

OFFICIAL ZONING CODE INTERPRETATION (No. 24-001)
Parking Requirements in North Santa Rosa Station Area Specific Plan

ZONING CODE PROVISION INTERPRETED:

Section 20-36.040, Table 3-4, Parking and Loading Standards – Number of Parking Spaces Required.

Purpose:

Clarify that the minimum residential parking requirements in the North Santa Rosa Station Area Specific Plan prevail over the residential parking requirements in Zoning Code Section 20-36.040, Table 3-4, and apply to all types of residential units within the Specific Plan area.

Discussion:

At issue is the minimum number of parking spaces required for a residential project with single-family dwellings located within the boundaries of the North Santa Rosa Station Area Specific Plan.

Pursuant to Zoning Code Section 20-36.040, Table 3-4, the minimum number of parking spaces required for a residential project in the North Santa Rosa Station Area Specific Plan area is:

Multifamily attached residential – 1.5 spaces per unit minimum.

Affordable multifamily attached residential – 1 space per unit minimum.

Senior multifamily attached residential – 0.5 spaces per unit minimum.

Zoning Code Section 20-36.040, Table 3-4, does not include a minimum parking requirements for single-family residential within the North Santa Rosa Station Area Specific Plan area.

Pursuant to the North Santa Rosa Station Area Specific Plan, Tables 5.1 through 5.5 (Development Standards), the minimum number of parking spaces required for a residential projects is:

Residential: 1.5/DU minimum

Affordable Residential: 1.0/DU minimum

Senior Housing: 0.5/DU minimum

The North Santa Rosa Station Area Specific Plan does not identify specific unit types, other than distinguishing between affordable and senior housing, in the parking minimums for residential units.

Determination:

Zoning Code Section 20-12.020(D) states: “In the event of any conflict between the requirements of this Zoning Code and standards adopted as part of any Development Agreement or Specific Plan, the requirements of the Development Agreement or Specific Plan shall control.”

Therefore, it is determined that the minimum residential parking requirements within the North Santa Rosa North Station Specific Plan supersede the requirements in Zoning Code Section 20-36.040, Table 3-4. The applicable parking requirement for a residential project in the Specific Plan area, regardless of the unit type (single-family residential, multi-family residential, etc), is a minimum of 1.5 spaces per unit for non-deed restricted residential, 1.0 spaces per unit for affordable residential, and 0.5 spaces per unit for senior housing.

Pursuant to Zoning Code Section 20-12.030(C), the basis for an interpretation of the Zoning Code must include findings stating the basis for the interpretation. The basis for an interpretation may include technological changes or new industry standards. The issuance of an interpretation shall also include a finding documenting the consistency of the interpretation with the General Plan, and any applicable Specific Plan.

The basis for this Zoning Code Interpretation is that the North Santa Rosa Station Area Specific Plan includes unique parking regulations for residential uses located within the Plan area, and does not identify separate parking requirements for different unit types. Zoning Code Section 20-36.040, Table 3-4, provides for multi-family residential parking regulations, but does not provide regulations for single-family residential.

When the North Santa Rosa Station Area Specific Plan was adopted, attached multi-family residential land uses were envisioned for the areas of the Plan that were designated with Medium-, Medium High-, and High-Density Residential land uses. However, attached single-family residential dwellings and small lot subdivisions are both allowed in implementing Zoning Districts for these land use designations (R-2 and R-3).

Therefore, because the Specific Plan includes unique residential parking regulations applicable to residential uses, and does not distinguish between multi-family and single-family residential uses, it is determined that the minimum residential parking requirements in the North Santa Rosa North Station Specific Plan would apply to both types of units.

This Zoning Interpretation is consistent with the General Plan and the North Santa Rosa Station Area Specific Plan, § 1.6, which provides: “Where the Specific Plan includes unique regulations, those unique regulations prevail within the Plan area.”

Date: October 3rd, 2024

Zoning Administrator