

CITY - APPROVED

8.5.97

DH

PUD DEVELOPMENT STANDARDS
CROSS CREEK - PETALUMA, CA

COUNTRY HOMES

PUD Development Standards for the Cross Creek Single Family Country Homes shall consist of all applicable building and development standards in effect city wide in the City of Petaluma and the following:

1. **Maximum Lot Coverage:** The maximum coverage for all structures shall be 60%. Additionally, accessory structures shall cover no more than 50% of required rear yard and may not be located in required front and street side yards. Minimum lot area of 6,000 square feet is required. No further subdivision of lots is permitted.
2. **Minimum Setback Standards:** Primary residences shall be located a minimum of 12 feet from the front of lot. Interior side yard setbacks shall be a minimum of 5 feet, except for lots adjacent to the urban separator which shall have minimum side yard setbacks of 6 feet. Minimum street side yard setbacks shall be 10 feet. Rear yard minimum setbacks shall be 15 feet. No accessory structures shall be allowed in the front yard. Minimum side yard and rear setback requirements for accessory structures (including detached garages) shall be 3 feet.
3. **Maximum Heights:** For primary residence, the maximum height shall be 29 feet. For accessory structures, the maximum height shall be 15 feet. Height shall be measured from finish pad grade as defined on the city-approved public improvement plans to highest point of the roof.
4. **Alterations:** No alteration may impair the structural or architectural integrity of a residence. All alterations must comply with all laws and ordinances regarding alterations and must meet all requirements of the project's CC&R's. No significant modification to the front elevation of a residence is permitted without the approval of the City of Petaluma's Planning Department. Garages may be converted to living space provided parking is replaced to City standards.
5. **Landscape Maintenance:** All landscaping shall be maintained and cared for in a manner consistent with the standards of design and quality as originally established and in a condition comparable to that of other well maintained residential areas in the vicinity of the project. Each owner shall be responsible for all landscaping located within his private yard and for all private lot drainage.
6. **Fencing:** Fencing shall conform with the standards and placement shown on the approved fencing and landscape plans. Fences 42 inches in height or more shall be located a minimum of 8 feet from back of property line on all street side yards. All private yard fences shall be maintained by the homeowner.
7. **Emergency and Public Service Vehicle Access:** All driveways shall be designed to allow access by emergency vehicles and city maintenance vehicles.

8. **Permitted Uses:** Residences shall be used solely for residential purposes, except that small family daycare, large family daycare and home occupations shall be permitted, subject to Petaluma Zoning Ordinance requirements. Accessory dwellings shall be permitted subject to applicable regulations contained in the Petaluma Zoning Ordinance. Accessory uses shall be permitted consistent with the zoning ordinance provisions applicable to the R-1-6500 zoning district and applicable provisions contained herein.

9. **Required Parking** (primary residence): 2 covered, 1 uncovered to City standards.

March 27, 1997