | MUP | MUP | MUP  | <a href="#">20-42.060</a>   |
| Emergency shelter  | CUP                         | CUP | CUP  | CUP | CUP | CUP | CUP  |                             |
| Home occupation  | S                           | S   | S  | S   | S   | S   | S    | <a href="#">20-42.070</a>   |
| Junior accessory dwelling unit   | S                           | S   | S  | S   | —   | S   | S    | <a href="#">20-42.130</a>   |
| Live/work  | —                           | —   | —  | —   | —   | MUP | P(3) | <a href="#">20-42.080</a>   |
| Mobile home park   | CUP                         | CUP | CUP  | CUP | CUP | CUP | —    | <a href="#">20-42.100</a>   |
| Mobile home/manufactured housing unit  | P                           | P   | P  | P   | P   | P   | P    | <a href="#">20-42.094</a>   |
| Multi-family dwellings   | MUP                         | MUP | P  | P   | —   | P   | P    |                             |
| Organizational house (dormitory,<br>sorority, monastery, etc.)                                 | MUP                         | MUP | CUP  | CUP | —   | CUP | CUP  |                             |
| Residential accessory structures and uses  | P                           | P   | P  | P   | P   | P   | P    | <a href="#">20-42.030</a>   |

#### Key to Zoning District Symbols

|     |   |      |                             |
|-----|---|------|-----------------------------|
| RR  | Rural Residential                       | R-3  | Multi-Family Residential    |
| R-1 | Single-Family Residential               | MH   | Mobile Home Park            |
| R-2 | Medium Density Multi-Family Residential | TV-R | Transit Village-Residential |
| NMU | <a href="#">Neighborhood Mixed Use</a>  |      |                             |

#### Notes:

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



|  |                                    |   |            |            |           |            |             |                                     |
|--|------------------------------------|---|------------|------------|-----------|------------|-------------|-------------------------------------|
| <b>TABLE 2-2<br/>Allowed Land Uses and Permit<br/>Requirements for Residential Zoning<br/>Districts*</b> | 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                                     |            |            |           |            |             |                                     |
|  | <b>PERMIT REQUIRED BY DISTRICT</b> |   |            |            |           |            |             |                                     |
| <b>LAND USE (1)</b>  | <b>RR</b>                          | <b>R-1</b>  | <b>R-2</b> | <b>R-3</b> | <b>MH</b> | <b>NMU</b> | <b>TV-R</b> | <b>Specific Use<br/>Regulations</b> |

**RESIDENTIAL USES (continued)**

|  |      |      |        |        |     |        |        |                           |
|--|------|------|--------|--------|-----|--------|--------|---------------------------|
| Residential component of a mixed use project | MUP  | MUP  | MUP    | MUP    | MUP | P      | P      | <a href="#">20-42.090</a> |
| 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) | <a href="#">20-42.140</a> |
| Supportive housing                           | P    | P    | P      | P      | P   | P      | P      |                           |
| Transitional housing                         | P(4) | P(4) | P      | P      | P   | P      | P      |                           |
| Work/live                                    | —    | —    | —      | —      | —   | MUP    | MUP    |                           |

**RETAIL TRADE**

|  |     |     |     |     |     |     |     |  |
|--|-----|-----|-----|-----|-----|-----|-----|--|
| Accessory retail uses                                  | —   | —   | —   | —   | MUP | P   | P   | <a href="#">20-42.024</a>                                |
| Alcoholic beverage sales                               | —   | —   | —   | —   | —   | CUP | CUP | <a href="#">20-42.034</a>                                |
| 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 | <a href="#">20-42.110</a>                                |
| Pharmacy   | —   | —   | —   | —   | —   | P   | P   |  |
| Produce stand  | MUP | —   | —   | —   | —   | P   | MUP |  |
| Restaurant, café, coffee shop—Counter ordering         | —   | —   | —   | —   | —   | P   | P   |  |
| Restaurant, café, coffee shop—Outdoor dining           | —   | —   | —   | —   | —   | P   | MUP | <a href="#">20-42.110</a> ,<br><a href="#">20-42.160</a> |
| Restaurant, café, coffee shop—Serving alcohol (no bar) | —   | —   | —   | —   | —   | P   | MUP |  |
| Restaurant, café, coffee shop—Table service            | —   | —   | —   | —   | —   | P   | P   |  |

### Key to Zoning District Symbols

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

**Notes:**

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

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

#### RETAIL TRADE (continued)

|                   |  |  |   |   |   |    |   |   |
|-------------------|--|--|---|---|---|----|---|---|
| Second hand store |  |  | — | — | — | -- | — | — |
|-------------------|--|--|---|---|---|----|---|---|

#### SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL

|  |     |     |     |     |     |     |     |                           |
|--|-----|-----|-----|-----|-----|-----|-----|---------------------------|
| ATM  | —   | —   | —   | —   | —   | P   | P   | <a href="#">20-42.044</a> |
| Medical service—Health care facility—6 or fewer patients | P   | P   | P   | P   | P   | P   | P   | <a href="#">20-42.060</a> |
| Medical service—Health care facility—7 or more patients  | MUP | MUP | MUP | MUP | MUP | MUP | MUP | <a href="#">20-42.060</a> |
| Medical service—Integrated medical health center         | —   | —   | MUP | MUP | —   | MUP | MUP |                           |

#### SERVICES—GENERAL

|   |     |     |     |     |     |     |     |                           |
|---|-----|-----|-----|-----|-----|-----|-----|---------------------------|
| Accessory service uses                                | —   | —   | —   | —   | MUP | MUP | MUP | <a href="#">20-42.024</a> |
| Adult day care  | MUP | MUP | MUP | MUP | MUP | MUP | MUP |                           |
| Child day care—Large family day care home             | P   | P   | P   | P   | P   | P   | P   | <a href="#">20-42.050</a> |
| 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 | <a href="#">20-42.050</a> |
| Extended hours of operation (11:00 p.m. to 6:00 a.m.) | —   | —   | —   | —   | —   | MUP | CUP |                           |
| Lodging—Bed & breakfast inn (B&B)                     | MUP | MUP | —   | —   | —   | —   | —   |                           |
| Personal services                                     | —   | —   | —   | —   | —   | P   | MUP |                           |
| Public safety facility                                | MUP | MUP | MUP | MUP | MUP | MUP | MUP |                           |

#### TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

|                            |     |     |     |     |     |     |     |       |
|----------------------------|-----|-----|-----|-----|-----|-----|-----|-------|
| Telecommunications antenna | S   | S   | S   | S   | S   | S   | S   | 20-44 |
| Utility facility           | CUP | CUP | CUP | CUP | CUP | CUP | CUP |       |
| Utility infrastructure     | P   | P   | P   | P   | P   | P   | P   |       |

### Key to Zoning District Symbols

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

\* 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.

### 20-22.040 Residential district subdivision and density standards.

The minimum parcel size requirements for new subdivisions in the residential zoning districts and maximum allowable residential densities are established by Table 2-3.

A. Application of requirements to property. The application of minimum parcel size requirements to property within the City is shown on the Zoning Map (Chapter [20-20](#)) by means of a numerical or alphabetical suffix appended to the residential Zoning Map symbols (e.g., R-1-9, R-3-HD). Each applicable suffix is shown in the “Zoning District and Suffix” column of Table 2-3.

B. Attached housing projects. A condominium, townhome, or planned development project may be subdivided for ownership purposes into smaller parcels than allowed by Table 2-3, with the minimum lot area requirement, maximum lot coverage, and dimensions determined through the subdivision review process, provided that the overall development site complies with the lot area and width requirements of this Chapter, and the total number of dwellings does not exceed the maximum density established by the applicable zoning district.

C. Small lot residential projects. Small lot residential projects are allowed in compliance with Section [20-42.140](#) (Residential Small Lot Projects), instead of the requirements in Table 2-3

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

| Zoning District and Suffix | Minimum Lot Size       |  | Maximum Number of Dwelling Units (units) per Parcel  |
|----------------------------|------------------------|--|--|
|                            | Gross Area             | Width (1)                              |  |
| RR-40                      | 1 acre                 | Determined through subdivision process | 1 dwelling unit, plus 1 second unit where allowed by Section <a href="#">20-42.140</a> ,   |
| RR-20                      | 20,000 sf              |  |  |
| R-1-6                      | 6,000 sf—Interior lot  | 60 ft—Interior lot                     |  |
|                            | 7,000 sf —Corner lot   | 70 ft—Corner lot                       |  |
| R-1-7.5                    | 7,500 sf—Interior lot  | 75 ft                                  | Or a multi-family project where authorized by Minor Use Permit approval, and consistent with the allowable density established by the General Plan, only on a parcel that complies with the minimum lot size requirements. |
|                            | 8,000 sf—Corner lot    |  |  |
| R-1-9                      | 9,000 sf—Interior lot  | 80 ft                                  |  |
|                            | 9,500 sf—Corner lot    |  |  |
| R-1-15                     | 15,000 sf—Interior lot |  |  |

|            |  |                    |   |
|------------|--|--------------------|---|
|            | 15,000 sf—Corner lot   |                    |   |
| R-2        | 6,000 sf—Interior lot  | 60 ft—Interior lot | 1 unit per 3,000 sf (2)                         |
| R-3-10     |  |                    | 1 unit per 4,300 sf (2)                         |
| R-3-15     | 7,000 sf—Corner lot  | 70 ft—Corner lot   | 1 unit per 2,900 sf (2)                         |
| R-3-18     |  | 80 ft—Interior lot | 1 unit per 2,400 sf (2)                         |
| R-3-30     |  |                    | 1 unit per 1,450 sf (2)                         |
| R-3-HD     |  | 90 ft—Corner lot   | Determined by CUP                               |
| MH         | 5 acres for mobile home park; as determined by mobile home park Conditional Use Permit for individual mobile home sites within a mobile home park. |                    | 4 to 18 units per acre                          |
| TV-R       | None required.   |                    | 25 to 40 units per acre                         |
| <u>NMU</u> | <u>None required.</u>  |                    | <u>No maximum. See FAR Section 20-23.060.A.</u> |

**Notes:**

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

**20-22.050 Residential district general development standards.**

New land uses, structures, and site development, and alterations to existing land uses, structures, and site development within the residential zoning districts shall be designed, constructed, and established in compliance with the following requirements, and all applicable standards in Divisions 3 (Site Planning and General Development Standards) and 4 (Standards for Specific Land Uses) of this Zoning Code.

- A. RR and R-1 zoning districts. See the requirements in Tables 2-3 and 2-4.
- B. R-2 and R-3 zoning districts. See the requirements in Tables 2-3 and 2-5.
- C. MH zoning district. See the requirements in Section [20-42.100](#) (Mobile Home Parks).
- D. TV-R zoning district. See the requirements in Tables 2-3 and 2-5. The standards of this district are intended to support a diverse mix of multi-family housing, live-work housing and mixed-use residential with neighborhood serving retail. See also the General Plan, ~~Downtown North~~ [Station Area Specific Plan](#) and Section 2 (~~Core Area~~) [4.10 \(North Station Area Specific Plan\)](#) of the City's Design Guidelines.
  1. Residential required. Each new development shall be a residential project, with a ground floor neighborhood serving retail or live-work component encouraged, in compliance with the residential density requirements of the TV zoning district in Table 2-3.

2. Height limit. There is a four-story height limit for new buildings within this zoning district, with the exception of those projects located adjacent to existing residential zones or residential uses where the maximum height shall transition down to a maximum of three stories adjacent to the residential property.
3. Development adjacent to residential zones and residential uses. Development located adjacent to a residential zone or residential use shall be compatible in both scale and design with the adjacent neighborhood.
4. Site design, hours of operation. Site design and hours of operation shall be as determined by the review authority to be compatible with surrounding neighborhood uses.
5. Setbacks for noise and air quality impacts. To facilitate the planned transition to a more compact development pattern within the TV-R zoning district, increased setback distances shall not be used as a measure to mitigate potential noise and air quality impacts when new development is proposed adjacent to nonconforming industrial or light industrial uses.

See also [Sections 2 \(Core Area\)](#), 3.1 (Single-Family Residential), 3.2 (Multiple-Family Residential), [and 4.3 \(Infill Development\)](#), [and 4.10 \(North Station Area Specific Plan\)](#) of the City's Design Guidelines.

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

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

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

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

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

| Development Feature                | Requirement by Zoning District  |        |        |        |        |   |  |  |
|------------------------------------|---|--------|--------|--------|--------|---|--|--|
|                                    | R-2   | R-3-10 | R-3-15 | R-3-18 | R-3-30 | R-3-HD  | NMU  | TV-R   |
|                                    |   |        |        |        |        |   | <u>existing low-density residential development.</u>   |  |
| Abutting an R-3                    | 10 ft   | 0 ft   |        |        |        | <u>0 -10 ft (min/max); 5 feet required when directly abutting existing low-density residential development.</u> |  |  |
| Abutting a nonresidential district | 10 ft   |        |        |        |        | <u>0 ft</u>   |  |  |
| 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.                                   |        |        |        |        |   | <u>0-10 ft (min/max)</u>   |  |
| Rear                               |   |        |        |        |        |   |  |  |
| Attached and detached except when: | 15 ft   |        |        |        |        |   | <u>0 ft; 5 feet required when directly abutting low or medium low-density zoning districts or development.</u> | None, except as required by the review authority (2) |
| Abutting an R-3                    | 15 ft   | 0 ft   |        |        |        | <u>0 ft; 5 feet required when directly abutting low or medium low-density zoning districts or development.</u>  |  |  |
| Abutting an RR or R-1              | 20 ft   |        |        |        |        | <u>5 ft</u>   |  |  |
| 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 |        |        |        |        |   |  |  |



| Development Feature                       | Requirement by Zoning District  |        |        |        |        |   |  |      |
|---|---|--------|--------|--------|--------|---|--|------|
|   | R-2   | R-3-10 | R-3-15 | R-3-18 | R-3-30 | R-3-HD  | NMU  | TV-R |
|   | 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. |        |        |        |        |   |  |      |
| <b>Setbacks, accessory structures (1)</b> | <i>Minimum setbacks for accessory structures. See also Sections <a href="#">20-30.110</a> for exceptions, and <a href="#">20-42.030</a> (Accessory Uses and Structures).</i>            |        |        |        |        |   |  |      |
| Front                                     | 20 ft   |        |        |        |        | <u>None, except as required by the review authority (2)</u>                   | 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.  |        |        |        |        | <u>3 to 5 ft, or 19 ft when used for parking with direct access to alley.</u> |  |      |
| <b>Building separation</b>                | See Sections <a href="#">20-30.110</a> (Setback Requirements and Exceptions) and <a href="#">20-42.030</a> (Accessory Structures and Uses).   |        |        |        |        |   |  |      |
| <b>Lot coverage</b>                       | <i>Maximum percentage of total lot area that may be covered by structures. See Section <a href="#">20-22.040</a> (Residential District Subdivision and Density Standards).</i>          |        |        |        |        |   |  |      |
| Maximum coverage                          | 50%   | 55%    | 60%    | 65%    | 75%    | <u>100%</u>   | 100%   |      |
| <b>Height limit</b>                       | <i>Maximum allowable height of structures. See Section <a href="#">20-30.070</a> (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>   |        |        |        |        |   |  |      |
| Primary structures                        | 35 ft   |        | 45 ft  |        |        | <u>No maximum. See FAR Section 20-23.060.A.</u>                               | 4 stories, except for properties that abut residential and historic residential uses and zoning districts, maximum height shall transition down to a max. of 3 stories adjacent to the residential property. |      |
| Accessory structures                      | 16 ft   |        |        |        |        |   |  |      |

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

| Development Feature               | Requirement by Zoning District  |        |        |        |        |        |            |      |
|-----------------------------------|---|--------|--------|--------|--------|--------|------------|------|
|                                   | R-2   | R-3-10 | R-3-15 | R-3-18 | R-3-30 | R-3-HD | <u>NMU</u> | TV-R |
| <b>Fences, walls &amp; hedges</b> | No fence, wall, or hedge shall exceed a height of three feet in any required front or corner side setback, or 6 feet in any other location on the lot. See Section 20-30.110 (Setback requirements and exceptions). |        |        |        |        |        |            |      |
| <b>Landscaping</b>                | See Chapter <a href="#">20-34</a> (Landscaping Standards).  |        |        |        |        |        |            |      |
| <b>Parking</b>                    | See Chapter <a href="#">20-36</a> (Parking and Loading).  |        |        |        |        |        |            |      |
| <b>Signs</b>                      | See Chapter <a href="#">20-38</a> (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.

**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 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. CD (Downtown Commercial) district. The CD zoning district is applied to the Santa Rosa downtown, to provide for a mixture of ground-floor pedestrian-oriented shops, personal and business services, restaurants, and other office and commercial uses that serve the entire City and/or neighborhoods surrounding the downtown. Large and small grocery store uses are permitted in this district. Residential units may be developed in either a~~

~~freestanding project, or incorporated into a mixed-use project. The CD zoning district is consistent with and implements the Mixed Use and Retail and Business Services land use classifications of the General Plan.~~

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

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

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

~~F.~~J. 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.

~~G.~~K. 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).

|  |                             |        |     |    |        |  |     |     |         |      |                          |
|--|-----------------------------|--------|-----|----|--------|--|-----|-----|---------|------|--------------------------|
| TABLE 2-6<br>Allowed Land Uses and Permit Requirements for Commercial Zoning Districts*<br>Note: Where the last column in the table (“Specific Use Regulations”) includes a section number, the regulations in the referenced section apply to the use. Provisions in other sections of this Zoning Code may also apply. | P<br>MUP<br>CUP<br>S<br>—   |        |     |    |        | Permitted Use, Zoning Clearance required<br>Minor Conditional Use Permit required<br>Conditional Use Permit required<br>See Specific Use Regulations for permit requirement<br>Use not allowed |     |     |         |      |                          |
|  | PERMIT REQUIRED BY DISTRICT |        |     |    |        |  |     |     |         |      |                          |
| LAND USE (1)   | CO                          | CN (7) | CG  | CV | CD (3) | 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  | 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  | 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    | MUP  | P   | P   | —       | —    |                          |
| Storage—Accessory  | P                           | P      | P   | P  | P      | P  | P   | P   | P       | P    |                          |
| Storage—Personal storage facility (mini-storage)   | —                           | —      | MUP | —  | —      | —  | —   | —   | —       | —    | 20-42.180                |
| Winery—Boutique  | —                           | —      | MUP | —  | MUP    | MUP  | MUP | P   | MUP     | MUP  |                          |
| Winery—Production  | —                           | —      | CUP | —  | CUP    | CUP  | CUP | MUP | —       | CUP  |                          |

| RECREATION, EDUCATION & PUBLIC ASSEMBLY USES |   |     |     |     |                |     |     |     |     |     |       |
|--|---|-----|-----|-----|----------------|-----|-----|-----|-----|-----|-------|
| Adult entertainment business                 | S | S   | S   | S   | <del>S</del>   | S   | S   | S   | S   | S   | 20-40 |
| Commercial recreation facility—Indoor        | — | —   | MUP | —   | <del>MUP</del> | MUP | MUP | MUP | MUP | MUP |       |
| Community garden (6)                         | P | P   | P   | P   | <del>P</del>   | P   | P   | P   | P   | P   |       |
| Conference/convention facility               | — | —   | CUP | —   | <del>CUP</del> | MUP | MUP | CUP | —   | CUP |       |
| Health/fitness facility—Commercial           | — | MUP | P   | —   | <del>P</del>   | P   | P   | P   | P   | MUP |       |
| Health/fitness facility—Quasi-public         | — | MUP | P   | —   | <del>P</del>   | P   | P   | P   | P   | MUP |       |
| Library, museum                              | P | P   | P   | MUP | <del>P</del>   | P   | P   | P   | P   | P   |       |

|   |                                    |                   |           |           |                          |            |            |            |                |             |   |
|---|------------------------------------|-------------------|-----------|-----------|--------------------------|------------|------------|------------|----------------|-------------|---|
| <b>TABLE 2-6<br/>Allowed Land Uses and<br/>Permit Requirements<br/>for Commercial Zoning<br/>Districts*</b> | P<br>MUP<br>CUP<br>S<br>—          |                   |           |           |                          |            |            |            |                |             | Permitted Use, Zoning Clearance required<br>Minor Conditional Use Permit required<br>Conditional Use Permit required<br>See Specific Use Regulations for permit<br>requirement<br>Use not allowed |
|   | <b>PERMIT REQUIRED BY DISTRICT</b> |                   |           |           |                          |            |            |            |                |             |   |
| <b>LAND USE (1)</b>   | <b>CO</b>                          | <b>CN<br/>(7)</b> | <b>CG</b> | <b>CV</b> | <b><del>CD (3)</del></b> | <b>CMU</b> | <b>SMU</b> | <b>MMU</b> | <b>CSC (2)</b> | <b>TV-M</b> | <b>Specific<br/>Use<br/>Regulati<br/>ons</b>  |

**RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (continued)**

|  |     |     |     |     |                |     |     |     |     |     |  |
|--|-----|-----|-----|-----|----------------|-----|-----|-----|-----|-----|--|
| Meeting facility, public or private          | MUP | MUP | MUP | MUP | <del>MUP</del> | MUP | MUP | MUP | MUP | MUP |  |
| Park, playground                             | P   | P   | P   | MUP | <del>P</del>   | P   | P   | P   | P   | P   |  |
| School, public or private                    | MUP | MUP | MUP | MUP | <del>MUP</del> | MUP | MUP | MUP | MUP | MUP |  |
| Sports and entertainment assembly facility   | —   | —   | CUP | —   | <del>CUP</del> | MUP | MUP | CUP | —   | —   |  |
| Studio—Art, dance, martial arts, music, etc. | MUP | P   | P   | —   | <del>P</del>   | P   | P   | P   | P   | MUP |  |
| Theater, auditorium                          | —   | —   | CUP | —   | <del>CUP</del> | 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   | —   | <del>S</del>   | S   | S   | S   | S   | S    | <a href="#">20-42.040</a> |
| Community care facility—6 or fewer clients   | P   | P   | P   | —   | <del>P</del>   | P   | P   | P   | P   | P    | <a href="#">20-42.060</a> |
| Community care facility—7 or more clients    | MUP | MUP | MUP | —   | <del>MUP</del> | MUP | MUP | MUP | MUP | MUP  | <a href="#">20-42.060</a> |
| Emergency shelter—50 or fewer beds           | CUP | CUP | P   | CUP | <del>CUP</del> | CUP | CUP | CUP | CUP | CUP  | <a href="#">20-42.190</a> |
| Emergency shelter—51 or more beds            | CUP | CUP | CUP | CUP | <del>CUP</del> | CUP | CUP | CUP | CUP | CUP  | <a href="#">20-42.190</a> |
| Home occupation                              | S   | S   | S   | —   | <del>S</del>   | S   | S   | S   | S   | S    | <a href="#">20-42.070</a> |
| Live/work                                    | MUP | MUP | MUP | —   | <del>MUP</del> | P   | P   | P   | MUP | MUP  | <a href="#">20-42.080</a> |
| Multi-family dwelling                        | CUP | P   | MUP | —   | <del>MUP</del> | P   | P   | P   | P   | P(5) |                           |
| Residential accessory uses and structures    | P   | P   | P   | —   | <del>P</del>   | P   | P   | P   | P   | P    | <a href="#">20-42.030</a> |
| Residential component of a mixed use project | MUP | P   | MUP | —   | <del>MUP</del> | P   | P   | P   | P   | P(5) | <a href="#">20-42.090</a> |
| Single-family dwelling—Attached only         | CUP | P   | CUP | —   | <del>MUP</del> | MUP | MUP | P   | P   | P(5) |                           |

**RESIDENTIAL USES**  
**(continued)**

|                                |     |     |     |     |                |     |     |     |     |     |                           |
|--------------------------------|-----|-----|-----|-----|----------------|-----|-----|-----|-----|-----|---------------------------|
| Single room occupancy facility |     |     | CUP |     | <del>CUP</del> | MUP | MUP | MUP | CUP | —   | <a href="#">20-42.164</a> |
| Supportive housing (12)        | P   | P   | P   | —   | <del>P</del>   | P   | P   | P   | P   | P   |                           |
| Transitional housing           | CUP | CUP | CUP | CUP | <del>CUP</del> | MUP | MUP | MUP | —   | CUP |                           |
| Work/live                      | MUP | MUP | MUP | MUP | <del>MUP</del> | MUP | MUP | MUP | MUP | MUP | <a href="#">20-42.060</a> |

**RETAIL TRADE**

|   |         |         |         |     |                |     |     |     |         |     |                           |
|---|---------|---------|---------|-----|----------------|-----|-----|-----|---------|-----|---------------------------|
| Accessory retail uses                             | P       | P       | P       | P   | <del>P</del>   | P   | P   | P   | P       | P   | <a href="#">20-42.024</a> |
| Alcoholic beverage sales                          | —       | CUP     | CUP     | —   | <del>CUP</del> | CUP | CUP | CUP | CUP     | CUP | <a href="#">20-42.034</a> |
| Artisan shop                                      | —       | P       | P       | —   | <del>P</del>   | P   | P   | P   | P       | P   |                           |
| Auto and vehicle sales and rental                 | —       | —       | MUP(11) | P   | <del>—</del>   | --  | --  | --  | —       | —   |                           |
| Auto parts sales (no installation services)       | —       | —       | P(11)   | P   | <del>—</del>   | —   | --  | --  | P       | —   |                           |
| Bar/tavern  | —       | CUP     | CUP     | —   | <del>CUP</del> | CUP | CUP | CUP | CUP     | CUP | <a href="#">20-42.034</a> |
| Building and landscape materials sales—Indoor     | —       | —       | P(11)   | —   | <del>—</del>   | —   | --  | --  | P       | —   |                           |
| Building and landscape materials sales—Outdoor    | —       | —       | MUP     | —   | <del>—</del>   | —   | --  | --  | MUP     | —   | <a href="#">20-42.100</a> |
| Cannabis—Retail (dispensary) and delivery         | CUP(10) | CUP(10) | CUP(10) | —   | <del>—</del>   | —   | —   | —   | CUP(10) | —   | 20-46                     |
| Construction and heavy equipment sales and rental | —       | —       | —       | MUP | <del>—</del>   | —   | —   | —   | —       | —   |                           |
| Drive-through retail sales                        | —       | CUP     | CUP(11) | —   | <del>—</del>   | --  | --  | —   | CUP     | —   | <a href="#">20-42.064</a> |
| <u>Electric vehicle sales</u>                     | —       | —       | —       | —   | <del>—</del>   | MUP | MUP | MUP | —       | —   |                           |
| Farm supply and feed store                        | —       | —       | MUP     | —   | <del>—</del>   | --  | —   | —   | MUP     | —   |                           |
| Fuel dealer (propane for home and farm use, etc.) | —       | —       | —       | CUP | <del>—</del>   | --  | --  | —   | —       | —   |                           |
| Furniture, furnishings, appliance/equipment store | —       | —       | P       | —   | <del>P</del>   | P   | P   | P   | P       | MUP |                           |

| TABLE 2-6<br>Allowed Land<br>Uses and Permit<br>Requirements<br>for Commercial<br>Zoning Districts* | <div> <div>P</div> <div>MUP</div> <div>CUP</div> <div>S</div> <div>—</div> </div> <div> <div>Permitted Use, Zoning Clearance required</div> <div>Minor Conditional Use Permit required</div> <div>Conditional Use Permit required</div> <div>See Specific Use Regulations for permit requirement</div> <div>Use not allowed</div> </div> |         |         |     |                      |         |         |         |            |          |  |
|---|--|---------|---------|-----|----------------------|---------|---------|---------|------------|----------|--|
|   | PERMIT REQUIRED BY DISTRICT  |         |         |     |                      |         |         |         |            |          |  |
| LAND USE (1)  | CO   | CN (7)  | CG      | CV  | <del>CD</del><br>(3) | CMU     | SMU     | MMU     | CSC<br>(2) | TV-<br>M | Specific Use<br>Regulations                              |
| RETAIL TRADE (continued)  |  |         |         |     |                      |         |         |         |            |          |  |
| Gas station   | CUP  | CUP(11) | CUP(11) | CUP | <del>CUP</del>       | --      | CUP     | CUP     | CUP        | —        | <a href="#">20-42.150</a>                                |
| General retail—<br>Up to 20,000 sf of<br>floor area   | —  | P(11)   | P       | —   | <del>P</del>         | P       | P       | P       | P          | P        |  |
| General retail—<br>More than<br>20,000 sf, up to<br>50,000 sf                                       | —  | MUP(11) | P(11)   | —   | <del>P</del>         | P       | P       | MUP     | P          | MUP      |  |
| General retail—<br>More than<br>50,000 sf of floor<br>area  | —  | —       | CUP(11) | —   | <del>—</del>         | --      | --      | --      | P          | —        |  |
| Grocery store,<br>small—Less than<br>20,000 sf  | —  | P       | P       | —   | <del>P</del>         | P       | P       | P       | P          | P        |  |
| Grocery store,<br>large—20,000 sf<br>and greater  | —  | CUP(11) | CUP(11) | —   | <del>P</del>         | P       | P       | P       | P          | CUP      | <a href="#">20-42.200</a>                                |
| Mobile food<br>vending  | —  | —       | MUP(9)  | —   | <del>—</del>         | MUP     | MUP     | MUP     | —          | —        | <a href="#">20-42.210</a>                                |
| Mobile home,<br>boat, or RV sales   | —  | —       | MUP     | P   | <del>—</del>         | --      | --      | —       | —          | —        |  |
| Neighborhood<br>center  | MUP  | P       | P       | CUP | <del>P</del>         | P       | P       | P       | P          | MUP      |  |
| Night club  | —  | —       | MUP(11) | —   | <del>MUP</del>       | MUP     | MUP     | MUP     | MUP        | MUP      |  |
| Office—<br>Supporting retail  | MUP  | P       | P       | —   | <del>P</del>         | P       | P       | P       | P          | P        |  |
| Outdoor display<br>and sales  | —  | MUP     | MUP     | —   | <del>CUP</del>       | MUP(13) | MUP(13) | MUP(13) | CUP        | CUP      | <a href="#">20-42.110</a>                                |
| Pharmacy  | MUP  | P       | P       | —   | <del>P</del>         | P       | P       | P       | P          | MUP      |  |
| Restaurant, café,<br>coffee shop—<br>Counter ordering   | MUP  | P       | P       | —   | <del>P</del>         | P       | P       | P       | P          | P        |  |
| Restaurant, café,<br>coffee shop—<br>Outdoor dining   | P(8)   | P(8)    | P(8)    | —   | <del>P(8)</del>      | P(8)    | P(8)    | P (8)   | P(8)       | P(8)     | <a href="#">20-42.110</a> ,<br><a href="#">20-42.160</a> |
| Restaurant, café,<br>coffee shop—<br>serving alcohol<br>(no bar)                                    | P  | P       | P       | —   | <del>P</del>         | P       | P       | P       | P          | P        |  |



| TABLE 2-6<br>Allowed Land Uses and Permit<br>Requirements for Commercial<br>Zoning Districts* | P<br>MUP<br>CUP<br><br>S<br>—   |         |         |     |                      |     |      |      |            |          |                                |
|---|---|---------|---------|-----|----------------------|-----|------|------|------------|----------|--------------------------------|
|   | Permitted Use, Zoning Clearance required<br>Minor Conditional Use Permit required<br>Conditional Use Permit required<br>See Specific Use Regulations for permit<br>requirement<br>Use not allowed |         |         |     |                      |     |      |      |            |          |                                |
|   | PERMIT REQUIRED BY DISTRICT   |         |         |     |                      |     |      |      |            |          |                                |
| LAND USE (1)  | CO  | CN (7)  | CG      | CV  | <del>CD</del><br>(3) | CMU | SMU  | MMU  | CSC<br>(2) | TV-<br>M | Specific<br>Use<br>Regulations |
| RETAIL TRADE (continued)  |   |         |         |     |                      |     |      |      |            |          |                                |
| Restaurant, café, coffee shop—<br>Table service   | MUP   | P       | P       | —   | P                    | P   | P    | P    | P          | P        |                                |
| Second hand store   | —   | MUP     | MUP     | —   | MUP                  | MUP | MUP  | MUP  | MUP        | MUP      |                                |
| Shopping center   | —   | —       | P       | —   | P                    | P   | P    | P    | P          | —        |                                |
| Tasting room  | —   | MUP     | P       | —   | P                    | P   | P    | P    | P          | P        |                                |
| Tobacco or smoke shop   | —   | —       | MUP     | —   | MUP                  | MUP | MUP  | MUP  | MUP        | —        |                                |
| Warehouse retail  | —   | —       | CUP(11) | —   | —                    | --  | --   | --   | CUP        | —        |                                |
| SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL  |   |         |         |     |                      |     |      |      |            |          |                                |
| ATM   | P   | P       | P       | P   | P                    | P   | P    | P    | P          | P        | <a href="#">20-42.044</a>      |
| Bank, financial services  | MUP   | P       | P       | —   | P                    | P   | P(5) | P(5) | P          | P(5)     |                                |
| Business support service  | MUP   | MUP     | P       | —   | P                    | P   | P    | P    | P          | P        |                                |
| Medical service—Clinic, urgent<br>care  | P   | MUP     | P       | —   | P                    | P   | P    | MUP  | P          | MUP      |                                |
| Medical service—Doctor office   | P   | P       | P       | —   | P                    | P   | P(5) | MUP  | P          | P(5)     |                                |
| Medical service—Health care<br>facility   | MUP   | —       | MUP     | —   | —                    | --  | --   | --   | —          | —        | <a href="#">20-42.060</a>      |
| Medical service—Hospital  | CUP   | CUP(11) | CUP(11) | CUP | CUP                  | CUP | CUP  | CUP  | CUP        | CUP      |                                |
| Medical service—Integrated<br>medical health center   | P   | MUP     | P       | —   | P                    | P   | P    | P    | P          | MUP      |                                |
| Medical service—Lab   | P   | —       | P       | —   | —                    | --  | --   | --   | MUP        | —        |                                |
| Medical service—Veterinary<br>clinic, animal hospital   | MUP   | —       | MUP     | —   | —                    | --  | --   | --   | MUP        | —        |                                |

#### Key to Zoning District Symbols

|     |                         |     |                           |      |                          |
|-----|-------------------------|-----|---------------------------|------|--------------------------|
| CO  | Office Commercial       | CV  | Motor Vehicle Sales       | TV-M | Transit Village—Mixed    |
| CN  | Neighborhood Commercial | CD  | Downtown Commercial       | CMU  | <u>Core Mixed Use</u>    |
| CG  | General Commercial      | CSC | Community Shopping Center | SMU  | <u>Station Mixed Use</u> |
| MMU | <u>Maker Mixed Use</u>  |     |                           |      |                          |

**Notes:**

- (1) See Division 7 for land use definitions.
- (2) Each new development or project involving significant additions or reconstruction is required to be a mixed use project with a residential component in compliance with the residential density requirements for the CSC zoning district as described in Sections [20-23.040](#) and [20-23.080](#).
- (3) Each new development on a site shown in Figure 2-1, 20-23.060.C shall be a mixed use project, and each new development within the Courthouse Square Sub-Area of the Downtown Station Area Specific Plan shall provide activity-generating uses at the ground floor along all public streets.
- (4) Minor Conditional Use Permit required when site abuts residential zoning district or parcel with residential use.
- (5) Uses permitted on upper stories of building, Minor Use Permit required when proposed on ground floor.
- (6) A community garden is allowed on the same property as an existing permitted meeting facility provided that the establishment of the garden does not trigger a grading permit or affect the operation and design of the meeting facility.
- (7) Residential uses are encouraged as part of new development on sites zoned CN, as described in Section [20-23.050](#).
- (8) Administrative Design Review is required when a project is not part of a building permit application.
- (9) Mobile food vending is permitted on private property, with the approval of a Minor Use Permit, only on sites located within the CG zoning district that have street frontage on Sebastopol Road, between Stony Point Road and Olive Street, as described in Section [20-42.210](#).
- (10) Subject to a 600-foot minimum setback requirement to a "school," as defined by the [Health and Safety Code](#) Section 11362.768. In addition, a cannabis retail use shall not be established within 600 feet of any other cannabis retail use established within and permitted by the City of Santa Rosa.
- (11) Not permitted in the Southeast Greenway area.
- (12) Supportive housing is allowed only when the proposed use meets each of the requirements of Assembly Bill 2161, as specified in [Government Code](#) Section 65651.
- (13) Outdoor dining permitted by right, pursuant to Section 20-42.110(B).

| TABLE 2-6<br>Allowed Land Uses and Permit Requirements for Commercial Zoning Districts* | P<br>MUP<br>CUP<br>S<br>— Permitted Use, Zoning Clearance required<br>Minor Conditional Use Permit required<br>Conditional Use Permit required<br>See Specific Use Regulations for permit requirement<br>Use not allowed |        |      |     |                   |      |      |      |         |      |                           |
|---|--|--------|------|-----|-------------------|------|------|------|---------|------|---------------------------|
|   | PERMIT REQUIRED BY DISTRICT  |        |      |     |                   |      |      |      |         |      |                           |
| LAND USE (1)  | CO   | CN (7) | CG   | CV  | <del>CD (3)</del> | CMU  | SMU  | MMU  | CSC (2) | TV-M | Specific Use Regulations  |
| <b>SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL (continued)</b>                           |  |        |      |     |                   |      |      |      |         |      |                           |
| Office—Accessory  | P  | P      | P    | P   | <del>P</del>      | P    | P    | P    | P       | P    |                           |
| Office—Business/service   | P  | P      | P    | —   | <del>P</del>      | P    | P    | P    | P       | P(5) |                           |
| Office—Government   | P  | MUP    | MUP  | MUP | <del>P</del>      | P    | MUP  | MUP  | MUP     | MUP  |                           |
| Office—Processing   | MUP  | —      | MUP  | —   | <del>MUP</del>    | MUP  | MUP  | MUP  | —       | MUP  |                           |
| Office—Professional   | P  | MUP    | P    | —   | <del>P</del>      | P    | P    | P    | —       | P(5) |                           |
| <b>SERVICES—GENERAL</b>   |  |        |      |     |                   |      |      |      |         |      |                           |
| Accessory services  | P  | P      | P    | P   | <del>P</del>      | P    | P    | P    | P       | P    | <a href="#">20-42.030</a> |
| Adult day care  | —  | P      | MUP  | —   | <del>MUP</del>    | MUP  | MUP  | MUP  | P       | MUP  |                           |
| Catering service  | —  | —      | P    | —   | <del>—</del>      | --   | --   | P    | —       | —    |                           |
| Child day care—Large family day care home   | MUP  | MUP    | MUP  | —   | <del>MUP</del>    | P    | P    | P    | MUP     | MUP  | <a href="#">20-42.050</a> |
| Child day care—Small family day care home   | P  | P      | P    | —   | <del>P</del>      | P    | P    | P    | P       | P    | <a href="#">20-42.050</a> |
| Child day care center   | MUP  | MUP    | MUP  | —   | <del>MUP</del>    | MUP  | MUP  | MUP  | MUP     | MUP  | <a href="#">20-42.050</a> |
| Drive-through service   | —  | CUP    | CUP  | —   | <del>—</del>      | --   | --   | --   | CUP     | —    | <a href="#">20-42.064</a> |
| Equipment rental  | —  | —      | P(4) | —   | <del>—</del>      | --   | --   | --   | —       | —    |                           |
| Extended hours of operation (11:00 p.m. to 6:00 a.m.)                                   | —  | MUP    | MUP  | —   | <del>P</del>      | P    | P    | P    | MUP     | MUP  |                           |
| Lodging—Bed & breakfast inn (B&B)   | —  | —      | MUP  | —   | <del>P</del>      | P    | P    | P    | —       | MUP  |                           |
| Lodging—Hotel or motel  | MUP  | —      | MUP  | —   | <del>P(4)</del>   | P(4) | P(4) | P(4) | —       | P    |                           |

#### Key to Zoning District Symbols

|            |                         |            |                           |             |                          |
|------------|-------------------------|------------|---------------------------|-------------|--------------------------|
| <b>CO</b>  | Office Commercial       | <b>CV</b>  | Motor Vehicle Sales       | <b>TV-M</b> | Transit Village—Mixed    |
| <b>CN</b>  | Neighborhood Commercial | <b>CD</b>  | Downtown Commercial       | <b>CMU</b>  | <u>Core Mixed Use</u>    |
| <b>CG</b>  | General Commercial      | <b>CSC</b> | Community Shopping Center | <b>SMU</b>  | <u>Station Mixed Use</u> |
| <b>MMU</b> | <u>Maker Mixed Use</u>  |            |                           |             |                          |

#### Notes:

- (1) See Division 7 for land use definitions.
- (2) Each new development or project involving significant additions or reconstruction is required to be a mixed use project with a residential component in compliance with the residential density requirements for the CSC zoning district as described in Sections [20-23.040](#) and [20-23.080](#).

- (3) Each new development on a site shown in Figure 2-1, 20-23.060.C shall be a mixed use project, and each new development within the Courthouse Square Sub-Area of the Downtown Station Area Specific Plan shall provide activity-generating uses at the ground floor along all public streets.
- (4) Minor Conditional Use Permit required when site abuts residential zoning district or parcel with residential use.
- (5) Uses permitted on upper stories of building, Minor Use Permit required when proposed on ground floor.
- (6) A community garden is allowed on the same property as an existing permitted meeting facility provided that the establishment of the garden does not trigger a grading permit or affect the operation and design of the meeting facility.
- (7) Residential uses are encouraged as part of new development on sites zoned CN, as described in Section [20-23.050](#).
- (8) Administrative Design Review is required when a project is not part of a building permit application.
- (9) Mobile food vending is permitted on private property, with the approval of a Minor Use Permit, only on sites located within the CG zoning district that have street frontage on Sebastopol Road, between Stony Point Road and Olive Street, as described in Section [20-42.210](#).
- (10) Subject to a 600-foot minimum setback requirement to a "school," as defined by the [Health and Safety Code](#) Section 11362.768. In addition, a cannabis retail use shall not be established within 600 feet of any other cannabis retail use established within and permitted by the City of Santa Rosa.
- (11) Not permitted in the Southeast Greenway area.
- (12) Supportive housing is allowed only when the proposed use meets each of the requirements of Assembly Bill 2161, as specified in [Government Code](#) Section 65651.

| TABLE 2-6<br>Allowed Land Uses and<br>Permit Requirements for<br>Commercial Zoning Districts* | P<br>MUP<br>CUP<br>S<br>— Permitted Use, Zoning Clearance required<br>Minor Conditional Use Permit required<br>Conditional Use Permit required<br>See Specific Use Regulations for permit requirement<br>Use not allowed |           |     |          |                   |      |      |     |            |          |                                |
|---|--|-----------|-----|----------|-------------------|------|------|-----|------------|----------|--------------------------------|
|   | PERMIT REQUIRED BY DISTRICT  |           |     |          |                   |      |      |     |            |          | Specific<br>Use<br>Regulations |
| LAND USE (1)  | CO   | CN<br>(7) | CG  | CV       | <del>CD (3)</del> | CMU  | SMU  | MMU | CSC<br>(2) | TV-<br>M |                                |
| <b>SERVICES—GENERAL<br/>(continued)</b>   |  |           |     |          |                   |      |      |     |            |          |                                |
| Mortuary, funeral home  | —  | —         | CUP | —        | —                 | --   | --   | --  | —          | —        |                                |
| Personal services   | P  | P(2)      | P   | —        | P                 | P    | P    | P   | P          | P        |                                |
| Personal services—Restricted  | —  | —         | MUP | —        | MUP               | MUP  | MUP  | MUP | MUP        | —        |                                |
| Public safety facility  | MUP  | MUP       | MUP | MUP      | MUP               | MUP  | MUP  | MUP | MUP        | MUP      |                                |
| Repair service—Equipment,<br>large appliances, etc.   | —  | —         | MUP | —        | —                 | --   | --   | --  | —          | —        |                                |
| Social service organization   | MUP  | —         | MUP | —        | MUP               | MUP  | MUP  | MUP | —          | —        |                                |
| Vehicle services—Major<br>repair/body work  | —  | —         | —   | P(4)     | —                 | --   | --   | --  | —          | —        |                                |
| Vehicle services—Minor<br>maintenance/repair  | —  | —         | MUP | P(4)(11) | —                 | --   | --   | MUP | MUP        | —        |                                |
| <b>TRANSPORTATION, COMMUNICATION &amp; INFRASTRUCTURE</b>                                     |  |           |     |          |                   |      |      |     |            |          |                                |
| Broadcasting studio   | P  | —         | P   | —        | P                 | P    | P    | P   | P          | P        |                                |
| Parking facility, public or commercial  | MUP  | —         | MUP | —        | P(4)              | P(4) | P(4) | MUP | —          | MUP      |                                |
| Telecommunications facilities   | S  | S         | S   | S        | S                 | S    | S    | S   | S          | S        | 20-44                          |
| Transit station or terminal   | MUP  | MUP       | MUP | MUP      | MUP               | MUP  | MUP  | MUP | MUP        | MUP      |                                |
| Utility facility  | CUP  | CUP       | CUP | CUP      | CUP               | CUP  | CUP  | CUP | CUP        | CUP      |                                |
| Utility infrastructure  | P  | P         | P   | P        | P                 | P    | P    | P   | P          | P        |                                |

**Notes:**

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

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

(11) Not permitted in the Southeast Greenway area.

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

\* 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.

A. General requirements. Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Tables 2-7 and 2-8, in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Division 3 of this Zoning Code.

B. Modifications to standards. The requirements of Tables 2-7 and 2-8 may be modified by the Commission through Conditional Use Permit approval.

C. Design Guidelines. See also Sections 2 (Core Area), 3.3 (Retail Centers and Commercial Districts) and 4.3 (Infill Development) of the City’s Design Guidelines.

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

| Development Feature | Requirement by Zoning District   |   |  |           |   |
|---------------------|--|---|--|-----------|---|
|                     | CV   | CD-5 CMU  | CD-7 SMU                                   | CD-10 MMU | CSC   |
| Minimum lot size    | Minimum area and dimensions for parcels proposed in new subdivisions.  |   |  |           |   |
| Area                | 20,000 sf  | None required   |  |           | Determined by CUP   |
| Dimensions          | None required (1)  |   |  |           |   |
| Residential density | 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. |   |  |           |   |
| Maximum density     | Not allowed  | <a href="#">See FAR Section 20.23.060. None required for parcels without an assigned FAR.</a> | <a href="#">See FAR Section 20-23.060.</a> |           | 1 unit required per 4,000 sf of non-residential floor area to a maximum of 30 units per acre. |
| Setbacks (1) (2)    | Minimum setbacks required. See Section <a href="#">20-30.110</a> for setback measurement instructions.   |   |  |           |   |

| Development Feature  | Requirement by Zoning District                                       |  |   |   |   |
|----------------------|--|--|---|---|---|
|                      | CV   | CD-5 CMU   | CD-7 SMU                                  | CD-10 MMU                                   | CSC   |
| Front                | 20 ft (3)  | <del>None allowed; building façade shall be at front property line, except as provided by Section 20-23.060.</del>   |   |   | 7.5 ft adjacent to a residential zone or use; none required elsewhere |
|                      |  | <u>Non-Residential Ground Floor</u>  |   | <u>0-10 feet (min/max)</u>                  |   |
|                      |  | <u>Residential Ground Floor</u>  |   | <u>5-12 feet (min/max)</u>                  |   |
| Side—Interior (each) | 5 ft adjacent to a residential zone or use; none required elsewhere. | <u>5 ft adjacent to a residential zone or use; none required elsewhere. 0 -10 ft (min/max); 5 feet required when directly abutting existing low-density residential development.</u> |   |   | 5 ft adjacent to a residential zone or use; none required elsewhere.  |
| Side—Corner          | Same as interior side  | <del>Same as front</del> <u>0-10 feet (min/max)</u>  |   |   | Same as interior side   |
| Rear                 | 20 ft  | <u>5 ft adjacent to a residential zone or use; none required elsewhere. 0 ft; 5 feet required when directly abutting low or medium low-density zoning districts or development.</u>  |   |   | 5 ft adjacent to a residential zone or use; none required elsewhere.  |
| Lot coverage (1)     |  | Maximum percentage of total lot area that may be covered by structures.  |   |   |   |
| Maximum coverage     |  | 85%  | 100%                                      |   |   |
| Height limit (4)     |  | Maximum allowable height of structures. See Section <a href="#">20-30.070</a> (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.       |   |   |   |
| Maximum height       | 55 ft  | <u>See FAR Section 20-23.060. For properties without an assigned FAR, 5 stories to a max of 55 feet</u>  | <del>7 stories to a max of 95 feet.</del> | <del>10 stories to a max of 150 feet.</del> | 55 ft   |
|                      |  |  | <u>See FAR Section 20-23.060.</u>         |   |   |
| Landscaping          |  | See Chapter <a href="#">20-34</a> (Landscaping Standards)  |   |   |   |
| Parking              |  | See Chapter <a href="#">20-36</a> (Parking and Loading)  |   |   |   |
| Signs                |  | See Chapter <a href="#">20-38</a> (Signs)  |   |   |   |

~~20-23.060 CD zoning district standards.~~

The standards of this Section are intended to support a mixed-use and pedestrian-oriented downtown. See also the General Plan and Section 2 (Core Area) of the City's Design Guidelines.

A. ——— Design standards for street frontages and building façades. Each new non-residential structure, and all alterations to existing structures involving any change in the façade at the street frontage, shall comply with the following standards, to maintain and enhance the pedestrian-oriented character of the downtown. The review authority may approve minor variations to these standards as deemed appropriate, provided that the review authority also first finds that the minor variation will still produce a new or altered building that complies with the intent of this Section and all applicable requirements of this Zoning Code. Proposed structures shall also comply with the City's Design Guidelines.

1. ——— Limitation on the location of allowable land uses. Each land use shall be located as follows:

a. ——— Ground floor pedestrian-oriented uses required. The ground floor of each non-residential structure shall be limited to pedestrian-oriented uses. These include walk-in uses such as restaurants, retail stores, health/fitness facilities, personal services, social service organizations, and other similar uses. The review authority may modify this requirement when existing structures are reused for different tenants or uses, or when this requirement is determined by the review authority to be infeasible because of excessive storefront vacancies.

b. ——— Ground floor banks and financial services, and business/service offices are permitted if the review authority first determines that the use will not impair the pedestrian character of the street, provided that:

(1) ——— Bank and financial services or business service offices do not constitute more than 25 percent of the block façade frontage;

(2) ——— The remainder of the block is characterized primarily by retail and/or restaurant uses; and

(3) ——— The façade design of the structure that accommodates the bank or business service office contributes to the visual interest of the street and conspicuously expresses the nature of the use.

2. ——— Building placement. A non-residential building façade parallel to the street shall be located at the back of the public sidewalk, except that:

a. ——— The façade length may be set back a maximum of 1/3 of the parcel depth to a maximum of 50 feet from the street property line, whichever is less, along 50 percent of the façade length; and/or

b. ——— A setback of 10 feet from the street property line may be allowed along additional 50 percent of the façade length to provide a wider sidewalk, or to accommodate building arcades, plazas, landscape, public art, water fountains, benches, outdoor dining, and other pedestrian amenities.

3. ——— Architectural treatment. Building design shall comply with the following requirements:

a. ——— Façade articulation.

(1) ——— To encourage visual continuity and pedestrian activity, at least 60 percent of the total street frontage ground floor length of any new or reconstructed building shall be differentiated architecturally by recessed windows and entries, display windows, offset surfaces, differentiated piers and columns, offset planes, textured materials, awnings, and compatible landscaping or other details, or other displays which are of interest to pedestrians.



~~(2) — Where a substantial length of windowless wall is determined by the review authority to be unavoidable, eye-level displays, contrasts in wall treatment, offset wall lines, other decorative features, outdoor seating, or landscaping shall be used to enhance visual interest and pedestrian orientation.~~

~~b. — Parapets. Any parapet extension of a storefront on a street-fronting façade shall be incorporated and integrated into the design of the entire building on all façades and frontages, and shall not be limited to street front façades.~~

~~c. — Windows. Clear, untinted glass shall be used at and near the street level to allow maximum visibility of building interiors from the sidewalk. Tinted or mirrored glass is not allowed at the pedestrian level.~~

~~d. — Railings and decorative grilles. Any decorative railing or grille work that is placed in front of or behind street level windows, shall be at least 75 percent open to perpendicular view and no more than six feet in height above grade. No security gate or grille shall be installed on the exterior of any structure.~~

~~e. — Upper story design features. A minimum of 50 percent of the building frontage width above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details that provide dimensional relief.~~

~~4. — Pedestrian access. The primary entrance of each ground floor use shall be recessed a minimum of three feet when accessed from the public right-of-way. Walk-up facilities and entries shall be recessed and provide adequate queuing space to avoid interruption of pedestrian flow.~~

~~5. — Driveways. Driveways shall be designed and located to adequately serve parking facilities without unnecessarily interrupting the pedestrian sidewalk.~~

~~B. — Height limit within the downtown. The maximum height limit is based on the applicable commercial downtown zoning districts, either CD-5, CD-7, or CD-10 and Table 2-8 (Section 20-23.040).~~

~~1. — Location criteria. A building constructed to the stated height limits per the CD-5, CD-7 and CD-10 zoning districts shall be subject to Design Review approval and should be considered by the City only on sites where:~~

~~a. — There is convenient access to major community facilities (i.e., shopping, commercial, parking, open space, arterial streets, public transit, etc.);~~

~~b. — The proposal is compatible both functionally and aesthetically with the goals and policies of the General Plan;~~

~~c. — The proposed structure will not block any major corridor, vista, or view, as defined by the General Plan;~~

~~d. — The surrounding street patterns and circulation will enable the project to operate effectively.~~

~~2. — Design standards. Design Review approval is required to determine that the proposed structure will comply with all of the following standards, in addition to those in Section 20-23.060 (CD Zoning District Standards).~~

~~a. — The proposed structure shall be compatible with the design and function of the surrounding structures;~~

~~b. — The structure shall not be placed so as to overwhelm existing structures. New structures shall be scaled to create transitional elements in relation to existing structures;~~

~~c. Proposed utility equipment, i.e., meters, valves, transformers, splice boxes and other similar equipment shall be:~~

~~(1) Placed underground in vaults; or~~

~~(2) Located within areas inside buildings designated for mechanical equipment and which is accessible for inspection and testing by City personnel, unless an alternative is specifically authorized by both Design Review Board and the Director of Utilities.~~

~~d. Open space areas may be incorporated into any proposal. Outdoor plazas, entry gardens, courtyards, and landscape areas should be clearly defined. These areas should be designed so that they:~~

~~(1) May serve useful public or social purposes, with varied seating spaces, features of special interest including public art or fountains, and oriented to central areas and the primary walking corridors, including building entry areas and the adjoining sidewalk;~~

~~(2) Are located either at street level, or no more than five feet below the street level, occupy the majority of the perimeter adjacent to the street and sidewalk, and are accessible from the sidewalk.~~

~~3. Application requirements. Applications for Design Review approval shall include the following in addition to the information and materials required by Chapter 20-50 (Permit Application Filing and Processing):~~

~~a. A mid-view and close-up visual analysis of the impact of the project. The mid-view shall focus on views and vistas. The close-up shall focus on the proposed structures relationship to surrounding development. Any combination of computer-generated or perspective images will be acceptable;~~

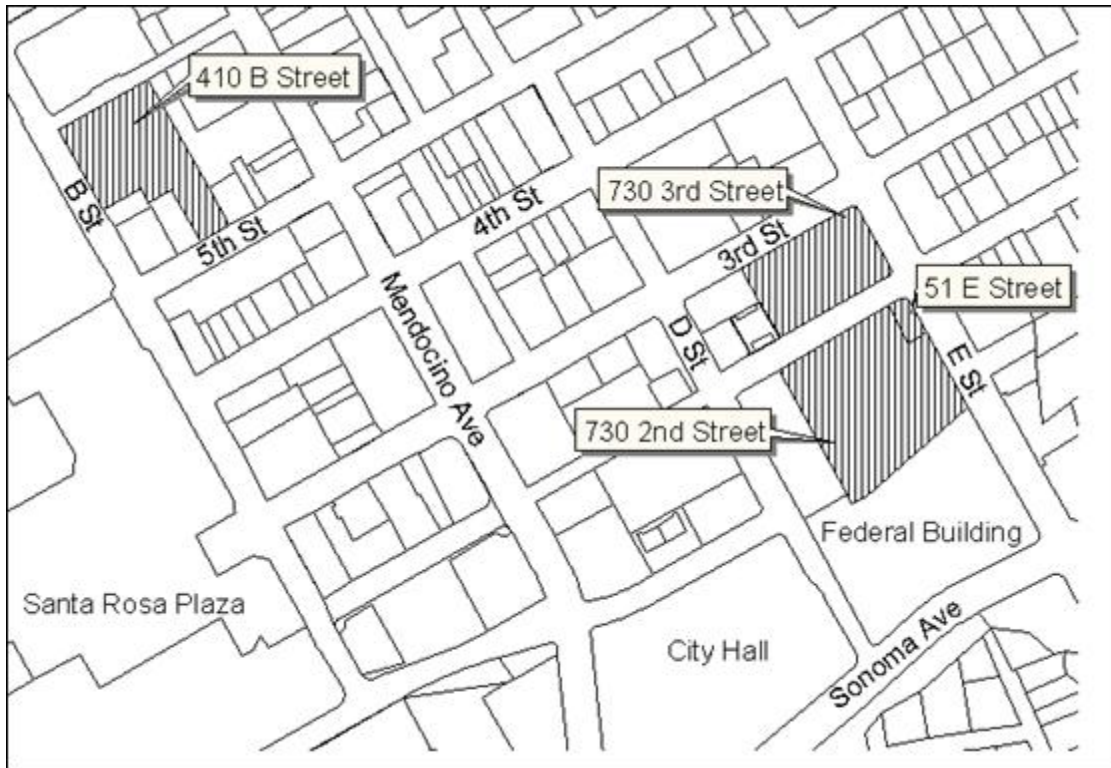
~~b. A solar and shade analysis of the proposed structure and its impact upon surrounding structures and areas;~~

~~c. A traffic and parking analysis, including public transit availability and capacity;~~

~~d. A site improvement plan, including but not limited to utility locations, paving, grade changes, furnishings and lighting within the pedestrian space;~~

~~e. A fire protection plan.~~

~~C. Sites where mixed-use development is required. Development or redevelopment of each parcel within the CD zoning district identified in Figure 2-1 shall be with a mixed-use project that includes both residential and commercial uses, in compliance with Section 20-42.090 (Mixed Use Projects). Single use buildings such as public facilities and retail activities which serve a regional clientele may be allowed by exception of the Planning Commission.~~



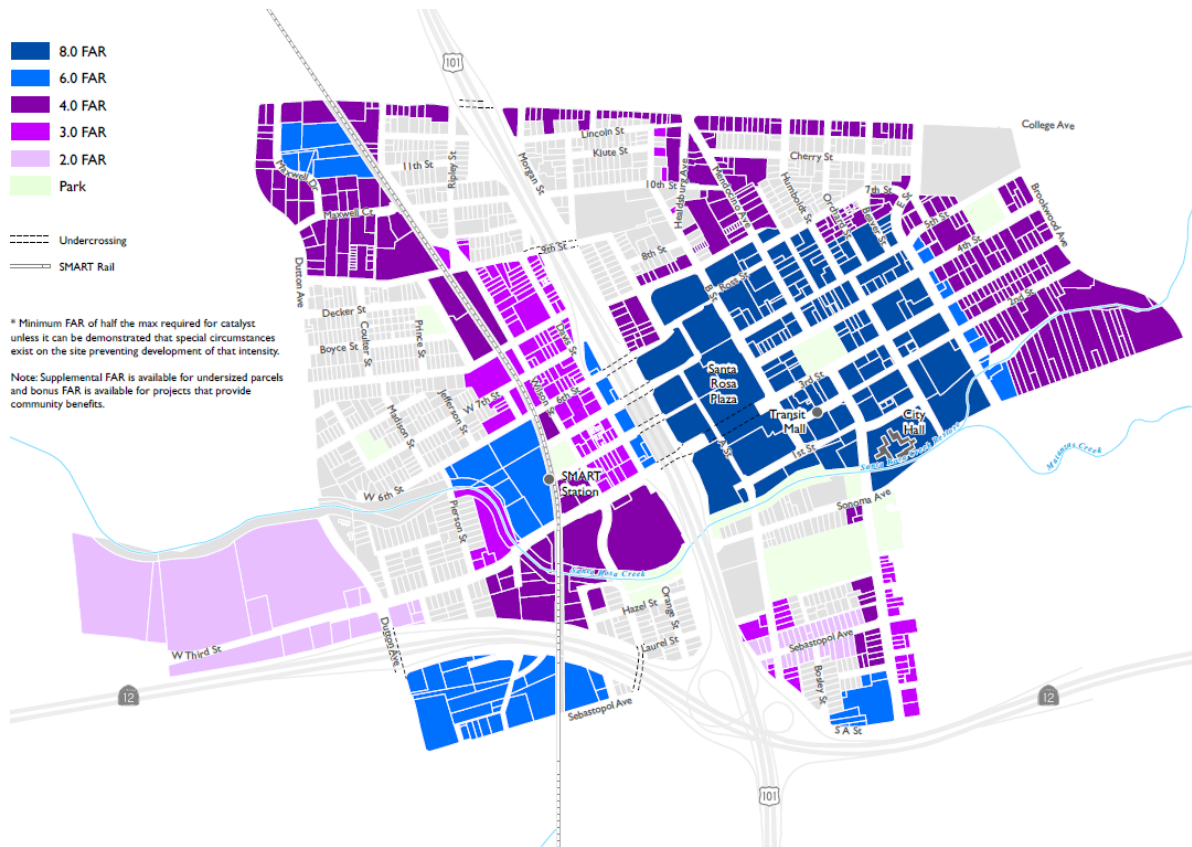
**Figure 2-1—Parcels Where Mixed Use Development is Required**

#### **20-23.060 CMU, SMU, MMU, NMU Zoning District Development Standards**

The standards of this Section are intended to support a mixed use and pedestrian-oriented Downtown. Development within the CMU, SMU, MMU, NMU zoning districts shall comply with the following standards and any other applicable requirements of this Chapter and Zoning Code. See also the General Plan and Section 2 – Core Area of the City’s Design Guidelines.

##### **A. Floor Area Ratio (FAR)**

1. The following map shows the maximum base FAR allowed within specified areas of the CMU, SMU, MMU, and NMU zoning districts.
  - a. 12 historic properties within the CMU zoning district have no assigned FAR (east side of B Street between 7<sup>th</sup> Street and Lincoln Street, and one property on 10<sup>th</sup> Street as shown in Figure 2-1). See Table 2-8 for height and density development standards.

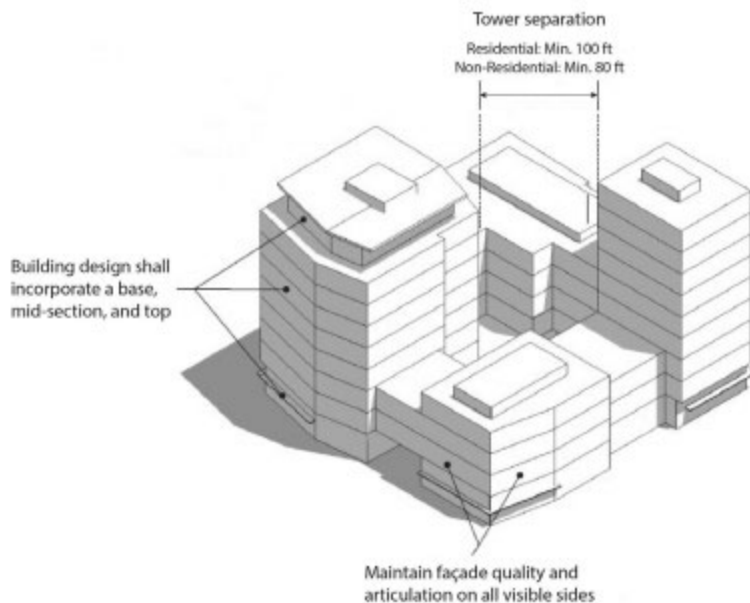


**Figure 2-1**

2. Calculations. FAR is a ratio of the building(s) total Floor Area divided by Gross Lot Area as follows.
  - a. Building total Floor Area is the entire area within the walls of a building, measured in a horizontal plane from the outside edge of exterior wall to exterior wall or from the center line of common walls to the outside edge of exterior walls, in square feet. For FAR calculation, total Floor Area excludes:
    - Crawl spaces
    - Structured parking and carports
    - Breezeways
    - Attics without floors
    - Porches, balconies, and terraces
    - Below-grade structures
    - Outdoor recreational spaces (common, public, or private)
    - The area of any designated historic structure to be preserved on a specific site, so long as the historic and/or architectural character of the structure is rehabilitated and not adversely affected.
    - Active Ground Floor uses in areas where Active Ground Floor requirements apply in the AGF combining district.
  - b. For an interior building space where the ceiling height exceeds 20 feet above floor height, the Floor Area square footage is doubled for the purpose of calculating FAR. This is to ensure that double-height lobbies, ballrooms, and similar spaces are adequately accounted for in the FAR calculation.
  - c. Gross Lot Area is the total area included within the lot lines of a lot, exclusive of adjacent dedicated street rights of way.
3. New Development is required to achieve the mid-point or higher of the maximum FAR. Exceptions are allowed where parcel configuration, historic preservation, or utility constraints make the mid-point impossible to achieve.

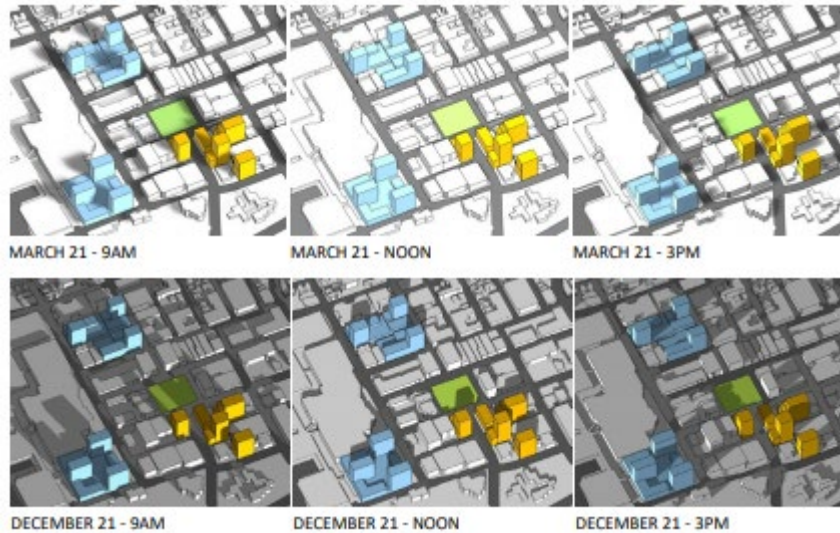
## **B. Site Design and Building Placement**

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



**Figure 2-2**

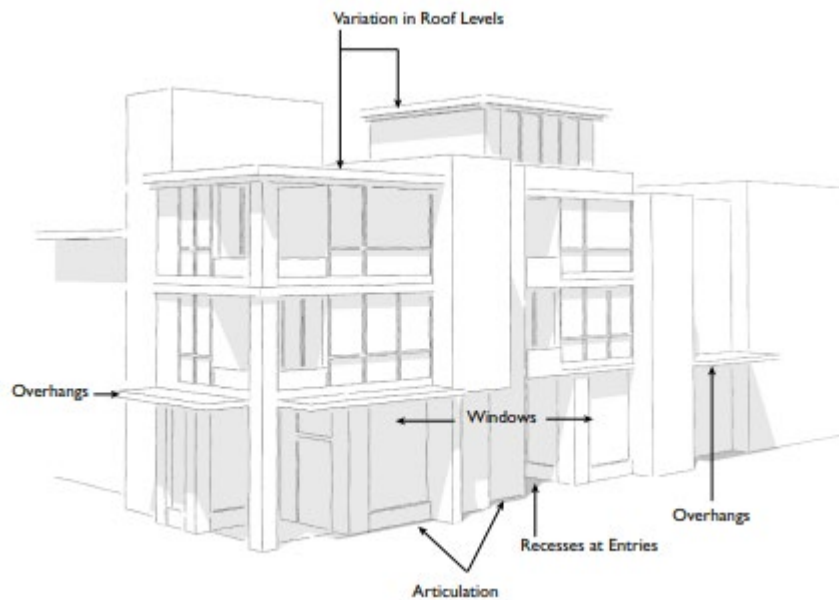
5. For portions of buildings above 100 feet, as shown in Figure 2-2, the dimension of the longest building side and the diagonal shall not exceed the following:
  - Commercial uses - maximum side: 200 feet; maximum diagonal: 220 feet;
  - Residential uses - maximum side: 140 feet; maximum diagonal: 160 feet.
6. Development on First Street or Third Street between A Street and D Street in the Core Area shall not cast shadows covering more than 25 percent of Courthouse Square for more than three hours between the hours of 9:00 a.m. and 3:00 p.m. Pacific Standard Time (between late October and early April), or for more than four hours between 9:00 a.m. and 5:00 p.m. Pacific Daylight Time (between early April and late October). See Shadow Study, Figure 2-3.



**Figure 2-3**

### C. Building Design

1. Dimensional Relief. Building design shall create visual interest and avoid large-scale, bulky, or box-like appearance (see Figure 2-4). Design alternatives include but are not limited to:
  - a. wall plane variety;
  - b. height or roof form variety; and
  - c. incorporation of architectural detail or vegetative elements into façade design.

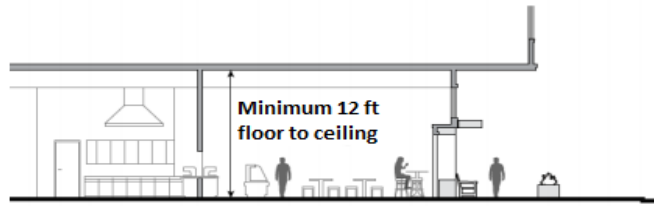


**Figure 2-4**

2. Design Extent. Façade architectural articulation and finishes shall be consistently applied to all sides of the structure.
3. Transparency (Fenestration) Requirements. Primary and side street building facades shall incorporate ground floor transparency/fenestration for 80 percent of the main frontage and 25 percent of the side façade, or as allowed by local building code.
4. Ground Level Design Requirements.



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



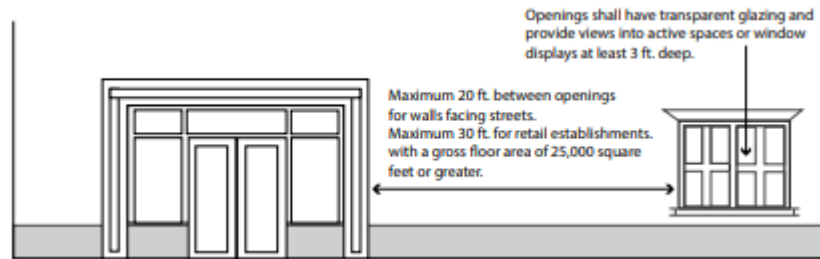
**Figure 2-5**

b. Primary building entrance. A primary building entrance may be individual or shared. The entrance shall be prominent and easy to identify; shall face a public street or paseo; and shall incorporate a projection (porch, stoop, bay window, etc.), recess, or a combination of porch or recess.

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

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

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



**Figure 2-6**

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

#### **20-23.070 TV-M zoning district standards.**

The standards of this section are intended to support a diverse mix of high density residential, hotel, office, and retail uses and maintain a vibrant and activity generating specialty shopping district. See also the General Plan and Sections ~~2.0 (Core Area)~~ and 4.10 (North Santa Rosa Station Area Specific Plan) of the City's Design Guidelines.

A. ~~Historic context. Preservation of existing historic buildings and urban structures within the Railroad Square area will be essential, and new development will need to respect the existing character in scale and detail.~~

~~BA.~~ Height limit. All new development within this area is required to be a minimum of two stories. ~~Height limits in the Railroad Square area shall continue to follow the City's existing Mid-Rise Policy as follows: south of Third Street there is a seven-story height limit and north of Third Street there is a height limit of five stories. All projects in the area north of Third Street that are over two stories or 35 feet in height are subject to review and approval by the Cultural Heritage and Design Review Boards.~~

~~CB.~~ Site design, hours of operation. Site design and hours of operation shall be as determined by the review authority to be compatible with surrounding neighborhood uses.

~~DC.~~ Ground floor uses. Require activity generating uses such as retail at the street level.

#### **20-28.040 Historic (-H) combining district.**

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

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

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

D. Character defining elements.

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

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

[3. Elements to consider in all preservation districts include:](#)

##### Architecture

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



#### Hardscape

- Residential driveways are generally single wide rather than double wide.
- Concrete sidewalks are scored in one to two-foot squares.
- Traditional light standards are found in each preservation district.

#### Landscape

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

#### Site Planning

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

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

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

sun decks, porches, balconies, patios, and similar architectural amenities, to enhance or preserve the residential privacy of the proposed structures and of any adjacent existing or anticipated residential structures or uses.

4. Setbacks.

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

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

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

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

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

F. West End Preservation District.

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

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



Figure 2-2—West End Preservation District

3. Context statement. The West End Preservation District is significant for architecture as a large and reasonably intact 19th and early 20th century working-class residential district comprised of small houses on the “wrong side of the tracks,” and for its ethnic history as Santa Rosa’s large and long-standing Italian neighborhood. The large ‘Italian Town’ in and around the West End district is Santa Rosa’s only historic ethnic neighborhood. Besides representing a good cross section of very modest residential architecture of the 1870s through the 1940s, the West End shows traces of its heritage in its rustic landscaping, stonework and folk art, and the generally handmade character of the home improvements.

The residential development of the District can be seen in the architectural progression of West 6th, 7th, and 8th Streets. Early construction can be found on West 6th Street, examples of the late 1890s on West 7th Street, and early 20th century styles are visible on West 8th Street. These streets combined with others in the District are an important part of the historic building fabric. The DeTurk Winery and the Burris Distillery buildings are important early commercial/industrial buildings. The DeTurk Round Barn, which is unusual in its design and one of few in the country, is currently used as a public assembly facility.

4. Period of significance. 1870s to 1940s.

5. Neighborhood character defining elements. The West End Preservation District is significant as a predominantly single-family residential neighborhood made up of modest ~~(typically 700 to 1,200 square-foot)~~ houses on narrow, deep lots. Although a variety of architectural styles are found within the neighborhood, as listed below, homes are predominately bungalows and Queen Anne or Colonial cottages. ~~The predominant exterior building material is horizontal wood siding. Vertical window orientation is prevalent in the District.~~ Although not uniform, front setbacks are generally similar, with some articulation on any given block face.

~~Although predominately single family residential, some multi family (duplexes or small apartments) are found within the West End.~~ Commercial buildings including Franco American Bakery, Starks Steakhouse, Western Farms Center, and community facilities including CHOPS, DeTurk Round Barn, and DeMeo Park contribute to the character of the neighborhood.

#### 6. Character defining elements

##### Architectural Style

- Bungalows
- Colonial cottages
- Italianates
- Queen Anne cottages
- Saltboxes
- 19<sup>th</sup> Century vernaculars
- 1930’s, 1940’s and 1950’s houses

##### Types of Buildings

- Predominantly single-story
- Two-story
- Predominantly single-family houses
- Duplexes
- Small apartment buildings

- [Commercial buildings](#)
- [Church](#)
- [DeTurk Round Barn](#)

#### [Building Materials](#)

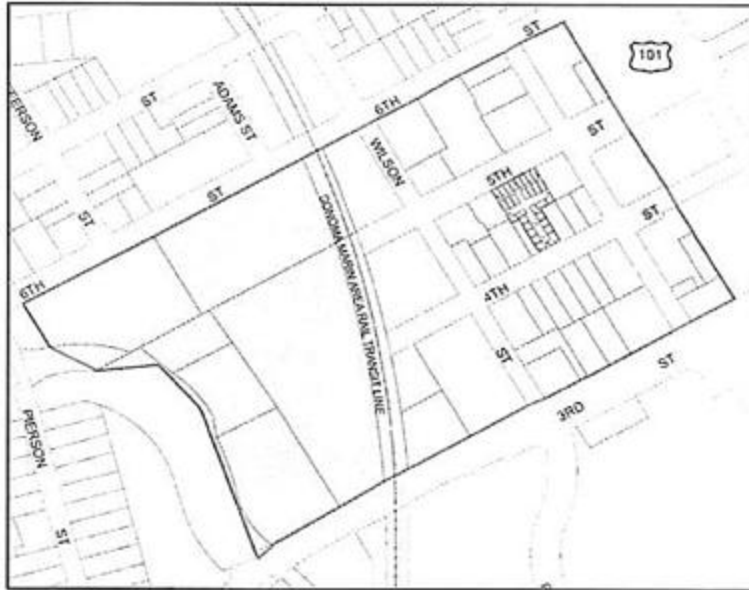
- [Predominantly horizontal lap siding](#)
- [Stucco](#)

#### [Neighborhood Elements](#)

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

#### G. Railroad Square Preservation District.

1. Designation. The Railroad Square Preservation District was designated by the Cultural Heritage Board on November 14, 1990 (Resolution #0026). The Railroad Square National Register Historic District was listed on the National Register of Historic Places in 1979.
2. Boundaries. The Railroad Square Preservation District is bounded by 6th Street on the north; 3rd Street on the south; U.S. 101 Freeway on the east; and Santa Rosa Creek on the west. The locally designated Preservation District encompasses and expands the boundaries of the National Register District. See Figure 2-3.



**Figure 2-3—Railroad Square Preservation District**

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

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

4. Period of significance. 1888 to 1923.

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

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

~~Building placement in the Railroad Square Preservation District is at zero setbacks and generally covers 100 percent of the lot area. Storefronts are typically divided into 20-foot wide increments with a uniform pattern. Large building facades are divided into multiple storefront bays. Large storefront windows are 10 feet with transoms above and a wood panel or glazed tile kickplate beneath. Single light wood framed entry doors are recessed.~~

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

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

## 6. Character defining elements

### Architectural Style

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

### Building Types

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

### Building Materials

- Brick – painted and unpainted
- Stone masonry
- Stucco
- Glazed tile decorative detailing
- Glass transoms
- Wood paneling
- Window sashes (wood, painted metal or copper)

#### Neighborhood Elements

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

~~6-7.~~ 7. Signs. Retaining and restoring original signs which have traditionally linked Railroad Square buildings to their environment is a primary goal. New signs shall be designed to be compatible with the character of Railroad Square in size, scale, material, and color. In approving sign permits for Railroad Square, the review authority shall make the consider the following criteria:

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

#### H. St. Rose Preservation District.

1. Designation. The St. Rose Preservation District was designated by the Cultural Heritage Board on November 28, 1990 (Resolution #0027).
2. Boundaries. The St. Rose Preservation District is bounded by Lincoln Street (properties on both sides) on the north; 6th and 7th Streets on the south; B Street (properties on both sides) on the east; and Morgan Street on the west. See Figure 2-4.



**Figure 2-4—St. Rose Preservation District**

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

The district grew up around St. Rose Church and school, but its main cohesiveness today results from its surroundings. In addition to the houses, the residential building types found in the district include duplexes, small apartment buildings, and a small late bungalow court. Commercial types include three Art Deco office buildings. The most prominent institution is St. Rose Church, a Romanesque Revival stone structure built by local Italian stone masons in 1900. The large St. Rose School is on another face of the same block. The Santa Rosa Post Office relocated to the St. Rose Preservation District in 1979 and is listed on the National Register; it is one of more than 12 buildings that have been moved into the district.

4. Period of significance. 1872 to 1948.

5. Neighborhood character defining elements. The St. Rose Preservation District is primarily residential with a wide range of architectural styles as shown below. The northern portion of the district has vernacular versions of the architecture reflective of residential growth in the 1920s. Houses



in the southern portion of the district were built in the 1800s and reflect an older period of development.

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

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

## 6. Character defining elements

### Architectural Styles

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

### Types of Buildings

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

### Building Materials

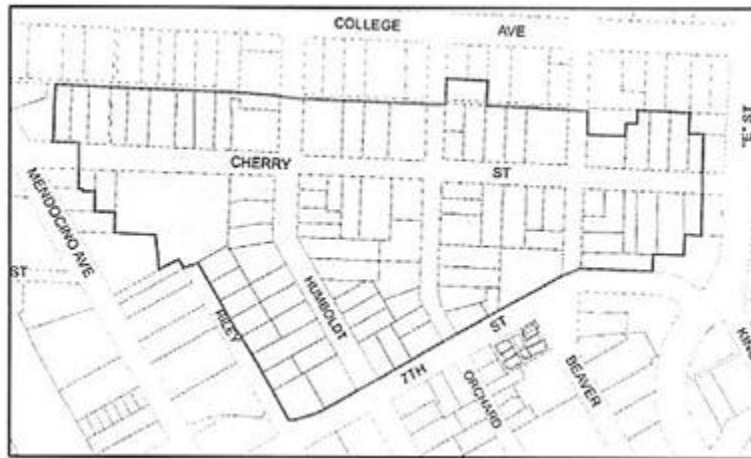
- Predominantly wood siding
- Stucco

### Neighborhood elements

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

I. Cherry Street Preservation District.

1. Designation. The Cherry Street Preservation District was designated by the City Council on March 24, 1992 (Resolution #20725) after recommendation by the Cultural Heritage Board on January 8, 1992 (Resolution #0039).
2. Boundaries. The Cherry Street Preservation District is bounded by Cherry Street (properties on both sides) on the north; 7th Street on the south; west of "E" Street on the east; and Riley Street and east of Mendocino Avenue on the west. See Figure 2-5.



**Figure 2-5—Cherry Street Preservation District**

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

The Cherry Street District is one of the oldest neighborhoods in Santa Rosa and contains the highest concentration of 19th century buildings in the city. Particularly noteworthy are the remaining Queen Anne and Stick style mansions scattered throughout the neighborhood. The district also contains fine examples of early 20th century dwellings, although these usually are of a more modest scale than their Victorian counterparts.

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

4. Period of significance. 1870 to 1946.

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

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

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

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

#### Character defining elements:

##### Architectural Styles

- Art Moderne
- Beaux Arts
- Bungalows
- Colonial Revival
- Craftsman
- Gothic Revival
- Greek Revival
- Italianate
- Mediterranean Revival
- Prairie School
- Provincial
- Queen Anne
- Shingle
- Stick-Estate

##### Building Materials

- Predominantly wood siding
- Stucco

##### Building Heights

- Predominantly single-story
- Two-story

##### Neighborhood Elements

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

J. Olive Park Preservation District.

1. Designation. The Olive Park Preservation District was designated by the City Council on July 11, 1995 (Resolution #22328) after recommendation by the Cultural Heritage Board on May 24, 1995 (Resolution #0057).
2. Boundaries. Olive Park Preservation District is bounded by Buckingham Drive and Santa Rosa Creek on the north; State Highway 12 freeway on the south; U.S. Highway 101 freeway on the east; and the alley between Chestnut Street and Olive Street on the west. See Figure 2-6.



**Figure 2-6—Olive Park Preservation District**

3. Context statement. The Olive Park District is a homogeneous group of 43 residential properties and a park, and is significant as an example of Santa Rosa's residential context. The District demonstrates the housing chosen by middle-class shopkeepers and craftsmen in the early 20th century. Early residents included proprietors of a furniture store, liquor stores, gas stations, plumbing shops, an auto repair shop, a photographer, and a general contractor; as well as various craftsmen. The district also displays strong family ties to the neighborhood. The historic houses are remarkably intact and represent a fine collection of turn-of-the century styles. The feeling of a historic neighborhood is very strong here. The public park is one of Santa Rosa's oldest.
4. Period of significance. 1891 to 1926.

5. District Character defining elements. ~~The character of the~~ Olive Park Preservation District is a quiet residential enclave bordered by bustling downtown and at the intersection of Highway 12 and Highway 101 ~~is maintained by its quiet tree lined neighborhood streets. Houses are generally small to medium in size, located on original lots of 50 feet by 134 feet, and sited with yard area on all four sides. Most of the houses have front porches creating a defined orientation to the street frontage. Front setbacks are generally consistent on any one block face. Parking on individual lots is limited to single car detached garages at the rear of the property and generally accessed from the alleyway. Exterior materials are generally wood (narrow clapboards, rustic, shingles), although there are some examples of stucco. Most houses are single story, although some have a raised basement resulting in a taller single story profile. Windows are generally double hung wood windows.~~

There are a variety of architectural styles found in the ~~Olive Park Preservation~~ District, most of which remain remarkably intact, and no two homes are alike. ~~Modest versions of turn of the century styles include Queen Ann, Bungalows, Craftsman, and Colonial Revival. Ornamentation is generally restrained.~~

6. Character defining elements.

Architectural Styles

- Bungalows
- Colonial Revival
- Craftsman
- Hipped-roof boxes
- Prairie School
- Queen Anne

Types of buildings

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

Types of Building Materials

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

Neighborhood Elements

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

K. Burbank Gardens Preservation District.

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



**Figure 2-7—Burbank Gardens Preservation District**

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

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

4. Period of significance. 1875 to 1940s.

5. District Character defining elements. The Burbank Gardens Preservation District is a fairly homogenous district of small single-family homes, predominately Bungalows representing the bulk of development that occurred in the 1920s and 1930s, with some examples of Italianate, Queen Anne, Colonial, Period Revival, and some post war styles with a mix of other architectural as shown below, as well as some duplexes, apartment buildings, small commercial buildings and Burbank Home and Gardens.

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

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

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

#### 6. Character defining elements:

##### Architectural Styles

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

##### Building Materials

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

##### Building Height

- Predominantly single story
- Two story

##### Neighborhood Elements

- Narrow lots (typically 40 feet wide)
- Small houses, predominantly Bungalow-style

- Interior courtyards for multifamily
- Open lawns
- Narrow streets
- Parks

L. Ridgway Preservation District.

1. Designation. The Ridgway Preservation District was designated by the City Council on March 6, 2007 (Resolution #3818) with recommendation of the Cultural Heritage Board on November 15, 2006 (Resolution #0225).

2. Boundaries. The Ridgway Preservation District is bounded by Ridgway Avenue on the north; College Avenue on the south; Mendocino Avenue on the east; and U.S. Highway 101 freeway on the west. See Figure 2-8.



**Figure 2-8—Ridgway Preservation District**

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

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

4. Period of significance: Not identified

5. District Character defining elements: Not identified



6. Character defining elements:

Architectural Styles

- Hip Roof
- Spanish Revival
- Mission Revival
- Queen Anne

Building Materials

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

Building Height

- Predominantly single story
- Two story

Neighborhood Elements

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

M. McDonald Avenue Preservation District.

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



**Figure 2-9—McDonald Avenue Preservation District**

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

Architectural Styles

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

Types of buildings

- Predominantly one- and two-story
- Predominantly single-family

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

#### Building Materials

- Predominantly wood siding
- Stucco

#### Neighborhood Elements

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

### **20-28.0670 North Station Area (-NSA) combining district.**

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

B. Applicability. The -NSA 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 -NSA 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 North Santa Rosa Station Area Specific Plan ~~boundaries~~-boundary, 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 — Imwalle Gardens to E Street.~~

21. North Santa Rosa Station Area Specific Plan area.

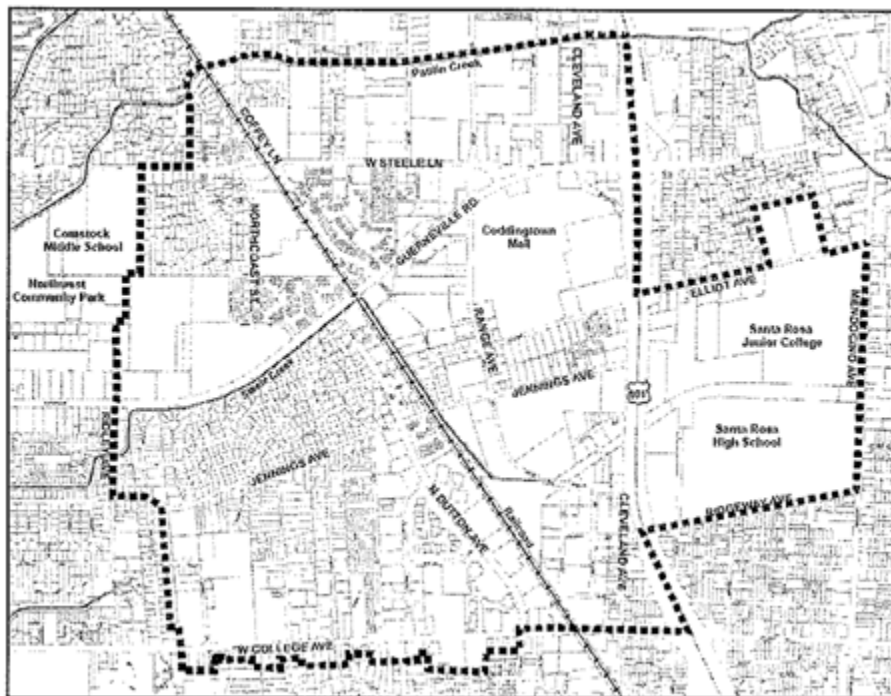


Figure 2-~~11~~10—North Santa Rosa Station Area Specific Plan Boundaries

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

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

~~E. — 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.~~

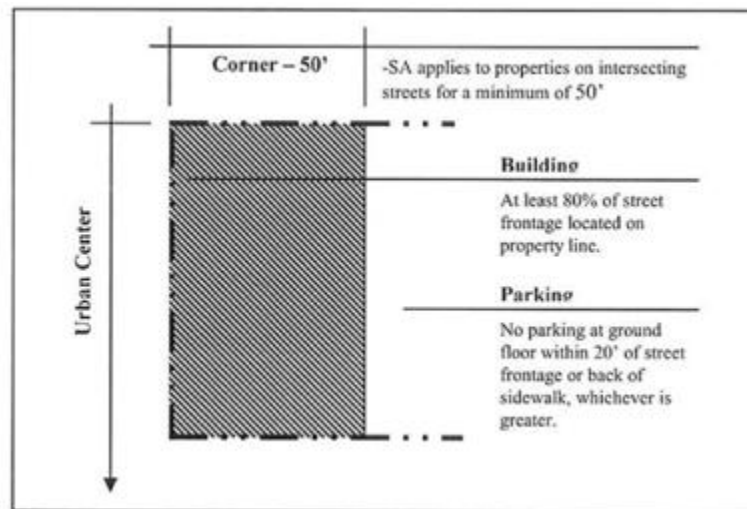
1. ~~Urban center street type.~~

**Table 2-14—Urban Center Street Type Development Standards**

| Street            | Segment                        | Building Height (stories) | Ground Floor Use                                | Building Placement |
|-------------------|--------------------------------|---------------------------|---|--------------------|
| Third Street      | Highway 101 to E 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 feet 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**

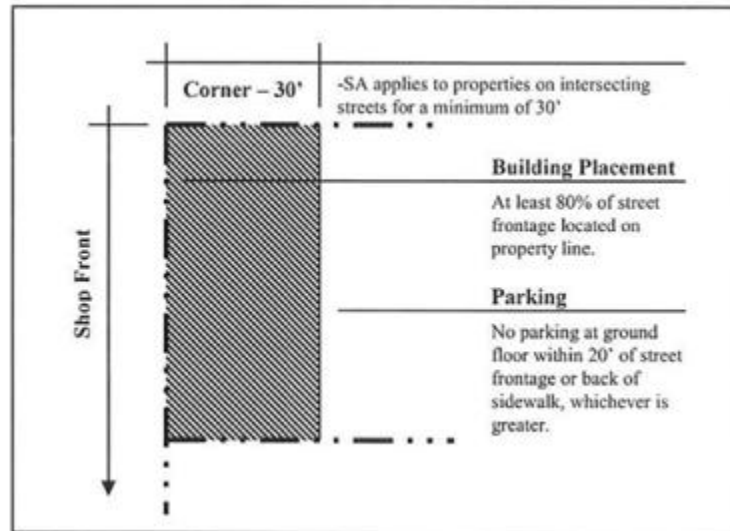
| Street                          | Segment                            | Building Height (stories) | Ground Floor Use  | Front Setback                                     |
|---------------------------------|------------------------------------|---------------------------|---|---|
| Fourth Street                   | 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 feet back at building entry or public space (1) |
| Santa Rosa Avenue               | Pine Street to Wheeler Street      | 2-3                       | Activity-Generating   | 5 feet back at building entry or public space (1) |



---

**Note:**

(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.~~

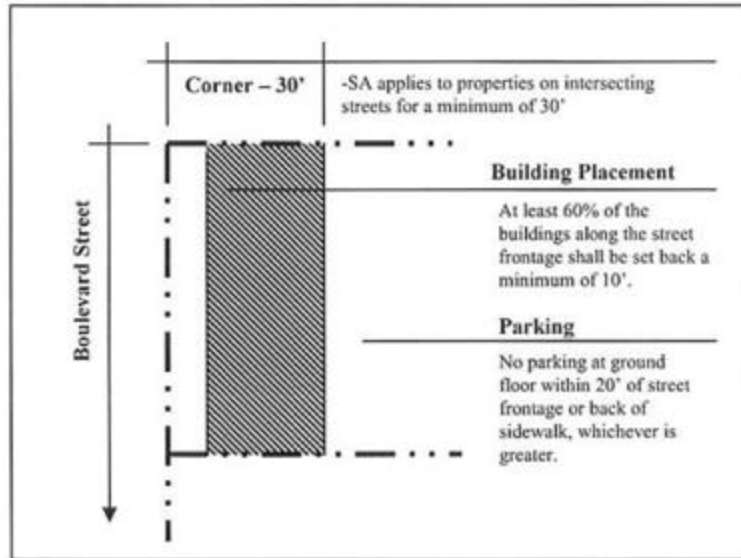
3. ~~Boulevard street type.~~

**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-feet 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 feet 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.~~

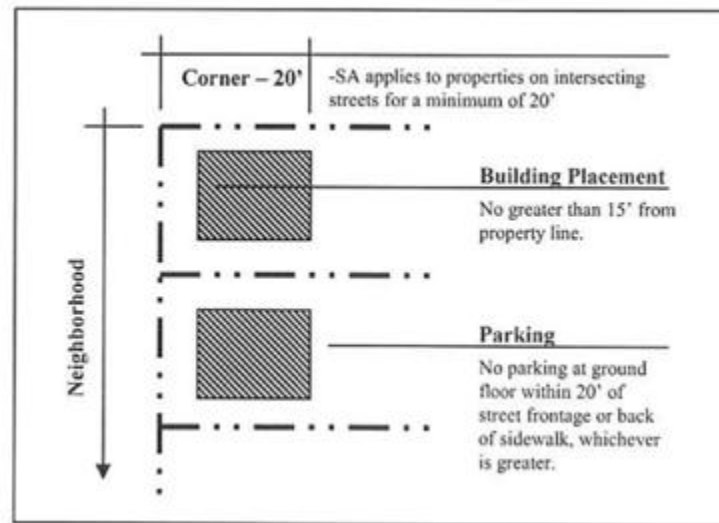
**Table 2-17—Neighborhood Street Type Development Standards**

| 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, | Consistent with neighboring properties (1) |

|                |                                     |     |   |  |
|----------------|-------------------------------------|-----|---|--|
|                |                                     |     | Residential or mix of both                      |  |
| 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.~~

e. ~~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.~~

-

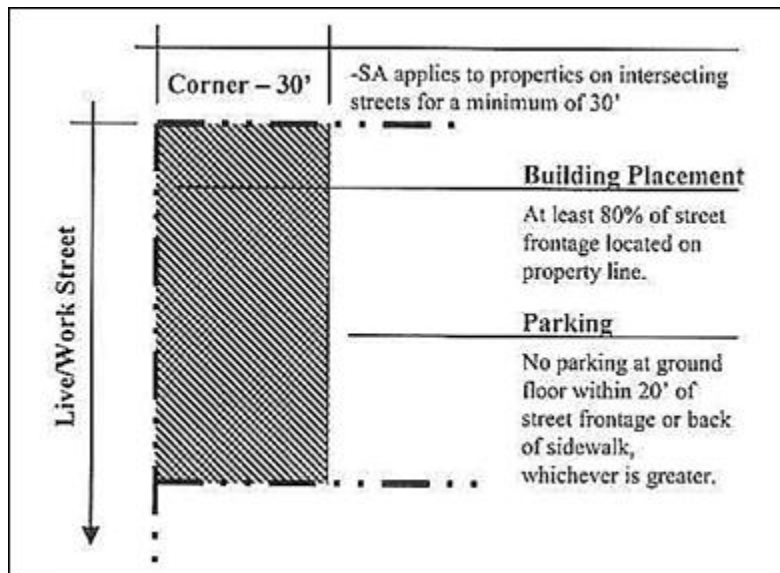
**Table 2-18—Live/Work Street Type Development Standards**

| 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**

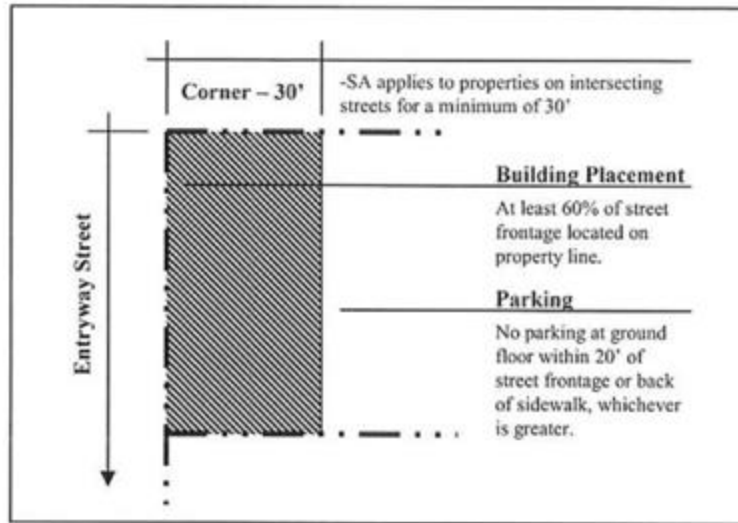
- 
- a. ~~Building entries. New development shall have building entries facing the street frontage.~~
- b. ~~Parking location. At the ground floor, no parking shall be permitted within 20 feet of the street frontage or back of sidewalk, whichever is greater, unless the parking is associated with the live/work use.~~
- c. ~~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.~~

**FE.** 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-~~2014~~—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;<br>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-~~2115~~—Development Standards for Commercial Properties in the North Santa Rosa Station Area Specific Plan Boundaries**

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



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

**Table 2-~~2216~~—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;<br>5 stories (55 ft) minimum   |
| Building Stepback     | Step back all floors above 3 stories a minimum of 6 ft   |   |
| Allowed Encroachments | No requirements  | Main entries may encroach up to 5 ft into front setback; Awnings and canopies may encroach up to 8 ft into the front setback or public right-of-way; Bay windows and eaves may encroach up to 2.5 ft into any setback |
| Access Standards      | Surface parking is not permitted in front of buildings; Locate on-site parking and yards to the side or rear of buildings; Provide access to parking through alleys or driveways, where possible |   |

**Table 2-~~23~~17—Development Standards for Public Institutional Properties in the North Santa Rosa Station Area Specific Plan Boundaries**

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

**~~20-28.070 Limited Light Industrial (LIL) combining district.~~**

~~A. Purpose. The LIL combining district is intended to allow the properties within the Maxwell Court neighborhood (Figure 2-8) to maintain a vibrant and thriving industrial area, while also allowing the uses permitted in the primary zoning district, Transit Village Residential, to be developed, with ultimate conversion to Transit Village Residential within the life of the Santa Rosa General Plan 2035.~~

~~B. Applicability. The LIL combining district shall be combined with the Transit Village Residential zoning district only, and only in the area described in subsection C (Location of combining district).~~

~~C. Location of combining district. The standards of this section apply to all properties in the Maxwell Court neighborhood, which is the area bound by College Avenue to the north, North Dutton Avenue to the west, West Ninth Street to the south and the Sonoma Marin Area Rail Transit (SMART) Railroad to the east, as illustrated in Figure 2-8; affected properties are designated within the LIL combining district on the Zoning Map.~~

-



**~~Figure 2-16—Maxwell Court Neighborhood (shaded area bound by College Avenue to the north, North Dutton Avenue to the west, West Ninth Street to the south, and the SMART Railroad to the east)~~**

D. — Allowed land uses and permit requirements. Any land use normally allowed in the primary zoning district, Transit Village Residential, by this Division may be allowed within the LIL combining district, subject to the land use permit requirements of the Transit Village Residential district, and those land uses listed below:

| <b>TABLE 2-24</b><br><b>Allowed Land Uses and Permit Requirements for</b><br><b>Limited Light Industrial (LIL) District</b> |                 | P Permitted Use, Zoning Clearance required<br>MUP Minor Conditional Use Permit required<br>CUP Conditional Use Permit required<br>S See Specific Use Regulations for permit requirement<br>— Use not allowed |
|---|-----------------|--|
| Land Use (1)  | Permit Required | Specific Use Regulations   |
| <b>INDUSTRY, MANUFACTURING &amp; PROCESSING</b>   |                 |  |
| Agricultural product processing   | -               | -  |
| Artisan/craft product manufacturing   | P               | -  |
| Brewery—Brew pub  | CUP             | -  |
| Brewery—Production  | P               | -  |
| Furniture/fixtures manufacturing, cabinet shops   | P               | -  |
| Laboratory—Medical, analytical  | P               | -  |
| Laundry, dry cleaning plant   | —               | -  |
| Manufacturing/processing—Heavy  | —               | -  |
| Manufacturing/processing—Light  | P               | -  |
| Manufacturing/processing—Medium   | —               | -  |
| Media production  | P               | -  |

— **Key to Zoning District Symbols** —

- **LIL** Limited Light Industrial -

**Notes:**

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

(2) — Use only allowed ancillary to another primary use.

(3) — Single family dwellings allowed only as attached units.

| <b>TABLE 2-24</b><br><b>Allowed Land Uses and Permit Requirements for</b><br><b>Limited Light Industrial (LIL) District</b> |                 | P Permitted Use, Zoning Clearance required<br>MUP Minor Conditional Use Permit required<br>CUP Conditional Use Permit required<br>S See Specific Use Regulations for permit requirement<br>— Use not allowed |
|---|-----------------|--|
| Land Use (1)  | Permit Required | Specific Use Regulations   |
| <b>INDUSTRY, MANUFACTURING &amp; PROCESSING (continued)</b>   |                 |  |
| Petroleum product storage and distribution  | -               | -  |
| Printing and publishing   | P               | -  |
| Recycling—Large collection facility   | —               | <u>20-42.120</u>   |
| Recycling—Processing facility   | —               | <u>20-42.120</u>   |
| Recycling—Reverse vending machines  | P               | <u>20-42.120</u>   |
| Recycling—Scrap or dismantling yard   | —               | <u>20-42.120</u>   |



**Figure 1**

|   |                        |   |
|---|------------------------|---|
| <b>TABLE 2-24</b><br><b>Allowed Land Uses and Permit Requirements for Limited Light Industrial (LIL) District</b> | 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                                     |
| <b>Land Use (1)</b>   | <b>Permit Required</b> | <b>Specific Use Regulations</b>                     |

#### RESIDENTIAL USES

|   |      |                  |
|---|------|------------------|
| Accessory dwelling unit                                     | S    | <u>20-42.130</u> |
| Animal keeping—Domestic/exotic                              | S    | <u>20-42.040</u> |
| Caretaker unit  | P(2) | -                |
| Emergency shelter   | CUP  | -                |
| Home occupation   | S    | <u>20-42.070</u> |
| Junior accessory dwelling unit                              | S    | <u>20-42.130</u> |
| Live/work unit  | P    | <u>20-42.080</u> |
| Mixed-use project   | P    | -                |
| Mobile home/manufactured housing                            | P    | <u>20-42.094</u> |
| Multi-family dwellings                                      | P    | -                |
| Organizational house (dormitory, sorority, monastery, etc.) | CUP  | -                |
| Residential accessory uses and structures                   | P    | -                |
| Single-family dwelling                                      | P(3) | -                |
| Transitional housing  | CUP  | -                |
| Work/live unit  | MUP  | <u>20-42.080</u> |

#### RETAIL TRADE

|  |     |                             |
|--|-----|-----------------------------|
| Accessory retail uses                                  | P   | <u>20-42.024</u>            |
| Alcoholic beverage sales                               | CUP | <u>20-42.034</u>            |
| Bar/tavern   | —   | -                           |
| Building and landscape materials sales—Indoor          | P   | -                           |
| Building and landscape materials sales—Outdoor         | P   | -                           |
| Construction and heavy equipment sales and rental      | P   | -                           |
| Farm supply and feed store                             | P   | -                           |
| Fuel dealer (propane for home and farm use, etc.)      | —   | -                           |
| Gas station  | P   | <u>20-42.150</u>            |
| Neighborhood center                                    | MUP | -                           |
| Night club   | —   | -                           |
| Office supporting retail                               | —   | -                           |
| Restaurant, café, coffee shop—Counter ordering         | P   | -                           |
| Restaurant, café, coffee shop—Outdoor dining           | MUP | <u>20-42.110, 20-42.160</u> |
| Restaurant, café, coffee shop—Serving alcohol (no bar) | MUP | -                           |
| Restaurant, café, coffee shop—Table service            | P   | -                           |
| Warehouse retail                                       | P   | -                           |

#### Key to Zoning District Symbols

|       |                          |
|-------|--------------------------|
| - LIL | Limited Light Industrial |
|-------|--------------------------|

#### Notes:

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

(2) — Use only allowed ancillary to another primary use.

(3) — Single family dwellings allowed only as attached units.

| <b>TABLE 2-24</b><br><b>Allowed Land Uses and Permit Requirements for Limited Light Industrial (LIL) District</b> | <b>P</b><br>Permitted Use, Zoning Clearance required            |                                 |
|---|---|---------------------------------|
|   | <b>MUP</b><br>Minor Conditional Use Permit required             |                                 |
|   | <b>CUP</b><br>Conditional Use Permit required                   |                                 |
|   | <b>S</b><br>See Specific Use Regulations for permit requirement |                                 |
|   | <b>—</b><br>Use not allowed                                     |                                 |
| <b>Land Use (1)</b>   | <b>Permit Required</b>  | <b>Specific Use Regulations</b> |
| <b>SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL</b>   |   |                                 |
| ATM   | P   | <u>20-42.044</u>                |
| Bank, financial services  | —   | -                               |
| Business support service  | P   | -                               |
| Medical service—Clinic, urgent care   | MUP   | -                               |
| Medical service—Doctor office   | —   | -                               |
| Medical service—Health care facility  | MUP   | <u>20-42.060</u>                |
| Medical service—Integrated medical health center  | MUP   | -                               |
| Medical service—Lab   | P   | -                               |
| Medical service—Veterinary clinic, animal hospital  | P   | -                               |
| Office—Accessory  | P   | -                               |
| Office—Business/service   | —   | -                               |
| Office—Government   | —   | -                               |
| Office—Processing   | —   | -                               |
| Office—Professional   | —   | -                               |
| <b>SERVICES—GENERAL</b>   |   |                                 |
| Accessory services  | P   | <u>20-42.024</u>                |
| Catering service  | P   | -                               |
| Child day care center   | MUP   | <u>20-42.050</u>                |
| Equipment rental  | P   | -                               |
| Extended hours of operation (11:00 p.m. to 6:00 a.m.)   | MUP   | -                               |
| Kennel, animal boarding   | P   | -                               |
| Lodging—Hotel or motel  | —   | -                               |
| Maintenance service—Client site services  | P   | -                               |
| Personal services   | MUP   | -                               |
| Public safety facility  | MUP   | -                               |
| Repair service—Equipment, large appliances, etc.  | P   | -                               |
| Vehicle services—Major repair/body work   | P   | -                               |
| Vehicle services—Minor maintenance/repair   | P   | -                               |

**Key to Zoning District Symbols**

**LIL** Limited Light Industrial

**Notes:**

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

(2) — Use only allowed ancillary to another primary use.

(3) — Single family dwellings allowed only as attached units.

|   |                        |   |
|---|------------------------|---|
| <b>TABLE 2-24</b><br><b>Allowed Land Uses and Permit Requirements for Limited Light Industrial (LIL) District</b> | 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                                     |
| <b>Land Use (1)</b>   | <b>Permit Required</b> | <b>Specific Use Regulations</b>                     |

#### TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

|   |     |       |
|---|-----|-------|
| Ambulance, taxi, or limousine dispatch facility | P   | -     |
| Broadcasting studio                             | P   | -     |
| Parking facility, public or commercial          | —   | -     |
| Telecommunications facilities                   | S   | 20-44 |
| Truck or freight terminal                       | P   | -     |
| Utility facility                                | CUP | -     |
| Utility infrastructure                          | P   | -     |
| Vehicle storage                                 | P   | -     |

#### — Key to Zoning District Symbols

|   |            |                          |   |
|---|------------|--------------------------|---|
| - | <b>LIL</b> | Limited Light Industrial | - |
|---|------------|--------------------------|---|

#### Notes:

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

(2) — Use only allowed ancillary to another primary use.

(3) — Single-family dwellings allowed only as attached units.

E. — Site planning and development standards. Proposed industrial development and new industrial land uses shall comply with the following development standards, as applicable. Proposed residential development shall comply with the development standards of the Transit Village Residential zoning district.

**TABLE 2-25—LIMITED LIGHT INDUSTRIAL (LIL)  
COMBINING DISTRICT DEVELOPMENT STANDARDS**

| Development Feature        | Requirement by Zoning District  |
|----------------------------|---|
| <b>Minimum lot size</b>    | <i>Minimum area and width for parcels proposed in new subdivisions.</i>   |
| Area                       | Determined by CUP (1)   |
| Dimensions                 | None required (1)   |
| <b>Residential density</b> | <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            | See Transit Village Residential Zoning District Parcel Size and Density (Table 2-3)   |
| <b>Setbacks (1)</b>        | <i>Minimum setbacks required. See Section 20-30.110 for setback measurement instructions.</i>   |
| Front                      | 7.5 ft adjacent to a residential zone or use; set by Review Authority elsewhere (2)   |
| Side—Interior (each)       | 5 ft adjacent to a residential zone or use; set by Review Authority elsewhere (2)   |
| Side—Corner                |   |
| Rear                       | 10 ft adjacent to a residential zone or use; none required elsewhere.   |

|                         |   |
|-------------------------|---|
| <b>Lot coverage (1)</b> | <del>Maximum percentage of total lot area that may be covered by structures.</del>  |
|                         | <del>Determined by Review Authority</del>   |
| <b>Height limit</b>     | <del>Maximum allowable height of structures. See Section 20-30.070 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</del> |
|                         | <del>55 ft</del>  |
| <b>Landscaping</b>      | See Chapter 20-36 (Landscaping Standards)   |

**TABLE 2-25—LIMITED LIGHT INDUSTRIAL (LIL)  
COMBINING DISTRICT DEVELOPMENT STANDARDS (continued)**

| <b>Development Feature</b> | <b>Requirement by Zoning District</b>   |
|----------------------------|---|
| <b>Parking</b>             | See Chapter 20-38 (Parking and Loading) |
| <b>Signs</b>               | See Chapter 20-38 (Signs)               |

**Notes:**

(1)——Subdivision approval or Review Authority may establish specific requirements for minimum lot area, maximum lot coverage, setbacks, 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.

F.——Duration of LIL Combining District. Five years after the activation of the SMART passenger rail service at the Downtown Santa Rosa station, or January 1, 2020, whichever is sooner, the Community Development Department shall schedule a review by the City Council for consideration of initiation of rezoning the Maxwell Court neighborhood from Transit Village Residential Limited Light Industrial to Transit Village Residential, discontinuing the LIL Combining District.

{Ord. 2017-024 § 5; Ord. 4042 § 2, 2015; Ord. 4002 § 6, 2012; Ord. 4001 § 6, 2012; Ord. 3989 § 4, 2012; Ord. 3950 § 14, 2010}



### 28-28.110 Downtown Station Area Combining District (-DSA)

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

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

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

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



**Figure 2-26**

#### E. Downtown Transition

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

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

#### F. Neighborhood Transition

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

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

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



**Figure 2-27**

### **G. Creek and Trail Activation Transition**

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

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

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

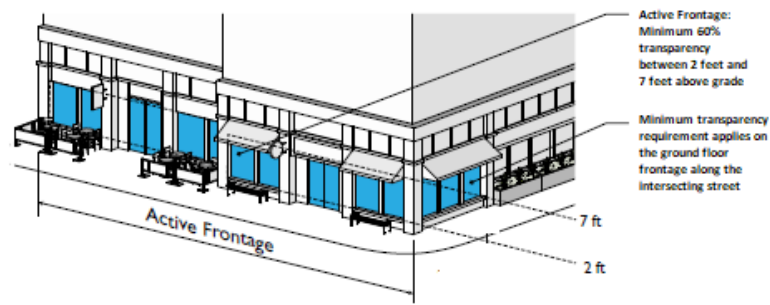
2. New buildings within 200 feet of the creek top of bank shall be constructed so that at least one pedestrian entrance faces the creek. Where stoop entrances to residential units are provided, these shall face the creek.
3. New development shall provide pedestrian pathways at least 15-feet in width to connect the development to the creekside trail network. Pedestrian pathways must be provided at least every 600-feet along the creek to enhance connectivity to the surrounding area.
4. As development occurs in the creek and trail activation areas shown in Figure 2-26, lighting should be provided consistent with Santa Rosa Creek Design Guidelines.

5. Blank facades at ground level and above should be avoided. Windows, doors and transparent opening are encouraged to provide “eyes on the creek” and heighten sense of security. To the extent feasible, surface and structured parking should not front onto the creek or trail.

#### **H. Active Ground Floor Overlay**

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

1. On corner lots where only one frontage is in the Active Ground Floor Overlay, ground floor activating strategies shall also be applied to the intersecting street frontage as appropriate, subject to review by the review authority.
2. New development with frontage on streets in the Active Ground Floor Overlay as shown on Figure 2-26 shall provide design features that optimize the pedestrian experience. To comply with this requirement, developments with up to 90 linear feet of frontage must provide two or more of the following and developments with over 90 linear feet of frontage must provide three or more of the following:
  - Awnings or overhangs over all ground floor entrances;
  - One piece of street furniture per 15 linear feet of street frontage. Street furniture may include seating, ornamental planting boxes, informational kiosks, bicycle racks, or trash/recycling receptacles integrated into front setbacks where sidewalk width is not sufficient to accommodate street furniture;
  - Integrated public art in the form of a mural, sculpture, light display, or other original work of a permanent nature as defined in the City Code;
  - At least 600 square feet of publicly accessible active or passive recreational space on-site, or in the form of a curbside parklet;
  - A green/living wall of a size equivalent to at least 15percent of the building façade as measured between two- and 12-feet above sidewalk level;
  - Innovative alternative strategies to optimize the pedestrian experience along Active Ground Floor Overlay streets. Staff will evaluate proposals on a case by case basis for compliance with applicable DSASP Urban Design Principles and development standards. Alternatively, this requirement can be satisfied through compliance with Policy LU-1.4 in the Land Use chapter.
3. Properties with street frontage in the Active Ground Floor Overlay shall provide at least one primary pedestrian entrance or alternative design solution(s) that implements active ground floor goals as described in the 2020 Downtown Station Area Specific Plan, subject to approval by the review authority.
4. Ground floor facades of non-residential development on streets in the Active Ground Floor Overlay shall have clear glass that is free of tinting or other glazing material to allow views of indoor space between a height of two- and seven- feet above grade as shown in Figure 2-28 below.

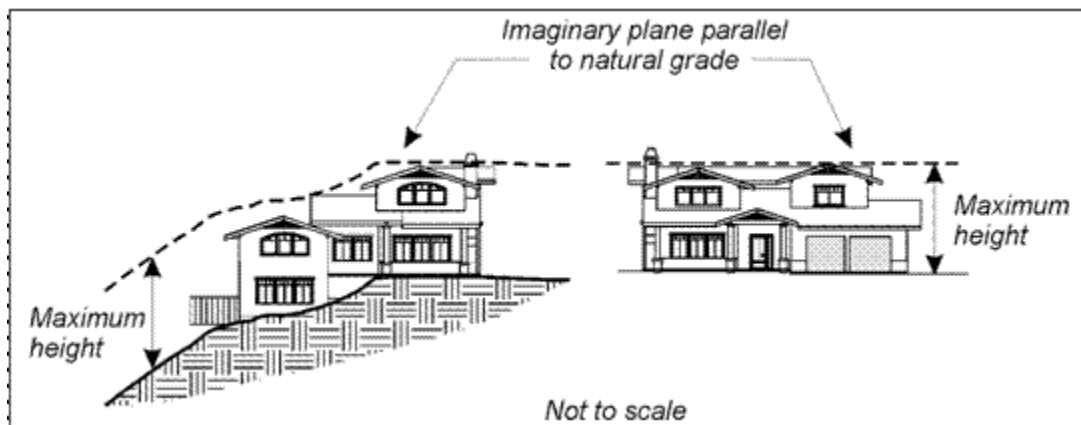


**Figure 2-28**

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

#### **20-30.070 Height measurement and exceptions.**

- A. Purpose. This Section describes the required methods for measuring the height of structures in compliance with the height limits established by this Zoning Code, and exceptions to those height limits.
- B. Maximum height of structures. The height of each structure shall not exceed the height limit established for the applicable zoning district by Division 2 (Zoning Districts and Allowable Land Uses), except as otherwise provided by this Section.
- C. Height measurement. The maximum allowable height shall be measured as the vertical distance from the natural grade of the site to an imaginary plane located the allowed number of feet above and parallel to the grade. See Figure 3-6. The location of natural grade shall be established in a manner consistent with parcels in the vicinity as determined by the Director, and shall not be artificially raised to gain additional building height.



**Figure 3-6 – Height Measurement**

D. Height limit exceptions.

1. Towers and similar structures. With Design Review approval, the building height limits of the applicable zoning district may be exceeded by towers, gables, spires, cupolas, water tanks, and similar structures, including mechanical appurtenances, provided that:

- a. No portion of the structure that is over the height limit shall cover an area greater than 15 percent of the building footprint area;
- b. No tower or similar structure, shall be used for sleeping or eating quarters, nor for any commercial purpose other than is incidental to the use of the habitable space within the building.

This exception applies only to the height limits of this Zoning Code and not to any limit provided by other law. Height limits and exceptions for telecommunication facilities are established in Chapter [20-44](#) of this Zoning Code.

2. Structures within commercial zoning districts. A structure within a commercial zoning district may exceed the height limits of this Section with Conditional Use Permit approval, except as provided by the requirements of the CD district (Section 20-23.060.B).

3. Fences and walls. A fence or wall shall comply with the height limits established by Section [20-30.060](#) (Fences, Walls, and Screening) and, where applicable, Subsection E (Vision Triangles).

E. Vision triangles. Proposed structures and landscaping on a corner lot shall comply with the following vision triangle height limits, ~~as indicated in Section 20-30.110.E. The boundaries of a vision triangle are formed by drawing lines from the point of intersection of a lot's street corner property lines to points 30 feet along the two property lines, and then connecting the two points with a straight line. See Figure 3-4.~~

~~1. Residential districts. No fence higher than 36 inches shall be erected or maintained on a corner lot in any Residential zoning district within a vision triangle. Nothing over 24 inches in height shall occur or be placed in the first five feet behind the curb line of the vision triangle.~~

~~2. Other districts. In any zoning district other than an "R" district or in the CD zoning district, no wall, fence, hedge, other plant material, or other view obstruction shall be erected or maintained between 36 inches and eight feet above grade on any corner lot within a vision triangle, and nothing over 24 inches in height may be located in the first five feet behind the curbline of the vision triangle. In no case shall any sign be permitted in a vision triangle.~~

### Section 20-30.110 Setback requirements and exceptions

A. Purpose. This Section provides minimum dimensions and uses of setbacks, sight distance areas, and vision triangle standards. These standards provide open areas around structures for: visibility and traffic safety; access to and around structures; access to natural light, ventilation and direct sunlight; separation of incompatible land uses; and space for privacy, landscaping and recreation.

B. Setback requirements. Each structure shall be located on its site so that it is set back from property lines and other structures in compliance with the setback requirements of the applicable zoning district, in Division 2 (Zoning Districts and Allowable Land Uses), and with any setbacks established for specific uses by Division 4, except as otherwise provided by this Section. ~~No portion of any structure, including eaves or roof overhangs, shall extend beyond a property line, or into a public or private service easement, an access easement, or street right-of-way.~~

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

- a. No portion of any structure shall extend within, over, under, or upon any public service easement, access easement, or utility easement, unless both the City Engineer and the Director(s) of the City Department(s)

having responsibility for any and all City activities within the Easement Area have determined, in their sole discretion, that such structure or portion of structure can be easily removed for the construction, reconstruction, installation, removal, repair, replacement, maintenance, or operation of any current or future City facilities within, over, under, or upon the Easement Area.

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

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

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

## 2. Setbacks from private easements.

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

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

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

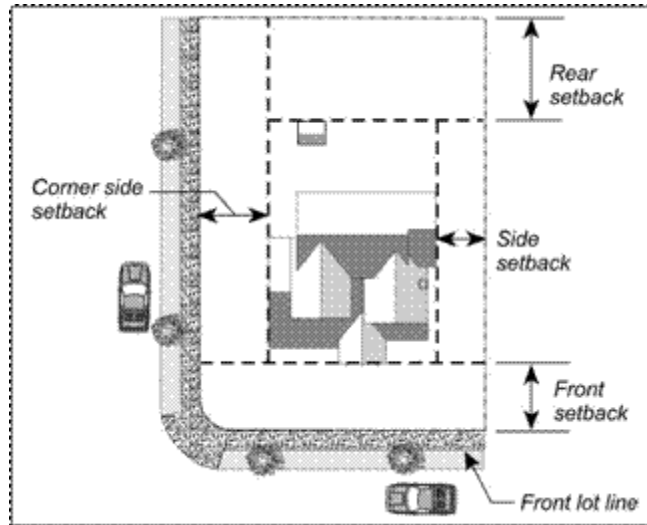
a. General measurement method. A required front setback shall be measured by the most restrictive of the following methods to the nearest point of the front wall of the building, except as provided in Subsection C.2:

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

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

c. Infill development within a previously approved project. Where the City has established specific setback requirements for individual parcels through the approval of a specific plan, subdivision map, or other entitlement, prior to the effective date of this Zoning Code, those setbacks shall apply to the infill development instead of the setbacks required by this Zoning Code, except where the review authority

determines that an original setback that is more restrictive than the current zoning no longer serves desired neighborhood character.



**Figure 3-7—Location & Measurement of Setbacks**

2. Side yard setbacks.
  - a. Interior side setback. A required interior side setback shall be measured at right angles from the nearest point on the side property line of the lot to the nearest point of the wall of the structure, establishing a setback line parallel to the side property line which extends between the front and rear setbacks.
  - b. Corner side setback. A required side setback on the street side of a corner lot shall be measured from the nearest point on the side property line bounding the street, or the edge of an easement for a private road or driveway, or the inside edge of the sidewalk, whichever results in the greatest setback that extends between the front setback and the rear property line.
3. Rear yard setback. The rear setback shall be measured at right angles from the nearest point on the rear property line to the nearest point of the structure, establishing a setback line parallel to the rear property line.
  - a. The Director shall determine the location of the required rear setback on a through lot.
  - b. Where a parcel has no rear property line because its side lot lines converge to a point, an assumed line five feet long within the parcel, parallel to and at a maximum distance from the front property line, shall be deemed to be the rear property line for the purpose of determining the depth of the required rear setback.
- D. Limitations on the use of setbacks.
  1. Allowed structures and uses. A setback required by this Zoning Code, Minor or Conditional Use Permit, or Design Review approval, shall be improved and maintained only with plants and other natural materials except for the following.
    - a. Building projections permitted in Section 20-30.110.E;
    - b. Fences, hedges, plant materials, structures, and walls permitted in Section 20-30.060;
    - c. Necessary walks and steps; and



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

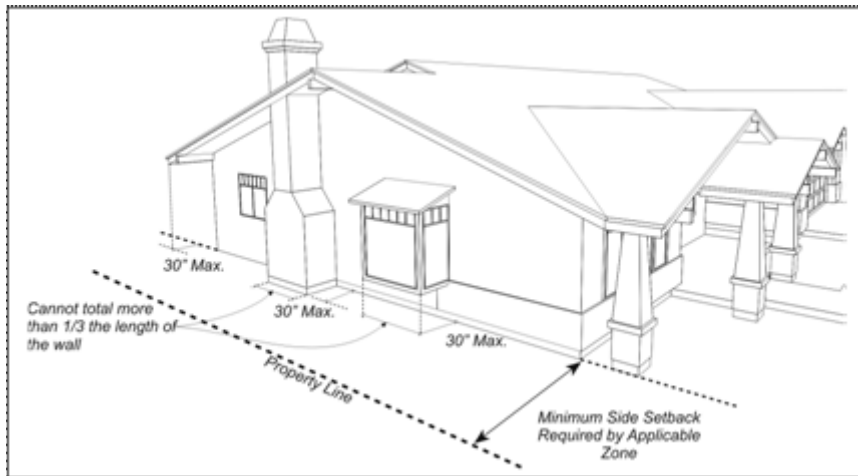
2. Extended storage or parking. It is unlawful to use any required setback for the extended parking or storage of any mobile home, trailer, airplane, boat, other motor vehicle, or parts of any of those vehicles, or building materials (except building materials being used for on-site construction under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

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

**TABLE 3-2—ALLOWED PROJECTIONS INTO SETBACKS**

| Projecting Feature  | Allowed Projection into Specified Setback   |  |  |
|---|---|--|--|
|   | Front Setback   | Side Setback   | Rear Setback   |
| Architectural feature (e.g., cornice, canopy, eave, sill, bay window, chimney, etc.) (1)  | 2-1/2 ft, provided that the projection shall not exceed 1/2 the depth of the required setback. Bay window and chimney projections shall not occupy, in the aggregate, more than 1/3 of the length of the building wall on which they are located. |  |  |
| Cantilevered overhang above the ground floor, not requiring ground or bracket supports.   | No limitation on projection in C zoning districts; 4 ft in other districts  | No limitation on projection in C zoning districts; 2-1/2 ft into a corner side setback               | No limitation on projection in C zoning districts; 2-1/2 ft into a rear setback, provided that the projection shall not exceed 1/2 the depth of the required setback |
| Fire escape   | Not allowed   | Not allowed in corner side setback; may project up to 2-1/2 ft into an interior setback              | 36 in  |
| Unenclosed deck, porch or terrace not exceeding 12 inches in height, and any necessary steps or landings, with no individual step exceeding 12 inches in height | Not allowed, except as provided in Table 2-5  | Not allowed in corner side setback, except as provided in Table 2-5; allowed within interior setback | Allowed  |
| Recycling collection/trash enclosure area   | As allowed by Section 20-30.120.E   |  |  |
| Detached residential accessory structures   | As allowed by Section 20-42.030.C.3   |  |  |

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

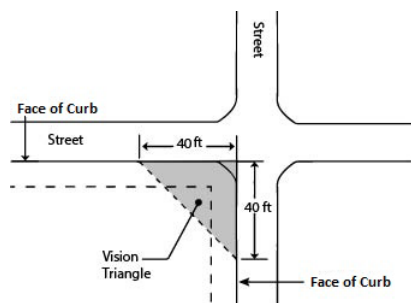


**Figure 3-8—Example of Allowed Projections into Side Setbacks**

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

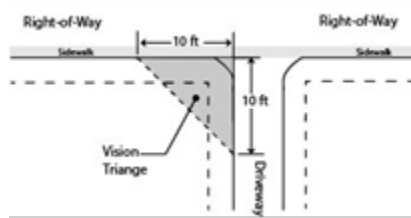
**1. Vision Triangles.**

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



**Figure 3-9 – Vision Triangle**

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



**Figure 3-10 – Driveway Vision Triangle**

2. Sight Distance.
  - a. City streets and non-residential driveways shall be designed in accordance with Sight Distance requirements as defined by the Caltrans Highway Design Manual, Sections 201 and 405.
3. Limitations on structures and landscaping within vision triangles and sight distance areas.
  - a. Street Intersections. Vegetation and structures, including signs, shall not exceed a height of three feet within sight distance or vision triangle areas, unless there is a "transparency" feature, such as open railings or well-pruned climbing plants, allowing for sight visibility.
  - b. In all zoning districts. No wall, fence, hedge, other plant material, or any other view obstruction shall be erected or maintained between 36 inches and seven feet above grade on any corner lot within a vision triangle, and further, nothing over 24 inches in height may be located in the first five feet behind the curb line or edge of pavement of the vision triangle. Single stem plants or trees without foliage between the height of three feet and eight feet may be planted and maintained within the vision triangle on any corner lot. In no case shall any commercial sign be permitted in a vision triangle.
  - c. Commercial Driveways. To provide for pedestrian visibility at non-residential driveways, a clear zone with nothing over 24-inches in height shall be established in the driveway vision triangle. Driveway vision triangles are required on both sides of the driveway. If these clear zones cannot be met, additional measures may be needed to provide necessary pedestrian awareness (See Figure 3-10).
  - d. Residential Driveways and Alleys. Visibility of a driveway or alley crossing a street lot line shall not be blocked above a height of three feet within the sight distance.
  - e. Exempt Structures and Plantings. The regulations of this Section do not apply to existing buildings; public utility poles; saplings or plant species of open growth habits and not planted in the form of a hedge that are so planted and trimmed as to leave at all seasons a clear and unobstructed cross view; official warning signs or signals; or places where the contour of the ground is such that there can be no cross visibility at the intersection.

## **Chapter 20-36 PARKING AND LOADING STANDARDS**

### **20-36.010 Purpose of Chapter.**

This Chapter establishes regulations to ensure that sufficient off-street parking facilities are provided for all uses and that automobile and bicycle parking facilities are properly designed, attractive, and located to be unobtrusive yet meet the needs of the specific use.

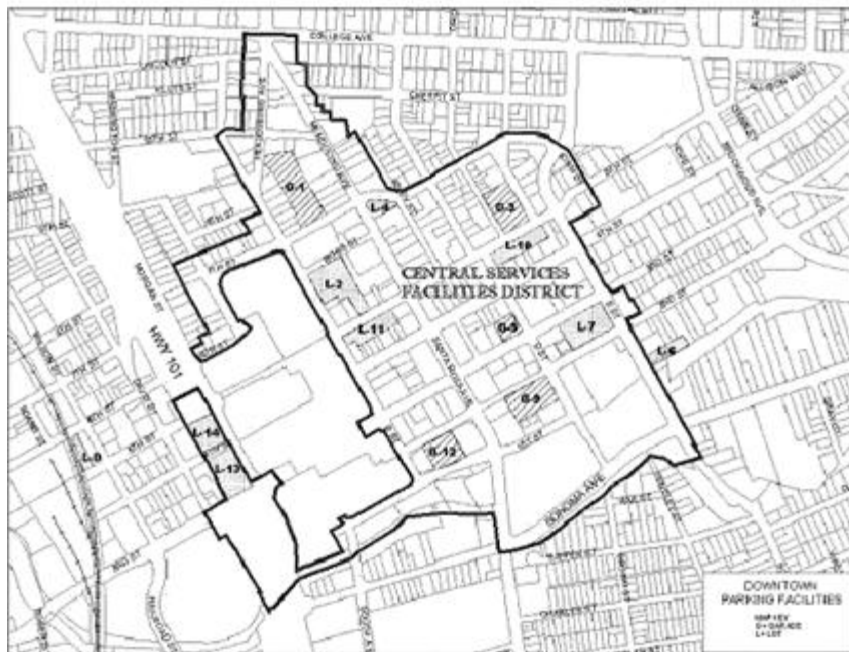
### **20-36.020 Applicability.**

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

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

~~B. The automobile parking requirements of this Chapter do not apply within any City parking assessment district (see Figure 3-10), except for residential uses (see Table 3-4). The bicycle parking and loading requirements of this Chapter do apply within a parking assessment district.~~

See also [Section 2.4 \(Downtown Station Area Site and Building Design\)](#), [Section 2.6 \(Downtown Station Area Parking\)](#) and [Section 4.2 \(Off-Street Parking\)](#) of the City's Design Guidelines.



**Figure 3-10—Parking Assessment District Locations**

#### **20-36.030 General parking regulations.**

A. Parking spaces to be permanent. Parking spaces shall be permanently available, marked and maintained for parking purposes for the use they are intended to serve. The Director may approve the temporary reduction of parking spaces in conjunction with a seasonal or intermittent use.

B. Parking and loading to be unrestricted. Owners, lessees, tenants, or persons having control of the operation of a premises for which parking spaces are required shall not prevent or restrict authorized persons from using these spaces.

C. Restriction of parking facility use. Required off-street parking facilities shall be used exclusively for the temporary parking of vehicles and bicycles and shall not be used for the sale, lease, display, repair, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise, or equipment, or for any other use not authorized by the provisions of this Zoning Code, except where temporary outdoor display is allowed in compliance with [Section 20-42.110 \(Outdoor Display and Sales\)](#).

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

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

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

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

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

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

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

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

**TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING**

**REQUIREMENTS BY LAND USE TYPE (continued)**

| Land Use Type:   | Number of Parking Spaces Required   |  |
|--|---|--|
|  | Vehicle   | Bicycle  |
| DOWNTOWN STATION AREA SPECIFIC PLAN—ATTACHED MULTIFAMILY RESIDENTIAL USES                                      |   |  |
| <del>Residential – Attached Single Family Courthouse Square and Railroad subareas</del>                        | <del>No minimum. 1 reserved space per unit</del>  | 1 space per 4 units if units do not have a private garage or private storage space for bike storage. |
| <del>Residential - Multifamily Railroad Corridor subarea</del>   | <del>No minimum. 1.5 reserved spaces per unit, except that only 1 reserved space per unit is required for residential uses on properties along the Wilson Street corridor between 6th Street and 9th Street, as shown in Figure 3-11</del>                  |  |
| <del>Parks and gardens subarea</del>   | <del>1.5 reserved spaces per unit.</del>  |  |
| <del>Residential, historic residential and Imwalle Gardens subareas</del>                                      | <del>1 reserved, covered space plus 0.5 shared 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.</del>             |  |
| DOWNTOWN STATION AREA SPECIFIC PLAN—DETACHED SINGLE-FAMILY RESIDENTIAL USES                                    |   |  |
| <del>Residential - Detached Single Family Residential, historic residential and Imwalle Gardens subareas</del> | <del>No minimum. 2 spaces per unit, one of which must be reserved, on-site, covered and outside of setbacks. The remaining space may be shared, on-site (in the driveway and tandem) or on a public or private street when directly fronting the lot.</del> | None required.   |
| DOWNTOWN STATION AREA SPECIFIC PLAN—AFFORDABLE RESIDENTIAL USES  |   |  |
| <del>Affordable residential uses All subareas</del>  | <del>No minimum. 1 reserved space per unit.</del>   | 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)       |   |  |
| <del>Senior housing project All subareas</del>   | <del>No minimum. 0.5 reserved space per unit.</del>   | 1 space per 4 units if units do not have a private garage or private storage space for bike storage. |

**Notes:**

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

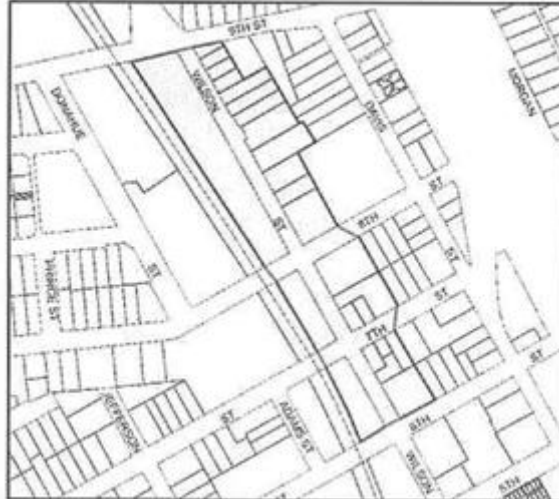
~~(2) Properties located within the boundaries of the Downtown Station Area Specific Plan (the area bounded by College Avenue to the north, E Street to the east, Sebastopol Road and Highway 12 to the south, and Dutton Avenue and Imwalle Gardens to the west) shall use the land use type “Station Area Plan” 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               |
| <b>DOWNTOWN STATION AREA SPECIFIC PLAN—NONRESIDENTIAL USES</b>  |  |                       |
| <u>All non-residential uses</u><br><br>Courthouse Square subarea<br><br>Railroad Square subarea<br><br>Railroad Corridor subarea<br><br>Parks and Gardens subarea | <p><del>No minimum. None, except 600 shared parking spaces shall be provided for the City Hall Performing Arts Center. Any new on-street spaces created by a development shall count toward meeting the shared parking requirement.</del></p> <p><del>1 shared space for each 500 sf. of new floor area, no additional parking is required for new uses occupying existing buildings. Any new on-street spaces created by a development shall count toward meeting the shared parking requirement.</del></p> <p><del>Required parking in the Railroad Square subarea may be provided on-site or within a nearby parking facility. Use of shared spaces in another parking facility shall not create a parking shortage for the business associated with that facility.</del></p> <p><del>1 shared space for each 300 sf. Any new on-street spaces created by a development shall count toward meeting the shared parking requirement.</del></p> <p><del>1 shared space for each 300 sf. Any new on-street spaces created by a development shall count toward meeting the shared parking requirement.</del></p> | 1 space per 5,000 sf. |





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

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

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

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

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

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

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

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

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

2. Parking requirements for projects located within the ~~Downtown and~~ North Santa Rosa Station Area Specific Plan boundaries (see Figures ~~3-12 and~~ 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:

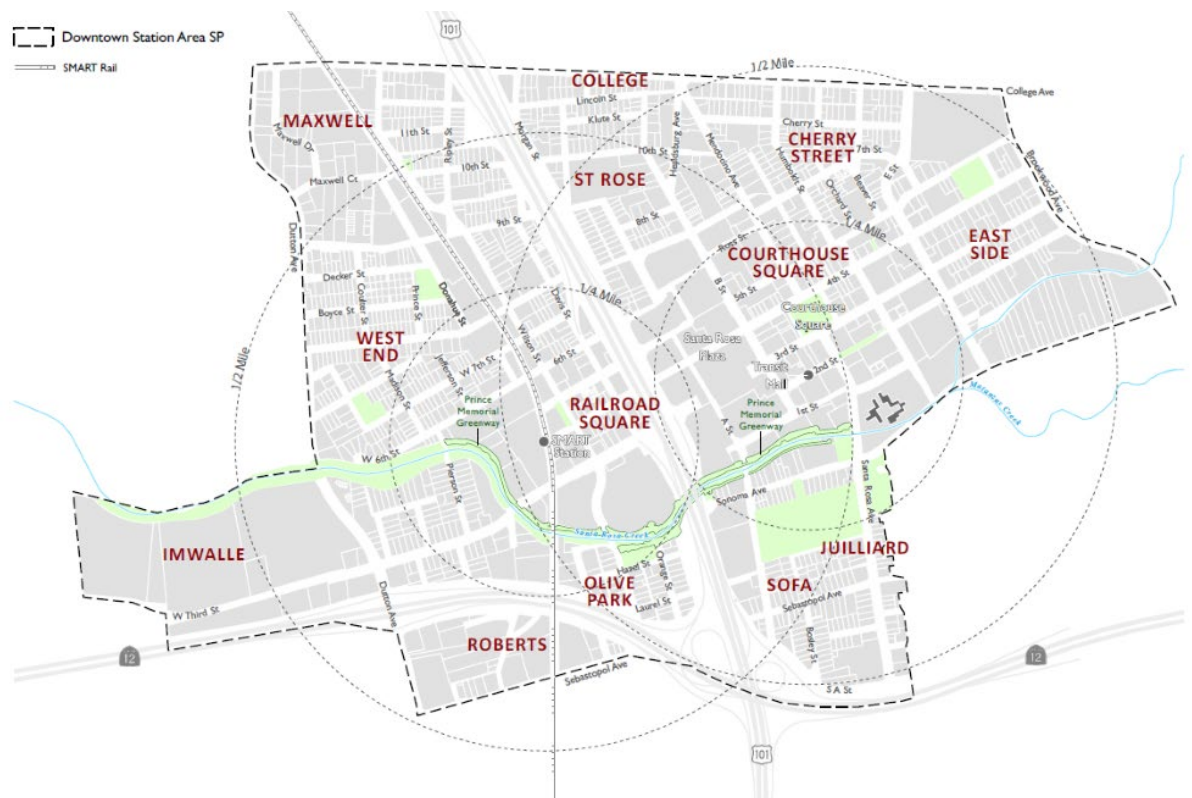
a. The number of parking spaces approved will be sufficient for its safe, convenient and efficient operation of the use, and will be compatible with the neighboring properties.

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 [optional or](#) 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, **E-Street Brookwood Avenue** to the east, Sebastopol Road and Highway 12 to the south, and Dutton Avenue and Imwalle Gardens to the west)

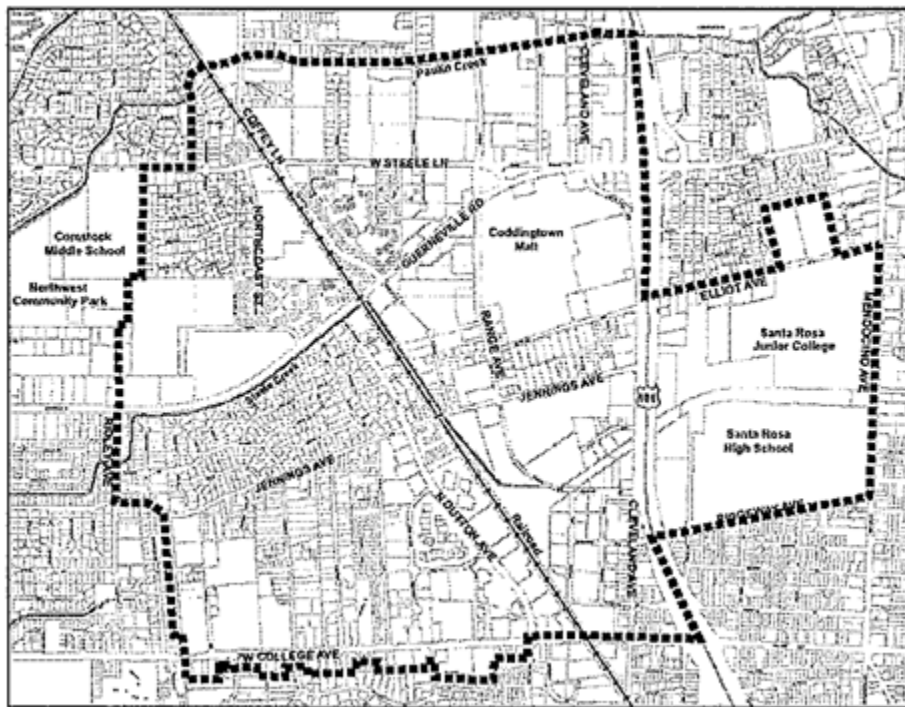
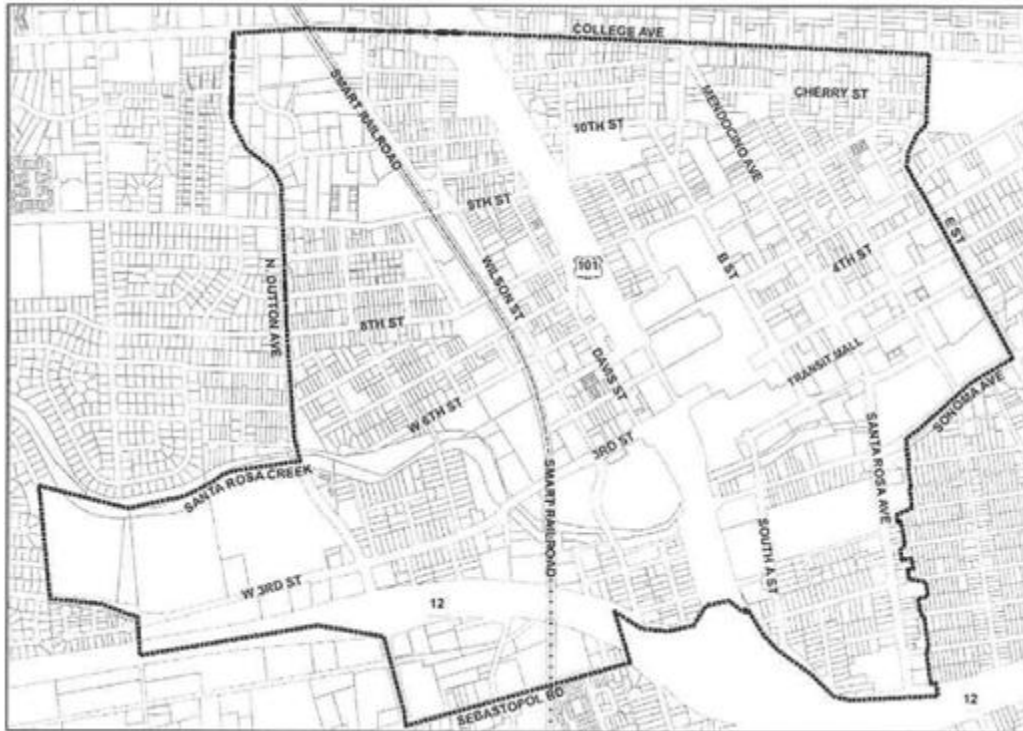


Figure 3-13—North Santa Rosa Station Area Specific Plan Boundaries  
 (Paulin Creek to the north, Highway 101 and Santa Rosa Junior College/Santa Rosa High School  
 to the east, West College Avenue to the south, and Ridley Avenue to the west)

[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.

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.

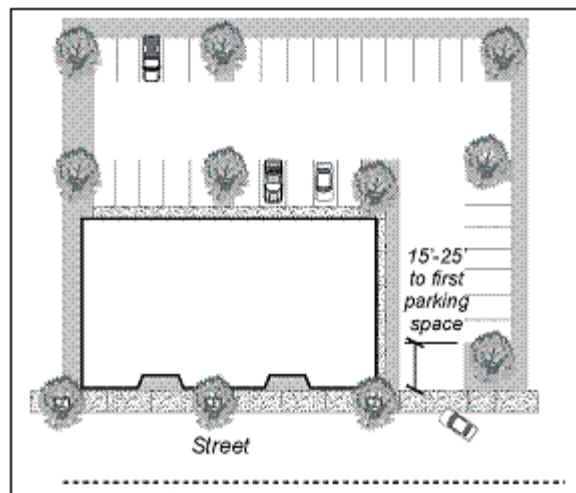


Figure 3-11—Queuing Area

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 9.5 feet in width by 19 feet in length, clear of any obstructions (e.g., stairs, HVAC equipment).
2. Downtown parking. Parking spaces within the ~~CD~~ CMU zoning district shall have a minimum dimension of 8 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 9 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 8 feet by 22 feet, except that spaces that are unencumbered at one end may be reduced to 8 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.

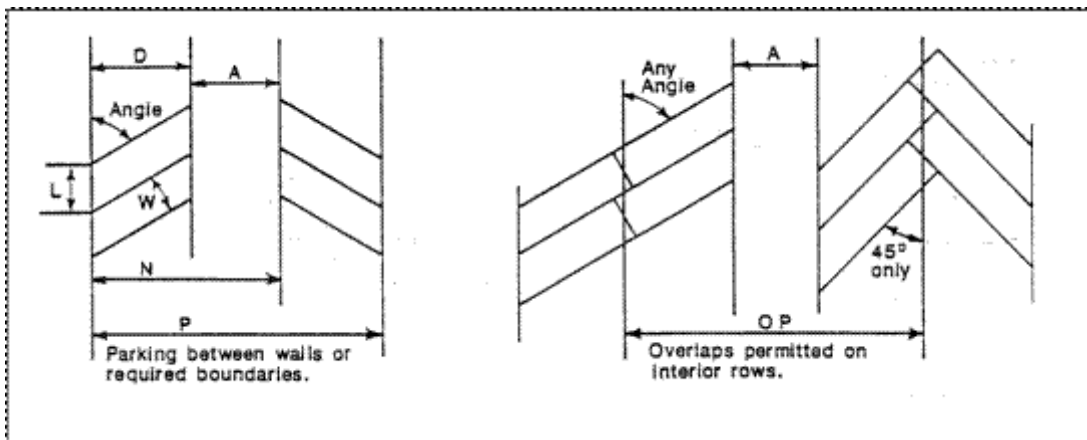


Figure 3-12—Minimum Parking Space and Aisle Dimensions

**20-38.040 Signs and sign changes allowed without a sign permit**

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 appropriate size, location, and number of these signs shall be determined by the review authority. A Sign Permit and design review by the Director shall be required for signage proposed as part of a project not subject to discretionary design review.

**20-42.070 Home occupations.**

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

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

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

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

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

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

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

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

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

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

2. Standards for exempt home occupations.

- a. The home occupation is conducted only within the main dwelling; and
- b. The home occupation does not involve the direct transfer or sale of goods or commodities to clients upon or from the dwelling or any residential property; and
- c. The home occupation shall not generate vehicular or pedestrian traffic not normally associated with a single-family residential use. There shall be no employees other than resident of the dwelling, and no customers or clients shall visit the home as a regular business practice (excluding the tutoring of no more than two students at one time); and
- d. The home occupation shall occupy no more than 25 percent of the floor space of the main dwelling. The use of a garage in connection with a home occupation shall not interfere with vehicular storage; and
- e. There shall be no exterior indication of the home occupation. No exterior signs or other form of advertising which informs the public of the address of the home occupation shall be used; and ~~and no other form of advertising shall be used which informs the public of the address of the home occupation; 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.

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

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

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

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

1. Prohibited uses. A live/work or work/live unit shall not be established or used in conjunction with any of the following activities:
  - a. Adult businesses; or
  - b. Vehicle maintenance or repair (e.g., body or mechanical work, including boats and recreational vehicles), vehicle detailing and painting, upholstery, etc.).

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

- a. Storage of flammable liquids or hazardous materials beyond that normally associated with a residential use;
- b. Welding, machining, or any open flame work; except as permitted as Subsection e., below.
- c. Any use defined by Division 7 (Glossary) as “Manufacturing/Processing—Heavy”; and
- d. Any other activity or use, as determined by the Zoning Administrator to be incompatible with residential activities and/or to have the possibility of affecting the health or safety of live/work unit residents, because of the potential for the use to create dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration or other impacts, or would be hazardous because of materials, processes, products, or wastes.

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

C. Density/Floor Area Ratio. Live/work and work/live units shall comply with the maximum density or floor area ratio requirements of the applicable zoning district, except that live/work and work/live units within the CSC, BP, IL, or IG zones shall not exceed a density of 30 dwelling units per acre. ~~There shall be no density limit for live/work or work/live units within the CD zone.~~

D. Design standards.

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

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

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

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

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

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

F. Operating requirements.

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

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

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

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

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

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

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

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

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

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

## **20-42.090 Mixed use projects.**

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

- A. Design considerations. A mixed use project shall be designed to achieve the following objectives.
1. The design shall provide for internal compatibility between the different uses.
  2. Potential noise, hours of operation, odors, glare, pedestrian traffic, and other potentially significant impacts on residents shall be minimized to allow a compatible mix of residential and nonresidential uses on the same site.
  3. The design of the mixed use project shall take into consideration potential impacts on adjacent properties and shall include specific design features to minimize potential impacts.
  4. The design of a mixed use project shall ensure that the residential units are of a residential character, and that privacy between residential units and between other uses on the site is maximized.
  5. The design of the structures and site planning shall encourage integration of the street pedestrian environment with the nonresidential uses through the use of plazas, courtyards, walkways, and street furniture.
  6. Site planning and building design shall be compatible with and enhance the adjacent and surrounding residential neighborhood in terms of scale, building design, color, exterior materials, roof styles, lighting, landscaping, and signage.
- B. Mix of uses. A mixed use project may combine residential units with any other use, or combination of uses allowed in the applicable zoning district; provided that where a mixed use project is proposed with a use that is otherwise required to have Minor Conditional Use Permit or Conditional Use Permit approval in the applicable zoning district, the entire mixed use project shall be subject to that permit requirement.
- C. Maximum density/Maximum FAR. The residential component of a mixed use project shall comply with the maximum density requirements of the applicable zoning district. Mixed Use projects located within the Core Mixed Use (CMU), Station Mixed Use (SMU), Maker Mixed Use (MMU) and Neighborhood Mixed Use (NMU) zoning districts shall comply with the designated maximum FAR unless as provided for in Table 2-8.
- D. Site layout and project design standards. Each proposed mixed use project shall comply with the property development standards of the applicable zoning district, and the following requirements.
- ~~1. —Location of units. Residential units shall not occupy ground floor space within the first 50 feet of floor area measured from each building face adjacent to a street, or any ground floor space in the CD zoning district.~~
- ~~1-2.~~ Loading areas. Commercial loading areas shall be located as far as possible from residential units and shall be screened from view from the residential portion of the project to the extent feasible.
- ~~2 3.~~ Refuse and recycling areas. Areas for the collection and storage of refuse and recyclable materials shall be located on the site in locations that are convenient for both the residential and non-residential uses.
- E. Performance standards.
1. Lighting. Lighting for the commercial uses shall be appropriately shielded to not negatively impact the residential units.
  2. Noise. All residential units shall be designed to minimize adverse impacts from non-residential project noise, in compliance with the City's noise regulations.

3. Hours of operation. Outside of the Core Mixed Use (CMU), Station Mixed Use (SMU), Maker Mixed Use (MMU) and Neighborhood Mixed Use (NMU), A mixed-use project proposing a commercial component that will operate outside normal business hours (8:00 a.m. to 6:00 p.m.) shall require the Zoning Administrator's approval to ensure that the commercial use will not negatively impact the residential uses within the project.

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

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

#### **20-42.110 Outdoor display and sales.**

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

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

1. The outdoor display of merchandise shall not exceed a height of six feet above finished grade, unless a greater height is allowed by the review authority.
2. Outdoor sales areas shall not encroach into required setback areas. In zoning districts where no setback area is required, the outdoor sales area shall be set back a minimum of 10 feet from adjoining property lines unless otherwise allowed by the review authority.
3. Displayed merchandise shall occupy a fixed, ~~specifically approved~~ location that does not disrupt the normal function of the site or its circulation, and does not encroach upon driveways, landscaped areas, easements, required exits from existing buildings, or pedestrian walkways. A display shall not obstruct intersection visibility or otherwise create hazards for vehicle or pedestrian traffic.
4. The outdoor display and sales area shall be directly related to a business occupying a permanent structure on the same parcel.
5. ~~Outdoor sales and activity areas other than vehicle sales lots, produce stands, and nursery product sales shall be screened from the view of adjoining public rights-of-way by decorative walls, fences, or landscaping.~~
6. Additional signs, beyond those normally allowed for the subject use, shall not be provided as a result of the outdoor display and sales area.
7. Outdoor display and sales shall comply with Section 20-36.030.C (Restriction of parking facility use).

B. Outdoor eating areas on private property. A restaurant allowed by Division 2 may include both indoor and outdoor eating areas, provided n outdoor eating area on private property may be allowed as an accessory and incidental use to a restaurant with indoor eating area on the same site, provided that the outdoor eating area shall also comply with restaurant parking requirements of Chapter 20-36 (Parking and Loading Standards). ~~for restaurants~~. See Section 20-42.160 for sidewalk café regulations. ~~for sidewalk cafes~~. A Zoning

Clearance is required for outdoor eating areas in the Core Mixed Use (CMU), Station Mixed Use (SMU), Maker Mixed Use (MMU), Neighborhood Mixed Use (NMU), Office Commercial (CO), Neighborhood Commercial (CN), General Commercial (CG), Commercial Shopping Center (CSC) and Transit Village Mixed (TV-M) zoning districts. A Minor Conditional Use Permit is required for all other zoning districts.

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

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

#### **20-42.160 Sidewalk cafés.**

A. Purpose. This Section provides the conditions and requirements under which a sidewalk café, may be permitted to operate by Zoning Clearance or Minor Conditional Use Permit and encroachment permit on a public sidewalk within the City.

B. Permit requirements. A sidewalk café is permitted through a Zoning Clearance approved by the Director within the Core Mixed Use (CMU), Station Mixed Use (SMU), Maker Mixed Use (MMU), and Neighborhood Mixed Use (NMU), Office Commercial (CO), Neighborhood Commercial (CN), General Commercial (CG), Commercial Shopping Center (CSC) and Transit Village Mixed (TV-M) zoning districts. All other zoning districts shall require the approval of a Minor Conditional Use Permit. ~~and a~~ An encroachment permit is required for all sidewalk cafés.

C. Review authority. A sidewalk café may be approved by the Director or Zoning Administrator pursuant to Section (B) if it is determined ~~by the Zoning Administrator~~ that the proposed café is in conformity with all of the requirements of this ~~Chapter~~ Section. An encroachment permit must thereafter be obtained from the City Engineer.

D. Limitations and requirements. The following limitations and requirements shall apply to all sidewalk cafés:

1. Where permissible. A sidewalk café may be permitted only in a zoning district that allows indoor restaurants, and then only if the sidewalk café is situated adjacent, as specified below, to an indoor restaurant and the sidewalk café's operation is incidental to and a part of the operation of such adjacent indoor restaurant. See Figure 4-1.

a. A sidewalk café may be located on the public sidewalk immediately adjacent to and abutting the indoor restaurant which operates the café, provided that the area in which the sidewalk café is located extends no farther along the sidewalk's length than the actual sidewalk frontage of the operating indoor restaurant and all other applicable provisions of this [Chapter Section](#) are fulfilled; or

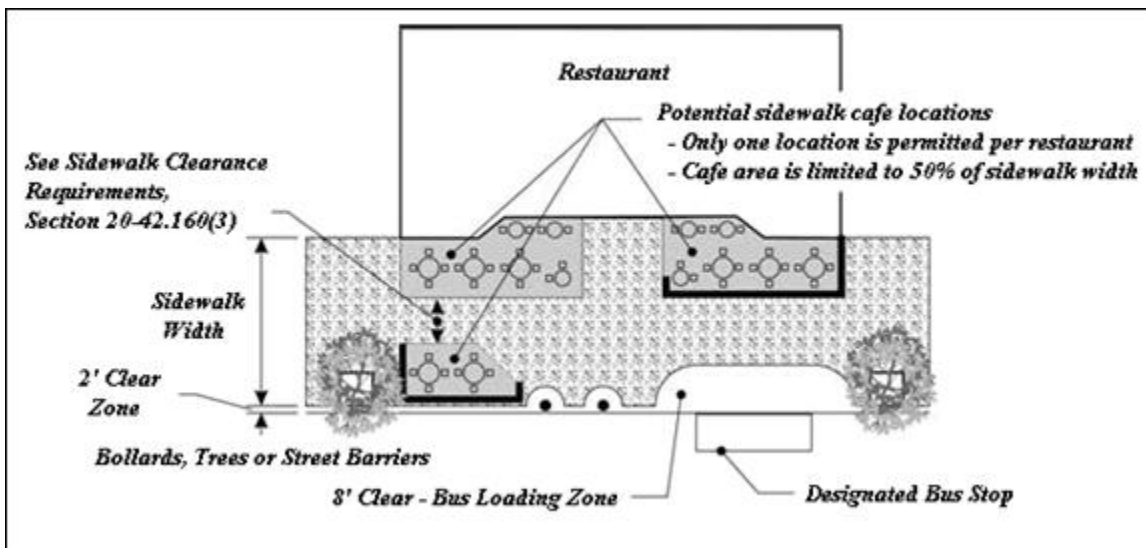


Figure 4-1—Allowable Sidewalk Café Locations

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

(1) The service of alcoholic beverage to customers using the sidewalk café is prohibited; and

(2) The majority of the ~~area the~~ sidewalk café area will be situated on the public sidewalk directly in front of the operating indoor food serving establishment, where directly in front is defined by indoor restaurant which operates the café; that ~~area of the public sidewalk which would be enclosed by a perpendicular projection of the indoor restaurant's sidewalk frontage over the sidewalk, shall be considered as being "directly in front of the indoor restaurant" for the purposes of this subsection.~~

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

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



a. Minimum clearance along 4th Street between B Street and E Street: Six feet.

~~(1) — North side of the street: Eight feet (2) — South side of the street: Six feet.~~

~~b. — Minimum clearance along 4th Street between E Street and Brookwood Avenue: Four feet.~~

~~c.b.~~ Minimum clearance for all other streets ~~zoned Downtown Commercial~~: Four feet.

~~d. — Minimum clearance for all streets zoned Transit Village Mixed: Four feet.~~

4. Table and chairs, location and requirements of furniture, signage.

a. All tables and chairs comprising a sidewalk café shall be set back not less than two feet from any curb and from any sidewalk or street barrier, including a bollard, and shall not be situated within eight feet of any designated bus stop.

b. The dining area shall not impede or diminish use of public furnishings such as lighting, benches, parking meters, etc.

c. A minimum of 48 inches of unobstructed space shall be maintained for ingress/egress between all doorways and the pedestrian traffic corridor, or as required by the Uniform Building Code, whichever is greater.

d. A minimum of 60 inches of unobstructed space shall be maintained between emergency exits and any furniture or fixtures related to outdoor dining, or as required by the Uniform Building Code, whichever is greater.

e. All outdoor dining furniture, including tables, chairs, umbrellas, and planters, shall be movable.

f. Umbrellas must be secured with a minimum base of not less than 60 pounds, and shall leave a vertical clearance of seven feet from the sidewalk surface.

g. Outdoor heaters, music, or speakers shall be prohibited.

h. No ~~signage signing~~ shall be allowed at any outdoor café except for the name of the establishment on an awning or umbrella fringe or as required pursuant to Subsection(6)(b) for those sidewalk cafés that have been granted Director or Zoning Administrator approval to serve wine and or beer. and as required by this Chapter when the service of beer and/or wine is authorized by the Minor Conditional Use Permit.

5. Maintenance. All outdoor dining furnishings shall be maintained in good condition, and all exterior surfaces within the outdoor dining area shall be kept clean and free of debris at all times.

6. Food and beverages. A sidewalk café may serve only food and nonalcoholic beverages prepared or stocked for sale at the adjoining indoor restaurant; ~~provided, however, that the service of beer or wine, or both, solely for on-premises consumption by customers within the area of the sidewalk café may be authorized by the Zoning Administrator as part of its Minor Conditional Use Permit approval if each of the following requirements are met unless the Director or Zoning Administrator~~ has authorized the service of beer or wine, or both, solely for on-premises consumption by customers within the area of the sidewalk café subject to the following requirements:

a. The sidewalk café is situated immediately adjacent to and abutting the indoor restaurant which provides it with food and beverage service.

b. The area in which the sidewalk café is authorized is identified in a manner ~~as approved by the Zoning Administrator which will~~ that clearly separates and delineates it from the areas of the sidewalk which will remain open to pedestrian traffic.

c. One or more signs, ~~as approved by the Zoning Administrator,~~ are posted, during all times the sidewalk café is in operation, which shall give notice to the café's customers that the drinking of beer or wine or the carrying of any



open container which contains beer or wine is prohibited and unlawful outside the delineated area of the sidewalk café.

d. The sidewalk café operation is duly licensed, or prior to the service of any beer or wine at the café, will be duly licensed, by state authorities to sell beer or wine, or both, for consumption within the area of the sidewalk café.

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

8. Days and hours of operation. ~~Sidewalk cafés may operate on days whenever fair weather would enhance outdoor dining.~~ Hours of operation shall be between 7:00 a.m. and 10:00 p.m. Tables, chairs and all other furniture used in the operation of an outdoor café shall be removed from the sidewalk and stored indoors at night and whenever the café is not in operation.

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

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

G. Modification. ~~In the event~~ If the Zoning Administrator determines that additional or revised conditions are necessary during the operation of an approved sidewalk café ~~that additional or revised conditions are necessary, he/she shall refer~~ the matter shall be referred to the Planning Commission ~~which shall hold for a public hearing and thereafter decide the matter and action~~ in compliance with Section 20-54.090 (Permit Revocation and Modification). ~~The Commission may make the continuation of the use subject to such additional and revised conditions and requirements as it deems appropriate or necessary.~~

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

## **20-42.200 Large grocery store standards.**

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

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

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

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

## **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       |
| <p><u>Projects that are not located in a visually sensitive location and that involve only minor exterior modifications. (1) Examples include the addition or modification of awnings, doors and/or windows, rooftop equipment that cannot be seen from the street, ADA improvements associated with tenant improvements, “cool roof” material changes, outdoor dining areas for restaurants within commercial or industrial zoning districts, and other similar minor changes as determined 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.</u></p> <p><del>Minor projects such as new awnings, adding a door or window, new rooftop equipment that cannot be seen from the street, ADA improvements associated with tenant improvements,</del></p> | ■                |                      |     | None                |

**TABLE 5-2—DESIGN REVIEW AUTHORITY AND NOTICE REQUIREMENTS**

| Type of Application  | Review Authority |                      |     | Notice Requirements  |
|--|------------------|----------------------|-----|--|
|  | Director         | Zoning Administrator | DRB | Design Review  |
| <del>“cool roof” material changes, outdoor dining for restaurants within a commercial district, and other similar changes as determined by the Director of Community Development, that are not within a historic district or visually sensitive location.</del>  |                  |                      |     |  |
| <p><u>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. on sites zoned for vehicles sales.</u></p> <p><del>Project with up to 10,000 sq. ft. in total floor area, and not within a historic district or visually sensitive location or project. Minor telecommunication facilities, and modifications to existing facilities as identified in Section 20-44.060(D). New-car automobile dealerships, redevelopment and major remodels on sites already zoned for such a use.</del></p> |                  | ■                    |     | <p align="center"><u>Public Meeting Notice</u> <del>None</del></p> <p>Notice of Action (see Section 20-66.060)</p> |
| <u>Projects that involve 10,000-square feet or more in total</u>   |                  |                      | ■   | <p align="center">Public Hearing Notice</p> <p>Notice of Action (see Section 20-66.060)</p>                        |

**TABLE 5-2—DESIGN REVIEW AUTHORITY AND NOTICE REQUIREMENTS**

| Type of Application   | Review Authority |                      |     | Notice Requirements                      |
|---|------------------|----------------------|-----|--|
|   | Director         | Zoning Administrator | DRB | Design Review                            |
| <del>floor area and major telecommunication facilities. (1) (2).</del><br><br><del>Project with 10,000 sq.ft. or more in total floor area; or a project of 5,000 sq.ft. or more in a historic district (1) or visually sensitive location or project (2). Major telecommunication facilities.</del> |                  |                      |     |  |
| Sign applications, including Sign Programs for multi-tenant projects.   | ■                |                      |     | Notice of Action (see Section 20-66.060) |

**Notes:**

~~(1) — A project that involves alteration, change, demolition, removal, or restoration of a structure within the H combining district shall subject to joint preliminary Design Review by the DRB, and CHB or designee. See Chapter 20-58 (Historic and Cultural Preservation).~~

~~(1) 2)~~ Visually sensitive locations and projects include the following.

- a. Sites within the ~~CD (Downtown Commercial)~~ 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. ~~Preliminary~~ Design Review. ~~Preliminary~~ Design Review is a formal review to provide the applicant ~~with specific responses to the proposed design.~~

~~a. — This review shall conclude with final Design Review.~~

a. The Design Review Board or Zoning Administrator shall adopt a formal resolution approving the design.

~~c. In the case of a project of 5,000 square feet or larger within the H combining district, the DRB and Cultural Heritage Board (CHB) jointly conduct the Preliminary Design Review.~~

~~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.~~

## **Chapter 20-58 HISTORIC AND CULTURAL PRESERVATION**

### **20-58.010 Purpose.**

This chapter provides procedures for the identification, protection, enhancement, perpetuation and use of buildings, structures, signs, objects, features, sites, places, areas, districts, neighborhoods, streets, works of art, natural features, and significant permanent landscaping, that have special historical, archaeological, cultural, or architectural value in the City that will allow development to proceed while maintaining historic resources.

(Ord. 3677 § 1, 2004)

### **20-58.020 Applicability.**

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

### **20-58.060 Landmark Alteration Permits.**

#### **A. Applicability.**

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

- d. Installation of skylights on areas of the roof that are not visible from the public right-of-way;
- e. ~~d.~~—Installation of a window air conditioning unit, on a side or rear elevation only;
- f. ~~e.~~—Demolition or removal of a non-historic building;
- g. ~~f.~~—Re-roofing a house with materials determined by the Director to be similar to the original era;
- h. ~~g.~~—Replacement windows and doors that are determined by the Director to match the original design and materials;
- i. ~~h.~~—Solar panels, and integral parts of the solar panel system including supporting posts or poles, not including proposed new structures, such as a carport or other similar structures proposed in conjunction with the solar panel system. If proposed solar panels would have the possibility of creating a life or safety issue, such as excessive glare to local residences, sensitive facilities (airport) or water resources, the solar panels shall require a Minor Use Permit or Conditional Use Permit depending on the severity of the issues;  
or
- i. Modifications to structures that are identified as non-contributors to their respective preservation district, if changes are not readily visible from other properties.

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

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

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

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

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

- a. Major renovation or restoration involving an entire façade or building;
- b. Substantial alterations to an existing structure that do not match the original design;
- c. Removing or enclosing an existing porch or adding a new porch;
- d. Substantial additions, for example, adding a second story to a one-story house;
- e. The construction of a new primary dwelling;
- f. Demolition or removal of an existing historic building;
- g. A fence that also requires a Conditional Use Permit or Variance; or

- h. A project involving historic resources that will be approved by the Design Review Board or Commission.

3. Design Review. Design Review is required for any project of 105,000 square feet or larger within the -H combining district, as follows.

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

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

b. ~~Preliminary~~ Design Review. Preliminary Design Review shall be acted upon solely by the DRB in accordance with Chapter 20-52. for a project that is subject to this Subsection will be conducted in a joint meeting of the DRB and CHB. This review will focus on how successfully project design integrates with the historic district and neighborhood. The character defining elements identified by the CHB in concept review will be used as evaluation criteria. Joint preliminary Design Review will continue until consensus on project design is reached between the two boards.

~~c. Final Design Review. Final Design Review will be by the DRB, in compliance with Section 20-52.030 (Design Review).~~

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

D. Hearing and decision.

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

2. Minor Landmark Alteration Permit.

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

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

E. CHB actions on Major Landmark Alteration Permits.

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



criteria for decisions in Subsection G, may, by resolution, approve, conditionally approve, or deny the application.

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

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

1. The proposed changes are consistent with applicable zoning standards except as directed by Zoning Code Section 20-12.020;
2. Whether the proposed change implements the General Plan and any applicable specific plan;
3. The consistency ~~, or lack thereof,~~ of the proposed change with the original architectural style and details of the building;
4. The compatibility of the proposed change with any adjacent or nearby landmark structures or preservation district structures that have been identified as contributors to the perspective respective district;
5. The consistency and/or compatibility of the proposed ~~colors,~~ textures, materials, fenestration, decorative features and details with the time period of the building's construction ~~, and/or adjacent structures;~~
6. Whether the proposed change will destroy or adversely affect ~~an~~ important architectural ~~feature or~~ features;
7. Consistency with applicable The Secretary of the Interior's Standards for Rehabilitation for the Treatment of Historic Properties with and Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing -Historic Buildings (2017-1983 Revision); and
8. Other matters, criteria and standards as may be adopted by resolution of the CHB.

G. Notice of decision. A copy of the CHB resolution documenting its decision shall be ~~sent~~ provided to the applicant ~~by first class mail.~~

#### **20-60.070 Cultural Heritage Board (CHB).**

A. Establishment. The seven-member Santa Rosa Cultural Heritage Board, referred to in this Zoning Code as the CHB, is hereby established.

B. Qualifications.

1. It is desirable, but not required, that CHB members be qualified as follows:
  - a. One member who is a licensed architect;
  - b. One member who is a licensed general contractor;
  - c. One member who is a licensed structural engineer or civil engineer; and
  - d. One member who is a practicing archaeologist, architectural historian, or historian.
2. All members should have a demonstrated knowledge or interest in the history and architectural and cultural development of the City and be interested in the preservation of historic sites and structures. Members shall have additional qualifications as the Council may require by resolution.

C. Rules for transaction of business and records. The CHB shall adopt procedures, regulations, and rules for the purposes of scheduling and conducting its meetings, transacting its business, and exercising its functions and powers as it deems appropriate. The Department shall keep a public record of all determinations, findings, resolutions, and transactions of the CHB.

D. Terms of office. The term of office for each CHB member shall coincide with the term of the appointing Council member; provided, the term shall be automatically extended until a successor has been appointed, qualified, and seated.

E. Regular meetings. The CHB shall hold at least one regular meeting each month.

F. Organization.

1. Appointment of Chairperson. The Mayor shall appoint the Chairperson of the CHB, with the concurrence of the Council, prior to the first regular annual meeting of the CHB in January. The term of the Chairperson shall expire upon the appointment of a replacement in compliance with this schedule, or upon the appointment of a new Chairperson. The Chairperson shall preside at meetings of the CHB and shall represent the CHB at functions and perform other duties as are appropriate or as may be assigned by the CHB or the Council.
2. Election of Vice-Chairperson. The CHB shall annually elect a Vice-Chairperson from its membership at its first regular meeting in January. The term of the Vice-Chairperson shall expire upon the election of a replacement in compliance with this schedule, or upon the election of a new Vice Chairperson. The Vice-Chairperson shall preside at meetings and perform the duties of the Chairperson in the Chairperson's absence.

G. Authority and duties.

1. The CHB shall perform its duties in compliance with this Chapter and Chapter 20-58 (Historic and Cultural Preservation) and shall:
  - a. Conduct surveys, as needed, of neighborhoods, objects, places, sites, and structures within the City that may qualify or be eligible for designation as a landmark or preservation district;
  - b. Recommend designations of landmarks and preservation districts to the Council and as to each recommended designation:
    - (1) Recommend the environmental determination that should be made for the designation, and
    - (2) Recommend the determination that should be made with respect to the designation's consistency with the General Plan;
  - c. Review and make determinations on alteration, development, demolition, rehabilitation, and restoration proposals for landmarks and preservation districts;
  - d. Review and make determinations on alterations and enlargements of nonconforming structures of historical significance in compliance with Section 20-52.050 (Minor Conditional Use Permits) and Subsection 20-61.050 A. (Historic structures);
  - e. Compile and maintain a current register of all designated landmarks and preservation districts within the City;
  - f. Work for the continuing education of the citizens of the City about the heritage of the City and the designated landmarks and preservation districts within the City;
  - g. Seek means for the preservation, protection, and retention of any landmark and preservation district, including suggesting appropriate legislation, seeking financial support from individuals and local, State, and Federal governments, and establishing a private funding organization;
  - h. Coordinate its activities, where practical and advantageous to do so, with the Sonoma County, the State and Federal governments; and
  - i. Consult with and advise the Council in connection with the exercise of the CHB's duties and functions.
2. The CHB may:
  - a. Prepare and adopt plans for the preservation of landmarks and preservation districts within the City; and
  - b. Recommend General Plan and Zoning Map amendments to the Commission and Council for the purpose of preserving landmarks and preservation districts.

H. Quorum.

1. Four members of the CHB shall constitute a quorum.
2. The CHB may not transact any business unless a quorum is present and voting.
3. ~~No action of the CHB shall be valid without the affirmative vote of at least four members. For all recommendations on legislative acts (General Plan or Zoning Code amendments), four affirmative votes are required. For all other actions, a vote by a majority of the quorum is required.~~
4. Any officer of the CHB or its secretary shall have the power to adjourn a meeting of the CHB if a quorum is lacking.

I. Removal or vacancy.

1. A member of the CHB may be removed by the affirmative vote of at least four members of the Council, or the appointing Council member.
2. A vacancy shall be filled in the same manner as the original appointment.
3. A person appointed to fill a vacancy shall serve for the remainder of the unexpired term.

## **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.

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

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

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

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

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

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