RESOLUTION NO. PC-RES-2025-014

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL MUNICIPAL CODE AMENDMENTS TO TITLES 18, 19 AND TITLE 21 OF THE CITY CODE, AND ZONING CODE AMENDMENTS TO TITLE 20 OF THE CITY CODE TO IMPLEMENT THE GENERAL PLAN 2050 - FILE NUMBER PLN25-0393

WHEREAS, in March 2020, the City commenced the General Plan 2050 planning process for the purpose of preparing a comprehensive update to the City's adopted General Plan 2035; and

WHEREAS, on April 24, 2025, the Planning Commission held a public hearing at which time the Commission adopted resolutions recommending that the City Council (1) certify the Final Environmental Impact Report (Final EIR) and adopt the Findings of Fact and Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program for the General Plan 2050 and (2) adopt the General Plan 2050 and associated Specific Plan amendments; and

WHEREAS, on June 3, 2025, the City Council held a public hearing at which time the Council adopted resolutions to (1) certify the Final Environmental Impact Report (Final EIR) and adopt the Findings of Fact and Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program for the General Plan 2050 and (2) adopt the General Plan 2050 and associated Specific Plan amendments; and

WHEREAS, the General Plan 2050 establishes a policy framework that articulates a long-term vision for the physical form and development of Santa Rosa, while preserving and enhancing residents' quality of life; and

WHEREAS, the General Plan 2050 aligns with State legislation related to transportation, climate resilience, and safety, and addresses local and regional housing needs, supports economic growth and job creation, strengthens civic identity and placemaking, and protects sensitive natural resources; and

WHEREAS, the General Plan is implemented through various mechanisms, including the review of new development projects, guidance for City-funded initiatives and policy decisions, and through the City's Municipal Code and Zoning Map; and

WHEREAS, the proposed amendments to implement the General Plan 2050's narrative text, goals, policies, and actions include changes to four Titles of the Municipal Code: Title 18 – Buildings and Construction, Title 19 – Subdivisions, Title 20 – Zoning, and Title 21 – Development Requirements; and

WHEREAS, amendments to Chapter 18-69 of Title 18 – Expedited Permit Process for Electric Vehicle Charging Stations, streamline permitting requirements for EV infrastructure and

implement General Plan 2050 Action 3-6.35, which calls for reviewing and amending the City's Building and Zoning Codes to facilitate EV charging installation; and

WHEREAS, amendments to Chapter 19-70 of Title 19 – Park and Recreation Land and Fees, implement General Plan 2050 provisions for adequate parkland and recreation space, consistent with the Neighborhood Parks and Civic Spaces narrative and Action 6-7.14, which supports acquiring and developing new parkland and expanding existing parks to meet the citywide standard of 6 acres per 1,000 residents; and

WHEREAS, amendments to Chapter 21-03 of Title 21 – Growth Management eliminate outdated regulations to align with the General Plan 2050, which no longer includes a Growth Management Element due to its conflict with housing production goals and Regional Housing Needs Assessment requirements; and

WHEREAS, amendments to Zoning Code Section 20-30.090 – Performance Standards, introduce requirements for Biological Resource Assessments and Health Impact Assessments for specified developments, implementing General Plan Actions 3-5.11 and 6-1.11 to protect biological resources and air quality, and promote compatibility with surrounding land uses; and

WHEREAS, amendments to Zoning Code Sections 20-22, 20-23, 20-24, 20-52, and 20-70 define and establish a new land use category for Electric Vehicle (EV) Supply Equipment, allowing EV charging as a permitted accessory use in all zones, as a primary use with a Minor Conditional Use Permit in commercial and industrial zones, and exempting it from design review requirements to implement General Plan Action 3-6.35; and

WHEREAS, amendments to add Zoning Code Section 20-28.100 include a regulatory framework to allow Missing Middle Housing within the City of Santa Rosa as described and envisioned by the General Plan 2050; and

WHEREAS, the regulatory framework for Missing Middle Housing includes form-based design and development standards to ensure compatibility with the scale and character of residential neighborhoods, while not requiring that such units be deed restricted as affordable housing; and

WHEREAS, Zoning Code Section 20-28.100 creates a Missing Middle Combining District with two zones, each with a subzone, including: MMH-Small (-MMH-S), MMH-Small Flex (-MMH-S-F), MMH-Medium (-MMH-M) and MMH-Medium Flex (-MMH-M-F); and

WHEREAS, the MMH-Small (-MMH-S) zone is intended for small-to-medium footprint, low-intensity housing choices, including Duplex Side-by-Side, Duplex Stacked, Cottage Court, Triplex/Fourplex units and Townhouses; and

WHEREAS, the MMH-Medium (-MMH-M) zone is intended for small-to-medium footprint, moderate-intensity housing choices including Triplex/Fourplex and Multiplex units, Courtyard Buildings, and Townhouses; and

WHEREAS, the MMH-Small Flex (-MMH-S-F) MMH-Medium Flex (-MMH-M-F) subzones allow for additional frontage types to support non-residential ground floor uses, in combination with the housing types allowed in the MMH-S or MMH-M zones; and

WHEREAS, the MMH-S and MMH-M zones are proposed for select parcels based on the context of surrounding development, in order to ensure neighborhood compatibility with the scale and intensity of housing choices permitted; and

WHEREAS, on August 21, 2025, the Design Review and Preservation Board held a Study Session and provided comments on the proposed Missing Middle Housing amendments, which included support for the additional housing options, and suggestions to make the planning review process as streamlined as possible; and

WHEREAS, additional minor amendments to the Zoning Code to implement various goals, policies, and actions in the General Plan 2050 include:

- Requiring new residential developments to provide midpoint density on all R-3 (Multi-Family Residential) and TV-R (Transit-Village Residential) parcels, unless constrained by topography, parcel configuration, heritage trees, historic preservation, or utility limitations;
- Reclassifying Neighborhood Mixed Use from a residential zoning district to a commercial zoning district;
- Modifying the Zoning Code table that identifies implementing zoning districts for each General Plan land use designation;
- Updating the definition of multi-family land use to reflect parcel use rather than structure type;
- Exempting the construction of detached multi-family dwellings—including duplexes, half-plexes, and single-family attached units (up to two units)—from Design Review;
- Revising various land use tables to clarify permitted uses and better align them with applicable zoning districts;
- Clarifying that Microenterprise Kitchen Home Operations are not considered Home Occupations under the Zoning Code, but are subject to Business Tax Certificate requirements and approval from the Sonoma County Health Department;
- Refining subdivision and development standards in residential and commercial districts to clarify applicable zoning requirements;
- Adding Missing Middle Housing terminology to the Zoning Code Glossary.

WHEREAS, the Planning Commission has determined that the proposed Municipal Code and Zoning Code amendments to implement General Plan 2050 were analyzed in the Final EIR, involve no new environmental effects or mitigation measures, and therefore fall within the scope of the Final EIR, making additional environmental review unnecessary pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162; and

WHEREAS, on September 25, 2025, the Planning Commission of the City of Santa Rosa held a duly noticed public hearing to consider recommending to the City Council adoption of the Zoning and Municipal Code amendments to implement the General Plan 2050; and

WHEREAS, the Planning Commission has received, reviewed and given due consideration to the records and reports herein, and the oral and other evidence received at the public hearing, from the public and City staff; and

WHEREAS, based on the evidence presented and the records and files herein, and pursuant to City Code Section 20-64-050 (Findings), the Planning Commission of the City of Santa Rosa finds and determines:

A. The proposed amendments are consistent with the goals and policies of all elements of the General Plan 2050 and applicable specific plans, including the Downtown Station Area Specific Plan, the North Santa Rosa Station Area Specific Plan, and the Roseland Area/Sebastopol Road Specific Plan, as they support housing production, environmental sustainability, transportation access, and land use compatibility.

B. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City, as they promote orderly development, preserve neighborhood character, expand housing options, and were developed through a public process in compliance with the California Environmental Quality Act (CEQA).

C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The General Plan 2050 Final Environmental Impact Report, which analyzes all potential impacts of Plan implementation including the proposed Municipal and Zoning Code amendments, was certified by the Council on June 3, 2025, and no further review of the proposed amendments is required under CEQA (CEQA Guidelines § 15162); and

D. The proposed amendments are internally consistent with other applicable provisions of the Zoning Code, as they clarify definitions, update land use tables, align zoning classifications with General Plan land use designations, and incorporate terminology and standards that support implementation of the General Plan 2050.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Santa Rosa recommends that the City Council adopt an ordinance to amend Municipal Code Title 18, 19, 20, and 21, as set forth in Exhibit A and incorporated herein.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 25th day of September 2025, by the following vote:

AYES:	(5) Chair Weeks, Vice Chair Duggan, Commissioner Carter, Horton, Sanders
NOES:	
ABSTAIN/ RECUSAL:	(1) Commissioner Cisco
ABSENT:	(1) Commissioner Pardo

APPROVED: Karen Weeks (Sep 30, 2025 09:55:59 PDT)

KAREN WEEKS, CHAIR

ATTEST: Jessica Jones

JESSICA JONES, EXECUTIVE SECRETARY

Exhibit A – General Plan 2050 Municipal and Zoning Code Amendments

Exhibit A – Municipal and Zoning Code Amendments

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Municipal Code Amendments:

Title 18: Chapter 18-69 Expedited Permit Process for Electric Vehicle Charging Stations

Section 18-69.010 Purpose and intent.
The purpose of this chapter is to provide an expedited, streamlined electric vehicle charging station permitting process that complies with AB 1236 (Chapter 598, Statutes 2015, California Government Code Section 65850.7) in order to achieve timely and cost effective installations of electric vehicle charging stations. This chapter encourages the use of electric vehicle charging stations by removing unreasonable barriers, minimizing costs to property owners and the City and expanding the availability of electric vehicle charging station installations to property owners. This chapter allows the City to achieve these goals while protecting the public health and safety.
(Ord. 2019-022 § 15; Ord. 2022-015 § 15)

Section 18-69.020 Definitions.
As used in this chapter:

~~"A feasible method to satisfactorily mitigate or avoid the specific, adverse impact" includes, but is not limited to, any cost-effective method, condition, or mitigation imposed by a city, county, or city and county on another similarly situated application in a prior successful application for a permit.~~

"Electronic submittal"
means the utilization of one or more of the following:
(A) Email.
(B) The Internet.
(C) Facsimile.

"Electric vehicle charging station" or "charging station" means any level of electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code, as it reads on the effective date of this section and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.

~~"Specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.~~
(Ord. 2019-022 § 15; Ord. 2022-015 § 15)

Section 18-69.060 Permit review and inspection requirements.
~~(A) The Building Official may require an applicant to apply for a minor use permit if the Building Official determines that the electric vehicle charging station as proposed would have a specific, adverse impact upon the public health or safety. Such decisions may be appealed to the Planning Commission in the manner set forth in the City Zoning Code.~~

~~(B) If a minor use permit is required, the City may deny such application if it makes written findings based upon substantive evidence in the record that the proposed installation would have specific,~~

~~adverse impact upon public health or safety and there is no feasible method to satisfactorily mitigate or avoid the adverse impact. Such findings shall include the basis for the rejection of the potential feasible alternatives for preventing the adverse impact or inconsistency. Such decisions may be appealed to the Planning Commission in the manner set forth in the City Zoning Code.~~

~~(C) Any condition imposed upon an application shall be designed to mitigate the specific, adverse impact or inconsistency at the lowest possible cost.~~

(A~~D~~) Prior to submitting an application, the applicant shall:
(1) At the applicant's cost, verify to the applicant's reasonable satisfaction using standard electrical inspection techniques that the existing electrical system including existing line, load, ground and bonding wiring as well as main panel and subpanel sizes are adequately sized, based on the existing electrical system's current use, to carry all new electric vehicle charging station electrical loads.

(2) Review of the ministerial application shall be limited to the Building Official or qualified designee's review of whether the application is complete and meets the requirements of the standard plans and checklist and all State law and City Codes and standards. The Building Official shall may accept additional documentation to substantiate compliance with standards as an amendment to the checklist.

(B~~E~~) If an application is deemed incomplete, a written correction notice detailing all deficiencies in the application and any additional information or documentation required to be eligible for expedited permit issuance shall be sent to the applicant for resubmission. Additional fees may be charged for subsequent application reviews.

(C~~F~~) The ministerial electric vehicle charging station application shall be reviewed and approved or rejected within three business days of application. Resubmittals shall also be reviewed, approved or rejected within three business days and may be subject to additional plan review fees.

(D~~G~~) Upon confirmation by the Building Official of the application and supporting documentation being complete and meeting the requirements of the standard plans and checklist including all health and safety requirements of State and City Code standards, the Building Official shall administratively approve the application and issue all required permits or authorizations. Such approval does not authorize an applicant to connect the electric vehicle charging station to the local utility provider's electricity grid. The applicant is responsible for obtaining such approval or permission from the local utility provider.

(E~~H~~)If an electric vehicle charging station installation fails inspection, a subsequent re-inspection is authorized and may be subject to additional fees.

Title 19: Chapter 19-70 Parks and Recreations Land and Fees.

Section 19-70.030. Park acreage standard.
It is found and determined that the public interest, convenience, health, welfare, and safety require that six acres of property for each 1,000 persons residing within this City be devoted to local park

and recreational purposes. Such requirements will be ~~satisfied~~ supported by a combination of: (1) park land and park development dedications pursuant to this article; (2) usable open space, accepted in accordance with Section 19-70.200; and (3) publicly accessible recreational land at schools and through public-private partnerships ~~school recreational land~~. The acreage of each park type per 1,000 residents shall be determined by the City Council by resolution. The adopted park land dedication standard shall reflect the ratio of park land to residents, as set forth in California Government Code Section 66477.
(Ord. 3216 § 1, 1995; Ord. 3591 § 1, 2002; Ord. 2018-014 § 1)

Section 19-70.040. Formula for dedication of land.
Where a park or recreation facility has been designated in the General Plan of the City, and is to be located in whole or in part within the proposed subdivision for the purpose of serving the immediate and future needs of the residents of the subdivision, the developer shall dedicate land for a local park sufficient in size and topography that bears a reasonable relationship to serve the present and future needs of the residents of the subdivision. The amount of land to be provided shall be determined pursuant to the following formula:

The formula for determining acreage to be dedicated shall be as follows:

The formula for determining acreage to be dedicated shall be as follows:

$$\text{Average No. of Persons/Unit} \times \frac{\text{Park acreage dedication standard}}{\text{1,000 people}} = \text{minimum acreage dedication}$$

Example for single-family attached dwelling unit (DU):

$$\frac{2.75\ xx\ \mathbf{33.}\ 5\cancel{500}}{1{,}000} = \ .00963\cancel{825}\ aaaaaaaaaa/DDDD$$

Section 19-70.090 Requirement, formula for park impact fees.
General Formula. A fee shall be paid to fund park land acquisition and development of park and recreation facilities by the developer of each new dwelling unit ~~irrespective of~~ whether the developer is required to dedicate land as set forth in Section 19-70.040 ~~and~~ or the developer receives a credit for dedication of land pursuant to Section 19-70.050. The fee shall be based on park standards as determined by the City Council by resolution, and the park land acquisition and development cost per acre determined pursuant to Section 19-70.100. The fee schedule shall be adopted by the City Council by resolution and based on findings made pursuant to Government Code Section 66001(a) and (b).
(Ord. 3216 § 1, 1995; Ord. 2018-014 § 1)

Section 19-70.110 Determination of land or fee.

Whether the decision-making body accepts land dedication or elects to require payment of the total park impact fee, shall be determined by consideration of the following:

(A) The natural features, access, legal encumbrances, and location of land in the subdivision available for dedication;

(B) The size and shape of the subdivision and land ~~available~~ offered for dedication;

(C) ~~The feasibility of dedication;~~

~~(D)~~(C) The compatibility of dedication with the General Plan; and

~~(E)~~(D)The ~~location~~ proximity of existing and proposed park sites and trail~~way~~s. (Ord. 3216 § 1, 1995; Ord. 2018-014 § 1)

Section 19-70.120 Credit for private parkland ~~open space~~.

Where private parkland ~~open space~~ usable for active recreational purposes is provided in a planned development, ~~real estate development,~~ stock cooperative, limited-equity housing cooperative, workforce housing cooperative trust, ~~and~~ or community apartment project, as defined in Sections 11003, ~~11003.1~~, 11003.2, 11003.4 and 11004, respectively, of the Business and Professions Code, ~~and~~ or condominiums, as defined in Section 783 of the Civil Code, partial credit, not to exceed 45 percent, shall be given against the requirement of land dedication or payment of impact fees if the decision- making body finds that it is in the public interest to do so and that all the following standards are met:

(A) Yards, court areas, setbacks, and other open areas required by the zoning and building ordinances and regulations shall not be included in the computation of such private parkland ~~open space~~; and

(B) Private park and recreation facilities shall be owned by an owners association composed of all property owners in the subdivision and being an incorporated nonprofit organization capable of dissolution only by a 75 percent affirmative vote of the membership and approved by the City, operated under recorded land agreements through which each lot owner in the neighborhood is automatically a member, and each lot is subject to a charge for a proportionate share of expenses for maintaining the facilities; and

(C) Use of the private parkland ~~open space~~ is restricted for park and recreation purposes by recorded covenant which runs with the land in favor of the future owners of the property and which cannot be defeated or eliminated without the consent of the City or its successor; and

(D) The proposed private parkland ~~open space~~ is reasonably adaptable for use for park and recreation purposes, taking into consideration such factors as size, shape, topography, geology, public access and location; and

(E) The ~~open space~~ parkland for which credit is given is a minimum of one acre and provides a minimum of five of the local park basic elements listed in this subsection, or a combination of such and other recreation improvements that will meet the specific recreation needs of future residents of the area:

Elements	**Acres**

Children's ~~p~~Play ~~apparatus a~~Areas for both 2-5 and 5-12 age groups	0.05 to 0.25
~~Landscape park-like with quiet areas~~ Trees and Landscaping	0.25 to 1.00
~~Family p~~Picnic ~~a~~Area	0.05 to 0.25
~~Game court area~~ Sports Court (full sized)	0.05 to 0.25
~~Turf playfield~~ Lawn Area or Athletic Field	0.25 to 1.00
Swimming pool and/or Sprayground (42' x 75' with adjacent deck/lawn area)	0.25 to 0.50
Recreation center building with Community programming	0.05 to 0.25

Section 19-70.130 Procedure.
At the time of approval of a tentative map or tentative parcel map, rezoning, or any other discretionary approval of development, the decision-making body shall, pursuant to this chapter, determine whether to require the dedication of land and allow a credit against the park impact fee.

Dedications of land shall be made on the final subdivision map. The park impact fee shall be calculated and paid at the time of issuance of the building permit using: (1) the fee schedule adopted pursuant to Section 19-70.100; and (2) any applicable credit for land dedication determined pursuant to Section 19-70.050 and any applicable credit for developer-provided park and recreation improvements determined pursuant to Section 19-70.160.

"Incentive eligible projects" (i.e., low/very low income, senior and disabled housing) shall have the option to defer payment of fees pursuant to this chapter until the close of escrow on the permanent financing.

~~Open space c~~Covenants for private park or recreation facilities shall be submitted to the City prior to approval of the final or parcel map and shall be recorded contemporaneously with the final or parcel map.
(Ord. 3216 § 1, 1995; Ord. 2018-014 § 1)

Section 19-70.140 Disposition of fees.
Fees determined pursuant to Section 19-70.090 shall be paid to the City ~~Director of Administrative Services~~ and shall be deposited into the City service area trust fund, or its successor. Money in the fund, including accrued interest, shall be expended solely for acquisition and development of park land or improvements related thereto.

Fees will be calculated, collected, accounted for, and expended for the upgrade or expansion of park and recreation facilities, reimbursements to developers that provide such

park and recreation facilities, or for costs associated with administration of the fee. Fees are restricted for use within the City service area in which the fees were collected, except that up to one-half of the fees from each City service area may be used for expenditures outside that City service area for parks that provide Citywide benefits.

The City shall annually make available to the public a report describing the income, expenditures, and status of the City service area trust funds.
(Ord. 3216 § 1, 1995; Ord. 2018-014 § 1)

Title 21: Chapter 21-03 Growth Management.
~~**Chapter 21-03 Growth Management.**~~

~~§ 21-03.010Authority and purpose.~~
~~This chapter is adopted pursuant to the general police powers of the City, a charter City, for the purpose of implementing the growth management element of the general plan.~~

~~(Ord. 2960 § 1, 1992)~~

~~§ 21-03.020Findings.~~

~~The Council of the City finds that the provisions of this chapter are necessary to protect, and will promote the public health, safety and welfare by balancing new residential development with: the City's ability to provide the public facilities and services necessary for such development; the protection of social and economic values in existing residential neighborhoods and in commercial and industrial areas; the conservation of vital open spaces and natural resources; the achievement of decent housing for all income categories; the attainment of community goals for the overall size and character of the City; and the attainment of a stable, moderate growth rate sufficient to support a healthy business economy.~~

~~(Ord. 2960 § 1, 1992)~~

~~§ 21-03.030 Applicability.~~

~~The provisions of this chapter apply to all residential development projects within the City. Dwelling units proposed to be constructed as part of the housing allocation plan, a density bonus program or any other housing development program shall require allotments as provided in this chapter.~~

~~(Ord. 2960 § 1, 1992; Ord. 2019-015 § 1)~~

~~§ 21-03.040 Definitions.~~

~~"Allotment" means the granting or issuance of one or more entitlements to a particular development project.~~

~~"Building permit" means a permit issued by the Department of Community Development which authorizes the construction of a single unit.~~

~~"Community care facility" means a facility, place or building which is maintained and operated to provide nonmedical residential care, day care, and home-finding services for children, adults or children and adults, including, but not limited to, the physically handicapped, mentally impaired or incompetent persons, developmentally disabled, mentally disordered children and adults, court wards and dependents, neglected or~~

~~emotionally disturbed children, alcohol or drug-addicted children or adults, battered adults or children and aged persons.~~

~~"Development project" means a project containing at least one dwelling unit. For the purpose of this chapter, the Director of Community Development is authorized to make a determination of the number of dwelling units that are contained within a particular development project.~~

~~"Director" or "director of community development" means the director of the City's Department of Community Development and his or her designated representatives.~~

~~"Entitlement" means the number of authorizations made available each calendar year to obtain a building permit for the construction of a dwelling unit.~~

~~"Health care facility" means a facility, place or building which is maintained and operated to provide medical care. Health care facility shall include, but not be limited to, hospitals, nursing homes, intermediate care facilities, clinics and home health agencies, all of which are licensed by the State Department of Health Services and defined in the California Health and Safety Code, Division 2, Chapter 1, Section 1200.~~

~~"Low income household" means a household with an annual income, adjusted for household size, of not more than 80 percent of the median income, as established from time to time by the U.S. Department of Housing and Urban Development for the Santa Rosa-Petaluma Metropolitan Statistical Area, but more than the maximum income permitted of a very low income household of comparable size.~~

~~"Mixed-use project" means a development in which residential uses are combined with uses such as office or commercial in a single building.~~

~~"Qualifying unit" means:~~

~~(1) A for-sale, single-family, attached or detached dwelling unit on a lot, not exceeding 4,000 square feet in area, with:~~

~~(a) Two or fewer bedrooms with a maximum of 900 square feet if one story or 1,000 square feet if two story, or~~

~~(b) Three bedrooms with a maximum of 1,200 square feet if one story or 1,300 square feet if two story, or~~

~~(c) Four bedrooms with a maximum of 1,250 square feet if one story or 1,350 square feet if two story; or~~

~~(2) A multifamily rental unit of any size.~~

~~(3) For-sale, single-family attached units of any size, provided that the density of such units is at least 10 dwelling per acre.~~

~~"Single-room occupancy" means a development (including replacement or rehabilitation developments) containing efficiency units, each of which include a living area and a complete private bath and kitchen, but not a separate bed-room, or SRO units each of which contain a living area and may include a private bathroom or kitchen, but not both.~~

~~"Unit" or "dwelling unit" means a single dwelling unit.~~

~~"Very low income household" means a household with an annual income of not more than 50 percent of the area median income, adjusted for household size, as established from time to time by the U.S. Department of Housing and Urban Development for the Santa Rosa-Petaluma Metropolitan Statistical area.~~

~~(Ord. 2960 § 1, 1992; Ord. 3228 § 1, 1995; Ord. 3708 § 1, 2005)~~

~~§ 21-03.050Entitlements.~~

~~The total number of new entitlements that shall be made available each calendar year for the calendar years 2001 – 2005 shall be 950 each year; for the calendar years 2006 – 2010 shall be 900 each year; for the calendar years 2011 – 2015 shall be 850 per year; and for the calendar years 2016 – 2020 shall be 800 per year.~~

~~(Ord. 2960 § 1, 1992; Ord. 3159 § 1, 1994; Ord. 3708 § 2, 2005; Ord. 3775 § 1, 2006)~~

~~§ 21-03.060 Procedure.~~

~~(A) The Director of Community Development shall issue allotments. The maximum number of entitlements that are available in any calendar year may be allotted. Allotments shall be issued at the time each development project receives its final discretionary approval. Final discretionary approvals include approvals of tentative subdivision maps and conditional use permits, but shall not include final design review approvals unless the final design review approval is the only discretionary approval required for the development project.~~

~~(B) At the time an application for the approval of a development project is filed with the Department of Community Development, the developer shall request the number of allotments needed for the development in each calendar year over a period of up to five years. The request shall not exceed the maximum number of allotments that may be issued to a single development project in a year. The maximum allotment for a single family development is 75 per year. The maximum allotment for a multifamily development is 200 per year. Exceptions to the maximum project allotment may be made by the City Council through a Reserve Agreement, as defined in Section 21-03.080, and considered at the time of the development approval.~~

~~(Ord. 2960 § 1, 1992; Ord. 3708 § 3, 2005)~~

~~§ 21-03.070 Requirements for allotments.~~

~~(A) Reserve A. 50 percent of the new entitlements becoming available in any calendar year shall be reserved for and may only be allotted to accessory dwelling units, units in mixed use projects, qualifying units and units which are affordable to very low or low income households. The entitlements reserved under this subsection shall be called "Reserve A" entitlements. For an allotment to be taken from Reserve A, it need meet only one of the unit type criteria set forth in this section.~~

~~The Planning Commission may allow single-family qualifying units on lots slightly larger than 4,000 square feet to be allotted from Reserve A in certain circumstances. Such allowance may occur in cases where the larger lots make up a small number of the total project lots and where the Planning Commission determines the units are intended to function as qualifying units.~~

~~(B) Reserve B. The remaining 50 percent of the new entitlements becoming available in any calendar year shall be reserved for the units listed in subsection (A) and for all other units including unrestricted market rate units. The entitlements reserved under this subsection shall be called "Reserve B" entitlements. For a Reserve A unit to~~

~~receive an allotment from Reserve B entitlements, all Reserve A entitlements must have been allotted for the calendar year in which the allotment is requested.~~

~~(C) The determination of whether an allotment shall be taken from the Reserve A or Reserve B entitlements shall be made by the director at the time the development project receives its final discretionary approval. For an allotment to be taken from the Reserve A entitlements as a very low or low-income unit, evidence in the form of an executed recorded agreement between the property owner and the housing authority, or other City-approved governmental agency which regulates affordability of housing, must be provided to ensure that the proposed unit will be rented or sold at a price affordable to the specified income household for a specified period of time as approved by the City Council.~~

~~(D) Mixed Reserve A/Reserve B Projects. Projects which have an equal number of Reserve A and Reserve B type units, or are within one unit of that mix, shall have all their allotments drawn from the Reserve A allotment pool. Such project may request conceptual review by the Planning Commission to receive general project feedback.~~

~~(Ord. 2960 § 1, 1992; Ord. 3159 § 2, 1994; Ord. 3234 § 1, 1995)~~

~~§ 21-03.080Reserve agreements.~~

~~The City from time to time, as authorized by resolution of the City Council, may enter into reserve agreements with developers of development projects having substantial improvement costs, to reserve allotments in future calendar years in excess of the maximum number of allotments authorized by Section 21-03.060(B).~~

~~(Ord. 2960 § 1, 1992; Ord. 3708 § 4, 2005; Ord. 2017-024 § 10)~~

~~§ 21-03.090Unallotted entitlements.~~

~~(A) Reserve A entitlements which are not allotted in a particular calendar year shall be added to the new Reserve A entitlements which will become available in the next calendar year.~~

~~(B) A Reserve B entitlement which is not allotted or allotted not used in the calendar year in which it becomes available shall be transferred to an allotment bank for use the next calendar year. Allotments in this bank shall be used in the following priority: (1) to provide units for developers who turned in their unusable allotments prior to June 1st of the year in which they were designated, and (2) for projects which achieve City objectives, as determined by the City Council. Once a Reserve B entitlement has been transferred to the allotment bank and designated as available for projects which achieve City objectives, it shall remain available for that purpose only and shall be carried forward to subsequent years until used.~~

~~(Ord. 2960 § 1, 1992; Ord. 3159 § 3, 1994; Ord. 3228 § 2, 1995; Ord. 3708 § 5, 2005)~~

~~§ 21-03.092Allotted entitlements—No building permit issued.~~

~~If an entitlement is allotted, but no building permit is issued during the calendar year in which the allotment becomes available, the allotment shall become void and without effect unless:~~

~~(A) The developer of the project which was issued the allotment notifies the Director of Community Development in writing by June 1 of the year in which the allotments are valid that no building permit will be requested under such allotment. In such a case, the same number of allotments set forth in the written notice can be issued to the project for future calendar years if entitlements are still available in such future years and the total number of allotments for that project in any such year does not exceed the limit established under~~

~~Section 21-03.060. The released allotments shall be, to the extent possible, reissued to other development projects which are seeking allotments that year, using a waiting list maintained in the Department of Community Development on a first come first served basis.~~

~~(B) The development project has a recorded final map for all, or one or more phase(s) of the development project's area. In such a case, the allotments issued to the phase(s) of the development project encompassed by the recorded final map(s) shall remain valid for such phase(s) as they become available under the terms of their issuance. Such allotments shall not thereafter be voided or lost for any failure to obtain a building permit or undertake construction in the calendar year in which the allotments first become available, but shall remain available to the development project until utilized.~~

~~(Ord. 2960 § 1, 1992; Ord. 3084 § 1, 1993; Ord. 3228 § 3, 1995)~~

~~§ 21-03.100Borrowing from future entitlements.~~

~~In any calendar year, Reserve A entitlements may be borrowed from the Reserve A entitlements which will become available in the following calendar year for the construction of very low or low income units which have fulfilled the requirements set forth in Section 21-03.070(C). No other borrowing from entitlements that will become available in future calendar years shall be allowed.~~

~~(Ord. 2960 § 1, 1992; Ord. 3708 § 6, 2005)~~

~~§ 21-03.110Duration of allotment.~~

~~(A) If the final discretionary approval for a development project expires, the allotments issued to it shall become void as to that project, but, to the extent possible, shall be reissued to other development projects seeking allotments in the year(s) in which the allotments will become available. If the final discretionary approval for a development project is extended, the allotment issued to that project shall continue to be valid in accordance with the terms of their issuance.~~

~~(B) The Director of Community Development may extend the validity of allotments about to expire at the end of a calendar year for up to 150 calendar days in order to complete recordation of a final map. In order to grant an extension the Director must find that the applicant has seriously pursued the submittal of all necessary materials and has responded on a timely and diligent basis in making corrections. No extension beyond 150 calendar days shall be allowed.~~

~~(Ord. 2960 § 1, 1992; Ord. 3228 § 4, 1995; Ord. 3773 § 1, 2006)~~

~~§ 21-03.120Exemptions.~~

~~The following projects are exempt from the provisions of this chapter:~~

~~(A) Any development project which has received all required discretionary approvals prior to the effective date of the ordinance codified in this chapter. For the purposes of this section, the issuance of a building permit for the construction of one or more dwelling units does not constitute a discretionary approval;~~

~~(B) The construction of a dwelling unit to replace a previously existing dwelling unit situated on the same lot which was demolished or destroyed within five years of the date the building permit application for the replacement unit is submitted to the Department of Community Development;~~

~~(C) The construction of homeless shelters, community care or health care facilities, and single room occupancies.~~

~~(Ord. 2960 § 1, 1992)~~

~~§ 21-03.130Appeals.~~

~~An applicant, or any other interested person, or any City official who considers a decision made under the provisions of this chapter to be erroneous, may appeal the same to the City Council.~~

~~(A) The appeal shall be filed with the City Clerk within 10 working days from the date on which the decision was made.~~

~~(B) The appeal shall be in writing and shall specifically describe the decision which is being appealed, each ground which the appellant is relying upon in making the appeal, and the specific action which the appellant wants the City Council to take.~~

~~(C) A timely filed appeal shall stay all actions resulting from the decision. Any allotment(s) issued under the decision shall be preserved pending the Council's decision on the appeal; any allotments requested by an appellant which were denied by the decision shall also be preserved (or reserved) pending the Council's determination of the appeal to the extent that corresponding entitlements are still available for allotment at the time the City Clerk notifies the Director of Community Development of the filing of the appeal.~~

~~(D) Upon the filing of an appeal, the City Clerk shall immediately notify the Director of Community Development and, if other than the Director of Community Development, the person making the decision, of the appeal and shall forward a copy of the appeal to each such person.~~

~~(E) A timely filed appeal shall be heard by the City Council within 30 days of its filing, and the Council shall decide the matter within 21 days of such hearing.~~

~~(Ord. 2960 § 1, 1992)~~

~~§ 21-03.140Annual review.~~

~~(A) At least once each calendar year, the Department of Community Development shall prepare a report on the growth management program which shall include the following:~~

~~(1) The number of building permits issued (1) with Reserve A allotments and (2) with Reserve B allotments during the time period covered by the report;~~

~~(2) The number of entitlements, if any, that remained unallotted in (1) Reserve A and (2) Reserve B during the time period; the number of Reserve A entitlements, if any, borrowed from the next year's Reserve A entitlements; the number of Reserve B entitlements, if any, that were reserved in future calendar year entitlements;~~

~~(3) An evaluation of the coordination of planning and development decisions, including infrastructure planning, with policies relating to growth management;~~

~~(4) An analysis of the provision of public services, and if those services, including fire and police response, parks, water and wastewater services, have sufficient capacity to meet the needs of the City;~~

~~(5) A listing of any significant problems which arose during the time period covered in administering the growth management program;~~

~~(6) A listing of any staff recommendations, with regard to changes or revisions to the adopted program to improve its effectiveness and/or administration;~~

~~(7) A recommendation, if any, together with factual supporting data, as to whether the growth management element of the general plan and/or the growth management program should be substantially revised or discontinued.~~

~~(B) The staff report shall be submitted to the Planning Commission as an agendaed item at a regular meeting of the Planning Commission for review and comment. The comments and recommendation(s), if any, of the Planning Commission shall be forwarded to the City Council.~~

~~(C) The staff report, together with any comments and recommendations made thereon by the Planning Commission, shall be submitted to the City Council as an agendaed item at a regular meeting of the Council.~~

~~(Ord. 2960 § 1, 1992; Ord. 3822 § 1, 2007; Ord. 3828 § 2, 2007)~~

~~§ 21-03.150Administration.~~

~~The City Council, by resolution, may from time to time adopt procedures, policies, rules and requirements, including the adoption of a processing fee, to implement and administer the provisions of this chapter.~~

~~(Ord. 2960 § 1, 1992)~~

Title 20: Zoning Code Amendments:

Section 20-10.050 Applicability of Zoning Code.
G. Government projects. The provisions of this Zoning Code shall apply to any County, special district, and State or Federal government or agency to the maximum extent allowed by law. The provisions of this Zoning Code shall not apply to any public project of the City except to the minimum extent required by law. While an entitlement permit is not required for a City project, ~~conceptual design~~ review by the ~~Design Review Board~~ Design Review and Preservation Board ~~is~~ may be required as described in Zoning Code Section 20-52.030(B)(2).

~~Chapter 20-16 Resilient City Development Measures~~ (REPLACED by Chapter 20-35 and 20-52 by update in December 2024)

~~§ 20-16.010**Purpose.**~~

~~The Resilient City Development Measures are intended to address housing needs and economic development within the City following community emergency events including fires and the COVID-19 pandemic.~~

~~(Ord. 2018-006 § 2; Ord. 2020-017 § 2)~~

~~§ 20-16.020**Application of this chapter.**~~

~~Notwithstanding any other provisions of the City Code, the following provisions are effective until December 31, 2024, unless otherwise amended by subsequent action of the Council.~~

~~(Ord. 2018-006 § 2; Ord. 2020-017 § 2; **Ord. 2023-015**, 11/28/2023)~~

~~§ 20-16.030**Temporary housing.**~~

~~**A.** Temporary housing. Temporary structures for habitation, including, but not limited to, trailers, recreational vehicles, manufactured homes, tiny homes, converted storage containers and similar configurations are permitted on residential and nonresidential parcels with the approval of a Temporary Use Permit, in any zoning district. The approval or conditional approval of a Temporary Use Permit for temporary housing shall be deemed a discretionary act for purposes of the California Environmental Quality Act (CEQA).~~

~~**B.** Application filing and processing.~~

~~**1.** General. Applications for temporary housing shall be filed and processed in compliance with Chapter **20-50**, Permit Application Filing and Processing. A Temporary Use Permit application shall include all information and materials required by the Conditional Use Permit application and Section **20-50.050**, Application Preparation and Filing, and the following additional information. It is the responsibility of the applicant to provide evidence in support of the findings required by Subsection **G**, Findings and decision, below.~~

~~**2.** Multiple temporary units. For proposals that include group quarters or multiple temporary housing units on a single residential or nonresidential parcel, the application shall also include details of the operations of the use, including, but not limited to, a description of the following:~~

~~**a.** Number of proposed beds/occupants.~~

~~**b.** Cooking facilities.~~

~~**c.** Sanitation facilities and management thereof.~~

~~**d.** Power source and associated noise mitigation.~~

~~**e.** Site lighting.~~

~~**f.** Site security and management, including the number of staff on site at any given time.~~

~~**g.** Location of proposed parking.~~

~~**h.** On-going site maintenance.~~

~~**i.** Duration of temporary housing.~~

~~**j.** Clean-up/returning the site to its original condition following termination of the use.~~

~~**C.** Development standards.~~

~~**1.** Number of units permitted. The number of temporary housing units, either individual, single-family units, or multi-bed/multi-tenant units, permitted on a parcel shall be determined through the Temporary Use Permit process.~~

~~**2.** Lighting. Adequate external lighting shall be provided for security purposes in compliance with Section **20-30.080**, Outdoor lighting.~~

~~3. On-site management. For proposals that include group quarters or multiple temporary housing units, with five or more units on a single residential or non-residential property, at least one facility manager shall be on-site between the hours of 8:00 a.m. and 5:00 p.m.~~

~~4. Sanitation facilities. The number of bathrooms and showers required on site shall be determined through the building permit process and shall be consistent with the **California Building Code**.~~

~~5. Parking. Each temporary housing unit shall provide the number of automobile and bicycle parking spaces required by Table 1-1, except where a greater or lesser number of spaces is required through conditions of approval.~~

~~**TABLE 1-1—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY HOUSING TYPE**~~		
	~~**Number of Parking Spaces Required**~~	
~~**Temporary Housing Type**~~	~~**Vehicle**~~	~~**Bicycle**~~
~~One single-family temporary housing unit~~	~~1 space per temporary housing unit~~	~~None required~~
~~Multiple temporary housing units~~	~~1 space per temporary housing unit, plus 1 space per on-site staff person~~	~~1 space per 4 temporary housing units~~
~~Group quarters (including multiple beds in a single temporary unit to be occupied by individuals)~~	~~1 space for each 100 sq ft of common sleeping area, plus 1 space per on-site staff person~~	~~1 space per temporary housing unit~~

~~6. Water and wastewater services. Water and wastewater service shall be available on the site proposed for temporary housing structures unless an alternative source is approved by Santa Rosa Water and complies with any applicable provisions of the **California Building Code**.~~

~~a. Water. To protect the public water system, the appropriate approved backflow device shall be required. Initial testing certification of backflow devices is required and shall be performed by an entity as determined by the Director of Santa Rosa Water.~~

~~b. Wastewater. To protect public health, connection to the wastewater system is required. The Director of Santa Rosa Water will determine the appropriate connection requirement.~~

~~c. Water and wastewater connection/demand fees shall be waived for any temporary housing units under this ordinance but not beyond the duration of such temporary use. In the event of any such fee waiver, Santa Rosa Water will require an agreement from owner of the underlying property to assure termination of the connections at the expiration of the temporary use.~~

~~7. Electrical service. Electrical services shall be available on the site proposed for temporary housing structures unless an alternate source is approved by the Planning and Economic Development Director and is in accordance with any applicable provisions of the **California Building Code**. All temporary or permanent electrical service shall be located on the subject site.~~

~~8. Each temporary housing unit shall comply with the applicable Zoning District development standards.~~

~~**D.** Building permit. A building permit is required for all temporary housing.~~

~~**E.** Impact fees. The following development impact fees shall be waived for any temporary housing units under this Chapter but not beyond the duration of such temporary use. In the event of any such fee waiver, the Planning and Economic Development Department will require an agreement from the owner of the underlying property to assure termination of the use at the expiration of the temporary use permit.~~

~~**1.** Capital facilities fee.~~

~~**2.** Housing impact fee.~~

~~**3.** Park fee.~~

~~**4.** Water and wastewater fees. See Subsection C.6.c for additional requirements regarding the waiving of water and wastewater connection/demand fees.~~

~~**F.** Rental requirements. Temporary housing shall not be used for rentals with terms of less than 30 days.~~

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

~~**H.** Post approval procedures. Post approval procedures for a Temporary Use Permit for temporary housing shall be as provided by Section 20-52.040.H, Post approval procedures.~~

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

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

~~(Ord. 2018-006 § 2; Ord. 2018-019 § 2; Ord. 2020-017 § 2)~~

~~§ 20-16.040**Temporary structures and activities.**~~

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

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

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

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

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

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

~~**B.** Temporary activities.~~

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

~~**2.** Number of events allowed.~~

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

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

~~(Ord. 2018-006 § 2; Ord. 2020-017 § 2; Ord. 2021-012 § 4)~~

~~§ 20-16.050**Accessory dwelling units.**~~

~~Except as identified herein, accessory dwelling units shall comply with the requirements of Section **20-42.130**, Accessory dwelling units, where allowed by Division **2** (Zoning Districts and Allowable Land Uses).~~

~~**A.** Issuance of certificate of occupancy. Notwithstanding other provisions of this Zoning Code, an accessory dwelling unit within any residential zoning district may be constructed and occupied prior to the construction of a single-family dwelling on the same parcel, provided that a building permit for the single-family dwelling shall be submitted, and diligently pursued to completion.~~

~~**B.** Existing accessory dwelling units constructed without permits. Applications to legalize an existing accessory dwelling unit that was constructed without the benefit of permits shall be subject to the same fees required for construction of a new accessory dwelling unit.~~

~~(Ord. 2018-006 § 2; Ord. 2020-017 § 2)~~

~~§ 20-16.060**Reduced review authority for certain uses.**~~

~~**A.** Notwithstanding any other provision of this Code, the following uses shall be allowed by right within the zones identified and described herein, Citywide, and shall therefore not require a use permit; except as provided for in Subsection A.2.b, Child Day Care Center, Residential Zoning Districts:~~

~~**1.** Child Day Care – Large Family Day Care Home (a home that regularly provides care, protection and supervision for seven to 14 children, inclusive, including children under the age of 10 years who reside in the home), is hereby a permitted use in all zoning districts Citywide without requirements of a use permit.~~

~~**2.** Child Day Care Center (a commercial or non-profit day care facility designed and approved to accommodate 15 or more children such as an infant center, preschool, sick-child center, and school-age day care facility).~~

~~**a.** Nonresidential zoning districts. Child day care center is hereby a permitted use within the Commercial Office (CO), Neighborhood Commercial (CN), General Commercial (CG), Core Mixed Use (CMU), Station Mixed Use (SMU), Maker Mixed Use (MMU), Neighborhood Mixed Use (NMU), Community Shopping Center (CSC), commercial Planned Development (PD), Transit Village Mixed (TV-M), Business Park (BP), Light Industrial (IL), and Public and Institutional (PI) Zoning Districts, without a use permit.~~

~~**b.** Residential zoning districts. Child day care center is hereby permitted with a Minor Use Permit within the Rural Residential (RR), Single-Family Residential (R-1), Medium Density Multi-Family Residential (R-2), Multi-Family Residential (R-3) Districts and associated residential Planned Development Districts Citywide.~~

~~**B.** Notwithstanding any other provision of this Code, the following uses shall be allowed by right within the zones identified and described herein and only on properties located within one of the City's Priority Development Areas, as identified in Figure 1-1, and shall therefore not require a use permit:~~

~~**1.** Agricultural Employee Housing – 7 or More Residents, is hereby a permitted use within the Medium Density Multi-Family Residential (R-2), Multi-Family Residential (R-3), and Transit Village-Residential (TV-R) Districts and associated multi-family residential Planned Development Districts, without requirements of a use permit.~~

~~**2.** Community Care Facility – 7 or More Clients, is hereby a permitted use within the Medium Density Multi-Family Residential (R-2), Multi-Family Residential (R-3), Transit Village-Residential (TV-R), Office Commercial (CO), General Commercial (CG), Core Mixed Use (CMU), Station Mixed Use (SMU), Maker Mixed Use (MMU), Neighborhood Mixed Use (NMU), and Transit Village-Mixed (TV-M) Districts and associated multi-family residential and nonresidential Planned Development Districts, without requirements of a use permit.~~

~~**3.** Duplexes (two-unit), which are defined in Section **20-70.020**, Definitions of specialized words and phrases, as "multi-family dwellings," are hereby permitted uses within the Rural Residential (RR), Single-Family Residential (R-1) Districts and associated single-family and rural residential Planned Development Districts, without requirements of a use permit.~~

~~All other multi-family dwellings, including triplexes, fourplexes and apartments shall require the approval of a Minor Use Permit within the Rural Residential (RR), Single-Family Residential (R-1) Districts and associated single-family and rural residential Planned Development Districts.~~

~~**4.** Mobile Home Park is hereby a permitted use within the Mobile Home Park (MH) District, without requirements of a use permit.~~

~~**5.** Multi-Family Dwelling is hereby a permitted use within the General Commercial (CG), and associated commercial Planned Development Districts, without requirements of a use permit.~~

~~6. Residential Component of a Mixed-Use Project is hereby a permitted use within the Rural Residential (RR), Single-Family Residential (R-1), Medium Density Multi-Family Residential (R-2), Multi-Family Residential (R-3), Transit Village-Residential (TV-R), Office Commercial (CO), General Commercial (CG), and associated multi-family residential and nonresidential Planned Development Districts, without requirements of a use permit.~~

~~7. Single-Family Dwelling is hereby a permitted use within the single-family and rural residential Planned Development Districts, without requirements of a use permit.~~

~~C. Notwithstanding any other provision of this Code, the following uses shall be allowed with the approval of a Minor Use Permit within the zones identified and described herein, and only on properties located within one of the City's Priority Development Areas, as identified in Figure1-1:~~

~~1. Community Care Facility – 6 or Fewer Clients is hereby permitted with the approval of a Minor Use Permit within the Public Institutional (PI) District and associated nonresidential Planned Development Districts.~~

~~2. Community Care Facility – 7 or More Clients, is hereby permitted with the approval of a Minor Use Permit within the Public Institutional (PI) District and associated nonresidential Planned Development Districts.~~

~~3. Emergency Shelter for Facilities with 10 or Fewer Beds, is hereby permitted with the approval of a Minor Use Permit within the Rural Residential (RR), Single-Family Residential (R-1), Medium Density Multi-Family Residential (R-2), Multi-Family Residential (R-3), Mobile Home Park (MH), Transit Village-Residential (TV-R) and associated residential Planned Development Districts. Emergency Shelters for facilities with 10 or more beds shall require a Conditional Use Permit as identified in Section **20-22.030**, Table 2-2, Allowed Land Uses and Permit Requirements for Residential Zoning Districts.~~

~~4. Emergency Shelter is hereby permitted with the approval of a Minor Use Permit within the Business Park (BP), Light Industrial (IL), General Industrial (IG), and Public Institutional (PI) Districts and associated nonresidential Planned Development Districts.~~

~~5. Emergency Shelter – 50 or Fewer Beds, is hereby permitted with the approval of a Minor Use Permit within the Office Commercial (CO), Neighborhood Commercial (CN), Motor Vehicle Sales (CV), Core Mixed Use (CMU), Community Shopping Center (CSC), and Transit Village-Mixed (TV-M) Districts and associated nonresidential Planned Development Districts.~~

~~6. Emergency Shelter – 51 or More Beds, is hereby permitted with the approval of a Minor Use Permit within the Office Commercial (CO), Neighborhood Commercial (CN), General Commercial (CG), Motor Vehicle Sales (CV), Core Mixed Use (CMU), Community Shopping Center (CSC), and Transit Village-Mixed (TV-M) Districts and associated nonresidential Planned Development Districts.~~

~~7. Mobile Home Park is hereby permitted with the approval of a Minor Use Permit within the Rural Residential (RR), Single-Family Residential (R-1), Medium Density Multi-Family Residential (R-2), Multi-Family Residential (R-3) and associated residential Planned Development Districts.~~

~~8. Mobile Home/Manufactured Housing is hereby permitted with the approval of a Minor Use Permit within the Business Park (BP) and associated nonresidential Planned Development Districts.~~

~~9. Multi-Family Dwelling is hereby permitted with the approval of a Minor Use Permit within the Office Commercial (CO), and Business Park (BP) Districts and associated nonresidential Planned Development Districts.~~

~~**10.** Single-Family Dwelling is here by permitted with the approval of a Minor Use Permit within the Business Park (BP) and associated nonresidential Planned Development Districts.~~

~~**11.** Single-Family Dwelling – Attached Only, is hereby permitted with the approval of a Minor Use Permit within the Office Commercial (CO), and General Commercial (GC) Districts and associated nonresidential Planned Development Districts.~~

~~**12.** Single Room Occupancy Facility is hereby permitted with the approval of a Minor Use Permit within the Rural Residential (RR), Single-Family Residential (R-1), Medium Density Multi-Family Residential (R-2), Multi-Family Residential (R-3), Transit Village-Residential (TV-R), General Commercial (GC), Core Mixed Use (CMU), Station Mixed Use (SMU), Maker Mixed Use (MMU), Neighborhood Mixed Use (NMU), and Community Shopping Center (CSC) Districts and associated residential and nonresidential Planned Development Districts.~~

~~**13.** Small Lot Residential Project is hereby permitted with the approval of a Minor Use Permit within the Single-Family Residential (R-1), Medium Density Multi-Family Residential (R-2), Multi-Family Residential (R-3), and Transit Village-Residential (TV-R) Districts and associated residential Planned Development Districts.~~

~~**D.** Consolidated review for certain projects. The intent of this section is to allow the Director to elevate certain projects with requests for multiple entitlements to the highest review authority required.~~

~~**1.** Any project that requires multiple entitlements where at least one entitlement requires review by the Zoning Administrator (including, but not limited to, Minor Use Permit, Minor Hillside Development Permit, Minor Variance, Request for Reasonable Accommodation, Sign Variance, and Small Lot Use Permits in the -RC combining district), and where at least one entitlement requires review by the Planning Commission, may hereby be elevated by the Director to the Planning Commission or City Council for review.~~

~~**2.** Any project that requires multiple entitlements where at least one entitlement requires review by the Subdivision Committee and where at least one entitlement requires review by the Planning Commission may hereby be elevated by the Director to the Planning Commission or City Council for review.~~

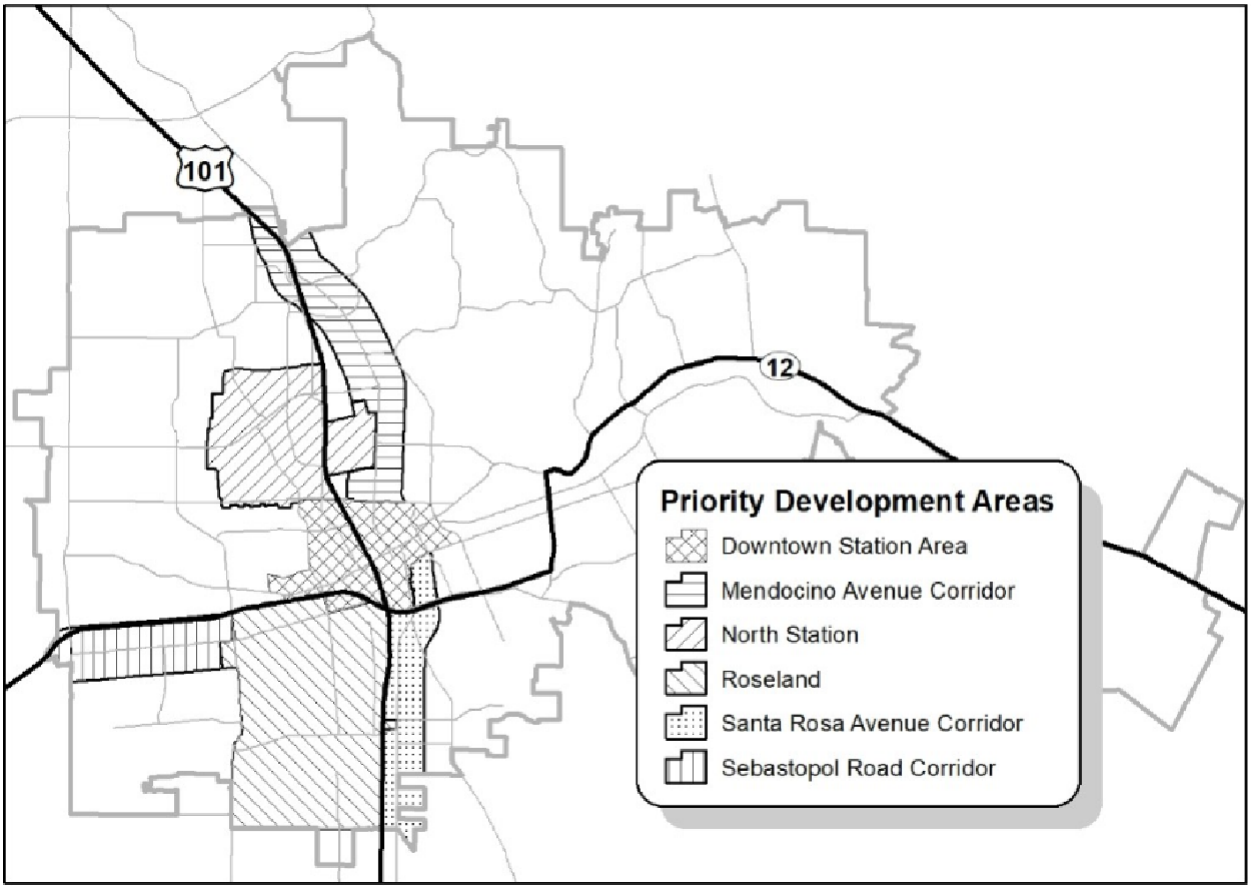
~~(Ord. 2018-012 § 2; Ord. 2020-017 § 2)~~

~~§ 20-16.070**Modifications to the Design Review process.**~~

~~**A.** Design Review for child care, lodging and residential development. Subsections **1** through **4**, below, apply to the following uses: "child care day care," "lodging – bed & breakfast inn (B&B)," "lodging – hotel or motel," "mixed-use development (that includes a residential component)," "multi-family residential," and "single-room occupancy facility."~~

~~**1.** Subject to the provisions of Subsection A.2 below, Design Review approval for new development and major remodels, with the exception of projects located within the Historic (-H) combining district, that meet the following criteria, are hereby delegated to the Zoning Administrator, through the Minor Design Review process, on sites zoned for such uses:~~

~~**a.** Projects that are located within one of the City's Priority Development Areas as identified in Figure 1-1, Priority Development Areas.~~



~~**Figure 1-1 – Priority Development Areas**~~

- ~~**Downtown Station Area** (College Avenue to the north, Brookwood Avenue to the east, Sebastopol Avenue/Sebastopol Road and California State Route 12 to the south, and Dutton Avenue and Imwalle Gardens to the west).~~

- ~~**Mendocino/Santa Rosa Avenue Corridors** (area within one-quarter mile along either side of the street corridor, from the northern city limit line to the southern City limit line).~~

- ~~**North Station** (Paulin Creek to the north, U.S. Route 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).~~

- ~~**Roseland** (California State Route 12 and Sebastopol Avenue/Sebastopol Road to the north, Bellevue Avenue to the south, U.S. Route 101 to the east, and Stony Point Road to the west).~~

- ~~**Sebastopol Road Corridor** (area within one-quarter mile of a mile along either side of the street corridor, from U.S. Route 101 to the western City limit line).~~

~~**2.** Prior to submittal of an application for Design Review by the Zoning Administrator, Concept Design Review by the Design Review Board shall be required for new development and major remodels that involve 10,000 square feet or more in total floor area, or are within a visually sensitive location as defined by Section **20-52.030**, Design Review, Table 5-2 (Design Review Authority and Notice Requirements), subject to City the requirements of Section **20-50.040**, Concept Review.~~

~~**3.** Pre-application neighborhood meeting. Prior to submittal of an application for Design Review by the Zoning Administrator, a pre-application neighborhood meeting shall be required in compliance with Section 20-50.050.A, Pre-Application Neighborhood Meeting Required.~~

~~**4.** Review authority referral. The Zoning Administrator may defer any decision and refer the request to the Design Review Board, pursuant to Section **20-50.020**, Authority for Land Use and Zoning Decisions.~~

~~**5.** Projects located within the Historic (-H) Combining District. Any project located within the -H Combining District shall comply with the requirements of Section 20-58.060.C.3, Design Review.~~

~~**6.** Appeals. Any appeal from a decision by the Zoning Administrator under this section shall be heard and determined by the City Council.~~

~~**B.** Final Design Review for all projects requiring review by the Design Review Board is hereby delegated to the Director of Planning and Economic Development, following Preliminary Design Review approval by the Design Review Board.~~

~~(Ord. 2018-012 § 2; Ord. 2020-017 § 2)~~

~~§ 20-16.080**Changes to an approved residential, lodging or child care facility project.**~~

~~Development or a new land use related to single or multi-family residential projects, residential small lot subdivisions, lodging or child care facilities, authorized through a permit or approval granted in compliance with Chapter **20-52** (Permit Review Procedures) of this Zoning Code shall be established only as approved by the review authority and subject to any conditions of approval, except where changes to the project are approved as follows.~~

~~**A.** Application. An applicant shall request desired changes in writing, and shall also furnish appropriate supporting materials and an explanation of the reasons for the request. Changes may be requested either before or after construction or establishment and operation of the approved single or multi-family residential, residential small lot subdivision, lodging or child care facilities.~~

~~**B.** Planning and Economic Development Director action. The Director of Planning and Economic Development may authorize one or more changes to an approved site plan, architecture, or the nature of the approved single or multi-family residential, residential small lot subdivision, lodging or child care land use where the Director first finds that the changes:~~

~~**1.** Are consistent with all applicable provisions of this Zoning Code;~~

~~**2.** Do not involve a feature of the project that was a basis for findings in a negative declaration or environmental impact report for the project;~~

~~**3.** Do not involve a feature of the project that was specifically addressed or was a basis for conditions of approval for the project or that was a specific consideration by the review authority (i.e., the Commission or Council) in the project approval; and~~

~~**4.** Do not result in an expansion of the single or multi-family residential, residential small lot subdivision, lodging or child care land use and/or activity.~~

~~C. Notification. At least 10 calendar days prior to taking action on any proposed changes to an approved single or multi-family residential, residential small lot subdivision, lodging or child care facility project, the Director of Planning and Economic Development shall notify, by mail, all persons or entities as set forth in Section 20-66.020.C.1. No public hearing shall be required.~~

~~D. Changes approved by original review authority. A proposed change that does not comply with the criteria in subsection B, above, shall only be approved by the original review authority for the project through a new permit application processed in compliance with this Zoning Code.~~

~~(Ord. 2018-012 § 2)~~

~~§ 20-16.090**Zoning Administrator meetings and hearings.**~~

~~A. Except as identified herein, the day and time of Zoning Administrator meetings shall be determined by the Director.~~

~~B. Any project submitted pursuant to this chapter may be elevated by the Director to a Zoning Administrator public hearing which shall be held, as needed, at or after 5:00 p.m. The applicant shall be responsible for the Zoning Administrator public hearing fee identified in the current Planning and Economic Development Department Fee Schedule.~~

~~(Ord. 2018-012 § 2; Ord. 2020-017 § 2)~~

~~§ 20-16.100**Appeal fees.**~~

~~Fees for appeals of actions taken pursuant to this chapter by a neighbor or non-applicant, to any appeal body, shall be 50 percent of the appeal fee identified in the Planning and Economic Development Departments Fee Schedule.~~

~~(Ord. 2018-012 § 2)~~

~~§ 20-16.110**Annual review.**~~

~~Notwithstanding any other provisions of the City Code, the City Council will receive an annual report on the implementation of Section **20-16.060**, Reduced review authority for certain uses, Section **20-16.070**, Modifications to the Design Review process, and Section **20-16.080**, Changes to an approved residential, lodging or child care facility project, in order to consider whether any changes are needed.~~

~~(Ord. 2018-012 § 2)~~

~~§ 20-16.120**Continuance of nonconforming uses.**~~

~~Notwithstanding any other provisions of this Code, legal nonconforming uses of structures meeting current building and fire code standards may be reoccupied with a similar or less intensive use, provided that:~~

~~A. Enlargement or expansion of the use is not allowed; and~~

~~B. Reoccupancy commences within 12 months of prior nonconforming use or the legal nonconforming status shall terminate, and the property shall thereafter be subject to all current City Codes.~~

~~(Ord. 2019-001 § 2; Ord. 2020-017 § 2)~~

~~§ 20-16.130**Mobile food vending.**~~

~~Notwithstanding any other provisions of the City Code, mobile food vending may be permitted to operate by Minor Conditional Use Permit on private property located within Commercial Office (CO), Neighborhood Commercial (CN), General Commercial (CG), Core Mixed Use (CMU), Station Mixed Use (SMU), Maker Mixed Use (MMU), Neighborhood Mixed Use (NMU), Community Shopping Center (CSC), commercial Planned Development (PD), Motor Vehicle Sales (CV), Light Industrial (IL), General Industrial (IG), Transit Village Mixed (TV-M), and Public/Institutional (PI) zoning districts subject to the following regulations:~~

~~**A.** Permit requirements.~~

~~**1.** Minor Conditional Use Permit. Mobile food vending shall require the approval of a Minor Conditional Use Permit. The approval shall be specific to a location and shall not be transferable to other locations or operators. Operation of a mobile food facility shall not be permitted on public property under this Section (see Santa Rosa City Code Section **6-48.050**, Street Vendor Regulations, and California Senate Bill No. 946, as specified in **Government Code** Sections 51036 – 51039, Sidewalk Vendors).~~

~~**2.** Business Tax Certificate. Every mobile food vendor shall obtain a Business Tax Certificate prior to operation.~~

~~**3.** Sonoma County Environmental Health. A valid permit from the Sonoma County Environmental Health Department is required.~~

~~**4.** Building Division and Fire Department. All necessary permits and approvals from the Building Division and the Fire Department shall be obtained prior to operation of a mobile food vending facility.~~

~~**5.** Permit and license display. At all times while vending, a valid business license and Minor Conditional Use Permit shall be displayed at the mobile food vending site.~~

~~**B.** Location, concentration and hours of operation.~~

~~**1.** Location. No mobile food vendor shall locate within 300 feet of any residential use or as determined by the Minor Use Permit.~~

~~**2.** Concentration. No mobile food vendor shall locate within 200 feet of another approved mobile food vending location on a separate parcel as measured between the mobile food vendors. Multiple mobile food vendors may be permitted on a single parcel, as determined by the Minor Use Permit.~~

~~**3.** Hours. Hours of operation for mobile food vending businesses shall be between 6:00 a.m. and 11:00 p.m., as defined in Section **20-70.020**, Definitions – "Hours of Operation," or as determined by the Minor Conditional Use Permit.~~

~~**C.** Standards and design criteria. The following standards and design criteria shall apply to all mobile food vendors:~~

~~**1.** Mobile food vending shall be conducted entirely upon private property and not within any public right-of-way;~~

~~**2.** The proposed location is on an improved property that is entirely paved and does not interfere with the operation of any approved uses on the site;~~

~~**3.** Mobile vendors shall maintain their immediate sales location in a clean and hazard free condition;~~

~~**4.** Mobile vendors shall maintain covered garbage, recycling, and compost container(s) immediately adjacent to the vending location for customer use;~~

~~**5.** Applications for mobile food vending shall include the location and description of any proposed outdoor dining area, including tables, chairs and shade structures;~~

~~**6.** No mobile vendor shall use, play or employ any sound outcry, amplifier, loudspeaker, radio or any other instrument or device to produce sound in connection with the promotion of a vending operation;~~

~~**7.** Outdoor music is permitted consistent with the normally acceptable decibel levels outlined in the Noise and Safety Element of the Santa Rosa General Plan, and as determined by the Minor Conditional Use Permit;~~

~~**8.** An agreement for the use of properly operating restroom facilities within 200 feet of the mobile food vendor location shall be maintained at all times;~~

~~**9.** All signage shall be located on the vending equipment and is subject to the requirements of Chapter **20-38**, Signs;~~

~~**10.** No mobile food vendor shall sell alcoholic beverages or cannabis products;~~

~~**11.** Mobile vendors cooking food shall at all times maintain a working fire extinguisher(s) of the appropriate type and rating at the vending location;~~

~~**12.** Mobile food vendors operating within a parking lot shall not inhibit traffic circulation and shall maintain the minimum required on-site parking spaces for the principal use on the property; and~~

~~**13.** After the permitted hours of operation, all mobile vending equipment, including the mobile unit itself and any associated dining furniture, shall be stored off site or within an approved, enclosed structure on site.~~

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

~~(Ord. 2020-002 § 2; Ord. 2020-017 § 2)~~

~~§ 20-16.140**One-time, 12-month extension for tentative maps and associated entitlements.**~~

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

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

~~(Ord. 2021-012 § 6)~~

~~§ 20-16.150**Second, 12-month extension for tentative maps and associated entitlements.**~~

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

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

~~(Ord. 2021-012 § 7)~~

Section 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**
Residential Districts		
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
~~NMU~~	~~Neighborhood Mixed Use~~	~~Neighborhood Mixed Use~~
MH	Mobile Home Park	Residential—Mobile Home Parks
Commercial Districts		
CO	Office Commercial	Office
CN	Neighborhood Commercial	~~Mixed Use,~~ Retail and Business Services, Neighborhood Shopping Center
CG	General Commercial	Retail and Business Services

CV	Motor Vehicle Sales	Retail and Business Services
CMU	Core Mixed Use	Core Mixed Use
SMU	Station Mixed Use	Station Mixed Use
MMU	Maker Mixed Use	Maker Mixed Use
NMU	Neighborhood Mixed Use	Neighborhood Mixed Use
CSC	Community Shopping Center	Retail and Business Services, ~~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,~~ Parks and Recreation
OSR	Open Space—Recreation	Open Space, Parks and Recreation
PD	Planned Development	All
PI	Public/Institutional	Public/Institutional
Combining Districts		
-G	Gateway	All
-H	Historic	All
-SR	Scenic Road	All
-DSA	Downtown Station Area	All
-SA	North Station Area	All
-SH	Senior Housing	All

(Ord. 3677 § 1, 2004; Ord. 3950 § 2, 2010; Ord. 3997 § 3, 2012; Ord. 2020-001 § 2; Ord. 2020-014 § 3)

Section 20-21.040 Exemptions from land use requirements.
The land use permit requirements of this Zoning Code do not apply to the land uses, structures, and activities identified by this Section. These are allowed in all zoning districts subject to compliance with this Section.

A. General requirements for exemption. The land uses, structures, and activities identified by Subsection B below are exempt from the land use permit requirements of this Zoning Code only when:

1. The use, activity or structure is established and operated in compliance with the setback requirements, height limits, parking requirements, and all other applicable standards of this Division (Zoning Districts and Allowable Land Uses), Division 3 (Site Planning and General Development Regulations), and, where applicable, Chapter 20-61 (Nonconforming Uses, Structures, and Parcels); and

2. Any permit or approval required by regulations other than this Zoning Code is obtained (for example, a Building Permit).

B. Exempt activities and land uses. The following are exempt from the land use permit requirements of this Zoning Code when in compliance with Subsection A above.

1. Decks, paths and driveways. Decks, platforms, on-site paths, and driveways that are not required to have a Building Permit or Grading Permit.

2. Fences and walls. See Section 20-30.060 (Fences, Walls, and Screening).

3. Interior remodeling. Interior alterations that do not increase the gross floor area of the structure, or change the permitted use of the structure.

4. Repairs and maintenance.

a. Single-family dwellings. Ordinary repairs to, and maintenance of, single-family dwellings.

b. Multi-family, and non-residential structures. Ordinary repairs to, and maintenance of multi-family residential and non-residential structures including the installation and updating of air quality monitoring equipment, if:

(1) The work does not change the approved land use of the site or structure, or add to, enlarge or expand the land use and/or structure; and
(2) Any exterior repairs employ the same materials and design as the original construction.

5. Small, portable residential accessory structures. A single portable structure per lot or unit, including pre-manufactured storage sheds and other small structures in residential zoning districts that are exempt from Building Permit requirements in compliance with the City Code and the Uniform Building Code.

6. Spas, hot tubs, and fish ponds. Portable spas and hot tubs, and constructed fish ponds that do not: exceed 120 square feet in total area including related equipment; contain more than 2,000 gallons of water; or exceed three feet in depth.

7. Utilities. The erection, construction, alteration, or maintenance by a public utility or public agency of utilities intended to service existing or nearby approved developments shall be permitted in any zoning district. These include: water; gas; electric; telecommunication; supply or disposal systems; including wires, mains, drains, sewers, pipes, conduits, cables, fire-alarm boxes, police call boxes, traffic signals, hydrants, etc., but not including new transmission lines and structures. Satellite and wireless communications antennas are subject to Chapter 20-44 (Telecommunications Facilities).

8. Microenterprise Home Kitchen Operation (MEHKO) with a Sonoma County Environmental Health Permit and a Business Tax Certificate from the City of Santa Rosa.

9. An exempt Compact Mobile Food Operation with a Business Tax Certificate and inspection from the Sonoma County Environmental Health Department.

Section 20-22.020 Purposes of the residential zoning districts.

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

Section 20-22.030 Residential district land use and permit requirements.

TABLE 2-2 Allowed Land Uses and Permit Requirements for ~~Industrial~~ Residential Districts*	P - Permitted Use, Zoning Clearance Required Consistent with Section 20-52.020							
	MUP - Minor Conditional Use Permit Required							
	CUP - Conditional Use Permit Required							
	S - See Specific Use Regulations for Permit							
	— Use Not Allowed							
	PERMIT REQUIRED BY ZONE							Specific Use Regulations
LAND USE (1)	RR	R-1	R-2	R-3	MH	~~NMU~~	TV-R	
AGRICULTURAL & OPEN SPACE USES								

TABLE 2-2 Allowed Land Uses and Permit Requirements for ~~Industrial~~ Residential Districts*	P - Permitted Use, Zoning Clearance Required Consistent with Section 20-52.020 MUP - Minor Conditional Use Permit Required CUP - Conditional Use Permit Required S - See Specific Use Regulations for Permit — Use Not Allowed							
	PERMIT REQUIRED BY ZONE							Specific Use Regulations
LAND USE (1)	RR	R-1	R-2	R-3	MH	~~NMU~~	TV-R	
Agricultural accessory structure	P	—	—	—	—	—	—	
Animal keeping—Livestock, including aviaries	S	—	—	—	—	—	—	20-42.040
Crop production, horticulture, orchard, vineyard	P	MUP	—	—	—	—	—	
Initial crop processing	MUP	MUP	—	—	—	—	—	
Plant nursery	CUP	—	—	—	—	—	—	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES								
Community garden (5)	P	P	P	P	P	~~P~~	P	20-40
Equestrian facility	CUP	—	—	—	—	—	—	
Golf course/country club, public or quasi-public	CUP	CUP	—	—	—	—	—	
Health/fitness facility—Commercial	—	—	—	—	—	~~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	
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	

TABLE 2-2 Allowed Land Uses and Permit Requirements for ~~Industrial~~ Residential Districts*	P - Permitted Use, Zoning Clearance Required Consistent with Section 20-52.020 MUP - Minor Conditional Use Permit Required CUP - Conditional Use Permit Required S - See Specific Use Regulations for Permit — Use Not Allowed							
	PERMIT REQUIRED BY ZONE							Specific Use Regulations
LAND USE (1)	RR	R-1	R-2	R-3	MH	~~NMU~~	TV-R	
Studio—Art, dance, martial arts, music, etc.	—	—	—	—	—	~~MUP~~	MUP	
RESIDENTIAL USES (See Section 20-28.080, Senior Housing (-SH) combining district, for specific requirements regarding proposed senior housing developments)								
Accessory dwelling unit	S	S	S	S	—	~~S~~	S	20-42.130
Agricultural employee housing—6 or fewer residents	P	P	P	P	P	~~P~~	P	
Agricultural employee housing—7 or more residents (11)	MUP	MUP	MUP (2)	MUP (2)	MUP	~~MUP (2)~~	MUP (2)	
Animal keeping—Domestic~~,~~ and exotic	S	S	S	S	S	~~S~~	S	20-42.040
Cannabis—Personal cultivation	P	P	P	P	P	~~P~~	P	20-46
Community care facility—6 or fewer clients	P	P	P	P	P	~~P~~	P	20-42.060
Community care facility—7 or more clients (11)	MUP	MUP	MUP (2)	MUP (2)	MUP	~~MUP (2)~~	MUP (2)	20-42.060
Duplex (6)(7)(8)	MUP (2)	MUP (2)	P	P	—	~~P~~	P	
Emergency shelter	CUP	CUP	CUP	CUP	CUP	~~CUP~~	CUP	
Emergency shelter—10 or fewer beds	CUP (12)	CUP (12)	CUP (12)	CUP (12)	CUP (12)	~~CUP~~	CUP (12)	
Half-Plex (6)(7)(8)	MUP (2)	MUP (2)	P	P	—	~~P~~	P	
Home occupation	S	S	S	S	S	~~S~~	S	20-42.070
Junior accessory dwelling unit	S	S	S	S	—	~~S~~	S	20-42.130

TABLE 2-2 Allowed Land Uses and Permit Requirements for ~~Industrial~~ Residential Districts*	P - Permitted Use, Zoning Clearance Required Consistent with Section 20-52.020 MUP - Minor Conditional Use Permit Required CUP - Conditional Use Permit Required S - See Specific Use Regulations for Permit — Use Not Allowed							
	PERMIT REQUIRED BY ZONE							Specific Use Regulations
LAND USE (1)	RR	R-1	R-2	R-3	MH	~~NMU~~	TV-R	
Live/work	—	—	—	—	—	~~MUP~~	P (3)	20-42.080
Missing Middle Housing	—	—	—	P	—		P	20-28.100
Mobile home park (10)	CUP (13)	CUP (13)	CUP (13)	CUP (13)	P	~~CUP~~	—	20-42.100
Mobile home/manufactured housing ~~unit~~ (8)	P	P	P	P	P	~~P~~	P	20-42.094
Multi-family ~~dwellings~~ (6) (8)	MUP	MUP	P	P	—	~~P~~	P	
Organizational house (dormitory, sorority, monastery, etc.)	MUP	MUP	CUP	CUP	—	~~CUP~~	CUP	
Residential accessory structures and uses	P	P	P	P	P	~~P~~	P	20-42.030
Residential component of a mixed use project (11)	MUP (2)	MUP (2)	MUP (2)	MUP (2)	MUP	~~P~~	P	20-42.090
Rooming or boarding house	P	P	P	P	—	~~P~~	P	
Rooming or boarding, accessory	P	P	P	P	—	~~P~~	P	
Single-family attached (7)(8)	MUP (2)	MUP (2)	P	P	—	~~P~~	P	
Single-family detached (7)(8)	P	P	—	—	—	~~—~~	—	
Single Room Occupancy Facility (10)	—	MUP ~~(12)~~	MUP ~~(12)~~	MUP ~~(12)~~	—	~~—~~	MUP ~~(12)~~	
Small lot residential project - single family attached (10)	CUP (12)	MUP ~~(12)~~	MUP ~~(12)~~	MUP ~~(12)~~	—	~~CUP (12)~~	MUP ~~(12)~~	20-42.140

TABLE 2-2 Allowed Land Uses and Permit Requirements for ~~Industrial~~ Residential Districts*	P - Permitted Use, Zoning Clearance Required Consistent with Section 20-52.020 MUP - Minor Conditional Use Permit Required CUP - Conditional Use Permit Required S - See Specific Use Regulations for Permit — Use Not Allowed							
	PERMIT REQUIRED BY ZONE							Specific Use Regulations
LAND USE (1)	RR	R-1	R-2	R-3	MH	~~NMU~~	TV-R	
Small lot residential project — single family detached ~~(10)~~(13)	CUP (12)	MUP (12)	—	—	—	~~—~~	—	20-42.140
Supportive housing	P	P	P	P	P	~~P~~	P	
Transitional housing	P (4)	P (4)	P	P	P	~~P~~	P	
Work/live	—	—	—	—	—	~~MUP~~	MUP	20-42.080
RETAIL TRADE								
Accessory retail ~~uses~~	—	—	—	—	MUP	~~P~~	P	20-42.024
Alcoholic beverage sales	—	—	—	—	—	~~CUP~~	CUP	20-42.034
Artisan shop	—	—	—	—	—	~~P~~	MUP	
General retail—up to 20,000 sf of floor area	—	—	—	—	—	~~P~~	P	
Specialty food store—10,000 sf or less	—	—	—	—	—	~~P~~	P	
Mobile Food Facility	—	—	—	—	—	~~MUP~~	—	20-42.210
Neighborhood center	MUP	MUP	MUP	MUP	MUP	~~P~~	P	
Outdoor display and sales	—	—	—	—	—	~~MUP~~	MUP	20-42.110
Pharmacy	—	—	—	—	—	~~P~~	P	
Produce stand	MUP	—	—	—	—	~~P~~	MUP	
Restaurant, café, coffee shop—Counter ordering	—	—	—	—	—	~~P~~	P	
Restaurant, café, coffee shop—Outdoor dining	—	—	—	—	—	~~P~~	MUP	20-42.110, 20-42.160

TABLE 2-2 Allowed Land Uses and Permit Requirements for ~~Industrial~~ Residential Districts*	P - Permitted Use, Zoning Clearance Required Consistent with Section 20-52.020 MUP - Minor Conditional Use Permit Required CUP - Conditional Use Permit Required S - See Specific Use Regulations for Permit — Use Not Allowed							
	PERMIT REQUIRED BY ZONE							Specific Use Regulations
LAND USE (1)	RR	R-1	R-2	R-3	MH	~~NMU~~	TV-R	
Restaurant, café, coffee shop—Serving alcohol (no bar)	—	—	—	—	—	~~P~~	MUP	
Restaurant, café, coffee shop—Table service	—	—	—	—	—	~~P~~	P	
Second hand store	—	—	—	—	—	~~—~~	—	
SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL								
ATM	—	—	—	—	—	~~P~~	P	20-42.044
Medical service—Health care facility—6 or fewer patients	P	P	P	P	P	~~P~~	P	20-42.060
Medical service—Health care facility—7 or more patients	MUP	MUP	MUP	MUP	MUP	~~MUP~~	MUP	20-42.060
Medical service—Integrated medical health center	—	—	MUP	MUP	—	~~MUP~~	MUP	
SERVICES—GENERAL								
Accessory service ~~uses~~	—	—	—	—	MUP	~~MUP~~	MUP	20-42.024
Adult day care	MUP	MUP	MUP	MUP	MUP	~~MUP~~	MUP	
Child day care—Large family day care home (9)	P	P	P	P	P	~~P~~	P	20-42.050
Child day care—Small family day care home (9)	P	P	P	P	P	~~P~~	P	20-42.050
Child day care center (10)	MUP	MUP	MUP	MUP	—	~~P~~	MUP	20-42.050
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	—	—	—	—	—	~~MUP~~	CUP	

TABLE 2-2 Allowed Land Uses and Permit Requirements for ~~Industrial~~ Residential Districts*	P - Permitted Use, Zoning Clearance Required Consistent with Section 20-52.020 MUP - Minor Conditional Use Permit Required CUP - Conditional Use Permit Required S - See Specific Use Regulations for Permit — Use Not Allowed							
	PERMIT REQUIRED BY ZONE							Specific Use Regulations
LAND USE (1)	RR	R-1	R-2	R-3	MH	~~NMU~~	TV-R	
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								
Electronic vehicle supply equipment (EVSE) - Accessory	P	P	P	P	P	P	P	
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			
RR	Rural Residential	**R-3**	Multi-Family Residential
R-1	Single-Family Residential	**MH**	Mobile Home Park
R-2	Medium Density Multi-Family Residential	~~**NMU**~~ **TV-R**	~~Neighborhood Mixed Use~~ Transit Village-Residential

Notes:

(1) See Division 7 for land use definitions.

(2) Permitted by right within ~~one~~ any of the City's Priority Development Areas and shall therefore not require a use permit.

(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 2162, as specified in Government Code Section 65651. A new

supportive or transitional housing use occupying an existing multi-family residence in an RR or R-1-6 Zoning District is a permitted use requiring only a Zoning Clearance.

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

(6) Permitted with a Minor Conditional Use Permit within any single-family Planned Development and/or any rural residential Planned Development within ~~one~~ any of the City's Priority Development Areas.

(7) Permitted by right within any single-family Planned Development and/or any rural residential Planned Development within ~~one~~ any of the City's Priority Development Areas and shall therefore not require a use permit.

(8) Permitted with a Minor Conditional Use Permit within any nonresidential Planned Development within ~~one~~ any of the City's Priority Development Areas.

(9) Permitted by right within any Planned Development.

(10) Permitted with a Minor Conditional Use Permit within any residential Planned Development.

(11) Permitted by right within any multifamily residential Planned Development within ~~one~~ any of the City's Priority Development Areas and shall therefore not require a use permit.

(12) Permitted with a Minor Conditional Use Permit within ~~one~~ any of the City's Priority Development Areas.

(13) Permitted with a Minor Conditional Use Permit within any single-family Planned Development and/or any rural residential Planned Development.

(Ord. 3677 § 1, 2004; Ord. 3711 § 1 Exh. A, 2005; Ord. 3889 § 2, 2008; Ord. 3950 § 4, 2010; Ord. 3968 § 2, 2011; Ord. 3978 § 3, 2012; Ord. 3997 § 4, 2012; Ord. 4001 § 2, 2012; Ord. 4002 § 2, 2012; Ord. 4042 § 2, 2015; Ord. 2017-024 § 2; Ord. 2017-025 § 2; Ord. 2018-012 § 3; Ord. 2020-001 § 3; Ord. 2020-014 § 6; Ord. 2021-012 § 9; Ord. 2024-012, 11/19/2024)

Section 20-22.040 Residential district subdivision and density standards.

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 20-42.140, 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.
RR-20	20,000 sf	Determined through subdivision process	
R-1-6	6,000 sf—Interior lot 7,000 sf —Corner lot	60 ft—Interior lot 70 ft—Corner lot	
R-1-7.5	7,500 sf—Interior lot 8,000 sf—Corner lot	75 ft	
R-1-9	9,000 sf—Interior lot 9,500 sf—Corner lot	80 ft	
R-1-15	15,000 sf—Interior lot 15,000 sf—Corner lot	80 ft	
R-2	6,000 sf—Interior lot 7,000 sf—Corner lot	60 ft—Interior lot 70 ft—Corner lot	1 unit per 3,000 sf (2) (3)
R-3-10	6,000 sf—Interior lot 7,000 sf—Corner lot	60 ft—Interior lot 70 ft—Corner lot	1 unit per 4,300 sf (2) (3)
R-3-15	6,000 sf—Interior lot 7,000 sf—Corner lot	60 ft—Interior lot 70 ft—Corner lot	1 unit per 2,900 sf (2) (3)
R-3-18	6,000 sf—Interior lot 7,000 sf—Corner lot	80 ft—Interior lot 90 ft—Corner lot	1 unit per 2,400 sf (2) (3)
R-3-30	6,000 sf—Interior lot 7,000 sf—Corner lot	80 ft—Interior lot 90 ft—Corner lot	1 unit per 1,450 sf (2) (3)
R-3-HD	6,000 sf—Interior lot 7,000 sf—Corner lot	80 ft—Interior lot 90 ft—Corner lot	Determined by CUP (3)
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 (3)
~~NMU~~	~~None required.~~		~~No maximum. See FAR Section 20-23.060.A.~~

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.

(3) A Missing Middle Housing development designed in accordance with Section 20-28.100 is not subject to the unit per square footage requirement.

~~D.~~ Development in all R-3 and TV-R districts shall provide at least the midpoint of the allowed density, unless topography, parcel configuration, heritage trees, historic preservation, or utility constraints make the midpoint impossible to achieve.

Section 20-22.050 Residential district general development standards.

TABLE 2-4—RR AND R-1 DISTRICT DEVELOPMENT STANDARDS						
Development Feature	**Requirement by Zoning District**					
	RR-40	**RR-20**	**R-1-6**	**R-1-7.5**	**R-1-9**	**R-1-15**
Setbacks, primary structures (1)	Minimum setbacks required. See Section 20-30.110 for setback measurement instructions, and exceptions to these requirements.					
Front	20 ft	20 ft	15 ft	20 ft	20 ft	20 ft
Side—Interior	5 ft	5 ft	5 ft for 1-story parts of structures 10 ft for 2-story parts of structures	5 ft for 1-story parts of structures 10 ft for 2-story parts of structures	10 ft	10 ft
Side—Corner	20 ft	15 ft	15 ft	15 ft	15 ft	15 ft
Rear	20 ft	20 ft	15 ft	15 ft	20 ft	20 ft
Garage/carport front	A garage/carport entrance facing a public or private street shall be set back 19 ft from the rear of the sidewalk, street property line, or street plan line, whichever is greater. A garage facing a public or private alley or driveway shall be set back 3 to 5 ft from the alley property line, back of curb, sidewalk, or pavement edge, whichever is greater.					

Setbacks, accessory structures (1)	Minimum setbacks accessory structures. See also Sections 20-30.110 for exceptions, and 20-42.030 (Accessory Uses and Structures).		
Front	20 ft		
Side—Interior	5 ft	5 ft 0 ft for attached and zero lot line units	5 ft 0 ft for attached and zero lot line units
Side—Corner	20 ft	15 ft	
Rear	5 ft	5 ft	
Alley	3 to 5 ft, or 19 ft when used for parking with direct access to alley.		
Building separation	See Sections 20-30.110 (Setback Requirements and Exceptions) and 20-42.030 (Accessory Structures and Uses).		
Lot coverage	Maximum percentage of total lot area that may be covered by structures. See Section 20-22.040 (Residential District Subdivision and Density Standards).		
Residential structures	40%		
Meeting facility	Determined through Conditional Use Permit approval, to a maximum of 75%		
Height limit	Maximum allowable height of structures. See Sections 20-30.070 (Height Limits and Exceptions) for height measurement requirement and height limit exception and 20-52.060 (Minor Adjustments, Minor Variances and Variances).		
Primary structures	35 ft	35 ft	

Accessory structures	16 ft	16 ft
Fences, walls & hedges	No fence, wall, or hedge shall exceed a height of 3 feet in any required front or corner side setback, or 6 feet in any other location on the lot. See Section 20-30.050 (Fences, Walls, and Hedges).	
Landscaping	See Chapter 20-34 (Landscaping Standards).	
Parking	See Chapter 20-36 (Parking and Loading).	
Signs	See Chapter 20-38 (Signs).	
Notes:		
(1)	For a multi-family housing project the setbacks are measured from the exterior walls of the structure to the outermost project property lines.	

TABLE 2-5—R-2 AND R-3 DISTRICT DEVELOPMENT STANDARDS									
	Requirement by Zoning District								
Development Feature	**R-2**	**R-3-10**	**R-3-15**	**R-3-18**	**R-3-30**	**R-3-HD**	~~**NMU (3)**~~		**TV-R**
Setbacks, primary structures (1) (2)	Minimum setbacks required. See Section 20-30.110 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.	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.	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.	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.	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.	10 ft provided a 1-story portion may project up to 6 ft into the setback and required stairs and landings may project up to 10 ft into the setback.	~~Nonresidential ground floor~~ ~~Nonresidential ground floor~~	~~0 – 10 ft (min/max)~~ ~~5 – 12 ft (min/max)~~	None, except as required by the review authority (2)

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

Side—Corner	10 ft provided a 1-story portion may project up to 6 ft into the setback and required stairs and landings may project up to 10 ft into the setback.	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.	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.	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.	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.	10 ft provided a 1-story portion may project up to 6 ft into the setback and required stairs and landings may project up to 10 ft into the setback.	~~0 – 10 ft (min/max)~~	
Rear								
Attached and detached except when:	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	~~0 ft; 5 feet required when directly abutting existing low-density residential development~~	None, except as required by the review authority (2)
Abutting an R-3	15 ft	0 ft	0 ft	0 ft	0 ft	0 ft	~~0 ft; 5 feet required when directly abutting existing low-density residential development~~	
Garage/carport front	A garage/carport entrance facing a public or private street shall be set back 19 ft from the rear of the sidewalk, street property line, or street plan line, whichever is greater. A garage facing a public or private alley or driveway shall be set back 3 to 5 ft, or 19 ft from the alley property line, back of curb, sidewalk, or pavement edge, whichever is greater.							
Setbacks, accessory structures (1)	Minimum setbacks for accessory structures. See also Sections 20-30.110 for exceptions, and 20-42.030 (Accessory Uses and Structures).							
Front	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	~~None, except as required by the review authority (2)~~	None, except as required by the review authority (2)
Side—Interior	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft		
Side—Corner	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft		
Rear	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft		
Alley	3 to 5 ft, or 19 ft when used for parking with direct access to alley.	3 to 5 ft, or 19 ft when used for parking with direct access to alley.	3 to 5 ft, or 19 ft when used for parking with direct access to alley.	3 to 5 ft, or 19 ft when used for parking with direct access to alley.	3 to 5 ft, or 19 ft when used for parking with direct access to alley.	3 to 5 ft, or 19 ft when used for parking with direct access to alley.		3 to 5 ft, or 19 ft when used for parking with direct access to alley.
Building separation	See Sections 20-30.110 (Setback Requirements and Exceptions) and 20-42.030 (Accessory Structures and Uses).							
Lot coverage	Maximum percentage of total lot area that may be covered by structures. See Section 20-22.040 (Residential District Subdivision and Density Standards).							

Maximum coverage	50%	55%	60%	65%	75%	75%	~~100%~~	100%
Height limit	Maximum allowable height of structures. See Section 20-30.070 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.							
Primary structures	35 ft	35 ft	35 ft	45 ft	45 ft	45 ft	~~No maximum. See FAR Section 20-23.060.A.~~	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	16 ft	16 ft	16 ft	16 ft	16 ft		16 ft
Fences, walls & hedges	No fence, wall, or hedge shall exceed a height of 3 feet in any required front or corner side setback, or 6 feet in any other location on the lot. See Section 20-30.110 (Setback requirements and exceptions).							
Landscaping	See Chapter 20-34 (Landscaping Standards).							
Parking	See Chapter 20-36 (Parking and Loading).							
Signs	See Chapter 20-38 (Signs).							

Notes:	
(1)	The Design Review or Conditional Use Permit process may require larger setbacks.
(2)	The North Station Area (-SA) or Downtown Station Area (-DSA) Combining Districts may require special setbacks.
~~(3)~~	~~See Zoning Code Section 20-23.060 for additional zoning district development standards.~~

Section 20-23.020 Purposes of commercial zoning districts.
The purposes of the individual commercial zoning districts and the manner in which they are applied are as follows:

A. CO (Office Commercial) district. The CO zoning district is applied to areas appropriate for administrative, business, financial, medical, professional, and public office uses, together with similar and related compatible uses. Residential uses may also be accommodated as

part of mixed use projects. The CO zoning district is consistent with and implements the Office land use classification of the General Plan.

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

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

D. CV (Motor Vehicle Sales) district. The CV zoning district is applied to areas appropriate for a concentration of new and used motor vehicle sales establishments and related support uses. The CV zoning district is consistent with the Retail and Business Services land use classification of the General Plan.

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

F. SMU (Station Mixed Use) district. The SMU zoning district is applied to areas within downtown Santa Rosa to provide for a range of visitor-serving uses, including retail, restaurants, entertainment, cultural amenities, and hotels in proximity to the Downtown

SMART station. While commercial uses are emphasized, new multi-family housing will also be allowed to support the daytime and evening vitality of the Downtown Station Area. New development will be required to respect the historic character of the Railroad Square area, adding to the mix of uses and enhancing the walkable, pedestrian-oriented streets and public spaces that attract locals, SMART train riders, and visitors from the wider region. The SMU zoning district implements and is consistent with the Station Mixed Use land use classification of the General Plan.

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

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

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

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

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

Section 20-23.030 Commercial district land uses and permit requirements.

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial 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 — Use Not Allowed PERMIT REQUIRED BY ZONE										
USE (1)	**CO**	**CN (7)**	**CG**	**CV**	**CMU**	**SMU**	**MMU**	**NMU**	**CSC (2)**	**TV-M**	**Specific Use Regulations**
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING											
Artisan/craft product manufacturing	—	MUP	P	—	MUP	MUP	P	**P**	P	—	
Brewery—Brew pub	—	MUP	MUP	—	~~MUP~~ P	~~MUP~~P	P	**P**	MUP	~~MUP~~P	
Cannabis—Commercial cultivation—up to 5,000 sq ft	—	—	—	—	—	—	MUP	-	—	—	
Cannabis—Distribution	—	—	—	—	—	—	MUP	-	—	—	
Cannabis—Manufacturing ~~L~~level 1 (non-volatile)	—	—	—	—	—	—	MUP	-	—	—	
Cannabis—Microbusiness	—	—	—	—	—	—	MUP	-	—	—	
Cannabis—Testing laboratory	MUP	—	—	—	—	—	P	-	—	—	
Laboratory—Medical, analytical	MUP	—	—	—	MUP	MUP	P	-	—	—	
Manufacturing/processing—Light	—	—	—	—	—	—	P	-	—	—	
Manufacturing/processing—Medium	—	—	—	—	—	—	MUP	-	—	—	

Media Production—Backlots/Outdoor Facilities	—	—	—	—	—	—	P	**P**	—	—	
Media Production - Indoor Support Facilities	—	—	—	—	—	—	P	**P**	—	—	
Media Production - Soundstages	—	—	—	—	—	—	P	**P**	—	—	
Printing and publishing	—	—	—	—	MUP	MUP	P	**P**	—	—	
Recycling—Reverse vending machines	—	P	P	—	—	—	—	**-**	P	—	
Recycling—Small collection facility~~ies~~	—	—	MUP	—	—	—	—	**-**	MUP	—	
Research and development	—	—	—	—	MUP	P	P	**P**	—	—	
Storage—Accessory	P	P	P	P	P	P	P	**P**	P	P	
Storage—Personal storage facility ~~(mini—storage)~~	—	—	MUP	—	—	—	—	**-**	—	—	
Winery—Boutique	—	—	MUP	—	~~MUP~~P	~~MUPP~~	P	**P**	MUP	~~MUPP~~	
Winery—Production	—	—	CUP	—	CUP	CUP	MUP	**CUP**	—	CUP	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES											
Adult entertainment business	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	20-40
Commercial recreation facility—Indoor	—	—	MUP	—	MUP	MUP	MUP	**MUP**	MUP	MUP	
Community garden (6)	P	P	P	P	P	P	P	**P**	P	P	
Conference/convention facility	—	—	CUP	—	MUP	MUP	CUP	**-**	—	CUP	
Health/fitness facility—Commercial	—	MUP	P	—	P	P	P	**P**	P	MUP	
Health/fitness facility—Quasi-public	—	MUP	P	—	P	P	P	**P**	P	MUP	
Library, museum	P	P	P	MUP	P	P	P	**P**	P	P	
Meeting facility, public or private	MUP	MUP	MUP	MUP	MUP	MUP	MUP	**MUP**	MUP	MUP	
Park, playground	P	P	P	MUP	P	P	P	**P**	P	P	
School, public or private	MUP	MUP	MUP	MUP	MUP	MUP	MUP	**MUP**	MUP	MUP	
Sports and entertainment assembly facility	—	—	CUP	—	MUP	MUP	CUP	**MUP**	—	—	

Studio—Art, dance, martial arts, music, etc.	MUP	P	P	—	P	P	P	**P**	P	MUP	
Theater, auditorium	—	—	CUP	—	MUP	MUP	MUP	**MUP**	CUP	MUP	
RESIDENTIAL USES (See Section 20-28.080, Senior Housing (-SH) combining district, for specific requirements regarding proposed senior housing developments)											
Animal keeping—Domestic and exotic	S	S	S	—	S	S	S	**S**	S	S	
Community care facility—6 or fewer clients (9)	P	P	P	—	P	P	P	**P**	P	P	
Community care facility—7 or more clients (9)	MUP (16)	MUP	MUP (16)	—	MUP (16)	MUP (16)	MUP (16)	**MUP (16)**	MUP	MUP (16)	
Duplex (14)(17)	CUP (15)	P	MUP (15)	—	P	P	P	**P**	P	P (5)	
Emergency shelter—50 or fewer beds (17)	CUP (15)	CUP (15)	P	CUP (15)	CUP (15)	CUP	CUP	**CUP**	CUP (15)	CUP (15)	
Emergency shelter—51 or fewer beds (17)	CUP (15)	CUP (15)	CUP (15)	CUP (15)	CUP (15)	CUP	CUP	**CUP**	CUP (15)	CUP (15)	
Half-Plex (14)(17)	CUP (15)	P	MUP (15)	—	P	P	P	**P**	P	P (5)	
Home occupation	S	S	S	—	S	S	S	**S**	S	S	
Live/work	MUP	MUP	MUP	—	P	P	P	**P**	MUP	MUP	
Multi-family ~~dwelling~~ (14)(17)	CUP (15)	P	MUP (16)	—	P	P	P	**P**	P	P (5)	
Residential accessory structures and uses ~~and structures~~	P	P	P	—	P	—	—	**P**	P	P	
Residential component of a mixed use project (9)	MUP (16)	P	MUP (16)	—	P	P	P	**P**	P	P (5)	
Single-family ~~A~~attached(17)	CUP (15)	P	MUP (15)	—	P	P	P	**P**	P	P (5)	

Single ~~r~~Room ~~o~~Occupancy ~~f~~Facility	—	—	CUP	—	MUP	MUP	MUP	**MUP**	CUP	—	
Supportive housing (12)	P	P	P	—	P	P	P	**P**	P	P	
Transitional housing	CUP	CUP	CUP	CUP	MUP	MUP	MUP	**P**	—	CUP	
Work/live	MUP	MUP	MUP	MUP	MUP	MUP	MUP	**MUP**	MUP	MUP	
RETAIL TRADE											
Accessory retail ~~uses~~	P	P	P	P	P	P	P	**P**	P	P	
Alcoholic beverage sales	—	CUP	CUP	—	CUP	CUP	CUP	**CUP**	CUP	CUP	
Artisan shop	—	P	P	—	P	P	P	**P**	P	P	
Auto and vehicle sales and rental	—	—	MUP (11)	P	—	—	—	**-**	—	—	
Auto parts sales (no installation services)	—	—	P (11)	P	—	—	—	**-**	P	—	
Bar/tavern	—	CUP	CUP	—	CUP	CUP	CUP	**CUP**	CUP	CUP	
Building and landscape materials sales—Indoor	—	—	P (11)	—	—	—	—	**-**	P	—	
Building and landscape materials sales—Outdoor	—	—	MUP	—	—	—	—	**-**	MUP	—	
Cannabis—Retail (dispensary) and delivery	CUP (10)	CUP (10)	CUP (10)	—	—	—	—	**-**	CUP (10)	—	
Construction and heavy equipment sales and rental	—	—	—	MUP	—	—	—	**-**	—	—	
Drive-through retail sales	—	CUP	CUP (11)	—	—	—	—	**-**	CUP	—	
Electric vehicle sales	—	—	—	—	MUP	MUP	MUP	**-**	—	—	
Farm supply and feed store	—	—	MUP	—	—	—	—	**-**	MUP	—	
Fuel dealer (propane for home and farm use, etc.)	—	—	—	CUP	—	—	—	**-**	—	—	
Furniture, furnishings, appliance/equipment store	—	—	P	—	P	P	P	**P**	P	MUP	
Gas station	—	—	—	—	—	—	—	**-**	—	—	
General retail—Up~~P~~ to 20,000 sf of floor area	—	P(11)	P	—	P	P	P	**P**	P	P	

General retail— More than 20,000 sf, up to 50,000 sf	—	MUP (11)	P (11)	—	P	P	MUP	**P**	P	MUP	
General retail—More than 50,000 sf of floor area	—	—	CUP (11)	—	—	—	—	**-**	P	—	
Grocery store, small—Less than 20,000 sf	—	P	P	—	P	P	P	**P**	P	P	
Grocery store, large—20,000 sf and greater	—	CUP (11)	CUP (11)	—	P	P	P	**P**	P	CUP	
Mobile Food Facility (20)	MUP	MUP	MUP	MUP	MUP	MUP	MUP	**MUP**	MUP	MUP	
Mobile home, boat, or RV sales	—	—	MUP	P	—	—	—	**-**	—	—	
Neighborhood center	MUP	P	P	CUP	P	P	P	**P**	P	MUP	
Night club	—	—	MUP (11)	—	MUP	MUP	MUP	**MUP**	MUP	MUP	
Office—Supporting retail	MUP	P	P	—	P	P	P	**P**	P	P	
Outdoor display and sales	—	MUP	MUP	—	MUP (13)	MUP (13)	MUP (13)	**MUP (13)**	CUP	CUP	
Pharmacy	MUP	P	P	—	P	P	P	**P**	P	MUP	
Restaurant, café, coffee shop—Counter ordering	MUP	P	P	—	P	P	P	**P**	P	P	
Restaurant, café, coffee shop—Outdoor dining	P (8)	P (8)	P (8)	—	P (8)	P (8)	P (8)	**P**	P (8)	P (8)	
Restaurant, café, coffee shop—Serving alcohol (no bar)	P	P	P	—	P	P	P	**P**	P	P	
Restaurant, café, coffee shop—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	

Bank, financial services	MUP	P	P	—	P	P (5)	P (5)	**P**	P	P (5)	
Business support service	MUP	MUP	P	—	P	P	P	**P**	P	P	
Medical service—Clinic, urgent care	P	MUP	P	—	P	P	MUP	**P**	P	MUP	
Medical service—Doctor office	P	P	P	—	P	P (5)	MUP	**P**	P	P (5)	
Medical service—Health care facility	MUP	—	MUP	—	—	—	—	**P**	—	—	
Medical service—Hospital	CUP	CUP (11)	CUP (11)	CUP	CUP	CUP	CUP	**-**	CUP	CUP	
Medical service—Integrated medical health center	P	MUP	P	—	P	P	P	**P**	P	MUP	
Medical service—Lab	P	—	P	—	—	—	—	**-**	MUP	—	
Medical service—Veterinary clinic, animal hospital	MUP	—	MUP	—	—	—	—	**-**	MUP	—	
Office—Accessory	P	P	P	P	P	P	P	**P**	P	P	
Office—Business/service	P	P	P	—	P	P	P	**P**	P	P (5)	
Office—Government	P	MUP	MUP	MUP	P	MUP	MUP	**P**	MUP	MUP	
Office—Processing	MUP	—	MUP	—	MUP	MUP	MUP	**MUP**	—	MUP	
Office—Professional	P	MUP	P	—	P	P	P	**P**	—	P (5)	
SERVICES—GENERAL											
Accessory services	P	P	P	P	P	P	P	**MUP**	P	P	
Adult day care	—	P	MUP	—	MUP	MUP	MUP	**MUP**	P	MUP	
Catering service	—	—	P	—	—	—	P	**P**	—	—	
Child day care—Large family day care home (18)	P	P	P	—	P	P	P	**P**	P	P	20-42.050
Child day care—Small family day care home (18)	P	P	P	—	P	P	P	**P**	P	P	20-42.050
Child day care center (19)	P	P	P	—	P	P	P	**P**	P	P	20-42.050
Commissary	—	—	P	—	—	—	P	**P**	—	—	
Drive-through service	—	CUP	CUP	—	—	—	—	**-**	CUP	—	
Equipment rental	—	—	P (4)	—	—	—	—	**-**	—	—	

Extended hours of operation (11:00 p.m. to 6:00 a.m.)	—	MUP	MUP	—	P	P	P	**MUP**	MUP	MUP	
Lodging—Bed ~~and~~ & breakfast inn (B&B)	—	—	MUP	—	P	P	P	**P**	—	MUP	
Lodging—Hotel or motel	MUP	—	MUP	—	P (4)	P (4)	P (4)	**MUP**	—	P	
Massage related uses	P	P	P	P	P	P	P	**P**	P	P	~~Chap~~ 20-49
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, large appliances, etc.	—	—	MUP	—	—	—	—	**-**	—	—	
Social service organization	MUP	—	MUP	—	MUP	MUP	MUP	**MUP**	—	—	
Vehicle services—Major repair/body work	—	—	—	P (4)	—	—	—	**-**	—	—	
Vehicle services—Minor maintenance/repair	—	—	MUP	P (4) (11)	—	—	MUP	**-**	MUP	—	
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE											
Broadcasting studio	P	—	P	—	P	P	P	**P**	P	P	
Electronic vehicle supply equipment (EVSE) - Accessory	P	P	P	P	P	P	P	P	P	P	
Electronic vehicle supply equipment (EVSE) - Primary	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Parking facility, public or commercial	MUP	—	MUP	—	P (4)	P (4)	MUP	**MUP**	—	MUP	
Telecommunications facilities	S	S	S	S	S	S	S	**S**	S	S	
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	

Key to Zoning District Symbols							
CO	Office Commercial	**CV**	Motor Vehicle Sales	**TV-M**	Transit Village — Mixed	**MMU**	Maker Mixed Use
CN	Neighborhood Commercial	~~**CD**~~	~~Downtown Commercial~~	**CMU**	Core Mixed Use	**NMU**	Neighborhood Mixed Use
CG	General Commercial	**CSC**	Community Shopping Center	**SMU**	Station Mixed Use		

Notes

(1) See Division 7 for land use definitions.

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

(3) Each new development on a site shown in Figure 2-1, Section 20-23.060.C shall be a mixed use project, and each new development within the Courthouse Square Sub-Area of the Downtown Station Area Specific Plan shall provide activity-generating uses at the ground floor along all public streets.

(4) Minor Conditional Use Permit required when site abuts residential zoning district or parcel with residential use.

(5) Uses permitted on upper stories of building, Minor Use Permit required when proposed on ground floor.

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

(7) Residential uses are encouraged as part of new development on sites zoned CN, as described in Section 20-23.050.

(8) ~~Administrative~~ Director level Design Review is required when a project is not part of a building permit application.

(9) Permitted by right within any nonresidential Planned Development within ~~one~~ any of the City's Priority Development Areas and shall therefore not require a use permit.

(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 2162, as specified in Government Code Section 65651.

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

(14) Permitted by right within any commercial Planned Development within ~~one~~ any of the City's Priority Development Areas.

(15) Permitted with a Minor Conditional Use Permit within ~~one~~ any of the City's Priority Development Areas.

(16) Permitted by right within one of the City's Priority Development Areas.

(17) Permitted with a Minor Conditional Use Permit within any nonresidential Planned Development within ~~one~~ any of the City's Priority Development Areas.

(18) Permitted by right within any Planned Development.

(19) Permitted by right within any commercial Planned Development.

(20) Permitted with a Minor Conditional Use Permit within any commercial Planned Development.

Section 20-23.040 Commercial district general development standards.

TABLE 2-8—CV, CMU, SMU, MMU, NMU, AND CSC DISTRICT DEVELOPMENT STANDARDS						
Development Feature	**Requirement by Zoning District**					
	CV	**CMU(4)**	**SMU(4)**	**MMU(4)**	**NMU(4)**	**CSC**
Minimum lot size	*Minimum area and dimensions for parcels proposed in new subdivisions.*					
Area	20,000 sf	None required	None required	None required	None required	Determined by CUP
Dimensions	None required (1)	None required (1)	None required (1)	None required (1)	None required (1)	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	See FAR Section 20.23.060. None required for parcels without an assigned FAR.	See FAR Section 20-23.060.	See FAR Section 20-23.060.	See FAR Section 20-23.060.	1 unit required per 4,000 sf of nonresidential floor area to a maximum of 30 units per acre.
Setbacks (1) (2)	Minimum setbacks required. See Section 20-30.110 for setback measurement instructions.					
Front	20 ft (3)	Nonresidential Ground Floor: 0 -10 ft (min/max) Residential Ground Floor: 5-12 ft (min/max)	Nonresidential Ground Floor: 0 -10 ft (min/max) Residential Ground Floor: 5-12 ft (min/max)	Nonresidential Ground Floor: 0 -10 ft (min/max) Residential Ground Floor: 5-12 ft (min/max)	Nonresidential Ground Floor: 0 -10 ft (min/max) Residential Ground Floor: 5-12 ft (min/max)	7.5 ft adjacent to a residential zone or use; none required elsewhere

TABLE 2-8—CV, CMU, SMU, MMU, NMU, AND CSC DISTRICT DEVELOPMENT STANDARDS						
Development Feature	**Requirement by Zoning District**					
	CV	**CMU(4)**	**SMU(4)**	**MMU(4)**	**NMU(4)**	**CSC**
Side—Interior (each)	5 ft adjacent to a residential zone or use; none required elsewhere.	0 -10 ft (min/max); 5 ft required when directly abutting existing low-density residential development.	0 -10 ft (min/max); 5 ft required when directly abutting existing low-density residential development.	0 -10 ft (min/max); 5 ft required when directly abutting existing low-density residential development.	0 -10 ft (min/max); 5 ft required when directly abutting existing low-density residential development.	5 ft adjacent to a residential zone or use; none required elsewhere.
Side—Corner	Same as interior side	0-10 ft (min/max)	0-10 ft (min/max)	0-10 ft (min/max)	0-10 ft (min/max)	Same as interior side
Rear	20 ft	5 ft adjacent to a low-density or medium low-density residential zone or use; none required elsewhere.	5 ft adjacent to a low-density or medium low-density residential zone or use; none required elsewhere.	5 ft adjacent to a low-density or medium low-density residential zone or use; none required elsewhere.	0 ft; 5 feet required when directly abutting existing low-density residential development	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%	100%	100%	100%	100%
Height limit	Maximum allowable height of structures. See Section 20-30.070 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.					
Maximum height	55 ft	See FAR Section 20-23.060. For properties without an assigned FAR, a max of 35 ft	See FAR Section 20-23.060.	See FAR Section 20-23.060.	See FAR Section 20-23.060.	55 ft
Landscaping	See Chapter 20-34 (Landscaping Standards)					
Parking	See Chapter 20-36 (Parking and Loading)					
Signs	See Chapter 20-38 (Signs)					
Notes:						
(1)	Subdivision or Conditional Use Permit approval may establish specific requirements for minimum lot area, maximum lot coverage, set backs, and/or dimensions based on the characteristics of the site or surroundings, environmental constraints, and/or other issues.					
(2)	The Design Review process may require larger setbacks.					

TABLE 2-8—CV, CMU, SMU, MMU, NMU, AND CSC DISTRICT DEVELOPMENT STANDARDS						
Development Feature	Requirement by Zoning District					
	CV	CMU(4)	SMU(4)	MMU(4)	NMU(4)	CSC
(3)	A 20-foot front setback is required for buildings and off-street parking areas; outdoor auto display areas require no front setback.					
(4)	See Zoning Code Section 20-23.060 for additional zoning district development standards.					

Section 20-24.030 Industrial district land uses and permit requirements.

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts*	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
	PERMIT REQUIRED BY ZONE (2)			
LAND USE (1)	BP	IL	IG	Specific Use Regulations
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING				
Agricultural product processing	—	—	P (3)	
Artisan/craft product manufacturing	P	P	P	
Brewery—Brew pub	P	CUP	—	
Brewery—Production	P	P	P	
Cannabis—Commercial cultivation—up to 5,000 sq ft	—	MUP	MUP	20-46
Cannabis—Commercial cultivation—5,001 sq ft or greater	—	CUP	CUP	20-46
Cannabis—Distribution	MUP (4)	P (3)	P (3)	20-46
Cannabis—Manufacturing level 1 (non-volatile)	P (3)	P (3)	P (3)	20-46
Cannabis—Manufacturing level 2 (volatile)	—	CUP	CUP	20-46
Cannabis—Microbusiness	—	CUP	CUP	20-46
Cannabis—Testing laboratory	P	P	P	20-46
Furniture/fixtures manufacturing, cabinet shops	—	P (3)	P (3)	
Laboratory—Medical, analytical	P	P	—	
Laundry, dry cleaning plant	—	MUP	P	
Manufacturing/processing—Heavy	—	—	MUP	

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts*	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
	PERMIT REQUIRED BY ZONE (2)			
LAND USE (1)	BP	IL	IG	Specific Use Regulations
Manufacturing/processing—Light	P (3)	P (3)	P (3)	
Manufacturing/processing—Medium	—	MUP	MUP	
Media Production—Backlots/Outdoor Facilities ~~With outdoor uses~~	MUP	P (3)	P (3)	
Media Production—Indoor Support Facilities ~~only~~	P	P (3)	P (3)	
Media Production—Soundstages	P	P (3)	P (3)	
Petroleum product storage and distribution	—	—	MUP	
Printing and publishing	P (3)	P (3)	P	
Recycling—Large collection facility	—	—	MUP	20-42.120
Recycling—Processing facility	—	—	MUP	20-42.120
Recycling—Reverse vending machines	P	P	P (3)	20-42.120
Recycling—Scrap or dismantling yard	—	—	MUP	20-42.120
Recycling—Small collection facility	MUP	MUP	MUP	20-42.120
Research and development	P	P	MUP	
Storage—Accessory	P	P	P (3)	
Storage—Contractor's yard	—	MUP	MUP	
Storage—Open during extended or transitional hours	—	MUP	MUP	
Storage—Outdoor	—	MUP	MUP	20-42.170
Storage—Personal storage facility ~~(ministorage)~~	—	P (3)	P (3)	20-42.180
Warehouse, wholesaling and distribution	MUP (4)	P (3)	P (3)	
Winery—Boutique	P	P	P	
Winery—Production	P	P	P	

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts*	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
	PERMIT REQUIRED BY ZONE (2)			
LAND USE (1)	BP	IL	IG	Specific Use Regulations
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES				
Adult entertainment business	CUP	CUP	CUP	20-40
Commercial recreation facility—Indoor	MUP	P	P	
Commercial recreation facility—Outdoor	—	MUP	—	
Community garden (6)	P	P	P	
Conference/convention facility	MUP (4)	MUP	—	
Health/fitness facility—Commercial	MUP	MUP	—	
Health/fitness facility—Quasi-public	MUP	MUP	—	
Meeting facility, public or private	MUP	MUP	—	
School, public or private	MUP	MUP	MUP	
Sports and entertainment assembly facility	—	CUP	—	
Studio—Art, dance, martial arts, music, etc.	MUP	MUP	—	
Theater, auditorium	—	CUP	—	
RESIDENTIAL USES (See Section 20-28.080, Senior Housing (-SH) combining district, for specific requirements regarding proposed senior housing developments)				
Accessory dwelling unit	P (4)	—	—	20-42.130
Animal keeping—Domestic/~~-~~and exotic	S	S	S	20-42.040
Caretaker unit	MUP (4)	MUP (4)	MUP (4)	
Community care facilities—6 or fewer clients (12)	P	P	P	
Community care facilities—7 or more clients (12)	MUP	MUP	MUP	
Duplex (10)	CUP (4) (9)	—	—	
Emergency shelter (10)	CUP (9)	CUP (9)	CUP (9)	
Half-Plex (10)	CUP (4) (9)	—	—	

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts*	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
	PERMIT REQUIRED BY ZONE (2)			
LAND USE (1)	BP	IL	IG	Specific Use Regulations
Home occupation	S	—	—	20-42.070
Junior accessory dwelling unit	P (4)	—	—	20-42.130
Live/work ~~unit~~	MUP	—	—	20-42.080
Mixed use project	MUP	—	—	
Mobile home/manufactured housing (10)	CUP (4) (9)	—	—	20-42.094
Multi-family dwellings (10)	CUP (4) (9)	—	—	
Organizational house	CUP (4)	—	—	
Residential accessory structures and uses ~~and structures~~	P (4)	—	—	
Single-family attached (10)	CUP (4) (9)	—	—	
Single-family detached (10)	CUP (4) (9)	—	—	
Supportive housing (8)	P	—	—	
Transitional housing	CUP	CUP	CUP	
Work/live ~~unit~~	MUP	MUP	MUP	20-42.080
RETAIL TRADE				
Accessory retail ~~uses~~	P (4)	P	P	20-42.024
Alcoholic beverage sales	—	CUP	—	20-42.034
Auto and vehicle sales and rental	—	MUP	—	
Bar/tavern	—	CUP	—	
Building and landscape materials sales—Indoor	—	P	MUP	
Building and landscape materials sales—Outdoor	—	MUP	MUP	
Cannabis—Retail (dispensary) and delivery	CUP (7)	CUP (7)	CUP (7)	20-46
Construction and heavy equipment sales and rental	—	MUP	MUP	

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts*	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
	PERMIT REQUIRED BY ZONE (2)			
LAND USE (1)	BP	IL	IG	Specific Use Regulations
Farm supply and feed store	—	P	MUP	
Fuel dealer (propane for home and farm use, etc.)	—	—	MUP	
Gas station	—	—	—	
Mobile Food Facility	MUP	MUP	MUP	20-42.210
Neighborhood center	MUP (5)	MUP (5)	CUP (5)	
Night club	—	CUP	—	
Office supporting retail	P	—	—	
Restaurant, café, coffee shop—Counter ordering	P (4)	P	CUP	
Restaurant, café, coffee shop—Outdoor dining	MUP (4)	MUP	CUP	
Restaurant, café, coffee shop—Serving alcohol (no bar)	P (4)	P	CUP	
Restaurant, café, coffee shop—Table service	P (4)	P	CUP	
Warehouse retail	CUP (4)	CUP	CUP	
SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL				
ATM	P	P	—	20-42.044
Bank, financial services	P	—	—	
Business support service	P	P	MUP	
Medical service—Clinic, urgent care	P	MUP	—	
Medical service—Doctor office	P	—	—	
Medical service—Health care facility	MUP	—	—	20-42.060
Medical service—Integrated medical health center	P	MUP	—	
Medical service—Lab	P	MUP	—	
Medical service—Veterinary clinic, animal hospital	—	MUP	MUP	
Office—Accessory	P	P	P (3)	

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts*	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
	PERMIT REQUIRED BY ZONE (2)			
LAND USE (1)	BP	IL	IG	Specific Use Regulations
Office—Business/service	P	—	—	
Office—Government	P	—	—	
Office—Processing	MUP	—	—	
Office—Professional	P	—	—	
SERVICES—GENERAL				
Accessory services	P (4)	P	MUP	20-42.024
Catering service	—	P	P	
~~Child Day Care - Large Family Day Care Home~~ Child day care—Large family day care home (11)	P	P	P	20-42.050
~~Child Day Care - Small Family Day Care Home~~ Child day care—Small family day care home(11)	P	P	P	20-42.050
Child day care center	P	P	—	20-42.050
Commissary	P	P	P	
Equipment rental	—	P (3)	P (3)	
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	MUP	MUP	MUP	
Kennel, animal boarding	—	MUP	MUP	
Lodging—Hotel or motel	CUP (4)	—	—	
Maintenance service—Client site services	MUP	P	P	
Massage related uses	P	P	—	~~Chap~~ 20-49
Personal services	P	MUP	—	
Public safety facility	MUP (2)	MUP	MUP	
Repair service—Equipment, large appliances, etc.	—	MUP	P (3)	
Vehicle services—Major repair/body work	—	MUP	P (3)	

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts*	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
	PERMIT REQUIRED BY ZONE (2)			
LAND USE (1)	BP	IL	IG	Specific Use Regulations
Vehicle services—Minor maintenance/repair	—	P	P (3)	
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE				
Broadcasting studio	P	P	P	
Electronic vehicle supply equipment (EVSE) - Accessory	P	P	P	
Electronic vehicle supply equipment (EVSE) - Primary	MUP	MUP	MUP	
Parking facility, public or commercial	—	—	MUP	
Taxi or limousine dispatch facility	—	MUP	MUP (3)	
Telecommunications facilities	S	S	S	20-44
Truck or freight terminal	—	MUP	MUP (3)	
Utility facility	—	P (3)	P (3)	
Utility infrastructure	P (3)	P (3)	P (3)	
Vehicle storage	—	MUP	P (3)	

Key to Zoning District Symbols					
BP	Business Park	**IL**	Light Industrial	**IG**	General Industrial

Notes:

(1) See Division 7 for land use definitions.

(2) The reoccupancy of a building with an allowable use that is similar to or less intense than the former use may be permitted without MUP or CUP approval. See Section 20-24.030.B.

(3) MUP required if the use, specific suite, or its associated operations abuts a residential zoning district or parcel with a residential use.

(4) Use only allowed if ancillary and related to a primary or dominant use.

(5) Allowed in any industrial district where the review authority first determines that a need exists, and that the proposed business will be economically viable.

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

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

(8) Supportive housing is allowed only when the proposed use meets each of the requirements of Assembly Bill 2162, as specified in Government Code Section 65651.

(9) Permitted with a Minor Conditional Use Permit within ~~one~~ any of the City's Priority Development Areas.

(10) Permitted with a Minor Conditional Use Permit within any nonresidential Planned Development within ~~one~~ any of the City's Priority Development Areas.

(11) Permitted by right within any Planned Development.

(12) Permitted by right within any nonresidential Planned Development within ~~one~~ any of the City's Priority Development Areas.

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

TABLE 2-12 Allowed Land Uses and Permit Requirements for Special Purpose Districts*	**P**	**Permitted Use, Zoning Clearance required**		
	MUP	**Minor Conditional Use Permit required**		
	CUP	**Conditional Use Permit required**		
	S	**See Specific Use Regulations for requirement**		
	—	**Use not allowed**		
	PERMIT REQUIRED BY ZONE			
LAND USE (1)	**OSR**	**OSC**	**PI**	**Specific Use Regulations**
AGRICULTURAL~~,~~ & OPEN SPACE~~, AND RESOURCE-BASED~~ USES				
Agricultural accessory structure	CUP	CUP	—	
Animal keeping—Livestock, including aviaries	S	S	S	20-42.040
Crop production, horticulture, orchard, vineyard	CUP	CUP	—	
Open space, public or private	CUP	CUP	—	
Wildlife or botanical preserve or sanctuary	CUP	CUP	—	
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING				
Storage—Accessory	P	P	P	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES				
Golf course/country club, public or quasi-public	CUP (3)	—	MUP	
Library, museum	MUP	MUP	P	

TABLE 2-12 Allowed Land Uses and Permit Requirements for Special Purpose Districts*	P MUP CUP S —	Permitted Use, Zoning Clearance required Minor Conditional Use Permit required Conditional Use Permit required See Specific Use Regulations for requirement Use not allowed		
	PERMIT REQUIRED BY ZONE			
LAND USE (1)	OSR	OSC	PI	Specific Use Regulations
Meeting facility, public or private	MUP	MUP	CUP	
Park, playground	P	P	P	
School, public or private	MUP	MUP	CUP	
Sports and entertainment assembly facility	CUP	—	CUP	
Studio—Art, dance, martial arts, music, etc.	CUP	—	CUP	
Theater, auditorium~~—Public~~	CUP	—	P	
RESIDENTIAL USES (See Section 20-28.080, Senior Housing (-SH) combining district, for specific requirements regarding proposed senior housing developments)				
Accessory dwelling unit	S (3)	S	—	20-42.130
Animal keeping—Domestic and exotic	S	S	S	20-42.040
Caretaker unit	CUP (3)	—	—	
Community care facility—6 or fewer clients (7)	P (3)	P	CUP (8)	20-42.060
Community care facility—7 or more clients (7)	—	—	CUP (8)	20-42.060
Duplex (5)	MUP (3)	—	—	
Emergency shelter (5)	CUP	CUP	CUP (8)	
Half-plex (5)	MUP (3)	—	—	
Home occupation	S (3)	S	—	20-42.070
Junior accessory dwelling unit	S	S	—	20-42.130
Mobile home/manufactured housing~~ unit~~	P (3)	CUP	—	20-42.094
Multi-family dwellings (5)	MUP (3)	—	—	
Organizational house	—	—	CUP	
Residential accessory structures and uses	P (3)	P	—	20-42.030
Single-family detached (5)	P (3)	CUP	—	
Single-family attached (5)	MUP (3)	—	—	

TABLE 2-12 Allowed Land Uses and Permit Requirements for Special Purpose Districts*	P MUP CUP S —	Permitted Use, Zoning Clearance required Minor Conditional Use Permit required Conditional Use Permit required See Specific Use Regulations for requirement Use not allowed		
	PERMIT REQUIRED BY ZONE			
LAND USE (1)	OSR	OSC	PI	Specific Use Regulations
Supportive housing(4)	P	—	—	
Transitional housing	CUP(3)	CUP	CUP	
RETAIL TRADE				
Mobile Food Facility	—	—	MUP	20-42.210
Restaurant, café~~e~~, coffee shop—Counter ordering	MUP	—	MUP	
Restaurant, café~~e~~, coffee shop—Outdoor dining	MUP	—	MUP	20-42.160
Restaurant, café~~e~~, coffee shop—Serving alcohol (no bar)	MUP	—	MUP	20-42.160
Restaurant, café~~e~~, coffee shop—Table service	MUP	—	MUP	
SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL				
ATM	—	—	P	
Medical service—Clinic, urgent care	—	—	P (2)	
Medical service—Doctor office	—	—	MUP	
Medical service—Health care facility	—	—	MUP	20-42.060
Medical service—Hospital	—	—	CUP	
Medical service—Integrated medical health center	—	—	P (2)	
Medical service—Lab	—	—	P (2)	
Office—Accessory	P (3)	P	P	
Office—Government	MUP (3)	MUP	P	
Office—Professional	—	—	MUP	
SERVICES—GENERAL				
Accessory services	—	—	P	20-42.024
Cemetery, mausoleum, columbarium	—	—	P	

TABLE 2-12 Allowed Land Uses and Permit Requirements for Special Purpose Districts*	P MUP CUP S —	Permitted Use, Zoning Clearance required Minor Conditional Use Permit required Conditional Use Permit required See Specific Use Regulations for requirement Use not allowed		
	PERMIT REQUIRED BY ZONE			
LAND USE (1)	OSR	OSC	PI	Specific Use Regulations
Child day care—Small family day care home (6)	P (3)	P	P	20-42.050
Child day care—Large family day care home (6)	P (3)	P	P	20-42.050
~~Child day care—~~Child day care center	MUP	MUP	P	20-42.050
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	—	—	MUP	
Mortuary, funeral home	—	—	P	
Public safety facility	CUP	CUP	P	
Social service organization	—	—	P	
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE				
Broadcasting studio	—		MUP	
Electronic vehicle supply equipment (EVSE) - Accessory	—	MUP	P	
Electronic vehicle supply equipment (EVSE) - Primary	—	—	MUP	
Parking facility, public or commercial	—	—	MUP	
Taxi or limousine dispatch facility	—	—	MUP	
Telecommunications facilities	S	S	S	20-42.044
Utility facility	MUP	MUP	MUP	
Utility infrastructure	P	P	P	

Key to Zoning District Symbols

OSR	Open Space — Recreation	**OSC**	Open Space — Conservation	**PI**	Public and Institutional

Notes:

(1) See Division 7 for land use definitions.

TABLE 2-12 Allowed Land Uses and Permit Requirements for Special Purpose Districts*				
	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
	PERMIT REQUIRED BY ZONE			
LAND USE (1)	OSR	OSC	PI	Specific Use Regulations
(2)	Any new uses shall be directly affiliated with an existing hospital; otherwise a MUP is required for a new use.			
(3)	Not permitted in the Southeast Greenway area.			
(4)	Supportive housing is allowed only when the proposed use meets each of the requirements of Assembly Bill 2162, as specified in Government Code Section 65651.			
(5)	Permitted with a Minor Conditional Use Permit within any nonresidential Planned Development within ~~one~~ any of the City's Priority Development Areas.			
(6)	Permitted by right within any Planned Development.			
(7)	Permitted by right within any nonresidential Planned Development within one any of the City's Priority Development Areas.			
(8)	Permitted with a Minor Conditional Use Permit within ~~one~~ any of the City's Priority Development Areas.			

Section 20-28.100 Missing Middle Housing (-MMH) Combining District

A. Purpose. The -MMH combining district is intended to enable the development of multifamily housing types, compatible in scale with single-family houses, in Santa Rosa's walkable neighborhoods. Housing units in Missing Middle building types offer a wide range of choices for residents and can be either rented or owned according to a condominium/airspace model; fee-simple ownership is also possible for types that do not incorporate stacked units. Deed-restricted affordable ownership and rental options are compatible with all Missing Middle Housing types.

B. Applicability. The -MMH combining district may be combined with any residential or mixed-use 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.

1. Applicability by Location.

a. Eligibility for the Missing Middle Housing Bonus ("MMH Bonus") is limited to sites located in the MMH Small or MMH Medium zones ("MMH zones")—including the MMH Small Flex and MMH Medium Flex sub-zones. Projects using the MMH Bonus shall comply with the standards for the applicable MMH zone or sub-zone, as provided in Subsection C. Projects located outside of the MMH zones shall be regulated by the standards of the primary zoning district and Division 3.

b. The -MMH combining district, with its associated MMH zones, may be applied to additional areas in accordance with the General Plan and applicable legislation.

2. Applicability Limited to Missing Middle Housing Bonus Projects. Compliance with the standards in Subsections C through I is required for a project to be entitled under the MMH Bonus (Missing Middle Housing Bonus).

a. For projects using the MMH Bonus, the standards in this Section shall replace the corresponding standards in Chapters 20-20 through 20-24 and Division 3. This means that where a standard in this Section conflicts with a standard elsewhere in Title 20, the standard in this Section shall apply.

b. Projects not using the MMH Bonus entitlement shall be regulated by the standards of the primary zoning district and Division 3.

3. Applicability to Redevelopment of Existing Buildings. Redevelopment of existing structure(s) that results in at least two dwelling units and not more than 18 dwelling units per building may qualify for a MMH Bonus, subject to the standards pertaining to existing structures in Subsections C through E. Standards in this Section that would require exterior or interior demolition of the existing structure, in whole or in part, do not apply.

C. Missing Middle Housing Zones (MMH Zones)

1. Purpose. This Subsection provides zones and standards to implement the City of Santa Rosa's vision of enabling Missing Middle Housing.

2. Zones Overview. The -MMH combining district includes two MMH zones, each with one sub-zone. Table 2-18 provides an overview of each zone/sub-zone and its intent. This information is to describe the intended physical character and direction for the detailed standards in each zone. For further information, refer to Section 1.4 in the Guidance Document.

TABLE 2-18—INTENT OF MMH ZONES	
MMH Small (-MMH-S)	MMH Medium (-MMH-M)
A walkable neighborhood environment of small-to-medium footprint, low-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.	A walkable neighborhood environment of small-to-medium footprint, moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.
Sub-Zone: MMH Small Flex (-MMH-S-F)	Sub-Zone: MMH Medium Flex (-MMH-M-F)
The flex sub-zone allows an additional frontage type (Shopfront) to support non-residential ground-floor uses within the same built character as the base zone.	The flex sub-zone allows additional frontage types (such as Terrace and Shopfront) to support non-residential ground-floor uses within the same built character as the base zone.

3. MMH Zone Standards

a. General Standards. Tables 2-19 through 2-23 contain standards applicable within the MMH zones.

b. Existing Structures. Standards for Building Placement (Table 2-20), Building Form (Table 2-21), and Vehicular and Bicycle Parking (Table 2-23) that would require exterior or interior demolition of the existing structure, in whole or in part, do not apply.

c. Design Sites. All new primary structures are required to use design sites in compliance with the standards in this Section.

1) Definition. A design site is a portion of land within a project site that is delineated from other design sites to accommodate a single primary structure or building type. Design sites are considered lots for the purpose of applying development standards, though legal subdivision is not required.

2) If only one primary structure is proposed, the lot and the design site are identical.

3) On an existing parcel whose width and/or depth do not meet the minimum design site dimensions for any building types allowed by the zone, any building type identified in Subsection D (Building Types) may be selected, provided that all other MMH zone standards and building type standards are satisfied.

4) Parcels with enough land area to accommodate multiple primary structures can have multiple design sites—see Subsection C.5 (Multiple Building Site Design).

d. Building Types and Frontage Types. From the allowed types in the MMH zone, and in compliance with the listed standards, the following shall be selected for each design site:

1) Only one primary building type per design site, except that an Accessory Dwelling Unit/Junior Accessory Dwelling Unit, in compliance with Section 20-42.130 (Accessory dwelling units), may be included within a design site in addition to the primary building type; and

2) One frontage type for each primary entrance to a building or unit.

e. Building types and frontage types not identified in the MMH zone's standards are not allowed in that zone.

f. Allowed Uses. Uses shall comply with the allowable uses for the primary zoning district established by Section 20-20.020 (Zoning Map and zoning districts), except that multifamily dwellings in compliance with this Section shall be permitted in any residential or mixed-use zoning district. Standards for individual building types and frontage types regulate physical form only and impose no additional limitations on allowed uses.

g. Fences. For the purposes of this Section, the term "fence" includes fences, hedges, walls or structures in the nature of a fence.

1) On design sites containing multifamily dwellings that comply with the building type standards of Subsection D (Building Types), fences are allowed subject to the standards given for single-family dwellings in Section 20-30.060 (Fences, walls, and screening) and the height allowances in Table 3-1 (Maximum Height of Fences).

2) All other standards in Section 20-30.060 (Fences, walls, and screening) shall apply.

TABLE 2-19—BUILDING TYPES AND DESIGN SITE SIZE

Key

Design Site Line/Property Line/
Public Realm Boundary

Figure 2-19

Allowed Primary Building Types	Standards	Design Site Dimensions		MMH Small (-MMH-S)	MMH Medium (-MMH-M)
		Width A	Depth B		
Duplex Side-by-Side	Table 2-24	40' min.	100' min.	•	
Duplex Stacked	Table 2-25	35' min.	100' min.	•	
Cottage Court	Table 2-26	80' min.	120' min.	•	
Triplex/Fourplex	Table 2-27	50' min.	100' min.	•	•
Multiplex	Table 2-28	50' min.	100' min.		•
Townhouse Run	Table 2-29	65' min.	100' min.	•	•
Courtyard Building	Table 2-30	80' min.	120' min.		•
• = Building type is allowed in the indicated MMH zone.					
Accessory and Junior Accessory Dwelling Units					
See Section 20-42.130 (Accessory dwelling units) for standards.					

TABLE 2-20—BUILDING PLACEMENT

Key

Design Site Line/Property Line/ Public Realm Boundary

Building Setback Line

Buildable Area

Figure 2-20

Setback (Distance from ROW/Design Site Line)		MMH Zone			
		MMH Small (-MMH-S)		MMH Medium (-MMH-M)	
C	Front	10' min.	25' max.	10' min.	20' max.
D	Side Street	10' min.	20' max.	10' min.	15 max.
E	Side	5' min.[1]	-	5' min.[1]	-
F	Rear	15' min	-	15' min	-
Accessory and Junior Accessory Dwelling Units					
See Section 20-42.130 (Accessory dwelling units) for standards.					
Accessory Structures					
See Section 20-42.030 (Accessory structures and uses) for standards.					
Encroachments into Minimum Setbacks					
Architectural features, including ramps and stairs, may encroach into minimum setbacks a maximum of 5 feet.					
Existing structures may encroach into minimum setbacks without limitation.					
Encroachments are not allowed within a ROW or across a design site line.					
Additional Standards					
For standards on measurement and use of setbacks, see Subsection 20-30.110 (Setback requirements and exceptions).					

[1] No interior side setback required between Townhouses in a Townhouse Run.

TABLE 2-21—BUILDING FORM

Key

Design Site Line/Property Line/Public Realm Boundary

Figure 2-21

Height		MMH Small (-MMH-S)	MMH Medium (-MMH-M)
	Stories	2 max.	3 max.
G	To Highest Eave/Parapet	25' max.	35' max.
H	Overall Height	35' max.	45' max.
Ground Floor Finish Floor Level Above Grade			
I	Residential Uses	6" min. or Base Flood Elevation plus 1', whichever is greater	
I	Non-Residential Uses	Flush with sidewalk	
Common entrances may be set at grade in compliance with local and federal accessibility standards.			
Depth of Ground Floor Habitable Space along Front Facade			
J	Cottage Court	12' min.	N/A
J	All Other Building Types	20' min.	20' min.
Ground Floor Ceiling Clear Height			
K	Residential Uses	9' min.	
K	Non-residential Uses	10' min.	
Accessory and Junior Accessory Dwelling Units			
See Section 20-42.130 (Accessory dwelling units) for standards.			
Accessory Structures			
See Section 20-42.030 (Accessory structures and uses) for standards.			
Building Footprint and Massing			
See Subsection 20-28.100.D (Building Types) for standards applicable to the selected building type(s).			

TABLE 2-22—PRIVATE FRONTAGES

Allowed Frontage Types	Standards	MMH Small (-MMH-S)	MMH Medium (-MMH-M)
Porch Projecting	Table 2-31	•	•
Porch Engaged	Table 2-32	•	•
Dooryard	Table 2-33	•	•
Stoop	Table 2-34	•	•
Forecourt	Table 2-35		•
Shopfront	Table 2-36	•[1]	•[1]
Terrace	Table 2-37		•[1]
• = Frontage type is allowed in the indicated MMH zone.			
[1] Allowed in flex sub-zone only			

TABLE 2-23—VEHICULAR AND BICYCLE PARKING

Key

Design Site Line/Property Line/ Public Realm Boundary

Building Setback Line

Parking Area

Figure 2-22

Vehicular Spaces		MMH Small (-MMH-S)	MMH Medium (-MMH-M)
Studio or 1 Bedroom		1.25 max. per unit	1 max. per unit
2 or More Bedroom		2 max. per unit	1.5 max. per unit
Non-residential ≤ 1,000 sf per building		0 min.	0 min.
Non-residential ≥ 1,000 sf per building		1.5 max. per 1,000 sf above first 1,000 sf	1 max. per 1,000 sf above first 1,000 sf
Bicycle Spaces			
Studio or 1 Bedroom		1 min. per unit	1 min. per unit
2 or More Bedroom		2 min. per unit	1.5 min. per unit
Non-residential Uses		See Section 20-36.040, Table 3-4 for standards.	
Setback (Distance from ROW/Design Site Line)			
L	Front	45' min.	40' min.
M	Side Street	20' min.	20' min.
N	Side	5' min.	5' min.
O	Rear	5' min.	5' min.
Parking spaces may be grouped with spaces required for adjacent uses and may be located on any lot or design site within the same block as the use for which the spaces are required.			
Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.			
Driveway and Parking Access			
P	Curb Cut Width	Per Santa Rosa Street Design and Construction Standards.	
	Driveway Width		
	Serving 1-7 spaces	10' min.; 12' max.[1]	10' min.; 12' max.[1]
	Serving ≥ 8 spaces	10' min.; 20' max.[1]	10' min.; 26' max.[1]
Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.			
Driveway access on corner design sites shall be from side street or rear.			
If rear or side design site line abuts an alley, parking shall be accessed from the alley unless precluded by existing or proposed structure(s) and/or tree(s).			
Additional Standards			
For additional standards, see Chapter 20-36 (Parking and Loading Standards).			
[1] Driveway width may exceed max. where parking is accessed from alley, to accommodate emergency vehicles, or to meet City design standards—such as to provide access to public utilities under the driveway.			

4. Multiple Building Site Design.

a. Purpose. The purpose of this Subsection is to establish site planning standards for projects which include multiple primary structures. These standards help ensure a pattern of walkable development that maintains consistency of form and scale between new development and existing neighborhoods.

b. Applicability. The standards of this Subsection apply to any project which proposes more than one primary structure.

c. Sites of Four Acres or More. Parcels of four acres or more shall be designed according to the standards provided in Subsection F (Requirements for Sites of Four Acres or More). For more information and for an example of how these standards are applied, see Section 4.2 (Designing Large Sites as Walkable Neighborhoods) in the Guidance Document.

d. Design Sites for Multiple Primary Structures. If more than one primary structure is proposed on an existing parcel, design sites shall be used to organize the project site, according to the standards in Subsection 20-28.100.C.5.e (Lots and the Configuration of Design Sites). For more information and for an example of how design sites are applied, see Section 4.1 (Design Sites for Multiple Buildings) in the Guidance Document.

1) Exception: An existing parcel 100 feet or less in width along the street frontage and at least 175 feet deep that is not a corner lot, reverse corner lot, or through lot—see Figure 7-1 (Lot Types) in Section 20-70.020 for more information on identifying lot types—may include more than one building type without using design sites to organize the project site, if all of the following standards are met:

(a) New primary structures shall be arranged around a common space that accommodates both vehicles and pedestrians—see Figure 2-23 (Multiple Buildings on a Lot Without Design Sites).

(b) Primary entrance(s) to the building(s) closest to the street shall orient toward and be accessed from the street (see Figure 2-23).

(c) Each primary entrance shall include a frontage type meeting the standards provided in Subsection E (Frontage Types).

(d) At least 50% of the ground floor space of each building shall be habitable.

(e) The area between all habitable space and the pavement of the common space shall be landscaped, averaging at least 2 feet in width along each façade.

(f) Pavement surfaces may be stamped concrete, pavers, brick, and/or grasscrete. No more than 20% of the surface area may be asphalt or untextured concrete.

	Lot Line		Frontage Type
	Building Setback Line		Common Space

Figure 2-23 – Multiple Buildings on a Lot Without Design Sites

e. Lots and the Configuration of Design Sites

1) Legal Status and Ownership. Design sites provide a way of organizing multiple primary units on a single development site and may either remain under single ownership, be subject to a condominium agreement, or be subdivided and sold as individual lots.

2) Public Realm. Elements constituting the public realm may be either publicly or privately owned but must be accessible to the public between the hours of 7 AM and 9 PM, 7 days a week. For the purposes of this Section, the public realm consists of any of the following elements:

(a) Existing rights-of-way, not including alleys or driveways;

(b) Existing public park(s) and/or civic space(s);

(c) Thoroughfare types identified in Subsection H (Thoroughfare Types), not including alleys or driveways; and/or

(d) Civic space types identified in Subsection G (Civic Space Types).

3) The public realm determines where design sites may be located. Design site(s) that do not front onto the public right of way shall front onto extension(s) of the public realm into the project site. See the sidebar on p. 55 of the Guidance Document (Example Applications of Design Sites) for an explanation of this technique. For an example of how new thoroughfares and civic space may be used to organize a site, see the sidebar on p. 57 of the Guidance Document (Example Application of Walkable Neighborhood Design Standards).

(a) Each design site shall abut the public realm along the front design site line.

(b) The side and/or side street design site line(s) shall abut the public realm, an alley or driveway, or another design site;

(c) The rear design site line(s) shall abut an alley, driveway or another design site.

D. Building Types

1. Purpose. This Subsection provides the standards for development of individual building types to achieve the intended physical character of each zone, offering a greater range of housing choices, unit sizes, and price points within walkable neighborhoods. Building types are used to articulate size, scale, and intensity according to the intent of each zone. For more information, see Chapter 2 (Building Types) in the Guidance Document.

2. Applicability. The standards of Subsection D (Building Types) apply to new buildings and additions using the MMH Bonus entitlement for the purpose of allowing the proposed total number of dwelling units.

a. Existing Structures

1) If the existing structure's height, Main Body, and/or Wing(s) exceed the maximum dimensions given for the selected building type, the maximum dimensions shall not apply, provided that no additional height is added and no additional square footage is added to the Main Body footprint. Wing(s)

may be added up to the full dimensions given for Wings, as allowed by the building type and setback standards.

2) Primary Entrance Location standards for the selected building type shall not apply to existing primary entrances.

3) Minimum open space dimensions do not apply to existing structures.

3. General Standards

a. Each design site shall have only one primary building type. Standards for multiple primary structures on a site are provided as follows:

1) The Cottage Court building type may consist of up to nine individual buildings. See Table 2-26—Cottage Court;

2) More than one building type is allowed on a parcel that identifies multiple proposed design sites that meet the standards of this Section, or which meets the exception criteria under Subsection 20-28.100.C.5.d.1. See Subsection 20-28.100.C.5 (Multiple Building Site Design).

b. The maximum number of units identified for each building type is subject to the design site's capacity to comply with all applicable standards. The maximum listed unit count may not be achievable on all design sites.

c. Main Body and Wings

1) A Main Body is required for each building type. Wings are optional for the building types for which Wing standards are provided.

2) An internal connection is allowed but not required between the Main Body and Wing(s).

3) Separation between Wings applies only between Wings of the same building, not between adjacent design sites.

d. On-Site Open Space. Open space shall be provided on the design site for each building type according to the open space type (private or common) and amount indicated. The identified amount is for the entire building type unless otherwise specified. Open space types not listed are not required for that building type.

e. Individual building designs may vary from the diagrams for each building type in compliance with the standards of this Section.

f. New buildings and their improvements are subject to the City's local standards for Fire Safety and Building Safety.

4. Building Type Standards. This Subsection contains the standards for each allowed building type. For examples of each type, see pages 30 – 36 in the Guidance Document.

a. Duplex Side-By-Side

1) Description. A small-to-medium-sized detached building with small-to-medium setbacks and a rear yard. The building consists of two side-by-side units, both facing the street and within a single-building massing. This type has the appearance of a small-to-medium single-family home and is scaled to fit within lower-intensity neighborhoods.

2) Table 2-24 contains the standards applicable to the Duplex Side-by-Side building type. (Note that the diagrams illustrate two adjacent design sites.)

TABLE 2-24—DUPLEX SIDE-BY-SIDE	
Number of Units	
Units per Primary Structure	2 max.
Primary Structures per Design Site	1 max.
Key Design Site Line Setback Line Building Footprint **Figure 2-24**	Key Design Site Line Setback Line Frontage Type Open Space **Figure 2-25**

Building Size and Massing		Main Body	Wing(s)
Height (Stories)		2 max.	N/A
Width	A	48' max.	N/A
Depth	B	50' max.	N/A
Pedestrian Access			
C	Primary Entrance Location	Front Street or Side Street	
Each unit shall have an individual entrance.			
Vehicular Access and Parking			
D	Driveway and parking location shall comply with standards in Table 2-23 (Vehicular and Bicycle Parking).		
Common Open Space			
E	Width	15' min.	
F	Depth	10' min.	
Open space not required if building is located within an 800-foot walking distance of a public park or other civic space.			
Required setbacks and driveways do not count toward open space.			
Required open space shall be located behind the main body of the building.			

b. Duplex Stacked

1) Description. A small-to-medium-sized detached building with small-to-medium setbacks and a rear yard. The building consists of two stacked units, both facing the street and within a single building massing. This type has the appearance of a small-to-medium single-family home and is scaled to fit within lower-intensity neighborhoods.

2) Table 2-25 contains the standards applicable to the Duplex Stacked building type. (Note that the diagrams illustrate two adjacent design sites.)

TABLE 2-25—DUPLEX STACKED	
Number of Units	
Units per Primary Structure	2 max.
Primary Structures per Design Site	1 max.

Key

Design Site Line
Setback Line
Building Footprint

Figure 2-26

Key

Design Site Line
Setback Line
Frontage Type
Open Space

Figure 2-27

Building Size and Massing	Main Body	Wing(s)
Height (Stories)	2 max.	1 max.
Width	A 36' max.	C 15' max.
Depth	B 50' max.	D 20' max.
Separation between Wings	N/A	15' min.
Offset from Main Body	N/A	E 2' min.
Pedestrian Access		
F Primary Entrance Location	Front Street or Side Street	
Each unit shall have an individual entrance.		
Vehicular Access and Parking		
G Driveway and parking location shall comply with standards in Table 2-23 (Vehicular and Bicycle Parking).		
Common Open Space		
H Width	15' min.	
H Depth	10' min.	
Open space not required if building is located within an 800-foot walking distance of a public park or other civic space.		
Required setbacks and driveways do not count toward open space.		
Required open space shall be located behind the main body of the building.		

c. Cottage Court

1) Description. A group of three to nine small, detached, house-scale buildings arranged to define a shared court open to and visible from the street. The shared court is common open space becoming an important community-enhancing element. The type is scaled to fit within low-to-moderate-intensity neighborhoods and in non-residential contexts. Synonym: Bungalow Court.

2) Table 2-26 contains the standards applicable to the Cottage Court building type.

TABLE 2-26—COTTAGE COURT			
Number of Units			
Units per Cottage	1 max.; 2 max. for building(s) closest and/or furthest from the front design site line.		
Cottages per Design Site	3 min.; 9 max.		
Key Design Site Line Setback Line Building Footprint **Figure 2-28**	Key Design Site Line Setback Line Frontage Type Open Space **Figure 2-29**		
Building Size and Massing	Main Body		Wing(s)
Height (Stories)	1.5 max.		N/A
Width	A	32' max.	N/A
Depth	B	35' max.; 64' max. for rearmost building	N/A
Separation between Cottages	C	7' min.	N/A
Pedestrian Access			
D	Shared court shall be accessible from front street.		
E	Setback Between Pedestrian Path and Building Facades		5' min.
Primary entrance to units shall be from shared court.			
Units on a corner may enter from the side street.			
Pedestrian connections shall connect all buildings to the public ROW, shared court, and parking areas.			
Vehicular Access and Parking			
F	Driveway and parking location shall comply with standards in Table 2-23 (Vehicular and Bicycle Parking).		
Common Open Space			
G	Width	15' min.	
H	Depth	60' min. (3-4 units) 80' min. (5-9 units)	
Required setbacks and driveways do not count toward open space.			

d. Triplex/Fourplex.

1) Description. A small-to-medium-sized, detached, house-scale building that consists of three to four side-by-side and/or stacked units, typically with one shared entrance or individual entrances along the front. The type has the appearance of a medium-sized, single-unit house and is scaled to fit within low- to moderate-intensity neighborhoods.

2) Table 2-27 contains the standards applicable to the Triplex/Fourplex building type. (Note that the diagrams illustrate two adjacent design sites.)

TABLE 2-27—TRIPLEX/FOURPLEX				
Number of Units				
Units per Primary Structure	3 min.; 4 max.			
Primary Structures per Design Site	1 max.			
Key Design Site Line Setback Line Building Footprint **Figure 2-30**			Key Design Site Line Setback Line Frontage Type Open Space **Figure 2-31**	
Building Size and Massing	Main Body		Wing(s)	
	-MMH-S	-MMH-M	-MMH-S	-MMH-M
Height (Stories)	2 max.	3 max.	1 max.	2 max.
Width	A 48' max.		C 20' max.	
Depth	B 60' max.		D 20' max.	
Separation between Wings	N/A		15' min.	
Offset from Main Body	N/A		E 2' min.	
Pedestrian Access				
F Primary Entrance Location	Front Street or Side Street			
Each unit shall have an individual entrance.				
Vehicular Access and Parking				
G Driveway and parking location shall comply with standards in Table 2-23 (Vehicular and Bicycle Parking).				
Common Open Space				
H Width	15' min.			
H Depth	15' min.			
Open space not required if building is located within an 800-foot walking distance of a public park or other civic space.				
Required setbacks and driveways do not count toward open space.				
Required open space shall be located behind the main body of the building.				

e. Multiplex.

1) Description. A medium-to-large-sized, detached, house-scale building that consists of 5 to 12 side-by-side and/or stacked units, typically with one shared entrance. The type is scaled to fit within moderate-intensity neighborhoods. Synonym: Mansion Apartment.

2) Table 2-28 contains the standards applicable to the Multiplex building type. (Note that the diagrams illustrate two adjacent design sites.)

TABLE 2-28—MULTIPLEX	
Number of Units	
Units per Primary Structure	5 min.; 12 max.
Primary Structures per Design Site	1 max.
Key Design Site Line Setback Line Building Footprint **Figure 2-32**	Key Design Site Line Setback Line Frontage Type Open Space **Figure 2-33**

Building Size and Massing	Main Body		Wing(s)	
Height (Stories)	3 max.		2 max.; 3 max. if offset from main body by 5' min.	
Width	A	60' max.	C	30' max.
Depth	B	60' max.	D	30' max.
Separation between Wings	N/A		15' min.	
Offset from Main Body	N/A		E	2' min.
Pedestrian Access				
F Primary Entrance Location	Front Street			
Units located in the main body shall be accessed by a common entrance along the front street. On corner design sites, units in a wing may enter from the side street.				
Vehicular Access and Parking				
G Driveway and parking location shall comply with standards in Table 2-23 (Vehicular and Bicycle Parking).				
Common Open Space				
Common open space is not required.				

f. Townhouse Run.

1) Description. A small-sized, house-scale building consisting of up to four townhouses side by side. Each townhouse consists of one to three units (stacked vertically), as allowed by the zone, and a series of townhouses that are attached along their side walls to form a single continuous building constitute a run. The type is typically located within low-to-moderate-intensity neighborhoods. Synonym: Rowhouse Run.

2) Table 2-29 contains the standards applicable to the Townhouse Run building type. (The diagrams illustrate one design site with three townhouses.)

TABLE 2-29—TOWNHOUSE RUN		
Number of Units	-MMH-S	-MMH-M
Units per Townhouse	1 max.	3 max.
Townhouses per Run	5 max.	8 max.

Key
Design Site Line
Setback Line
Building Footprint

Figure 2-34

Key
Design Site Line
Setback Line
Frontage Type
Open Space

Figure 2-35

Building Size and Massing	Main Body		Wing(s)	
	-MMH-S	-MMH-M	-MMH-S	-MMH-M
Height (Stories)	2 max.	3 max.	1 max.	2 max.
Width (per Townhouse)	A 16' min.		C 12' max.	
Depth (per Townhouse)	B 50' max.		D 10' max.	
Separation between Wings	N/A		E 7' min.	
Pedestrian Access				
F Primary Entrance Location	Front Street			
Each unit shall have an individual entrance facing the public realm.				
Vehicular Access and Parking				
G Driveway and parking location shall comply with standards in Table 2-23 (Vehicular and Bicycle Parking).				
Private or Common Open Space (per Townhouse)				
H Width	8' min.			
H Depth	8' min.			
Open space not required if building is located within an 800-foot walking distance of a public park or other civic space.				
Required setbacks and driveways do not count toward open space.				
Required open space shall be located behind the main body of the building.				

g. Courtyard Building

1) Description. A detached, house-scale building that consists of up to 18 attached and/or stacked units, accessed from a shared courtyard. The shared court is common open space and takes the place of a rear setback. The type is typically integrated more consistently into moderate-intensity neighborhoods. Synonym: Courtyard Apartment.

2) Table 2-30 contains the standards applicable to the Courtyard Building building type.

TABLE 2-30—COURTYARD BUILDING			
Number of Units			
Units per Primary Structure	8 min.; 18 max.		
Primary Structures per Design Site	1 max.		
Key Design Site Line Setback Line Building Footprint **Figure 2-36**		Key Design Site Line Setback Line Frontage Type Open Space **Figure 2-37**	
Building Size and Massing	Main Body		Wing(s)
Height (Stories)	3 max.		N/A
Main Body			
Width	A	100' max.	N/A
Depth	B	100' max.	N/A
Pedestrian Access			
C Primary Entrance Location	Courtyard or Street		
The main entrance to ground floor units shall be directly from the courtyard or street, whichever is closer.			
Vehicular Access and Parking			
D Driveway and parking location shall comply with standards in Table 2-23 (Vehicular and Bicycle Parking).			
Common Open Space			
E Width (Clear)	25' min.		
F Depth (Clear)	45' min.		
Courtyard(s) shall be accessible from the front street.			
Building shall define at least two walls of the courtyard.			

E. Frontage Types

1. Purpose. This Subsection provides the standards for private frontages, regulated according to discrete frontage types that are designed to provide reliable

means of connecting private interiors with the streetscape. For more information, see Chapter 3 (Frontage Types) in the Guidance Document.

2. Applicability. The standards of Subsection E (Frontage Types) apply to new buildings and additions using the MMH Bonus entitlement for the purpose of allowing the proposed total number of dwelling units and which propose the addition, improvement, or modification of pedestrian entrance(s) along a front or side street.

a. Existing Structures

1) Any dimensional standard for a selected frontage type may be administratively increased or decreased by up to two feet to accommodate an existing private frontage.

3. General Standards

a. Each primary structure shall include at least one frontage type along the front street or adjacent civic space where building/unit entries occur. Buildings with entrance(s) along side street(s) are required to include at least one frontage type on those facades. The Cottage Court and Courtyard building types are only required to have frontage types on the court. Each building may have multiple frontage types in compliance with the allowed types in Table 2-22 (Private Frontages).

b. Each primary entrance shall be accessed through one of the frontage types identified in this Subsection.

c. Each frontage type shall be located between the minimum and maximum setbacks per Table 2-20 (Building Placement) and shall provide access to at least one entrance.

4. Frontage Type Standards. This Subsection contains the standards for each allowed frontage type. The standards in Tables 2-31 – 2-37 apply irrespective of whether the frontage type is oriented toward a front street, side street, or other public realm element. For examples of each type, see pages 44 – 50 in the Guidance Document.

a. Porch Projecting

1) Description. The main facade of the building is set back from the front design site line with a covered structure encroaching into the front setback. The resulting setback area may be defined by a fence or hedge to spatially maintain the edge of the street, subject to the standards in Subsection 20-28.100.C.4.f (Fences). The Porch may be one or two stories and is open on three sides, with all habitable space located behind the building setback line.

2) Table 2-31 contains the standards applicable to the Porch Projecting frontage type.

TABLE 2-31—PORCH PROJECTING		
Key Design Site Line Setback Line **Figure 2-38**		Key Design Site Line Setback Line **Figure 2-39**
Dimensions		
A	Width, Clear	10' min.[1]
B	Depth, Clear	6' min.
C	Height, Clear	8' min
	Stories	2 stories max.[1]
D	Finish Level above Sidewalk	12" min.; 0" min. if clear depth is at least 8'.[2]
E	Pedestrian Access Width	3' min.
Miscellaneous		
Porch shall be open on three sides and have a roof. Clear glass may be installed between the porch columns if the dimensions of individual panes are 12" or greater.		
[1] When applied to the Cottage Court building type, reduce to 8' min. width and 1 story max.		
[2] Common entrances may be set at grade per local and federal accessibility standards.		

b. Porch Engaged

1) Description. A portion of the main facade of the building projects into the front setback to create an area for a covered structure that projects from the rest of the facade that is set back. The resulting yard may be defined by a fence or hedge to spatially define the edge of the street, subject to the standards in Subsection 20-28.100.C.4.f (Fences). The Porch may be one or two stories and may have two or three adjacent sides that are engaged to the building with at least one side open.

2) Table 2-32 contains the standards applicable to the Porch Engaged frontage type.

TABLE 2-32—PORCH ENGAGED		
Key Design Site Line Setback Line **Figure 2-40**		Key Design Site Line Setback Line **Figure 2-41**
Dimensions		
A	Width, Clear	10' min.; 8' min for Cottage Court building type
B	Depth, Clear	6' min.
C	Height, Clear	8' min
	Stories	2 stories max.
D	Finish Level above Sidewalk	12" min.; 0" min. if clear depth is at least 8'[1]
E	Pedestrian Access Width	3' min.
Encroachment Area of Building Façade		
F	Depth	6' max.
G	Width	1/3 min. of overall building façade[2]
Miscellaneous		
Porch shall be open on at least one side and have a roof. Clear glass may be installed between the porch columns if the dimensions of individual panes are 12" or greater.		
[1] Common entrances may be set at grade per local and federal accessibility standards.		
[2] Encroachment width may not exceed width of Porch A.		

c. Dooryard

1) Description. The main facade of the building is set back from the front design site line, which is defined by a low wall or hedge—with or without a gate—to create a small private area between the sidewalk and the facade. Each Dooryard is separated from adjacent Dooryards. The Dooryard may be raised or at grade.

2) Table 2-33 contains the standards applicable to the Dooryard frontage type.

TABLE 2-33—DOORYARD		
Key Design Site Line Setback Line **Figure 2-42**		Key Design Site Line Setback Line **Figure 2-43**
Dimensions		
A	Depth, Clear	6' min.
B	Width, Clear	15' min.
C	Distance between Glazing	4' max.
D	Depth of Recessed Entrances	3' max.
E	Pedestrian Access Width	3' min.
F	Height of Dooryard Fence/Wall above Finish Level	36" max.; see also § 20-28.100.C.4.f (Fences)
Miscellaneous		
Each Dooryard shall provide access to only one ground floor entrance.		

d. Stoop

1) Description. The main facade of the building is near the front design site line with steps to an elevated entrance. The Stoop is elevated above the sidewalk to provide privacy along the sidewalk-facing rooms. Stairs or ramps from the Stoop may lead directly to the sidewalk or may be parallel to the sidewalk.

2) Table 2-34 contains the standards applicable to the Stoop frontage type.

TABLE 2-34—STOOP		
Key Design Site Line Setback Line **Figure 2-44**		Key Design Site Line Setback Line **Figure 2-45**
Dimensions		
A	Width, Clear	4' min.
B	Depth, Clear	3' min.
C	Finish Level above Sidewalk	12'-0" max.
D	Depth of Recessed Entrances	8'-0" max. from face of exterior wall
Miscellaneous		
Each Stoop shall provide access to only one ground floor entrance.		
Gates are not allowed.		

e. Forecourt

1) Description. The main facade of the building is at or near the front design site line and a portion is set back, extending the public realm into the design site to create an entrance court or shared garden space for housing, or an additional shopping or restaurant seating area within retail and service areas.

2) Table 2-35 contains the standards applicable to the Forecourt frontage type.

TABLE 2-35—FORECOURT		
Key Design Site Line Setback Line **Figure 2-46**		Key Design Site Line Setback Line **Figure 2-47**
Dimensions		
A	Width, Clear	15' min.
B	Depth, Clear	10' min.
C	Depth of encroachment for other frontage types, awnings, and balconies (per side)	¼ width of forecourt dimension, max.
D	Height of Fence/Wall at Front of Forecourt	36" max.; see also § 20-28.100.C.4.f (Fences)
Miscellaneous		
Forecourt may be used to group several entrances at a common elevation in compliance with the MMH zone's ground floor finish level standards.		

f. Shopfront

1) Description. The main facade of the building is at or near the front design site line with at-grade entrance from the sidebewalk. The type is intended for service, retail, or restaurant use and includes substantial glazing between the Shopfront base and the ground floor ceiling. This type may include an awning that overlaps the sidewalk.

2) Table 2-36 contains the standards applicable to the Shopfront frontage type.

TABLE 2-36—SHOPFRONT		
Key Design Site Line Setback Line **Figure 2-48**		Key Design Site Line Setback Line **Figure 2-49**
Dimensions		
A	Distance between Glazing	2' max.
B	Depth of Recessed Entrances	5' max.
C	Finish Level above Sidewalk	0" min; 24" max.
	Ground Floor Glazing between Sidewalk and Finished Ceiling Height	75% min.
Awning (Allowed/Not Required)		
D	Depth	5' max.
E	Height, Clear	10' min.

g. Terrace

1) Description. The main facade is at or near the front design site line with steps leading to an elevated area providing pedestrian circulation along the facade to connect multiple entrances. The type is used for retail, service, office uses, or housing to provide outdoor areas along the sidewalk and/or to accommodate an existing or intended grade change.

2) Table 2-37 contains the standards applicable to the Terrace frontage type.

TABLE 2-37—TERRACE		
Key Design Site Line Setback Line **Figure 2-50**		Key Design Site Line Setback Line **Figure 2-51**
Dimensions		
A	Depth, Clear	8' max. residential 12' max. non-residential
B	Finish Level above Sidewalk	36" max.
C	Distance between Stairs	25' max.
Miscellaneous		
Terrace may be utilized to group several entrances at a common elevation in compliance with the MMH zone's ground floor finish level standards.		
Ramps shall be integrated along the side of the building to connect with the Terrace.		

F. Requirements for Sites of Four Acres or More

1. Purpose. This Subsection sets forth site design standards for the creation of new blocks and a pattern of walkable development. For more information, see Chapter 4 (Large Sites) in the Guidance Document.

2. Applicability. The entirety of this Subsection applies to any project that includes four acres or more.

3. Organization of the Site into Blocks. Projects of four acres or more shall be composed of blocks and/or half-blocks meeting the standards in this Subsection.

a. Blocks

1) Definition. A block is an area of land defined on all sides by the public realm (see Figure 2-52).

2) New blocks are to be defined on all sides using public realm elements as identified in Subsection 20-28.100.C.5.e.2 (Public Realm).

3) Blocks are not required to be rectilinear and may be uniquely shaped in compliance with the following standards (see Figure 2-52):

(a) Block Length. The largest distance from one side of a block to another, measured perpendicular to the block boundary, shall not exceed 600 feet.

(b) Block Perimeter. The total length of all sides of the block shall not exceed 1,800 feet.

b. Half-Blocks

1) Definition. A half-block is an area of land defined on one or more sides by the public realm, and on the remaining side(s) by property line(s) separating the development site from other private land (see Figure 2-52).

2) Any side of a new half-block, with the exception of a side abutting other private land outside the development site, shall be defined using one or more public realm elements as identified in Subsection 20-28.100.C.5.e.2 (Public Realm).

3) Half-blocks are not required to be rectilinear and may be uniquely shaped in compliance with the following standard:

(a) Half-Block Depth. The largest distance from a public realm element to a property line separating the development site from other private land, measured perpendicular to the property line, shall not exceed 250 feet.

	Block Perimeter		Design Site Line		Development Site Boundary

Figure 2-52 – Block Size Standards

c. Connectivity Standards for Public Realm Elements

1) Existing and proposed public realm elements shall comprise one contiguous pedestrian network throughout the project site and connected to the adjacent public ROW.

2) New thoroughfares, not including alleys or driveways, shall align with the centerline of existing thoroughfares or right-of-way stubs abutting the development site.

3) Right-of-way stubs, where used, shall be identified and include a notation that all stubs are to connect with future thoroughfares on adjoining property and be designed to transition in compliance with Subsection H (Thoroughfares).

4) New dead-end streets and cul-de-sacs are not allowed, except where terminating at right-of-way stubs as described in item 3 above.

4. Required Civic Space. A minimum of five percent of the gross project area, after subtracting street rights-of-way and existing easements, shall be set aside as civic space. One or more civic spaces in compliance with the standards for civic space types identified in Subsection G (Civic Space Types) may be used to meet the required area.

a. Civic space may be privately or publicly owned.

b. Civic space shall meet all the following criteria:

1) Connected to a Public Street: The outdoor area shall either abut a public street or be directly accessible from a public street through a pedestrian pathway that is recorded as a perpetual easement for public access.

2) Level Grade: The outdoor area, or entrance to a pedestrian pathway providing access to a public open space area, shall be level with the public right-of-way it abuts.

3) Publicly Accessible and Unobstructed: Civic space shall be publicly accessible year-round, seven days a week, between the hours of 7 AM and 9 PM. The outdoor area, or the pedestrian pathway that provides access to the open space area, shall not have any fences or obstructions on the side of the space where it abuts the public street except to the minimum extent necessary to comply with state and/or federal law (i.e., for safety purposes). Fences up to 42 inches tall are allowed along the perimeter of parks. Solid walls are not allowed.

4) Restorative: Civic space shall contain vegetation and seating.

5) Maintained: Civic space requires a deed restriction to ensure the property remains a maintained park in perpetuity. The property owner may close access to a privately-owned civic space for the duration of emergency repairs and/or maintenance, provided prompt written notice is given to the City.

c. Design sites that abut or are across a thoroughfare from a civic space shall have a front design site line and/or primary building frontage oriented toward the civic space, in compliance with the standards in Tables 2-20 (Building Placement) and 2-22 (Private Frontages). See Figure 2-53 (Building Frontage Adjacent to a Civic Space) for reference.

	Building Frontage
	Design Site Adjacent to Civic Space

Figure 2-53 – Building Frontage Adjacent to a Civic Space

d. Civic space(s) may be used for stormwater management in compliance with Chapter 17-12 (Storm Water) and the City of Santa Rosa's Low Impact Development Technical Design Manual.

G. Civic Space Types

1. Purpose: This Subsection establishes the standards applicable to new civic space. These standards supplement the standards for each MMH zone.

2. The Paseo thoroughfare type may be counted as civic space provided that:

a. No more than 25 percent of the Paseo surface consists of asphalt or untextured concrete;

b. Seating is provided within or adjacent to the Paseo at 100 feet max. intervals; and

c. Landscaping is provided in planters at least 3 feet wide and 20 feet long at 50 feet max. intervals. See Subsection 20-28.100.H (Throughfares).

3. Civic Space Type Standards. Tables 2-38 through 2-41 contain the standards applicable to each civic space type. Each civic space type is described as to its purpose and intent along with standards and characteristics regarding general physical character, uses, size and location. Characteristics are considered standards unless stated otherwise. For examples of each type, see pages 59 – 62 in the Guidance Document.

a. Pocket Park/Plaza

1) Description. A small-scale space, serving the immediate neighborhood, available for informal activities and civic purposes, intended as intimate spaces for seating or dining.

2) Table 2-38 contains the standards applicable to the Pocket Park/Plaza civic space type.

TABLE 2-38—POCKET PARK/PLAZA	
Size and Location	
Size	40' x 40' min.
Pocket Park/Plaza shall abut a thoroughfare on at least one side.	

b. Playground

1) Description. A small-scale space designed and equipped for the recreation of children. These spaces serve as quiet, safe places protected from the street and typically in locations where children do not have to cross any major streets. An open shelter, play structures, or interactive art and fountains may be included. Playgrounds may be included within all other civic space types.

2) Table 2-39 contains the standards applicable to the Playground civic space type.

TABLE 2-39—PLAYGROUND	
Size and Location	
Size	40' x 60' min.
At least one side of the Playground shall not abut a thoroughfare.	

c. Passage

1) Description. A pedestrian pathway that extends from a public sidewalk or civic space. The pathway is lined by non-residential shopfronts and/or residential ground floors and pedestrian entrances as required by the MMH zone.

2) Table 2-40 contains the standards applicable to the Passage civic space type.

TABLE 2-40—PASSAGE	
Size and Location	
Size	20' clear min. between buildings, or through buildings as a breezeway[1]
Length	150' clear max.; unlimited if extending from one public sidewalk or civic space to another
Passage shall abut a public sidewalk, thoroughfare, or civic space at one or both ends.	
Ground floor building frontage(s) oriented toward the Passage shall be in compliance with frontage types allowed in Table 2-24 (Private Frontages).	
[1] Dooryards, porches, patios, and sidewalk dining shall not encroach into the minimum required clear width.	

d. Greenway

1) Description. A multiple-block-long linear space designed for community gathering and as a path of travel for nearby residents and employees, defined by a tree-lined street on at least one side and by the building frontage(s) across the street(s). A Greenway plays an important role as a green connector between destinations.

2) Table 2-41 contains the standards applicable to the Greenway civic space type.

TABLE 2-41—GREENWAY	
Size and Location	
Size	2 continuous blocks in length min.
Width	50' min.
Greenway shall abut a thoroughfare on at least one side.	
Along its length, Greenway shall incorporate path(s) of at least 10' in width for use by pedestrians and bicycles.	

H. Thoroughfare Types

1. New thoroughfares in projects subject to this Section shall be designed in compliance with Table 2-42 (Thoroughfare Types) and City of Santa Rosa Street Design and Construction Standards. For examples of each type, see pages 65 – 67 in the Guidance Document.

a. Alleys and driveways are not considered thoroughfares or components of the public realm for the purposes of these standards and shall be used only along the rear or side of design site(s). Where an alley or driveway intersects the public realm, the pavement of the public realm shall prevail.

b. The on-site thoroughfare network can be publicly or privately owned but must be accessible to the public between the hours of 7 AM and 9 PM, 7 days a week.

TABLE 2-42—THOROUGHFARE TYPES			
	Minor Street	Main Street	Paseo
	Figure 2-54	**Figure 2-55**	**Figure 2-56**
Street Classifications			
Equivalent City of Santa Rosa Street Classification[1]	Minor Street	Main Street	N/A
Application			
Movement Type	Slow Vehicles		Pedestrian, Bicycle, Emergency Vehicle Access
Design Speed	20 to 25 mph		15 mph max.
Lane Assembly[2]			
Travel Lanes	10' min./max.[3]		Min. 10' clear shared use path with 5' min. paving and/or landscaping on each side (total 20' min.)
Bicycle Lanes (Optional)	5' min.[4]		
Parking Lanes	8' min.[4]		
Center Median			
Where included, the center median shall be at least eight feet in width and planted to match the landscaping of the planting strips. Turn lanes shall comply with City standards.			
Public Frontage			
Sidewalks	5' min.; 4' around obstructions	10' min. (inclusive of curb)	See Lane Assembly
Planting Strips (back of curb to front of sidewalk)	6' min.	N/A	No min.
Tree Grates	N/A	5' x 5' min.	4' x 4' min.
[1] The standards in this table are presented as optimal for Missing Middle Housing environments. All new streets accommodating private vehicles shall comply with City of Santa Rosa Street Design and Construction Standards.			
[2] Clear width of pavement shall comply with applicable fire department regulations where thoroughfare is to be used for emergency vehicle access.			
[3] Travel lane width may increase to 12' where adjacent to curb, in compliance with City standards.			

[4] Where bike lane is adjacent to parking lane without physical separation or marked buffer, combined width of parking lane and bike lane shall be no less than 14 feet.

I. Measurement Methods.

1. Methodology. Measurement of dimensions.

a. Main Body. Width and depth of main body—see standards in Subsection 20-28.100.D (Building Types) for the selected building type(s)—shall be measured as follows:

1) The width shall be generally parallel to the front.

2) The depth shall be generally perpendicular to the front.

W	Width
D	Depth

Figure 2-57 – Measurement of Main Body

b. Wings and Accessory Structures. Width and depth of wings and accessory structures—see standards in Subsection 20-28.100.D (Building Types) for the selected building type(s)—shall be measured as follows:

1) The width is the greater of the two dimensions of the footprint.

2) The depth is the lesser of the two dimensions of the footprint.

W	Width
D	Depth

Figure 2-58 – Measurement of Wing(s) and Accessory Structures

c. On-Site Open Space(s). The width and depth of open spaces—see standards in Subsection 20-28.100.D (Building Types) for the selected building type(s)—shall be measured as follows:

1) The width is parallel to the front.
2) The depth is perpendicular to the front.

Figure 2-59 – Measurement of Open Space(s)

d. Courtyard(s). The width and depth of courtyards—see standards in Subsection 20-28.100.D (Building Types) for the selected building type(s)—shall be measured as follows:

1) The width is parallel to the front, unless the courtyard is a secondary courtyard accessed directly from a side street.
2) If a secondary courtyard is accessed directly from the side street, the width is parallel to the side street.
3) The depth is perpendicular to the width.

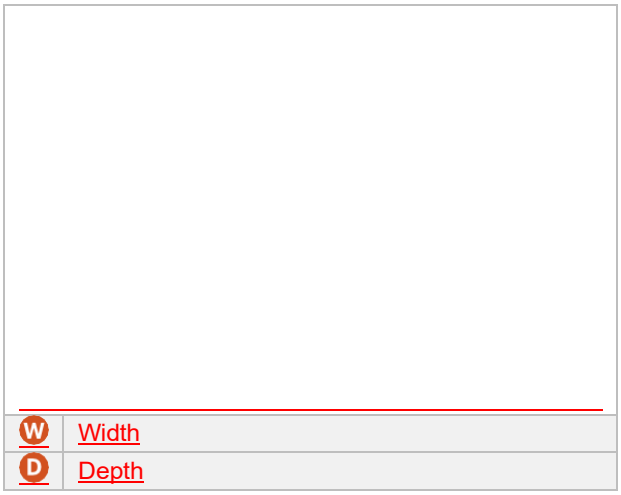


Figure 2-60 – Measurement of Courtyard(s)

e. Height to Highest Eave/Top of Parapet. Building height within the MMH zones—see standards in Subsection 20-28.100.C (MMH Zones)—shall be measured vertically from natural grade as indicated in Figures 2-61 and 2-62. See also Section 20-30.070 (Height measurement and exceptions).

A	Height, Overall	D	Highest Eave Measurement
B	Top of Parapet	E	Eave Assembly
C	Roof Structure	F	Dormer

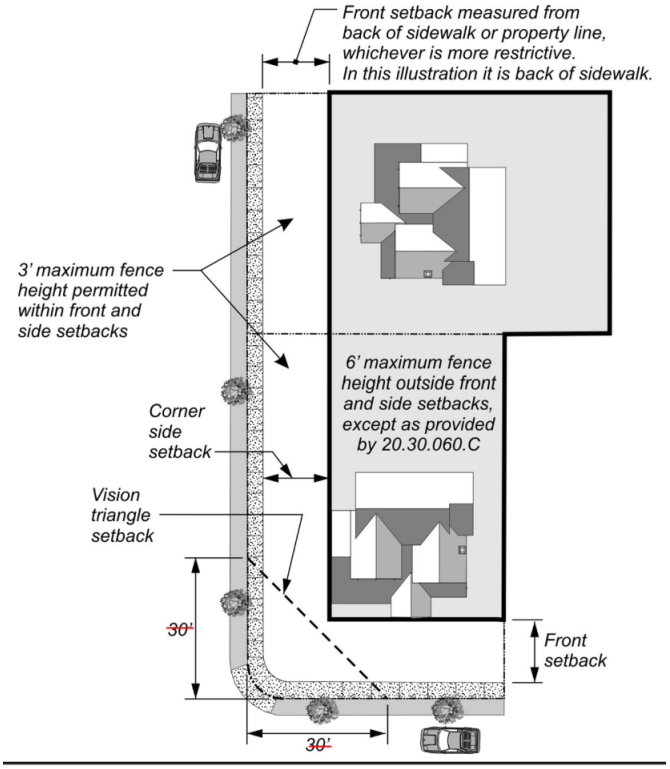
Figure 2-61 – Measurement of Height

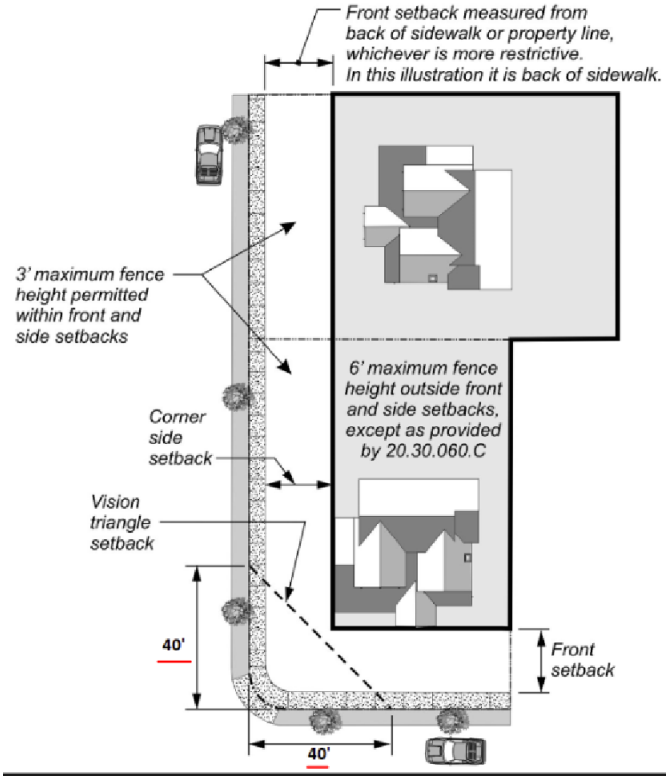
B	Top of Parapet	D	Highest Eave Measurement
C	Roof Structure	E	Eave Assembly

Figure 2-62 – Section Details of Top of Parapet for Flat Roof and Eave for Pitched Roof

Section 20-30.060 Fences, walls and screening.

C. Replace Figure 3-4 – Allowed Fence Height





Section 20-30.090 Performance Standards.

A. Purpose. This section provides performance standards that are designed to minimize various potential operational impacts of land uses and development within the City, and promote compatibility with adjoining areas and land uses.

B. Applicability. The provisions of this Section apply to all new and existing land uses, including permanent and temporary uses in all zoning districts, unless an exemption is specifically provided. Uses existing on the effective date of this Section shall not be altered or modified thereafter to conflict with these standards.

C. Air emissions. No visible dust, gasses, or smoke shall be emitted, except as necessary for the heating or cooling of structures, and the operation of motor vehicles on the site.

D. Combustibles and explosives. The use, handling, storage, and transportation of combustibles and explosives shall comply with the Uniform Fire Code, and California Code of Regulations Title 19.

E. Dust. Activities that may generate dust emissions (e.g., construction, grading, commercial gardening, and similar operations) shall be conducted to limit the emissions beyond the site boundary to the maximum extent feasible. Appropriate methods of dust management shall include the following, subject to approval by the City Engineer.

1. Scheduling. Grading shall be designed and grading activities shall be scheduled to ensure that repeat grading will not be required, and that completion of the dust-generating activity (e.g., construction, paving or planting) will occur as soon as possible.

2. Operations during high winds. Clearing, earth-moving, excavation operations or grading activities shall cease when the wind speed exceeds 25 miles per hour averaged over one hour.

3. Limiting the area of disturbance. The area disturbed by clearing, demolition, earth-moving, excavation operations or grading shall be minimized at all times.

4. Dust control. Fugitive dust emissions shall be controlled by watering a minimum of two times each day, paving or other treatment of permanent on-site roads and construction roads, the covering of trucks carrying loads with dust content, and/or other dust-preventive measures (e.g., hydroseeding, etc.).

5. Revegetation. Graded areas shall be revegetated as soon as possible, but within no longer than 30 days, to minimize dust and erosion. Disturbed areas of the construction site that are to remain inactive longer than three months shall be seeded and watered until grass cover is grown and maintained; and

6. Fencing. Appropriate fences or walls shall be constructed to contain dust within the site as required by the City Engineer.

F. Ground vibration. No ground vibration shall be generated that is perceptible without instruments by a reasonable person at the property lines of the site, except for vibrations from temporary construction or demolition activities, and motor vehicle operations.

G. Light and glare. Outdoor lighting shall comply with the requirements of Section 20-30.080 (Outdoor Lighting).

H. Liquid waste. No liquid shall be discharged into a public or private body of water, sewage system, watercourse, or into the ground, except in compliance with applicable regulations of the Regional Water Quality Control Board.

I. Noise. The City's noise standards are in Chapter 17-16 (Noise) of the City Code.

J. Odor. No obnoxious odor or fumes shall be emitted that are perceptible without instruments by a reasonable person at the property line of the site.

K. Radioactivity, electrical disturbance or electromagnetic interference. None of the following shall be emitted:

1. Radioactivity, in a manner that does not comply with all applicable State and Federal regulations.; or

2. Electrical disturbance or electromagnetic interference that interferes with normal radio or television reception, or with the function of other electronic equipment beyond the property line of the site; or that does not comply with all applicable Federal Communications Commission (FCC) and other applicable State and Federal regulations.

L. Security. Proposed development shall comply with the following security standards, and should comply with the following security guidelines, unless determined by the Director to be infeasible or ineffective in the particular case.

1. Security standards.

a. Overhead roll-up doors shall be secured with a cylinder lock or padlock from the inside.

b. Door hinges should be tamper proof or installed on the interior side of the door.

c. Trees and shrubs shall not block the view of entrances and/or exits.

d. Internal roof access points shall be secured with internal locks.

e. All windows shall have locks.

f. Air circulation systems shall be barricaded to prevent illegal tampering and/or suggest an opportunity to circulate bio-hazardous substances.

g. Dumpsters, loading areas, and storage yards shall not create blind spots, hiding areas, or dead-end alleys (and be clearly visible).

h. All entrances shall have adequate lighting, be well-defined, and visible to public and patrol vehicles.

i. Pedestrian entrances shall be adjacent to vehicle entrances.

j. Elevators shall be close to the main entrance with the entire interior of the elevator

in view when the doors are open.

2. Security guidelines.

a. Exterior architectural features to the buildings should not be designed in a manner that allows access to the roof areas.

b. All areas inside and outside that are not to be accessible by visiting patrons, need to be designated private and not a point of entry.

c. Loading zones, with designated delivery hours, should be separate from public parking.

d. Dumpster lids should be secured with locks, or the dumpster units themselves should have three solid walls and a lockable access gate on the front.

e. Delivery entrances should be separate, identifiable, and monitored.

M. Biological Resource Assessment. Any discretionary development proposed on a site with natural habitat conditions that may support special-status species, sensitive natural communities, important wildlife corridors, or regulated wetlands and waters shall provide a biological resource assessment from a qualified biologist.

N. Health Impact Assessment. Any nonresidential development proposal of 100,000 square feet or more in an Equity Priority Area (as mapped in the General Plan) shall include a health impact assessment that includes mitigation for any potential negative health implications of the project.

Section 20-35.060 Discretionary land use and zoning approvals.

B. Design Review. New structures on an Eligible Property that are designed to replicate pre-Hazard footprint and building height, and which are in compliance with applicable design and development standards pursuant to Zoning Code ~~Chapter~~ Section **20-52.030** and Section **20-39.030** for Residential Structures, and that further would otherwise be subject to Zoning Administrator review pursuant to Zoning Code Section **20-52.030(C)**, are hereby subject to review and approval by the Director of Planning and Economic Development.

1. New structures on an Eligible Property that include one of the following shall receive Zoning Administrator Review:

a. Increase in pre-Hazard footprint by 10 percent or more.

b. Increase in pre-Hazard building height by 10 percent or more.

c. New structures and development on an Eligible Property that would otherwise require Design Review and Preservation Board review.

C. Landmark Alteration. New structures on an Eligible Property within the Historic (-H) Combining District requires architectural compatibility and preservation of damaged structures that will not negatively impact the historic character within the Preservation District while following safety regulations for use and habitation. New structures on an Eligible Property in the Historic Combining District must follow the applicable standards within this section as well as the Secretary of the Interior Standards for Rehabilitation, Restoration, and Reconstruction for Treatment of Historic Properties. See section **20-58.060**, Landmark Alteration Permits, for Landmark Alteration exemptions. New structures on an Eligible Property that involve nonconforming uses and nonconforming structures are subject to the provisions of this Chapter. Landmark Alteration involving local, State, and Federally recognized Landmarks including but not limited to the Church of the One Tree, the McDonald Mansion, and the Luther Burbank Home & Gardens, require a Major Landmark Alteration Permit.

1. Landmark Alteration on an Eligible Property that is considered a contributor in the Historic Combining District shall be delegated to review by the Zoning Administrator through the Minor Landmark Alteration process in Section **20-58.060**. Concept Review by the ~~Cultural Heritage~~ Design Review and Preservation Board shall be required prior to Zoning Administrator action, subject to the City requirements of Section **20-50.040**, Concept Review.

2. Landmark Alteration on an Eligible Property that is considered a non-contributor in the Historic Combining District are hereby subject to review and approval by the Director of Planning and Economic Development. Concept Review by the ~~Cultural Heritage~~ Design Review and Preservation Board is required prior to Building Permit submittal, subject to the City requirements of Section **20-50.040**, Concept Review.

3. Architectural compatibility with the Historic District and neighboring properties shall be demonstrated with the preparation of a historical report on the proposed architecture and site plan by a qualified professional that concludes the proposed project will not negatively impact historic resources, the historic character of the district, and is consistent with the Secretary of the Interior Standards for Treatment of Historic Properties.

4. In the event of a Hazard, the Planning and Economic Development Department shall conduct a study of the damages to determine the necessity to alter or remove the boundary of Preservation Districts and the Historic Combining District and provide recommendations from their findings to the ~~Cultural Heritage~~ Design Review and Preservation Board and City Council.

Section 20-42.070 Home occupations.

D. Microenterprise Home Kitchen Operation (MEHKO) is not considered a Home Occupation and is exempt from land use requirements as listed in Section 20-21.040, Exemptions from land use requirements.

Section 20-42.210 Mobile Food Vending Facility ~~(MFF)~~.

A. Purpose. The provisions of this Section are intended to provide conditions and requirements under which a Mobile Food Vending Facility may be permitted to operate by Minor Conditional Use Permit on private properties within certain areas of the City.

B. Permit requirements.

1. Minor Conditional Use Permit. A Mobile Food Vending Facility shall require the approval of a Minor Conditional Use Permit where allowed by Division 2 (Zoning Districts and Allowable Land Uses). The permit and approval shall comply with Section 20-54.070, Permits to run with the land.
2. Business license. A Mobile Food Vending Facility shall obtain a City business license prior to operation.
3. Sonoma County Environmental Health. A valid permit from the Sonoma County Environmental Health Department is required for the duration of business operation.
4. City Departments and Divisions. All necessary permits and approvals from the applicable City Departments and Divisions shall be obtained prior to operation of a Mobile Food Vending Facility.
5. Permit and license display. At all times while vending, a valid business license and Minor Conditional Use Permit shall be displayed at the Mobile Food Vending Facility site.

C. Location criteria and hours of operation. The following location and hours of operation requirements shall apply to all Mobile Food Vending Facilities:

1. Location. Operation of a Mobile Food Facility shall not be permitted on public property under this section unless authorized through a Special Event Permit. For Street Vending on public property see City Code Section 6-48.050, Street Vendor Regulations, and applicable State legislation for Mobile Food Vending Facilities on public property. Mobile Food Vending Facilities on private property are allowed pursuant to Section B.1. above.
2. Concentration. Multiple Mobile Food Vending Facilities may be permitted on a single parcel, as determined by the Minor Conditional Use Permit.
3. Hours. Hours of operation for mobile food facility businesses shall be determined by Minor Conditional Use Permit.

D. Standards and design criteria. The following standards and design criteria shall apply to all Mobile Food Vending Facilities:

1. The proposed location is on an improved property, does not interfere with the operation of any approved uses on the site;

2. The site on the property designated for the Mobile Food Vending Facility must be paved, including the area for associated parking and accessory structures;
3. Mobile Food Vending Facilities shall maintain their immediate sales location in a clean and hazard free condition;
4. Mobile Food Vending Facilities shall follow the Zero Waste Food Ware Ordinance, Chapter 9-30, including maintaining covered garbage, recycling, and compost containers immediately adjacent to the vending location for customer use; and other applicable Zero Waste regulations;
5. Mobile Food Vending Facilities shall comply with Chapter 17-12, Storm Water Ordinance.
6. Applications for a Mobile Food Vending Facility shall include the location and description of any proposed outdoor dining area, including tables, chairs and shade structures, number of Mobile Food Vending Facilities, and information pertaining to the related Food and Beverage Product Manufacturing site, Cottage Food Operation, or other affiliated commissary;
7. The operation shall comply with Chapter 17-16, Noise Ordinance, and the Noise and Safety Element of the Santa Rosa General Plan;
8. An agreement for the use of permanent properly operating restroom facilities within 200 feet of the Mobile Food Vending Facility's location shall be maintained at all times for employees.
9. All signage shall be located on the vending equipment and is subject to the requirements of Chapter 20-38, Signs;
10. Mobile Food Vending Facilities shall follow Local and State regulations for alcoholic beverages and cannabis products sales;
11. Mobile Food Vending Facilities cooking food shall at all times maintain a working fire extinguisher(s) of the appropriate type and rating at the vending location;
12. Mobile Food Vending Facilities operating within a parking lot shall not inhibit traffic circulation and shall maintain the minimum required on-site parking spaces for the principal use on the property; and
13. After the permitted hours of operation, all mobile vending equipment, including the mobile unit itself and any associated dining furniture, shall be stored off site or within an approved, enclosed structure on site unless otherwise approved through a Minor Use Permit. Associated temporary structures and dining furniture are subject to Fire Department review and approval.

E. Sites with Multiple or New Mobile Food Vending Facilities.

1. New Mobile Food Vending Facilities on sites with an approved Minor Conditional Use Permit that have no current Mobile Food Vendor operating, shall obtain a Zoning Clearance to operate on the site. The new Mobile Food Vending Facility must operate in the same location on site of the previous Mobile Food Vending Facility as indicated on the approved plans.
2. Mobile Food Vending Facilities on sites with multiple facilities must stay in the locations indicated on the approved plans.

3. Sites that have Mobile Food Vending Facilities that rotate throughout the day must operate within the same approved locations on site. An agreement between the rotating operators will be required for the timely transition between the different Mobile Food Vending Facilities. New Mobile Food Vending Facilities on sites with rotating facilities shall obtain a Zoning Clearance to operate under the Minor Conditional Use Permit.
4. Changes to the existing Minor Conditional Use Permit, including increasing the number of Mobile Food Vending Facilities on a site, can be conducted through Section 20-54.060 (Changes to an Approved Project).

F. Existing Mobile Food Vending Facilities. Conditions of Approval on previously issued Minor Conditional Use Permits for Mobile Food Vending Facilities that required a new Minor Conditional Use Permit for a change in operator are not enforced and procedures shall follow Section 20-54.070, Permits to run with the land.

G. Exempt Compact Mobile Food Operation**.** Per Section 20-21.040, no land use approvals are required, per Section 20-21.040 (Exemptions from land use requirements) if the following requirements and standards are met:

1. Shall obtain a Business Tax Certificate.
2. Shall receive an inspection or approval from the Sonoma County Environmental Health Department.
3. Shall obtain an agreement with the property owner to operate.
4. Shall operate between the hours of 6AM-11PM.
5. Shall not exceed a maximum of 25 square feet for the selling and display area.
6. Shall provide food storage 6 inches from ground and overhead protection.
7. Shall comply with the Zero Waste Food Ware Ordinance.
8. Shall only sell and handle prepackaged food and whole uncut produce, as defined by the California Retail Food Code.

Section 20-50.020 Authority for land use and zoning decisions.

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

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

Section 20-52.020 Zoning Clearance.

A. Purpose. A Zoning Clearance is the procedure used by the City to verify that a proposed land use or structure is allowed in the applicable zoning district, and that the project complies with the development standards of this Zoning Code that apply to the use, consistent with the General Plan.

B. Applicability.

1. When required. Where Division 2 (Zoning Districts and Allowable Land Uses) or other provision of this Zoning Code require a Zoning Clearance as a prerequisite to establishing a new or modified land use, authorizing a change in ownership, or the issuance of a Business Tax Certificate, the Zoning Clearance shall be required at the time of Department review of any change in use or occupancy authorization required by this Zoning Code.

a. Land use. A Zoning Clearance shall be obtained before the initiation or commencement of any use of land not requiring the construction of a structure.

b. Change of use. Whenever a use is proposed to be changed from an activity for which a Zoning Clearance has been issued, or which is exempt under Subsection B.1 (When required), whether or not the new use involves a new lessee, operator, or owner, a new Zoning Clearance shall be obtained.

c. Change of tenancy or ownership. A new Zoning Clearance shall be obtained for a change of lessee, operator, or owner even when the change does not involve a change in the use or activity being conducted on the subject property.

d. Residential use. The provisions of this section shall not apply to any residential land use or residential accessory structure or land use within a residential zoning district.

C. Form of Zoning Clearance. A Zoning Clearance may take the form of a Zoning Clearance Certificate, an authorized signature on another City approval document, a stamp or authorized signature on a set of building plans, or other form determined by the Director to be appropriate.

D. Issuance. The Director shall issue the Zoning Clearance after determining that the request complies with all Zoning Code provisions applicable to the proposed use.

(Ord. 3677 § 1, 2004; Ord. 3711 § 1 Exh. A, 2005)

Section 20-52.030 Design review.

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. Single-Family Residential accessory structures;

e. Detached Single-Family ~~Detached,~~ dwellings;

f. Up to two detached dwellings on one parcel resulting in no more than two units;

g. Duplex, and Half-plex dwellings that do not result in more than two units; ~~which are proposed as part of a project within a PD zone, or where otherwise required by this Zoning Code~~;

h. Missing Middle Housing developments designed in accordance with the standards listed in Section 20-28.100; and

~~f~~**i.** 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~~**j.** Activities subject to a Temporary Use Permit; and.

j. Electric Vehicle Supply Equipment.

2. City projects. The DRPB shall review conceptual plans for all development projects that are visible from the public right-of-way by any City agency or department that 1) exceed 10,000 square feet of building area or 2) include new above-ground projects, such as bridges (at-grade roadways and sidewalks are exempt) or park improvements which include full park redesigns or the development of park master plans, or 3) any other public project as determined by the Director. ~~each Building Permit application, 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~~ feedback to the Council~~,~~ or Housing Authority~~, respectively~~.

TABLE 5-2—DESIGN REVIEW AUTHORITY AND NOTICE REQUIREMENTS				
Type of Application	Review Authority			Notice Requirements
	Director	Zoning Administrator	DRB	Design Review
Projects that involve only minor exterior modifications, are not within an historic district. 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.	▪			None
Duplex and Half-plex development projects resulting in more than two units.	▪			None

TABLE 5-2—DESIGN REVIEW AUTHORITY AND NOTICE REQUIREMENTS				
Type of Application	Review Authority			Notice Requirements
	Director	Zoning Administrator	DRB	Design Review
Projects that involve up to 10,000 square feet in total floor area and projects that include significant exterior changes to existing buildings and the construction of new structures. Also included are new minor telecommunication facilities, and the new construction or major remodel of automobile dealerships on sites zoned for vehicle sales regardless of total floor area.		▪		Public Meeting Notice Notice of Action
Projects that involve 10,000 square feet or more in total floor area and meet the requirements of Streamlined Design Review described in 20-52.030(D)3.		▪		Public Hearing Notice Notice of Action (see Section 20-66.060)
Projects that involve 10,000 square feet or more in total floor area and major telecommunication facilities. (1)(2)			▪	Public Hearing Notice Notice of Action (see Section 20-66.060)

TABLE 5-2—DESIGN REVIEW AUTHORITY AND NOTICE REQUIREMENTS				
Type of Application	Review Authority			Notice Requirements
	Director	Zoning Administrator	DRB	Design Review
Sign applications, including Sign Programs for multi-tenant projects.	▪			Notice of Action (see Section 20-66.060)

Section 20-60.080 Director of Planning and Economic Development.

D. Any project reviewed as a Zoning Administrator Public Meeting may be elevated by the Director to the Zoning Administrator Public Hearing. The applicant shall be responsible for the Zoning Administrator Public Hearing fee identified in the current Planning and Economic Development Department Fee Schedule.

E. Consolidated review. The intent of this section is to allow the Director to elevate projects with requests for multiple entitlements to the highest review authority required.

1. Any project that requires multiple entitlements where at least one entitlement requires review by the Zoning Administrator (including, but not limited to, Minor Use Permit, Minor Hillside Development Permit, Minor Variance, Request for Reasonable Accommodation, Sign Variance, and Small Lot Use Permits in Priority Development Areas), and where at least one entitlement requires review by the Planning Commission, may hereby be elevated by the Director to the Planning Commission for review.

2. Any project that requires multiple entitlements where at least one entitlement requires review by the Subdivision Committee and where at least one entitlement requires review by the Planning Commission.

Section 20-70.020 Glossary.

- ~~**Ambulance, Taxi, or Limousine Dispatch Facility.** A base facility from which taxis and limousines are dispatched, and/or where ambulance vehicles and crews stand by for emergency calls.~~

- Block. An area of land defined on all sides by the public realm. See also "Public Realm," "Half-Block."

- **Civic Space.** An outdoor area that provides flexible, publicly accessible space for a range of cultural and recreational activities, often in places without enough land for a neighborhood or community park. Civic spaces provide green space to residents living within a one-quarter mile or five-minute walk but do not contribute towards the city parkland standard of 6 acres per 1,000 residents. See Subsection 20-28.100.F.4 (Required Civic Space).

- **Conditioned Space.** Space within a building that is heated and/or cooled to support habitation.

- **Condominium.** As defined by Civil Code Section 2015, a development where undivided interest in common in a portion of real property is coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map or parcel map. Residential Condominiums are included under the definition "Multifamily Dwelling."

- **Design Site.** A design site is a portion of land within a project site that is delineated from other design sites to accommodate a single primary structure or building type. Design sites are considered lots for the purpose of applying development standards, though legal subdivision is not required. A design site is designated as a corner, flag, interior, key, reverse corner, or through design site according to the same criteria that would apply to a lot in the same location. A single legally defined lot or parcel may contain multiple design sites. See also "Lot, or Parcel."
  Design Site Line. A segment of the perimeter of a design site.
  1. **Design Site Line, Front.**
     a. In the case of an interior, key, or flag design site, any design site line that abuts the street or public realm;
     b. In the case of a corner design site, the shortest design site line that abuts a street or public realm, or all such design site lines if measurements are equal;
     c. In the case of a through design site, each design site line that abuts a street or public realm.

2. **Design Site Line, Rear.**

a. In the case of an interior, key, flag, or corner design site with only one front design site line, the design site line furthest from the front design site line.

b. In the case of a through design site or any other design site with more than one front design site line, none of the design site lines are rear design site lines.

3. **Design Site Line, Side Street.** In the case of a corner design site, any design site line that abuts a street or public realm and is not a front design site line.

4. **Design Site Line, Side.** Any design site line that is not a front, rear, or side street design site line.

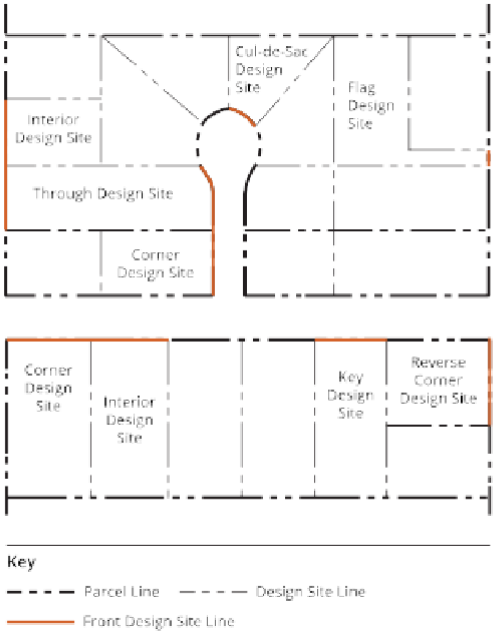


Figure 7-1– Design Site Lines

- **Eave.** The edge of the roof that overhangs the face of the adjoining wall.

- **Electronic vehicle supply equipment (EVSE).** EVSE refers to electric vehicle charging stations and all of the necessary infrastructure and components. When equipment is proposed as part of a larger proposed or existing development, it is considered an accessory use. If a project consists entirely of charging stations, it is considered a primary use.

- **Entrance.** An opening, including, but not limited to, a door, passage, or gate, that allows access to a building.

1. Entrance, Primary. The opening located within the primary building frontage that allows access to a building directly from the public realm.

- **Facade.** The exterior wall of a building. See "Building Frontage."

- **Facade Zone.** The area between the minimum and maximum setback lines along the front of a design site and along the side street of a corner design site where the building facade is required to be placed. The zone standards identify the minimum amount of facade to be placed in the facade zone. See Subsection 20-28.100.I.i (Primary Building Within Façade Zone) for measurement method.

- **Front Street.** In the context of a design site or building type, the street or public realm located along the front design site line.

- **Frontage.**

  1. **Frontage, Private.** The components of a building that provide the transition and interface between the public realm and the private realm. See Subsection 20-28.100.E (Frontage Types) for frontage type standards that regulate these components. See also "Private Realm," "Public Realm."

- **Glazing.** The transparent portion of window(s) and/or door(s).

- **Habitable Space.** Conditioned space within a dwelling unit or guest house for living, sleeping, eating, or cooking (including closets, bathrooms, entries, and hallways), or conditioned space occupied by a non-residential use that is accessible to the public and/or regular users of the building.

- **Half-Block.** An area of land defined on one or more sides by the public realm, and on the remaining side(s) by property line(s) separating the development site from other private land. See also "Public Realm," "Block."

- **Height.**

  1. **Height, Overall.** See Section 20-30.070 (Height Measurement and Exceptions).

  2. **Height, Top of Parapet.** The vertical distance between adjacent finished grade and the top of the parapet of the primary building. See Subsection 20-28.100.I.2.e (Height to Highest Eave/Top of Parapet).

3. **Height, Highest Eave.** The vertical distance between adjacent finished grade and the highest eave of the primary building. The measurement is to bottom of the eave assembly. See Subsection 20-28.100.I.2.e (Height to Highest Eave/Top of Parapet).

- **Main Body.** The primary massing volume of a primary building, exceeding all attached volumes in height and/or depth. See Subsection 20-28.100.I.2 (Methodology. Measurement of dimensions.) for measurement method. See also "Wing."

- **Missing Middle Housing.** House scaled buildings with multiple units in walkable neighborhoods, designed in compliance with the development standards of Zoning Code Section 20-28.100. "Middle" refers to the size and form of buildings – there are no requirements for affordability restrictions.

- **Multi-family.** Two or more dwelling units located on the same parcel. The units can either be attached or detached.

- **Open Space.**

  1. **Open Space, Common.** An outdoor portion of a development held in common and/or single ownership, that is not reserved for the exclusive use or benefit of an individual tenant or owner at all times and is available for use by all residents or employees of the building or parcel. This area may be at grade, on a podium level, or on the roof of the building unless otherwise indicated.

  2. **Open Space, Private.** An outdoor area for the private enjoyment of a single residential unit. Includes outdoor yard areas, patios, decks, and balconies.

- **Primary Building.** See "Primary Structure."

- **Private Realm.** Area for use by occupants of particular sites, buildings, or units, including interior space, common or private open space, and/or building setbacks. Areas not meeting the definition of public realm are considered to be private realm by default. See also "Public Realm," "Frontage, Private."

- **Public Realm.** Area dedicated or granted for public use, consisting of rights-of-way, thoroughfares (not including alleys or driveways designed for vehicular use), public parks, and/or civic spaces. These public realm elements may be preexisting or proposed as part of a site plan. See also "Private Realm," "Frontage, Private" in this Section and "Public Way" in Chapter 19-08.

- **Public Safety Building.** A building for public utility uses, including substations, fire stations, police stations, and hospitals.

~~"**Rowhouse.** See "Multi-Family Dwelling.""~~

- **Side Street.** In the context of a design site, the street or public realm located along a design site line other than the front design site line.
- **Taxi or Limousine Dispatch Facility.** A base facility from which taxis and limousines are dispatched~~, and/or where ambulance vehicles and crews stand by for emergency calls~~.

Thoroughfare. A way for use by vehicular, pedestrian, and/or bicycle traffic that provides access to design sites and open space. Thoroughfares include public streets. See "Street."

Wing. When used in conjunction with main body, describes a building volume attached to the main body which is smaller in width and overall height than the main body. A wing projects at least five feet from the main body; a volume that projects less than five feet is considered part of the main body for measurement purposes. See Subsection 20-28.100.I.2 (Methodology. Measurement of dimensions.) for measurement method. See also "Main Body."

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