

DESIGN GUIDELINES FOR PROPOSING ADDITIONS, ACCESSORY
USES, ACCESSORY STRUCTURES AND OTHER PERMANENT
IMPROVEMENTS TO HOMES AND LOTS IN THE
CADER FARMS SUBDIVISION, PETALUMA

1. BACKGROUND AND INTENT

The Cader Farms Subdivision was approved by the City of Petaluma under a Planned Unit Development Ordinance and in concurrence with the design requirements set forth in the Ely-Corona Specific Plan. This approval was based upon certain design criteria must be continued as property owners within the subdivision consider additional uses and/or making additions or improvements to their respective properties.

These guidelines are intended to provide the property owner with a general understanding of the existing requirements and other criteria to consider in making a proposal, and the suggested procedure to follow to obtain approval by the Cader Farms Architectural Control Committee and/or City of Petaluma.

2. RELATIONSHIP TO OTHER PUBLIC AND PRIVATE DOCUMENTS

These guidelines are required to be prepared and delivered to the City and to each property owner at the time of purchase of a Cader Farms home. This document serves to supplement the recorded CC&R's for the Cader Farms Subdivision, but does not supersede those CC&R's or any applicable City code, ordinance, regulation, condition of approval, including but not limited to, the Unit Development Plan and PUD Development Standards, and/or building codes where there appears to be a conflict between these guidelines and the CC&R's, city codes, ordinances, regulations and/or conditions of approval, the most restrictive shall govern. All documents pertaining to the City approval of the Cader Farms Subdivision may be inspected at the City Planning Department office.

3. ENFORCEMENT

- The City of Petaluma has the authority to enforce compliance with all City Codes, Ordinances and Regulations in effect at the time. Enforcement of the Covenants, Conditions and Restrictions for the Cader Farms Subdivision is civil procedure.

4. PROCEDURE

A. Proposals involving an additional use of the property

The principal use of all lots within the Cader Farms Subdivision is for a single-family residential home. Any proposal which would replace the principal use with another use would be in violation of both the City Ordinances and Resolutions approving the

project as well as the Cader Farms CC&R's, and is therefore prohibited.

However, there are certain accessory uses to the principal use which may be approved by the City with conditions. All accessory uses are governed by applicable provisions of the Petaluma Municipal Code, Petaluma Zoning Ordinance and project documents. A home occupation is an example. If a homeowner's proposal is of this nature, then the initial procedure would be to discuss the proposal with a staff member of the

City Planning Department. If such a proposal would also involve modifications to the house or lot, the homeowner should prepare a sketch plan prior to meeting with the City.

Following are some general requirements to consider with respect to accessory uses:

- 1) Such uses cannot alter the exterior architecture of the house or be visually evident as viewed from the street or neighboring properties, with the possible exception of very limited signage.
- 2) Such uses cannot negatively impact abutting properties or the subdivision in general by means of noise, odor, vibration, night-lighting or by other non-residential operations taking place on the lot.
- 3) Such uses cannot negatively impact abutting properties or the subdivision in general by generating excessive day or night traffic or additional parking requirements.
- 4) Garage conversions are prohibited by City Ordinance and the Cader Farms off-street parking requirements.

B. Proposals involving additions to the house, or accessory structures, or other permanent improvements on the property.

All homes in the Cader Farms Subdivision are located on their respective lots within an envelope of specified front, side and rear yard setback distances from the front, side and rear property lines. These envelopes were approved by the City of Petaluma and approval is evidenced by the Building Permit. The purpose of these setbacks is to provide for open space, light and air, generally to define the property line between homes.

The City Zoning Ordinance and the Building Code both establish minimum setback distances for residential structures from property lines. In addition, the Cader Farms PUD approval established specific front yard setback requirements for all lots in the subdivision; therefore no addition or accessory structure would be permitted to encroach into those specified front setbacks.

With respect to side and rear yard setbacks, the minimums in Cader Farms are as follows:

Side Yards	5 ft minimum on each side
	(Note) Corner lots have an additional

10 ft (15 ft minimum) on the side yard
abutting the street.

Rear Yard

20 ft from rear property line to any
portion of the house as provided in the
applicable Uniform Building Code.

Proposed additions to the house which would encroach into minimum yard areas are prohibited by either the Zoning Ordinance or Building Code requirements. Proposed accessory structures or other permanent improvements which would encroach into minimum front or side yard areas are prohibited also, but are permitted in rear yard areas subject to conditions.

Some of the Cader Farms lots are so configured as to provide for additional area outside of the minimum side or rear yard setback requirements. Therefore, a property owner should initially determine whether or not there is sufficient area on his lot for the proposed addition or accessory structure. If there is adequate area, he should complete a sketch with the proposed structure and contact the City Planning staff for a meeting to discuss the proposal in detail.

Following are some requirements to consider in proposing an addition to the house, an accessory structure, or other permanent improvement.

- 1) All such proposals must be submitted to and approved by the Cader Farms Architectural Control Committee (CFACC) prior to obtaining a City Building Permit. Failure to comply with this requirement is a violation of the Cader Farms CC&R's. The City Planning Department will require evidence of such approval as part of the City consideration for approval.
- 2) Exterior materials and colors proposed for additions must be of the same type, style and quality as are utilized in the existing house, except that contrasting materials and/or colors of the same type, style and quality may be utilized for the purpose of accent.
- 3) The placement of accessory structures and/or permanent improvements, specifically if they can be viewed from abutting properties, should take into consideration the proximity to and views by those property owners. If possible, the written approval by those property owners should be submitted with the plans to the CFACC.
- 4) All lots in the Cader Farms Subdivision drain from the rear of the lot around the house (on one or both sides) and discharge to the street. Any improvements to the yards, such as decks, walkways, patios, planters, and the like, must not restrict or trap such drainage to the extent that it flows under the house. Severe differential settlement of the house can result. It is strongly recommended that flexible or rigid 4" drainage lines, with appropriately located catch-basins, be utilized to positively keep drainage water away from the house.
- 5) Lot grading and/or the use of retaining walls in excess of 2 ft. in height, if

same can be viewed from off the property, is subject to approval by the CFACC. Such proposals should be thoroughly reviewed with the City prior to making application to the CFACC.

6) The use of exterior lighting, if it has the potential for illuminating or causing glare to abutting properties, is subject to both CFACC approval as well as city Zoning and Performance.

It is hoped these guidelines will assist Cader Farms property owners through the process of obtaining Cader Farms Architectural Control Committee and City of Petaluma approvals of their proposals. Further information may be gained by calling the Chairman of the Architectural Review Committee or the City Planning Department.

IN WITNESS WHEREOF, the undersigned, being the Declarant, has hereunto set its hand and seal on the day and year first above written.

CADER FARMS INVESTORS, A California Limited
Partnership

By: RYDER HOMES OF NORTHERN CALIFORNIA, INC.,
A California Corporation, General Partner

By: _____
Paul Starn, Vice President