

CITY OF PETALUMA, CA

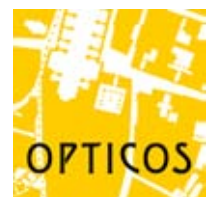
Petaluma SMART Rail Station Areas: TOD Master Plan



Prepared By:

Appendix A: SmartCode Amendments

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Introduction

Through a process of community workshops and Committee discussion, Petaluma has developed a clear vision of the preferred future for Central Petaluma. That vision is one of pedestrian-oriented public streets, plazas, squares and riverfront walks, lined with mixed-use, pedestrian-oriented buildings. The scale and general character of new development is based in many ways on the best elements of Petaluma's heritage – the multi-story mixed-use shopfront buildings of the historic Downtown, the iconic agricultural buildings, and the rich variety of streets, riverfront wharves, plazas and parks of Petaluma's historic center. The vision is focused around the Petaluma River - the dominant open space of Central Petaluma – which is intended to enhance, and be enhanced by, the new neighborhoods along its edges.

At its core, this vision is one of a very particular kind of place. A sense of place results only when the public realm – the streets and other public open spaces – and the private realm – the buildings that line the public spaces – are designed to connect to one another at the scale of the person on foot. The public spaces – in addition to providing circulation of people on foot, on bicycles and in cars – are the “living rooms”, the gathering places, of the community. The shape, scale and character of these public spaces are defined by their design and detailing, and by the way that private buildings connect to their edges. The fine-grained coordination of the design of public and private elements, to be built in large and small increments over a period of many years, does not happen automatically, and it does not happen by simply reviewing and discussing each individual project as it is proposed. An overall framework and a systematic approach to the design of the components and the connections between them is required.

The SmartCode© provides a system for ensuring that the design of the public realm and the design of private buildings are rigorously coordinated, and are focused on the pedestrian experience. It defines what is essentially a “kit of parts”, with instructions, for building an urban district – a district based directly on the preferences of the community, as expressed through workshops and meetings. The focus of this technique is on the scale and character of the parts and how they connect to each other. The focus is not on the architectural styling of the parts, which is very flexible. This code defines an agreement between the community (the public) and property owners (the private). The community commits itself to building and maintaining high-quality, pedestrian-oriented streets, public parking facilities, squares, plazas, and riverwalks, while the property and business owners commit themselves to building high-quality buildings that face the public realm with facades scaled to the pedestrian, and orienting on-site parking and service functions to the backs of the buildings and the interiors of the blocks.

Central Petaluma is envisioned to be a place where a wide range of residential, commercial and industrial uses can coexist in relative proximity to one another within a lively urban environment. (This is the type of place that Petaluma has over a century of experience in designing, building and managing in its historic Downtown, where the uses of individual buildings have changed many times during their long and useful life.) Livelier commercial uses can take advantage of the active environment of the ground floor street frontages, while residential and office uses can generally benefit from the quieter environment offered by upper floors. Through the appropriate design of the street frontages – where the buildings meets the street – a very wide range of use types can thrive on ground floor frontages. Accordingly, this document allows multi-story mixed-use buildings in most areas, in which residential uses are allowed on upper floors of most buildings, and a wide range of commercial enterprises are allowed on the ground floors of most buildings.

The SmartCode© is designed to be used both as a guide for property owners and their designers - to allow them to understand from the outset the parameters that the community has set for development in Central Petaluma - and also as a framework and systematic checklist for the City's use as it plans its investment in capital projects and evaluates the design of proposed building projects. This will improve the quality of design proposals that the City receives, and the speed and quality of the design review process, and the value of the City's cumulative reinvestment in the public realm.

Intent

This document provides detailed regulations for development and new land uses within the Transect Zones, and describes how these regulations will be used as part of the City’s development review process. These regulations are provided in the form of a “Smart Code,” and are hereafter referred to as “this Code.” This Code is intended to ensure that all new buildings are harmonious with each other and within the character of Petaluma. This Code is further intended to enable, encourage and qualify the implementation of the following policies:

A. The Region

1. That the region shall retain its natural infrastructure and visual character derived from topography, woodlands, farmlands, riparian corridors and coastlines.
2. That growth strategies shall encourage infill and redevelopment.
3. That affordable housing shall be distributed throughout the region to match job opportunities and to avoid concentrations of poverty.
4. That transportation shall be planned and reserved in coordination with land use.
5. That green corridors shall be used to define and connect the urbanized areas.
6. That the region shall include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.

B. The Community

1. That neighborhoods and regional centers shall be compact, pedestrian-oriented, and mixed use.
2. That the size of neighborhoods reflect a five-minute walking distance for the edge to center (center meaning a railroad connecting transit stop or the existing downtown)
3. That ordinary activities of daily living shall occur within walking distance of most dwellings, allowing independence to those who do not drive.
4. That interconnected networks of thoroughfares that shall be designed to disperse traffic and reduce the length of automobile trips.
5. That a variety of thoroughfares shall be designed to serve the needs of the pedestrian, the cyclist, and the automobile equitably.
6. That within neighborhoods, a range of housing types and price levels shall be provided to accommodate diverse ages and incomes.
7. That appropriate building densities and land uses shall be provided within walking distance of transit stops.
8. That civic, institutional, and commercial activity shall be embedded in downtowns, not isolated in remote single-use complexes.
9. That schools shall be sized and located to enable children to walk or bicycle to them (safe routes to school).
10. That a range of Open Space including Parks, Squares, and playgrounds shall be distributed within neighborhoods and downtowns and provide publicly accessible places for informal social activity and recreation.

C. The Block and the Building

1. That buildings and landscaping shall contribute to the physical definition of Thoroughfares as Civic places.
2. That development shall adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.
3. That the design of streets and buildings shall reinforce safe environments, but not at the expense of accessibility.
4. That architecture and landscape design shall grow from local climate, topography, history, and building practice.
5. That buildings shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
6. That civic buildings and public gathering places shall be provided as locations that reinforce community identity and support self-government.
7. That civic buildings shall be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.
8. That the preservation, renewal, and reuse of historic buildings shall be facilitated, to affirm the continuity and evolution of society.
9. That the harmonious and orderly evolution of urban areas shall be secured through form-based codes.
10. That new construction shall not degrade the aesthetic and civic character of the neighborhood.

D. The Transect




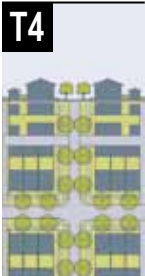
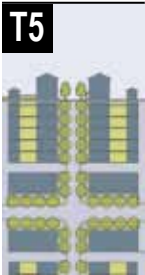
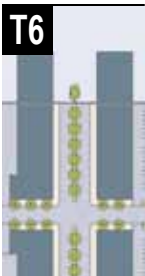
The Transect is an organizing principle that focuses first on the intended character and type of place and second on the mix of uses within. This differs from the framework found in conventional or Euclidean zoning in which use, rather than form, is the primary focus. Transect-based zone districts are used to regulate the preservation, evolution, and creation of walkable places.

“The Rural-to-Urban Transect is a means for considering and organizing the human habitat in a continuum of intensity that ranges from the most rural condition to the most urban. It provides a standardized method for differentiating between the intentions for urban form in various areas using gradual transitions rather than harsh distinctions. The zones are primarily classified by the physical intensity of the built form, the relationship between nature and the built environment, and the complexity of uses within the zone.”

~ Form-Based Codes: A Guide to Planners, Urban Designers, Municipalities, and Developers, by Parolek, Parolek and Crawford

1. That the Transect Zone descriptions on Table 1 shall constitute the Intent of this Code with regard to the general character of each of these environments.

Transect Zone Descriptions

 <p>T1</p>	<p>T-1 NATURAL T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.</p>	<p>General Character: Natural landscape with some agricultural use Building Placement: Not applicable Frontage Types: Not applicable Typical Building Height: Not applicable Type of Civic Space: Parks, Greenways</p>
 <p>T2</p>	<p>T-2 RURAL T-2 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, grassland, and irrigable desert. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.</p>	<p>General Character: Primarily agricultural with woodland & wetland and scattered buildings Building Placement: Variable Setbacks Frontage Types: Not applicable Typical Building Height: 1- to 2-Story Type of Civic Space: Parks, Greenways</p>
 <p>T3</p>	<p>T-3 SUB-URBAN T-3 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.</p>	<p>General Character: Lawns, and landscaped yards surrounding detached single-family houses; pedestrians occasionally Building Placement: Large and variable front and side yard Setbacks Frontage Types: Porches, fences, naturalistic tree planting Typical Building Height: 1- to 2-Story with some 3-Story Type of Civic Space: Parks, Greenways</p>
 <p>T4</p>	<p>T-4 GENERAL URBAN T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.</p>	<p>General Character: Mix of Houses, Townhouses & small Apartment buildings, with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians Building Placement: Shallow to medium front and side yard Setbacks Frontage Types: Porches, fences, Dooryards Typical Building Height: 2- to 3-Story with a few taller Mixed Use buildings Type of Civic Space: Squares, Greens</p>
 <p>T5</p>	<p>T-5 URBAN CENTER T-5 Urban Center Zone consists of higher density mixed use building that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.</p>	<p>General Character: Shops mixed with Townhouses, larger Apartment houses, Offices, workplace, and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity Building Placement: Shallow Setbacks or none; buildings oriented to street defining a street wall Frontage Types: Stoops, Shopfronts, Galleries Typical Building Height: 3- to 5-Story with some variation Type of Civic Space: Parks, Plazas and Squares, median landscaping</p>
 <p>T6</p>	<p>T-6 URBAN CORE T-6 Urban Core Zone consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks; streets have steady street tree planting and buildings are set close to wide sidewalks. Typically only large towns and cities have an Urban Core Zone.</p>	<p>General Character: Medium to high-Density Mixed Use buildings, entertainment, Civic and cultural uses. Attached buildings forming a continuous street wall; trees within the public right-of-way; highest pedestrian and transit activity Building Placement: Shallow Setbacks or none; buildings oriented to street, defining a street wall Frontage Types: Stoops, Dooryards, Forecourts, Shopfronts, Galleries, and Arcades Typical Building Height: 4-plus Story with a few shorter buildings Type of Civic Space: Parks, Plazas and Squares; median landscaping</p>

Section I. Code Applicability

I.10.010 - Applicability of Code Standards

Proposed development, subdivisions, and new land uses within the Transect Zones shall comply with all applicable requirements of this Code, as follows.

- A. **Zoning Map.** The Zoning Map in Section 2 of this Code shows the zones that differentiate standards for building placement, design, and use; and identifies the specific parcels included within each zone.
- B. **Building Function Standards.** The Building Function Standards in Section 3 identify the land uses allowed by the City in each of the zones established by the Zoning Map. A parcel shall be occupied only by land uses identified as allowed within the applicable zone by Section 3 of this Code.
- C. **Urban Standards.** The Urban Standards in Section 4 regulate the aspects of each private building that affect the public realm. The standards vary according to the zone applied to each parcel by the Zoning Map. The Urban Standards regulate building placement and facade design, determine the number of required parking spaces, identify the types of civic spaces to be provided within the Transect Zones, and provide standards for landscaping. In certain cases, the Urban Standards also regulate how certain land use types must be operated to ensure their compatibility with adjacent uses.
- D. **Thoroughfare Standards.** The Thoroughfare Standards in Section 5 regulate the design of streets and other public ways within the Transect Zones, including both new thoroughfares and changes to existing thoroughfares. These standards include specifications and dimensions that define the type, character, and capacity of vehicle, cycling, and pedestrian ways. Compliance with the standards of Section 5 is required for vehicular ways, bikeways, sidewalks, planters, street trees, and street lights, where these improvements are required through the City approval of a subdivision or other development.
- E. **Landscaping and Utility Standards.** The Landscape and Utility Standards in Section 4.6 regulate the street trees, planters, and utilities within the Transect Zones.
- F. **Parking Standards.** The Parking Standards and Procedures in Section 6 regulate the design and location of required parking facilities.
- G. **Historic Preservation Standards.** Changes to historic structures shall comply with the standards in Section 7 of this Code.
- H. **Design Review.** All buildings and associated site improvements within the Central Petaluma Specific Plan boundaries are subject to design review by the Planning Commission. Refer to the Architectural Guidelines (Appendix “B” of the Central Petaluma Specific Plan) for example illustrations and information on architectural character in the Specific Plan area.
- I. **Civic Buildings.** Civic buildings are exempt from this code as it applies to urban standards.

Section I. Code Applicability

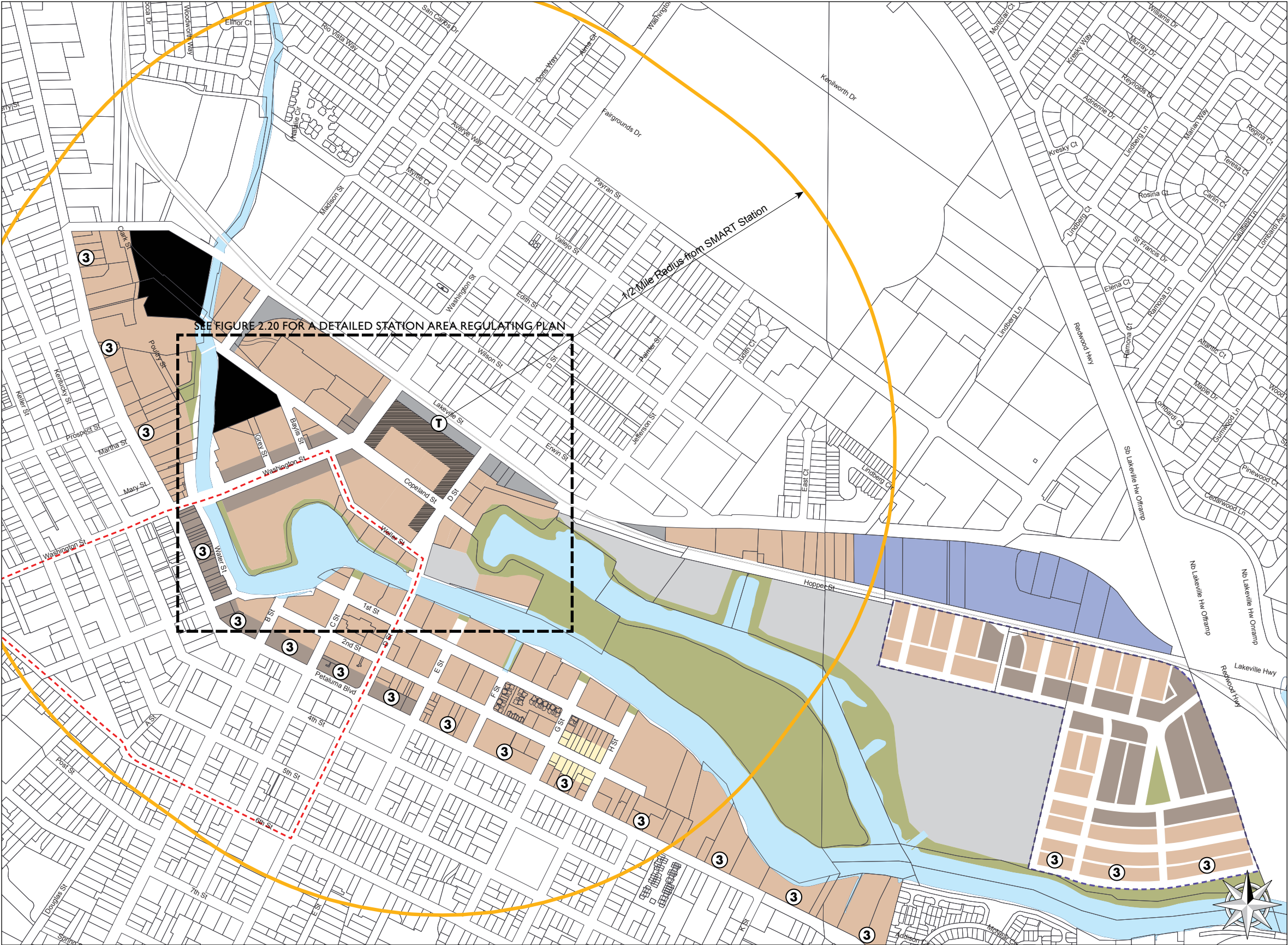
I.10.020 - Relationship to Zoning Ordinance

If a conflict occurs between a requirement of this Code and the City of Petaluma Zoning Ordinance, the provisions of this Code shall apply, except that the requirements of the Downtown Commercial Historic District apply to proposed development and new land uses in addition to the requirements of this Smart Code, where applicable.

I.10.030 - Administration

The standards and other requirements of this Code shall be administered and enforced as provided by Section 8 (Code Administration).

Section 2. Regulating Plan



2.10 - Central Petaluma Specific Plan Zoning Map

- Zoning**
- Urban Core (T6)
 - Urban Core - Open (T6-O)
 - Urban Center (T5)
 - Urban General (T4)
 - Historic Agricultural Services District (D1)
 - Railroad District (D2)
 - River Dependent Industrial District (D3)
 - Thoroughfare District (D4)
 - Civic Space (CS)

- Key**
- Conceptual Area Boundary
 - - - Theater District Boundary
 - ③ Maximum Building Height Allowed on this Road Frontage
 - T Transit Stop

Notes:
 1. The Open overlay (T6-O) allows additional ground floor uses. See Section 3 (Building Function Standards) for additional allowed uses. All other regulations shall be per the regulations of the base zone (T6).

2.20 - Regulating Plan Downtown Station Area Detail



Transect Zones

- Urban Core (T6)
- Urban Core - Open (T6-O)
- Urban Center (T5)
- Urban General (T4)
- Historic Agricultural Services District (D1)
- Railroad District (D2)
- River Dependent Industrial District (D3)

Key

- Corner Element Required
- Public Structure
- Special Building

Notes:

1. The Open overlay (T6-O) allows additional ground floor uses. See Section 3 (Building Function Standards) for additional allowed uses. All other regulations shall be per the regulations of the base zone (T6).
2. The dimensions shown on this plan indicate the maximum and minimum distances from the ROW where the transition between two adjacent transect zones can occur.

Section 3 - Building Function Standards

3.10.010 Applicability of Building Function Standards

Parcels and buildings shall be occupied by only the land uses allowed by Table 3.1 within the zone applied to the site by the Zoning Map (Section 2.10 of this Code).

3.10.020 Establishment of an Allowable Use

- A. Any one or more land uses identified by Table 3.1 as being allowed within a particular zone may be established on any parcel within that zone, subject to the planning permit required for the use by Table 3.1, and compliance with all other applicable requirements of this Code.
- B. Where a single parcel is proposed for development with two or more of the land uses listed in the table, the overall project shall be subject to the highest planning permit level required by the table for any individual use.

3.10.030 Permit Requirements for Allowable Uses

Table 3.1 identifies the uses of land allowed by this Code in the zones established by Section 2, and the planning permit required to establish each use. Table 3-1 provides for land uses that are:

- A. Permitted subject to compliance with all applicable provisions of this Code, and shown as “P” uses in the table;
- B. Allowed subject to the approval of a Minor Use Permit (8.10.060), and shown as “MUP” uses in the table;
- C. Allowed subject to the approval of a Conditional Use Permit (Implementing Zoning Ordinance Section 24.030), and shown as “CUP” uses in the table; or
- D. Not allowed within a specified zone, and shown as a “-” in the table.

Section 3 - Building Function Standards

Table 3.1 Allowed Building Functions and Permit Requirements								
Land Use ¹	T4	T5	T6	T6-O	D1	D2	D3	D4
Assembly								
Bar/tavern/night club	CUP	CUP	CUP	CUP	–	–	–	CUP
Commercial recreation facility								
Indoor, ≤ 5,000 sf	CUP	MUP ²	MUP ²	MUP	–	–	–	CUP
Indoor, > 5,000 sf	CUP	CUP ²	CUP ²	CUP	–	–	–	CUP
Outdoor	–	–	–	–	–	–	–	CUP
Community meeting facility								
≤10,000 sf	CUP	P	MUP ²	MUP	–	–	–	–
>10,000 sf	CUP	CUP	CUP ²	CUP	–	–	–	–
Conference/convention facility								
≤10,000 sf	P	P ²	MUP ²	MUP	–	–	–	P
>10,000 sf	CUP	CUP	CUP ²	CUP	–	–	–	CUP
Fitness/health facility	P	P	P ²	P	–	–	–	P
Library, museum	P	P	P ²	P	–	–	–	–
School - Specialized education/training	P ²	P ²	P ²	P ²	–	–	–	CUP
Sports and entertainment assembly facility	–	–	–	–	–	–	–	CUP
Studio - Art, dance, martial arts, music, etc.	P	P	MUP	P	–	–	–	P
Theater								
Movie (See Chapter 19.70, Theater Combining District, Petaluma Implementing Zoning Ordinance)	–	P ²	P ²	P ²	–	–	–	–
Live Performance	CUP	CUP	MUP ²	MUP	–	–	–	CUP
Lodging								
Bed and breakfast inn	P	P	P ²	P ²	–	–	–	–
Hotel or motel	–	P ²	P ²	P ²	–	–	–	P
Residential								
Emergency shelter	CUP	CUP	CUP	CUP	–	CUP	–	CUP
Home occupation	P	P	P	P	–	–	–	P
Live/work unit (See Section 4.70.020)	P	P	CUP ²	MUP	–	–	–	P
Multi-family housing	P ²	P ²	–	–	–	–	–	–
Residential in mixed use building (See Section 4.70.030)	P	P	P	P	–	–	–	P
Single-family dwelling	P ²	P ²	–	–	–	–	–	–
Work/live unit (See Section 4.70.020)	MUP	MUP	CUP	MUP	–	–	–	P
Key	P Permitted	MUP Minor Use Permit	CUP Conditional Use Permit	– Prohibited				

¹ See Section 9 (Glossary) for use type definitions

² On a frontage where shopfronts are required, use is allowed only on upper floor(s) or behind an allowed ground floor use per the permit requirement indicated.

³ Permitted use (per the permit requirement indicated) if limited to a maximum of 5,000sf on ground floor

⁴ Permitted use (per the permit requirement indicated) in spaces of greater than 8,000sf on ground floor

Table 3.1 Allowed Building Functions and Permit Requirements								
Land Use ¹	T4	T5	T6	T6-O	D1	D2	D3	D4
Retail								
Alcoholic beverage sales	CUP	CUP	CUP	CUP	–	–	–	CUP
Artisan shop	P	P	P	P	–	–	–	CUP
Auto parts sales	–	MUP	MUP	MUP	–	–	–	P
Building and landscape materials sales								
Indoor	MUP	MUP	–	–	–	–	–	P
Outdoor	–	–	–	–	–	–	–	CUP
Drive-through retail	–	–	–	–	–	–	–	–
Farm supply and feed store	MUP	MUP	–	–	–	–	–	P
Gas station	–	CUP	–	–	–	–	–	P
General retail -								
≤10,000 sf	MUP	P	P	P	–	–	–	P
>10,000 sf; ≤50,000 sf	–	CUP	CUP	CUP	–	–	–	P
>50,000 sf	–	–	–	–	–	–	–	CUP
Groceries, specialty foods								
≤10,000 sf	P	P	P	P	–	–	–	P
>10,000 sf	CUP	MUP	MUP	MUP	–	–	–	P
Restaurant, café, coffee shop	P	P	P	P	–	–	–	P
Shopping center	CUP	CUP	CUP	CUP	–	–	–	CUP
Services								
Adult day care								
6 or fewer clients, provided in a home	P	P	P ²	P	P	–	–	P
7 or more clients	CUP	CUP	CUP	CUP	CUP	–	–	P
ATM	CUP	MUP	MUP	MUP	P	–	–	P
Bank, financial services	P	P	P	P	P	–	–	P
Business support service	P	P	P ²	P	P	–	–	P
Catering service	P	P	P	P	P	–	–	P
Child day care								
Large or small family day care home	P	P	P ²	P	P	–	–	P
Child day care center	CUP ²	MUP ²	MUP ²	MUP	CUP	–	–	P
Community service organization	CUP	MUP ²	MUP ²	MUP	CUP	–	–	P
Drive-through service	–	–	–	–	–	–	–	–
Key	P Permitted	MUP Minor Use Permit	CUP Conditional Use Permit	– Prohibited				

¹ See Section 9 (Glossary) for use type definitions

² On a frontage where shopfronts are required, use is allowed only on upper floor(s) or behind an allowed ground floor use per the permit requirement indicated.

³ Permitted use (per the permit requirement indicated) if limited to a maximum of 5,000sf on ground floor

⁴ Permitted use (per the permit requirement indicated) in spaces of greater than 8,000sf on ground floor

Section 3 - Building Function Standards

Table 3.1 Allowed Building Functions and Permit Requirements								
Land Use ¹	T4	T5	T6	T6-O	D1	D2	D3	D4
Services (continued)								
Equipment rental	-	-	-	-	-	-	-	P
Kennel, animal boarding	-	-	-	-	-	-	-	CUP
Maintenance/repair service								
Equipment, large appliances, etc.	-	CUP	-	-	CUP	-	-	P
Client site services	CUP	MUP ²	MUP ²	MUP ²	P	-	-	P
Medical services								
Clinic, lab, urgent care	-	P ²	-	-	P	-	-	P
Doctor office	P ²	P ²	MUP ²	P	-	-	-	-
Mortuary, funeral home	-	-	-	-	CUP	-	-	CUP
Office								
Business/service/government	CUP	P	P ²	P	P	-	-	P
Office - Processing	-	CUP ²	MUP ²	MUP	CUP	-	-	CUP
Professional	P ²	P ²	P ²	P	P	-	-	P
Personal services								
Non-restricted	P	P	MUP	P	P	-	-	P
Restricted	-	-	-	-	CUP	-	-	P
Public safety facility	CUP	CUP	CUP	CUP	CUP	-	-	CUP
Vehicle services								
Major repair/body work	-	-	-	-	-	-	-	CUP
Minor maintenance/repair	-	CUP	-	-	CUP	-	-	CUP
Veterinary clinic, animal hospital	-	CUP	-	CUP	CUP	-	-	CUP
Transportation, Communications, & Infrastructure								
Ambulance, taxi, or limousine dispatch facility	-	-	-	-	CUP	CUP	-	CUP
Broadcasting studio	-	CUP	CUP ²	CUP	CUP	-	-	CUP
Structured parking facility, public or commercial	P	P	P ²	P	CUP	CUP	CUP	CUP
Pipeline, utility transmission or distribution line	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Telecommunications facility	-	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Transit station or terminal	-	CUP	CUP	CUP	CUP	CUP	-	CUP
Utility facility (underground and alleys only)	-	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Utility infrastructure (underground and alleys only)	P	P	P	P	P	P	P	P
Rail Facility (Freight handling & track maintenance)	-	-	-	-	-	P	-	-

Key **P** Permitted **MUP** Minor Use Permit **CUP** Conditional Use Permit **-** Prohibited

¹ See Section 9 (Glossary) for use type definitions

² On a frontage where shopfronts are required, use is allowed only on upper floor(s) or behind an allowed ground floor use per the permit requirement indicated.

³ Permitted use (per the permit requirement indicated) if limited to a maximum of 5,000sf on ground floor

⁴ Permitted use (per the permit requirement indicated) in spaces of greater than 8,000sf on ground floor

Table 3.1 Allowed Building Functions and Permit Requirements								
Land Use ¹	T4	T5	T6	T6-O	D1	D2	D3	D4
Industry, Manufacturing & Processing, Wholesaling								
Agricultural product processing	–	CUP ^{2,4}	–	–	P	–	P	–
Artisan/craft product manufacturing	P ³	MUP ^{2,3}	MUP ^{2,3}	MUP ^{2,3}	–	–	P	–
Chemical product manufacturing	–	–	–	–	–	–	CUP	–
Clothing and fabric product manufacturing	CUP	MUP ^{2,3}	–	–	P	–	P	–
Concrete, gypsum, and plaster product manufacturing	–	–	–	–	–	–	P	–
Electronics, equipment, and appliance manufacturing	CUP	CUP ^{2,3}	–	–	CUP	–	P	–
Food and beverage product manufacturing	CUP ³	CUP ^{2,3}	–	–	CUP	–	P	–
Furniture and fixtures manufacturing, cabinet shop	–	CUP ²	–	–	CUP	–	P	–
Glass product manufacturing	CUP ³	CUP ^{2,3}	–	–	–	–	P	–
Laboratory - Medical, analytical, research & development	–	P ²	–	–	P	–	P	–
Laundry, dry cleaning plant	–	–	–	–	CUP	–	CUP	–
Lumber and wood product manufacturing	–	CUP ^{2,4}	–	–	CUP	–	CUP	–
Machinery manufacturing	–	CUP ^{2,4}	–	–	–	–	P	–
Media production	P ²	P ²	P ²	P ²	P ²	–	P	P
Metal products fabrication, machine or welding shop	–	CUP ^{2,4}	–	–	–	–	CUP	–
Motor vehicles and transportation equipment	–	–	–	–	–	–	CUP	–
Paper product manufacturing	–	–	–	–	–	–	P	–
Photo/film processing lab	–	CUP ²	–	–	–	–	CUP	–
Plastics, synthetics, rubber product manufacturing	–	–	–	–	–	–	CUP	–
Printing and publishing	P ²	P ²	–	–	P	–	P	P
Recycling - Small collection facility	–	–	–	–	–	–	CUP	–
Research and development	P	P ²	P ²	P ²	P	–	P	P
Small product manufacturing	–	MUP ²	MUP ^{2,4}	MUP ^{2,4}	P ²	–	P	–
Stone and cut stone product manufacturing	–	–	–	–	–	–	P	–
Storage								
Outdoor storage yard as a primary use	–	–	–	–	–	–	CUP	–
Warehouse, indoor storage	–	–	–	–	–	–	P	–
Structural clay and pottery product manufacturing	–	–	–	–	–	–	P	–
Textile and leather product manufacturing	–	CUP ²	–	–	–	–	P	–
Wholesaling and distribution	–	CUP ^{2,4}	–	–	–	–	P	CUP
Key	P Permitted	MUP Minor Use Permit	CUP Conditional Use Permit	– Prohibited				

¹ See Section 9 (Glossary) for use type definitions

² On a frontage where shopfronts are required, use is allowed only on upper floor(s) or behind an allowed ground floor use per the permit requirement indicated.

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Section 4. Urban Standards

4.10 - Urban Standards Table

Proposed development shall comply with each of the urban standards provided in Table 4.10 on the following page for the zone that applies to the site.

4.20 - Urban Standards for Districts

The urban standards applicable to proposed development within the districts established by Section 2 (Zoning Map) are as follows.

- A. D1 - Historic Agricultural Services District. Proposed redevelopment of the site shall comply with the standards provided by Section 4.10 (Urban Standards Table) for the T5 transect zone, except where alternative standards are authorized through conditional use permit approval or design review. Minor changes in existing structures may conform with the current development pattern of the site in terms of building placement, setbacks and heights.
- B. D2 - Railroad District. Proposed redevelopment shall comply with standards established by the review authority through the conditional use permit process or design review.
- C. D3 - River-Dependent Industrial District. Proposed redevelopment of the site shall comply with the standards provided by Section 4.10 (Urban Standards Table) for the T6 transect zone, except where alternative standards are authorized through conditional use permit approval or design review. Minor changes in existing structures may conform with the current development pattern of the site in terms of building placement, setbacks and heights.
- D. D4 - Thoroughfare District. Proposed redevelopment of the site shall comply with the standards provided by Section 4.10 (Urban Standards Table) for the T5 transect zone, except as follows:
 - 1. Building Placement - "Edge Yards" permitted
 - 2. Building Setback - 10' minimum rear yard setback; no maximum front or side yard
 - 3. Frontage Types - Not applicable
 - 4. Percent Building Frontage Required - No minimum
 - 5. Building Height - No minimum
 - 6. Parking Location - Parking in "1st Layer" permitted

4.20.010 - Building Height Exception in T5 Zone

The maximum building height in the T5 zone shall be 4 stories, unless Planning Commission is able to make the following findings to allow up to two more stories (a total maximum of 6 stories):

- A. That the additional height makes a positive contribution to the overall character of the area and will be compatible with its surroundings.
- B. That the additional height will not result in unreasonable restrictions of light and air to adjacent properties or the public right-of-way, or otherwise be detrimental to the public health, safety and welfare.
- C. That the additional height will support other policies and standards of this Code and the Central Petaluma Specific Plan and will result in a better overall project.

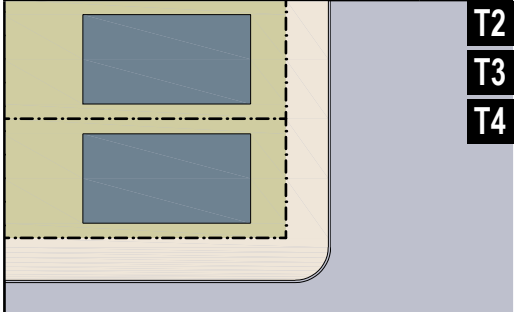
Table 4.10 - Urban Standards Table

	T1 NATURAL ZONE	T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTER ZONE	T6 URBAN CORE ZONE	D SPECIAL DISTRICT
a. BLOCK SIZE				2,000 ft. max. 2,400 ft. max. for blocks with internal parking	1,700 ft. max. 2,000 ft. max. for blocks with internal parking	1,700 ft. max. 2,000 ft. max. for blocks with internal parking	Refer to Section 4.20
b. THOROUGHFARES (See Section 5 for further Standards)							
Highway (HW)				not permitted	not permitted	not permitted	Refer to Section 4.20
Road (RD)				not permitted	not permitted	not permitted	not permitted
Street (ST)				permitted	permitted	permitted	not permitted
Drive (DR)				permitted	permitted	permitted by warrant	not permitted
Avenue (AV)				permitted	permitted	permitted by warrant	permitted
Commercial Street or Avenue				permitted by warrant	permitted by warrant	permitted by warrant	permitted by warrant
Boulevard (BV)				permitted	permitted	permitted	permitted
Rear Alley (RA)				permitted	permitted	permitted	permitted
Rear Lane (RL)				permitted	permitted	permitted	not permitted
c. CIVIC SPACES (See Section 4.50 For Graphic Summary and further Standards)							
Regional Park				not permitted	not permitted	not permitted	Refer to Section 4.20
Sports Complex				not permitted	not permitted	not permitted	not permitted
Community Park				permitted by warrant	permitted by warrant	permitted by warrant	not permitted
Greenway				permitted	permitted	permitted	not permitted
Neighborhood Green				permitted	permitted	permitted	not permitted
Neighborhood Square				permitted	permitted	permitted	permitted
Plaza				permitted	permitted	permitted	permitted
Pocket Plaza				permitted	permitted	permitted	permitted
Pocket Park				permitted	permitted by warrant	permitted by warrant	not permitted
Playground				permitted	permitted	permitted	permitted by warrant
Community Garden				permitted	permitted by warrant	permitted by warrant	permitted by warrant
d. LOT OCCUPATION							
Lot Area				4,000 sq. ft. avg. 60% max.	None None	None None	Refer to Section 4.20
Lot coverage							
e. Build-to Line - PRINCIPAL BUILDING							
Front				not applicable	not applicable	0 ft. min.	Refer to Section 4.20
f. SETBACKS - PRINCIPAL BUILDING							
Front				0 ft. min. 15 ft. max.	0 ft. min. 10 ft. max.	not applicable	Refer to Section 4.20
Side				5 ft. min. 30 ft. max.	0 ft. min. 10 ft. max.	0 ft. min. 10 ft. max.	
Rear - No Alley				20 ft. min.	5 ft. min.	0 ft. min.	
Rear - Alley				0 ft. min.	0 ft. min.	0 ft. min.	
g. SETBACKS - OUTBUILDING							
Front Setback				20 ft.	40 ft.	not applicable	Refer to Section 4.20
Side Setback				0 ft.	0 ft.	not applicable	
Rear - No Alley				5 ft. min.	5 ft. min.	not applicable	
Rear - Alley				0 ft. min.	0 ft. min.	not applicable	
h. % BLDG. FRONTAGE REQ'D							
Principal Frontage				50% min.	75% min.	90% min.	Refer to Section 4.20
Secondary Frontage				30% min.	35% min.	50% min.	
i. BUILDING PLACEMENT (See Section 4.30 for Graphic Summary and further Standards)							
Edgeyard				permitted	prohibited	prohibited	Refer to Section 4.20
Sideyard				permitted	permitted	prohibited	
Rearyard				permitted	permitted	permitted	
Courtyard				permitted	permitted	permitted	
j. ALLOWED BUILDING TYPES (See Section 4.80 For Graphic Summary and further Standards)							
Carriage House				permitted	not permitted	not permitted	Refer to Section 4.20
Detached House: Estate				not permitted	not permitted	not permitted	
Detached House: Village				permitted	permitted	not permitted	
Detached House: Cottage				permitted	permitted	not permitted	
Bungalow Court				permitted	permitted	not permitted	
Duplex				permitted	permitted	not permitted	
Townhouse				permitted	permitted	not permitted	
Mansion Apartment				permitted	not permitted	not permitted	
Apartment House				permitted	permitted	not permitted	
Courtyard Building				permitted	permitted	not permitted	
Main Street Building				permitted	permitted	permitted	
Mid-Rise				not permitted	permitted	permitted	
k. PRIVATE FRONTAGES (See Section 4.40 For Graphic Summary and further Standards)							
Common Yard				not permitted	not permitted	not permitted	Refer to Section 4.20
Porch, Projecting or Engaged				permitted	not permitted	not permitted	
Stoop				permitted	permitted	not permitted	
Forecourt				permitted	permitted	not permitted	
Dooryard				permitted	permitted	permitted	
Shopfront				permitted	permitted	permitted	
Terrace				permitted	permitted	permitted	
Gallery				permitted	permitted	permitted	
Arcade				permitted	permitted	permitted	
Parking Lot (See 4.40.150)				not permitted	permitted	permitted	
l. BUILDING HEIGHT							
Principal Building				3 stories max.	4 stories max. 2 min. (See Section 4.20.010 for height bonus information)	6 stories max. 3 min.	Refer to Section 4.20
m. GROUND FLOOR CEILING							
Lodging or Residential Uses (excluding LiveWork)				10 min.	10 min.	10 min.	Refer to Section 4.20
All other uses				12 min.	14 min.	14 min.	
n. GROUND FLOOR SPACE DEPTH							
Principal Frontage				30 min.	30 min.	30 min.	Refer to Section 4.20
Secondary Frontage				30 min.	30 min.	30 min.	
o. DISTANCE BETWEEN ENTRIES							
To Ground-Floor Uses				not applicable	50' max.	50' max.	Refer to Section 4.20
To Upper-Floor Uses				not applicable	100' max.	100' max.	
p. PARKING LOCATION							
1st Layer				prohibited	prohibited	prohibited	Refer to Section 4.20
2nd Layer				prohibited	prohibited	prohibited	
3rd Layer				permitted	permitted	permitted	
q. PARKING REQUIREMENTS							
Residential (including LiveWork)				1 space per market rate unit	1 space per market rate unit	1 space per market rate unit	Refer to Section 4.20
Lodging				5 space per affordable unit	5 space per affordable unit	5 space per affordable unit	
All other uses				1 space per room	1 space per room	1 space per room	
				2 spaces per 1,000sq. ft.	2 spaces per 1,000sq. ft.	2 spaces per 1,000sq. ft.	
r. BUILDING FUNCTION (See Section 3)							

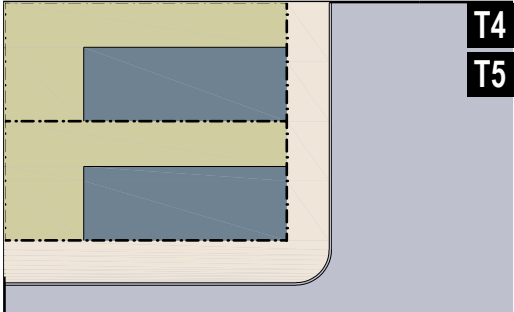
4.30 - Building Placement

The provisions of this Section illustrate the standards for the location of a building on a parcel required by Section 4.10 (Urban Standards Table).

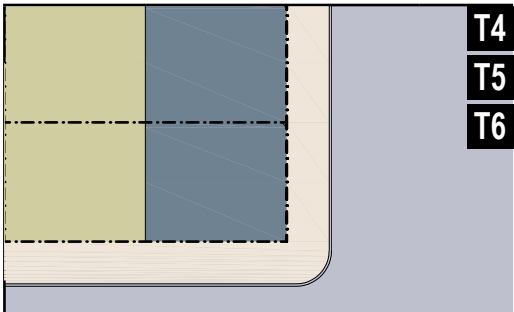
a. Edgeyard: Specific Types - single family House, cottage, villa, estate house, urban villa. A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed Backbuilding and/or Outbuilding.



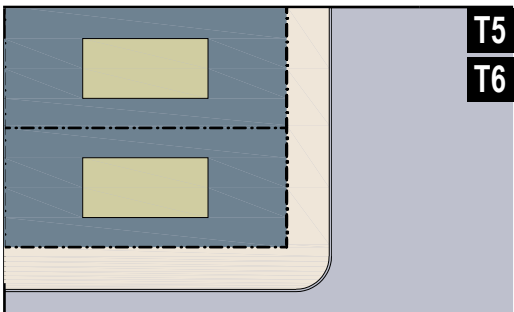
b. Sideyard: Specific Types - Charleston single house, double house, zero lot line house, twin. A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a twin or double House. Energy costs, and sometimes noise, are reduced by sharing a party wall in this Disposition.



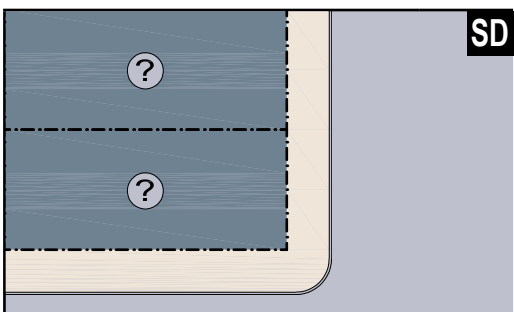
c. Rearyard: Specific Types - Townhouse, Rowhouse, Live-Work unit, loft building, Apartment House, Mixed Use Block, Flex Building, perimeter Block. A building that occupies the full Frontage, leaving the rear of the Lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.



d. Courtyard: Specific Types - patio House. A building that occupies the boundaries of its Lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas.



e. Specialized: A building that is not subject to categorization. Buildings dedicated to manufacturing and transportation are often distorted by the trajectories of machinery. Civic buildings, which may express the aspirations of institutions, may be included.



4.40 - Private Frontage Standards

4.40.010 - Purpose

This section sets forth the standards applicable to the development of private frontages. Private frontages are the components of a building that provide an important transition and interface between the public realm (street and sidewalk) and the private realm (yard or building). These standards supplement the standards for each zone that the frontage types are allowed within. For each private frontage type, a description, a statement of the type's intent, and design standards are provided. These standards are intended to ensure development that reinforces the highly-valued existing character and scale of Petaluma's neighborhoods and downtown.

4.40.020 - Applicability

The street facing facades of each proposed building shall be designed as one of the building frontage types allowed by Section 4.10 (Urban Standards Table). Allowed frontage types shall be designed in compliance with the following standards. The standards established in this section shall apply to all private frontages within the transect zones, and shall be considered in combination with the standards found within this Code.

4.40.030 - Private Frontages Overview

Table A (Private Frontages Overview) provides an overview of the allowed private frontage types.

Table 4.40.030.A: Private Frontages Overview

The private frontage is the area between the building facade and the lot line.

	SECTION	PLAN
	LOT/ PRIVATE FRONTAGE > < > < R.O.W.	LOT/ PRIVATE FRONTAGE > < > < R.O.W.
T1 T2 T3 T4 T5 T6 Common Yard: The main facade of the building has a large planted setback from the frontage line providing a buffer from the higher-speed thoroughfares. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape and working in conjunction with the other private frontages.		
T1 T2 T3 T4 T5 T6 Porch, projecting: The main facade of the building has a small to medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The projecting porch is open on three sides and all habitable space is located behind the setback line.		
T1 T2 T3 T4 T5 T6 Porch, engaged: The main facade of the building has a small to medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The engaged porch has two adjacent sides of the porch that are engaged to the building while the other two sides are open.		
T1 T2 T3 T4 T5 T6 Stoop: The main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs from the stoop may lead directly to the sidewalk or may be side-loaded. This type is appropriate for residential uses with small setbacks.		
T1 T2 T3 T4 T5 T6 Forecourt: The main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within commercial areas.		

Key

T# Allowed

T# Not Allowed

Table 4.40.030.A: Private Frontages Overview (Continued)

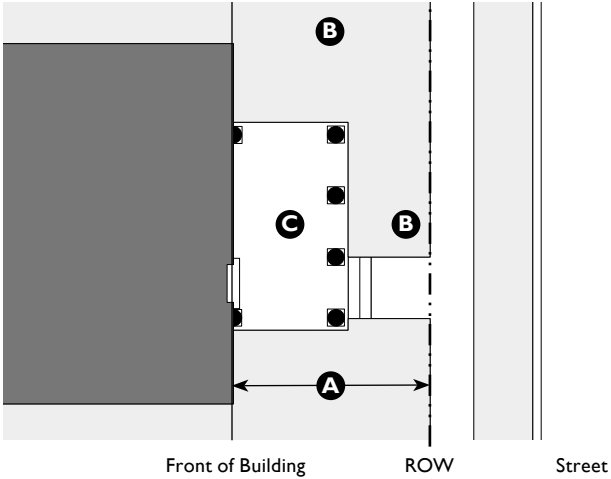
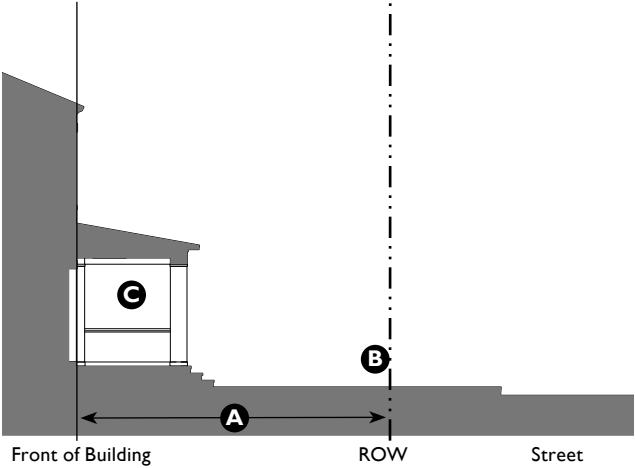
	SECTION	PLAN
	LOT/ PRIVATE FRONTAGE > < R.O.W.	LOT/ PRIVATE FRONTAGE > < R.O.W.
<p>T1 T2 T3 T4 T5 T6</p> <p>Dooryard: The frontage line is defined by a low wall or hedge and the main facade of the building is set back a small distance creating a small dooryard. The dooryard shall not provide public circulation along a ROW. The dooryard may be raised, sunken, or at grade and is intended for ground floor residential in flex zones, live/work, and small commercial uses ≤2,500sf.</p>		
<p>T1 T2 T3 T4 T5 T6</p> <p>Shopfront: The main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This type is intended for retail use. It has substantial glazing at the sidewalk level and may include an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types. Syn: Retail Frontage, Awning.</p>		
<p>T1 T2 T3 T4 T5 T6</p> <p>Terrace: The main facade is at or near the frontage line with an elevated terrace providing public circulation along the facade. This type can be used to provide at-grade access while accommodating a grade change. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access. This type may also be used in historic industrial areas to mimic historic loading docks.</p>		
<p>T1 T2 T3 T4 T5 T6</p> <p>Gallery: The main facade of the building is at the frontage line and the gallery element overlaps the sidewalk. This type is intended for buildings with ground-floor commercial uses and may be one or two stories. The gallery should be used to provide the primary circulation along a frontage and extend far enough from the building to provide adequate protection and circulation for pedestrians.</p>		
<p>T1 T2 T3 T4 T5 T6</p> <p>Arcade: A covered walkway with habitable space above often encroaching into the ROW. The arcade should be used to provide the primary circulation along a frontage and extend far enough from the building to provide adequate protection and circulation for pedestrians. This type is intended for buildings with ground floor commercial uses and is common along public courtyards and paseos.</p>		

Key

T# Allowed

T# Not Allowed

4.40.040 - Common Yard



Key

--- ROW / Property Line — Front of Building

A. Description

Common Yard: The main facade of the building has a large planted setback from the frontage line providing a buffer from the higher-speed thoroughfares. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape and working in conjunction with the other private frontages.

B. Size

Depth 20' min. **A**

C. Miscellaneous

Fences between front yards or between the sidewalk and front yard are not allowed. **B**

Common Yard Frontages may only be used in conjunction with another allowed private frontage type, such as porch. **C**

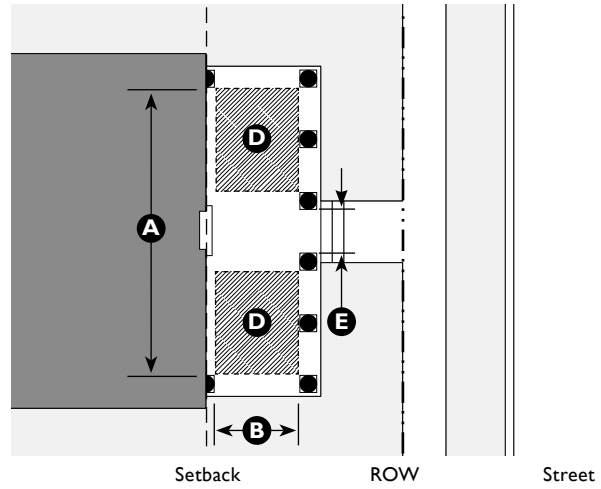
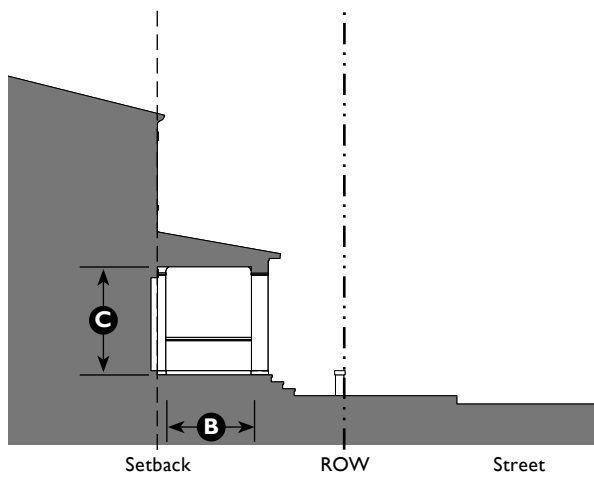


The front yards of these houses form a continuous common yard.



An example of a common yard

4.40.050 - Porch: Projecting



Key

----- ROW / Property Line - - - - Setback Line

A. Description

Porch, projecting: The main facade of the building has a small to medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The projecting porch is open on three sides and all habitable space is located behind the setback line.

B. Size

Width, clear	10' min.	A
Depth, clear	8' min.	B
Height, clear	8' min.	C
Height	2 Stories max.	
Furniture area, clear	4' x 6' min.	D
Path of travel	3' wide min.	E

C. Miscellaneous

Projecting porches are open on three sides and must have a roof.

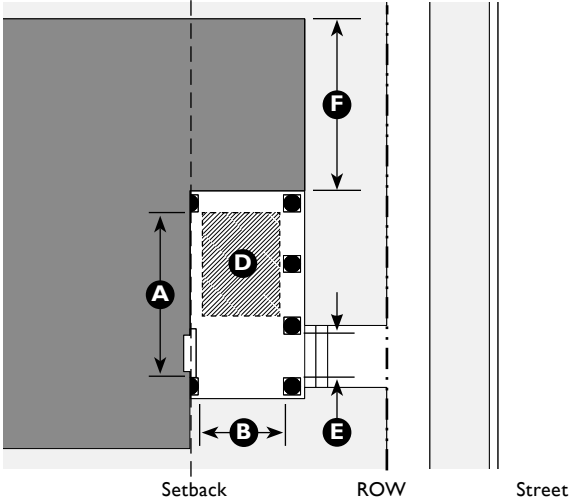
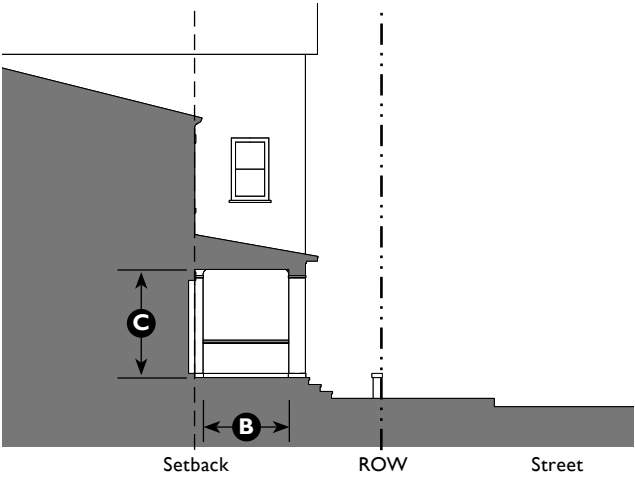


A wrap-around projecting porch



Projecting porch integrated into the overall massing

4.40.060 - Porch: Engaged



Key

---- ROW / Property Line --- Setback Line

A. Description

Porch, engaged: The main facade of the building has a small to medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The engaged porch has two adjacent sides of the porch that are engaged to the building while the other two sides are open.

B. Size

Width, clear	10' min.	A
Depth, clear	8' min.	B
Height, clear	8' min.	C
Height	2 Stories max.	
Furniture area, clear	4' x 6' min.	D
Path of travel	3' wide min.	E

C. Miscellaneous

Up to 40% of the building facade may project beyond the setback line into the encroachment area for this frontage type. **F**

Engaged porches must be open on two sides and have a roof.

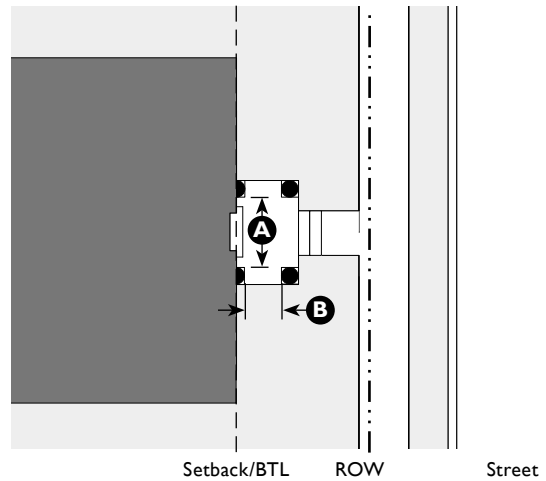
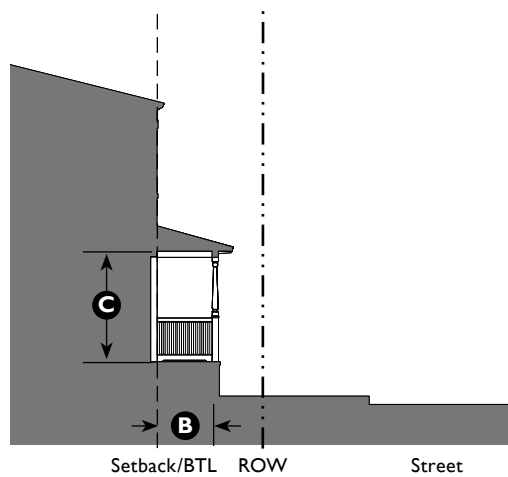


Engaged porch.



An example of an engaged porch

4.40.070 - Stoop



Key

--- ROW / Property Line --- Setback/BTL

A. Description

Stoop: The main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs from the stoop may lead directly to the sidewalk or may be side-loaded. This type is appropriate for residential uses with small setbacks.

B. Size

Width, clear	5' min.; 8' max.	A
Depth, clear	5' min.; 8' max.	B
Height, clear	8' min.	C
Height	1 Story max.	
Depth of recessed entries	6' max.	

C. Miscellaneous

Stairs may be perpendicular or parallel to the building facade.

Ramps shall be parallel to facade or along the side of the building.

The entry door shall be covered or recessed to provide shelter from the elements.

All doors must face the street.

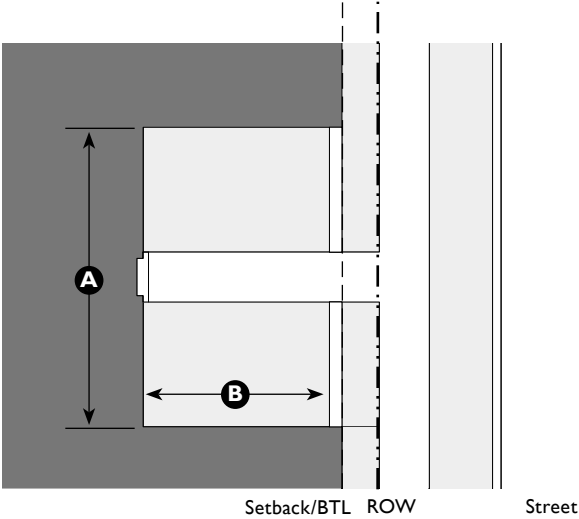
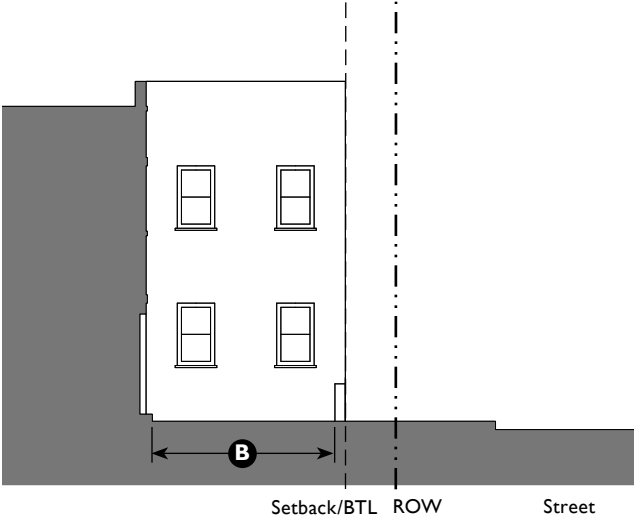


This stoop with a landscaped setback provides a privacy separation between the public way and ground floor units.



These stoops on townhouses with slightly recessed entries and a minimum setback allow the steps to engage the street.

4.40.080 - Forecourt



Key

---- ROW / Property Line --- Setback/BTL

A. Description

Forecourt: The main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within commercial areas.

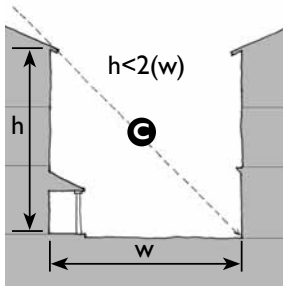
B. Size

Width, clear	12' min.	A
Depth, clear	12' min.	B
Ratio, Height to Width	2:1 max.	C

C. Miscellaneous

Forecourts should be used sparingly and should not be repeated along a block frontage.

The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort.

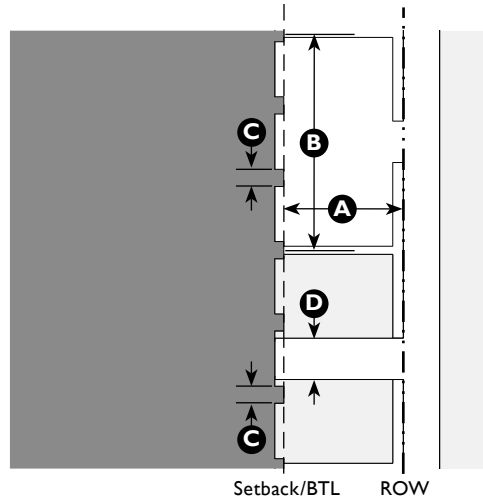
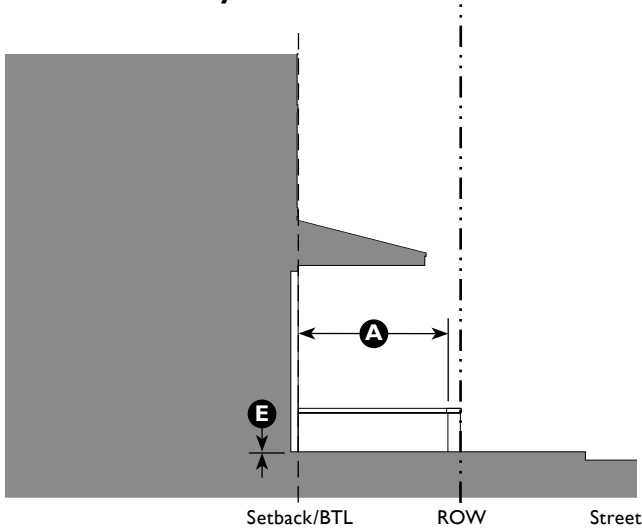


This residential forecourt provides prominent entry yard and breaks down the overall massing along the street.



This commercial forecourt provides an outdoor dining area along a vibrant commercial street. The ROW is defined by a low wall as required by this code.

4.40.090 - Dooryard



Key

--- ROW / Property Line --- Setback/BTL

A. Description

Dooryard: The frontage line is defined by a low wall or hedge and the main facade of the building is set back a small distance creating a small dooryard. The dooryard shall not provide public circulation along a ROW. The dooryard may be raised, sunken, or at grade and is intended for ground floor residential in flex zones, live/work, and small commercial uses ≤2,500sf.

B. Size

Depth, clear	8' min.	A
Length	50' max.	B
Distance between glazing	4' max.	C
Ground floor transparency	50% min. ¹	
Depth of recessed entries	5' max.	
Path of travel	3' wide min.	D
Finish level above sidewalk	3'-6" max.	E
Finish level below sidewalk	6' max.	

C. Miscellaneous

For Live/Work and Commercial Uses, these standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Dooryard standards shall prevail.

Low walls (12"-36") used as seating are encouraged.

Shall not be used for circulation for more than one ground floor entry

¹For Live/Work and Commercial Uses only

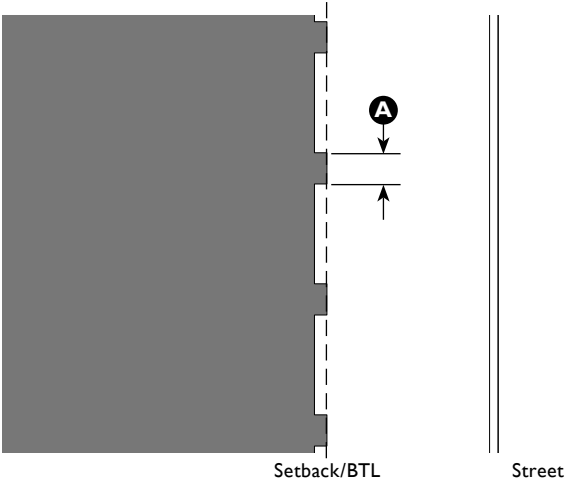
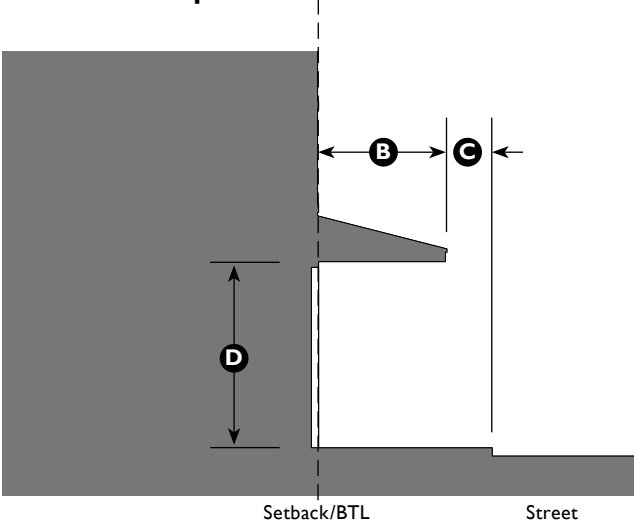


An example of a series of small commercial dooryards



An example of a series of residential dooryards. Each dooryard has its own steps with railings providing separation between the dooryards of adjacent units.

4.40.100 - Shopfront



Key

---- ROW / Property Line --- Setback/BTL

A. Description

Shopfront: The main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This type is intended for retail use. It has substantial glazing at the sidewalk level and may include an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types.

B. Size

Distance between glazing	2' max.	A
Ground floor transparency	75% min.	
Depth of recessed entries	5' max.	

C. Awning

Depth	4' min.	B
Setback from curb	2' min.	C
Height, clear	8' min.	D

D. Miscellaneous

- Residential windows shall not be used.
- Doors may be recessed as long as main facade is at BTL.
- Operable awnings are encouraged.
- Open-ended awnings encouraged.
- Rounded and hooped awnings are discouraged.
- Shopfronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged.

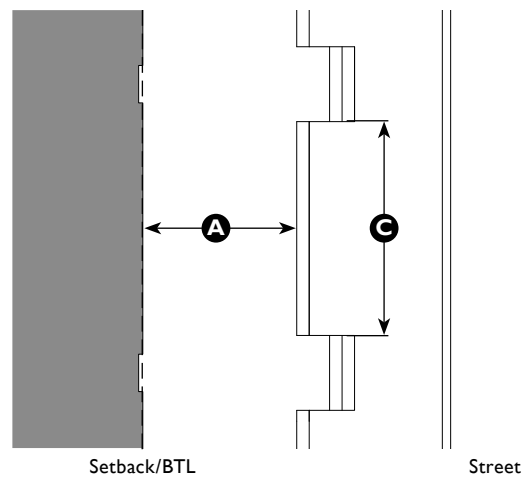
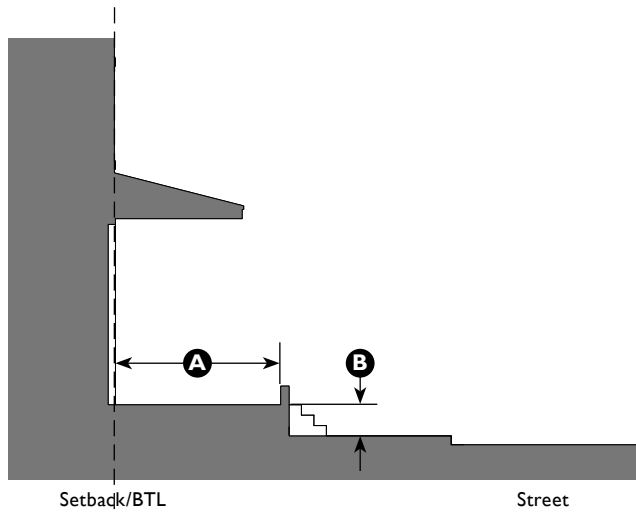


An example of a shopfront with a chamfered corner entry



An example of a shopfront with a recessed doorway

4.40.110 - Terrace



Key

--- ROW / Property Line - - - - - Setback/BTL

A. Description

Terrace: The main facade is at or near the frontage line with an elevated terrace providing public circulation along the facade. This type can be used to provide at-grade access while accommodating a grade change. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access. This type may also be used in historic industrial areas to mimic historic loading docks.

B. Size

Depth, clear	8' min.	A
Finish level above sidewalk	3'6" max.	B
Length of terrace	150' max.	
Distance between stairs	50' max.	C

C. Miscellaneous

These standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Terrace standards shall prevail.

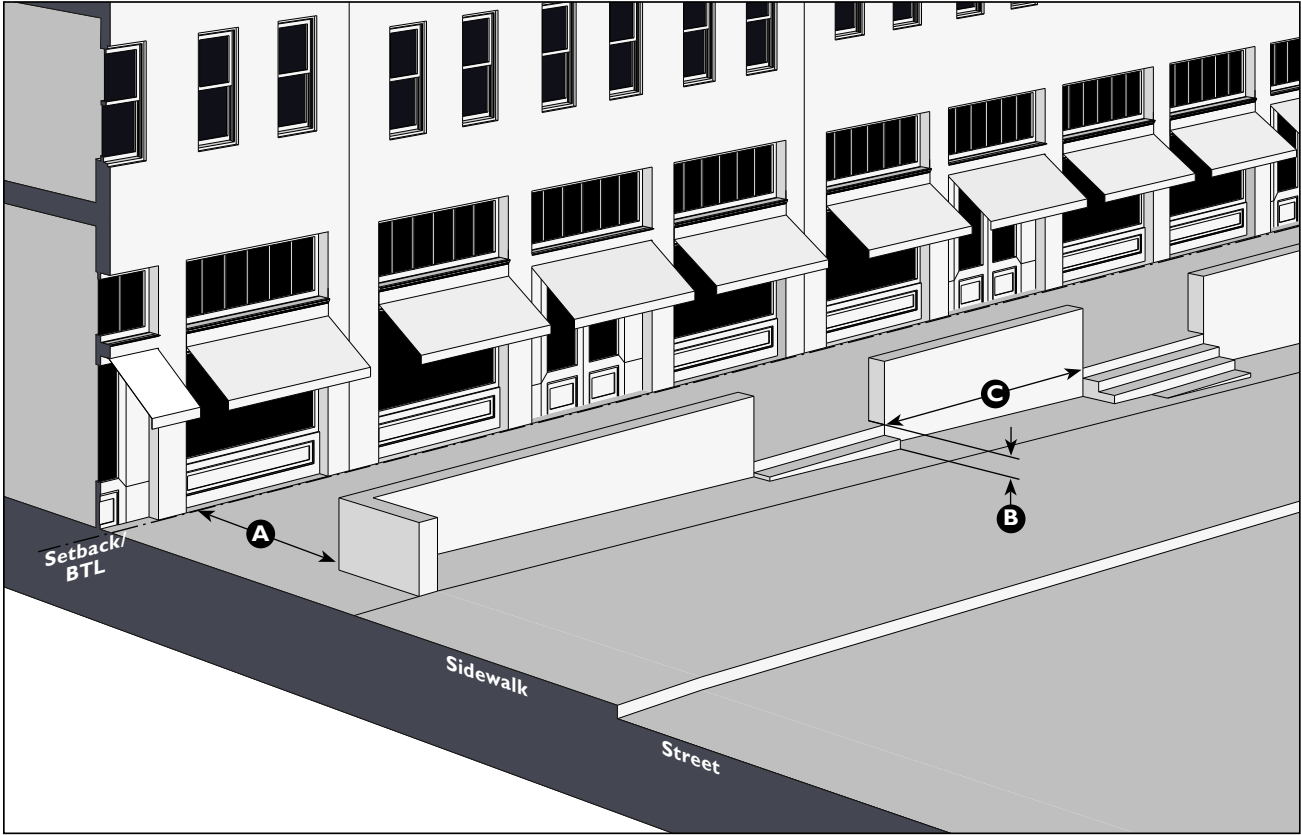
Low walls used as seating are encouraged.



An example of a terrace in a historic industrial district



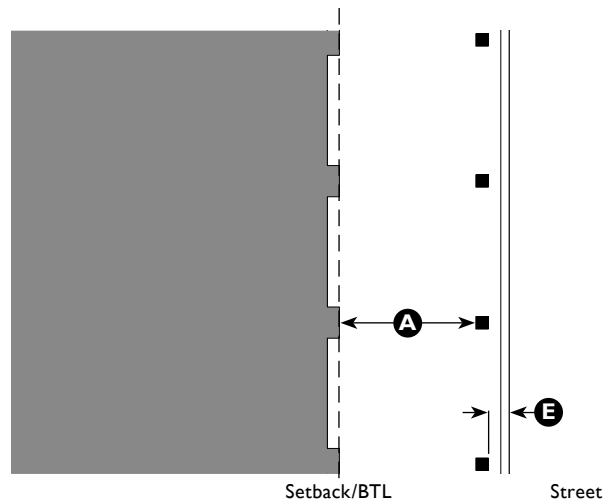
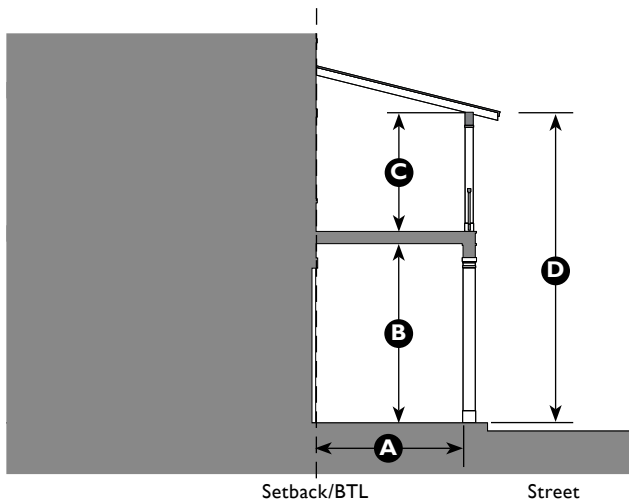
An example of a terrace used to accommodate a change in grade. The low walls are used to provide seating.



A terrace accommodating a grade change along a series of shopfronts

Section 4. Urban Standards

4.40.120 - Gallery



Key

--- ROW / Property Line - - - - - Setback/BTL

A. Description

Gallery: The main facade of the building is at the frontage line and the gallery element overlaps the sidewalk. This type is intended for buildings with ground-floor commercial uses and may be one or two stories. The gallery should be used to provide the primary circulation along a frontage and extend far enough from the building to provide adequate protection and circulation for pedestrians.

B. Size

Depth, clear	8' min.	A
Ground floor height, clear	11' min.	B
Upper floor height, clear	9' min.	C
Height	2 Stories max.	D
Setback from curb	2' min.	E

C. Miscellaneous

These standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Gallery standards shall prevail.

Upper-story galleries facing the street must not be used to meet primary circulation requirements.

Galleries must have a consistent depth along a frontage.

Gallery must project over a sidewalk.

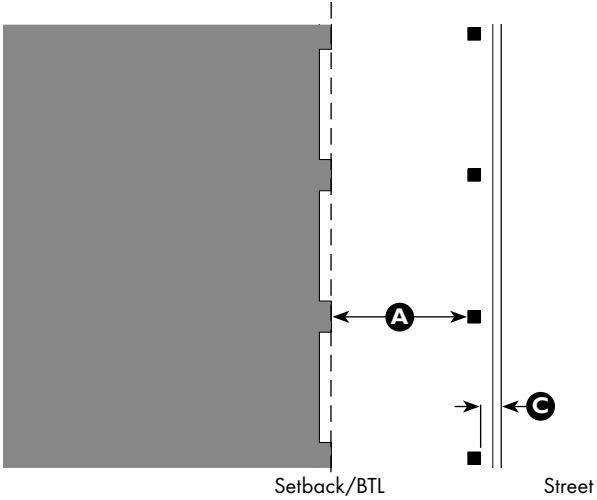
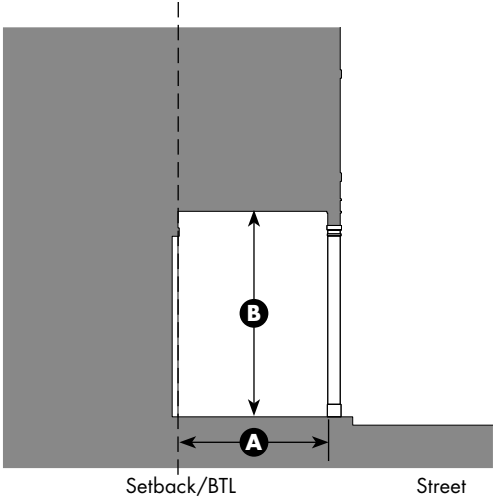


A one-story gallery with second floor access



A two-story gallery

4.40.130 - Arcade



Key

--- ROW / Property Line - - - - - Setback/BTL

A. Description

Arcade: A covered walkway with habitable space above often encroaching into the ROW. The arcade should be used to provide the primary circulation along a frontage and extend far enough from the building to provide adequate protection and circulation for pedestrians. This type is intended for buildings with ground floor commercial uses and is common along public courtyards and paseos.

B. Size

Depth, clear	12' min.	A
Ground floor height, clear	14' min. clear	B
Setback from edge of curb	2' min.	C

C. Miscellaneous

These standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Arcade standards shall prevail.

Arcades must have a consistent depth along a frontage.

Arcades with more than 2 floors of habitable space above the colonnade may not encroach onto a Public ROW, and must be located so that it abuts a public ROW.



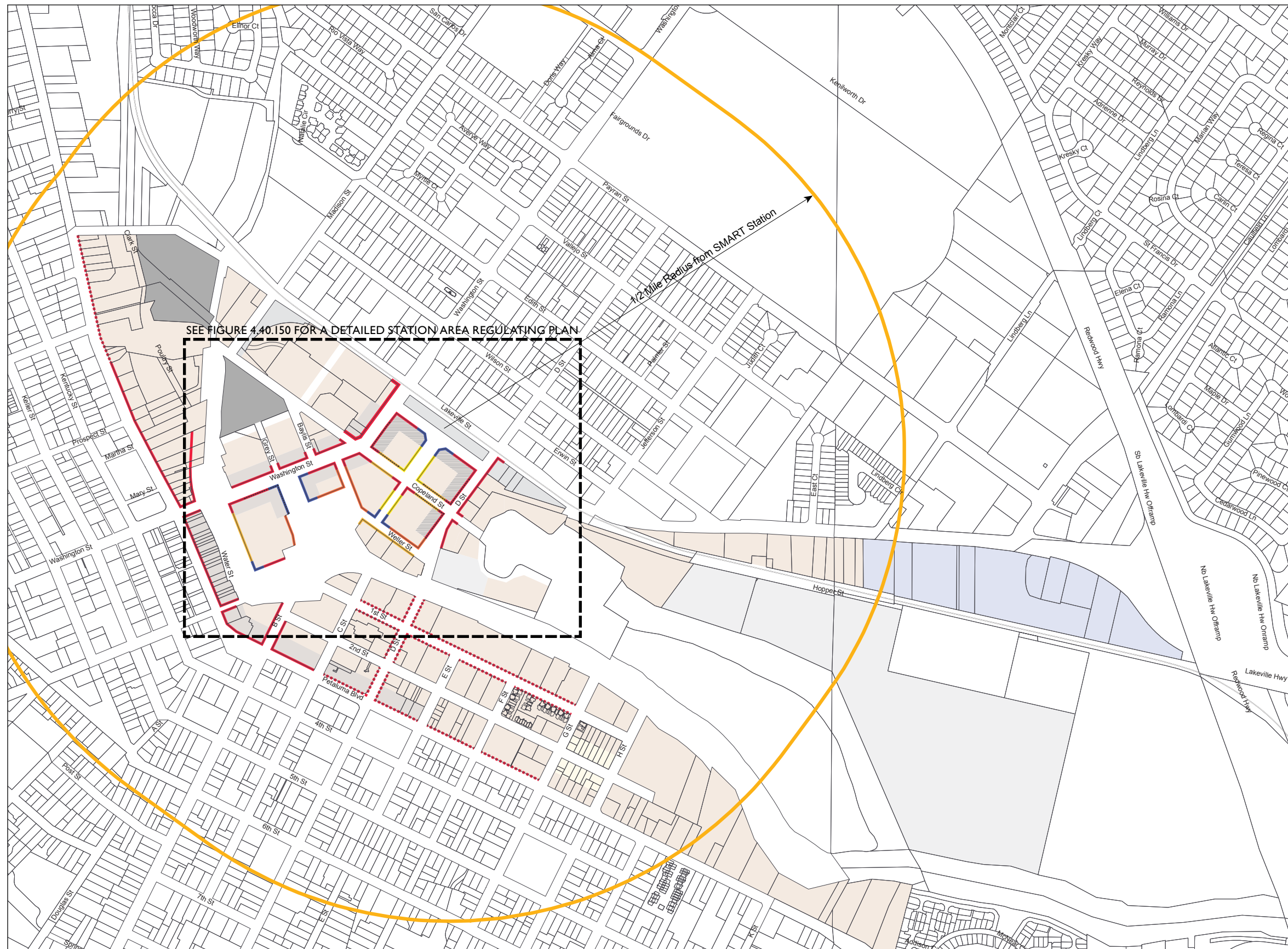
An example of an arcade located at the back of a sidewalk, abutting the public ROW



An example of an arcade encroaching the public ROW. The arcade provides the only means of circulation along the ROW.

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4.40.140 - Frontage Type Regulating Plan Central Petaluma Specific Plan Area



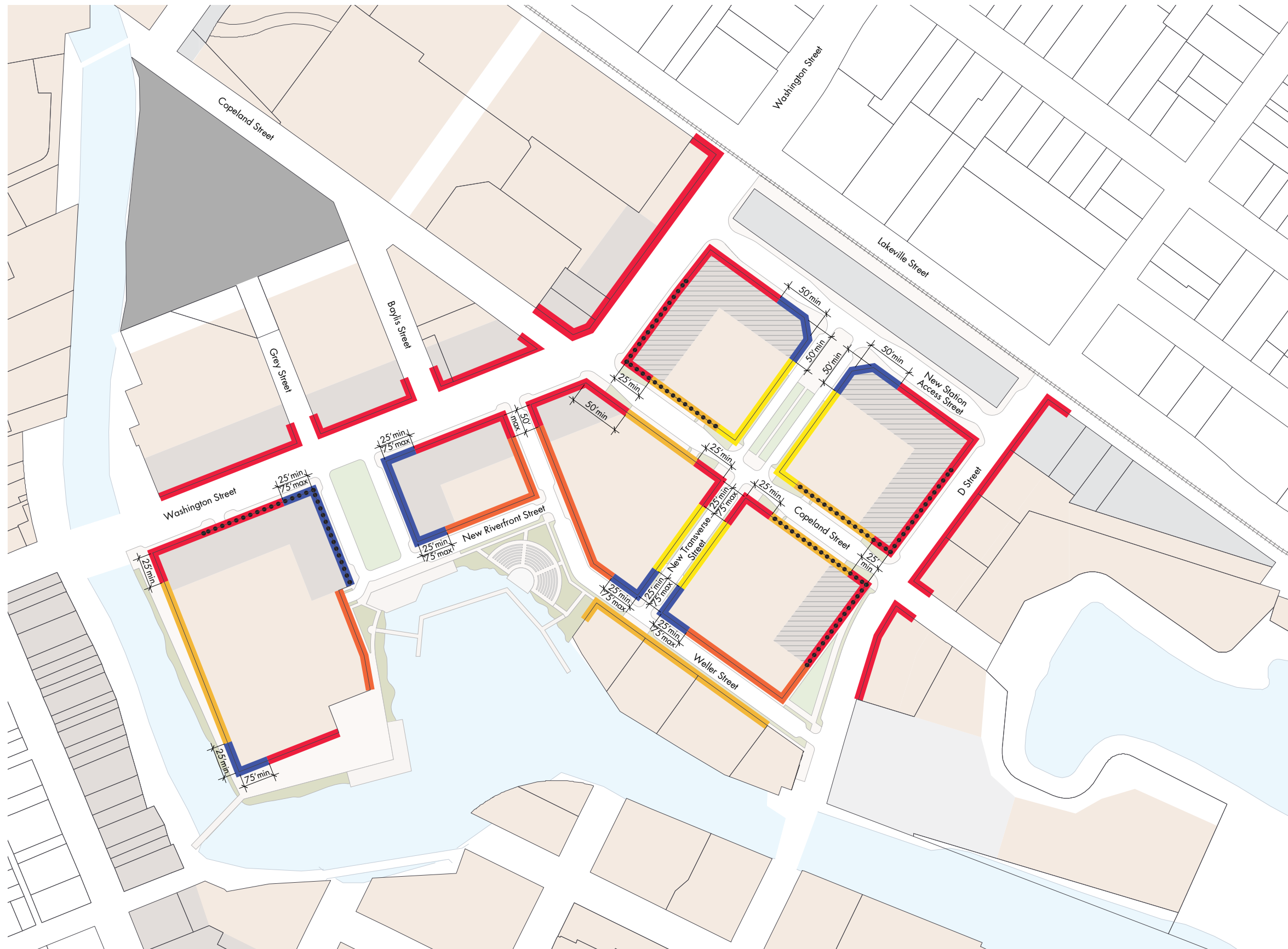
Required Frontages

- Shopfront, Terrace, Arcade or Gallery Required
- Gallery Required
- Shopfront, Terrace, Gallery, Arcade or Dooryard w/ Shopfront Required
- Stoop or Dooryard Required
- Open Frontage - Any Frontage Type allowed per the applicable Transect Zone. (see full list in Section 4.40.030)
- Location where a temporary parking lot may occupy a frontage line. Temporary parking lots shall have a 5' landscaped strip and a low wall (24"-36" high) along the ROW.

Recommended Frontages

- Shopfront, Arcade, or Gallery Recommended

4.40.150 - Frontage Type Regulating Plan Downtown Station Area Detail



Required Frontages

- Shopfront, Terrace, or Gallery Required
- Gallery Required
- Shopfront, Terrace, Gallery or Dooryard w/ Shopfront Required
- Stoop or Dooryard Required
- Open Frontage - Any Frontage Type allowed per the applicable Transect Zone. (see full list in Section 4.40.030)
- Location where a temporary parking lot may occupy a frontage line. Temporary parking lots shall have a 5' landscaped strip and a low wall (24"-36" high) along the ROW.

Recommended Frontages

- ▨ Shopfront, Arcade, or Gallery Recommended

4.50 - Civic Space Standards

4.50.010 - Purpose

The purpose of this section is to provide a set of civic space types and their associated standards to use within the transect zones.

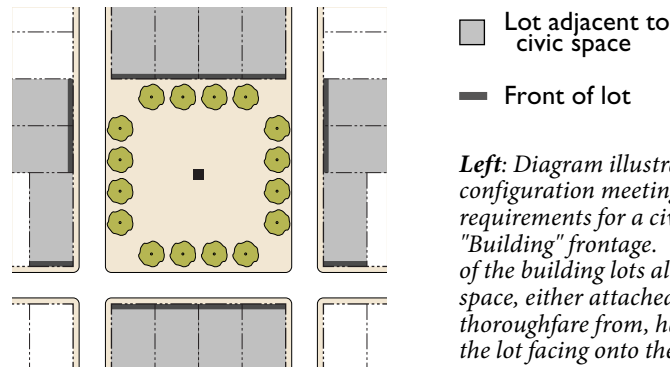
4.50.020 - Applicability

The standards established in this section shall apply to all proposed development within the transect zones, and shall be considered in combination with the standards found within this Code.

4.50.030 - Civic Spaces


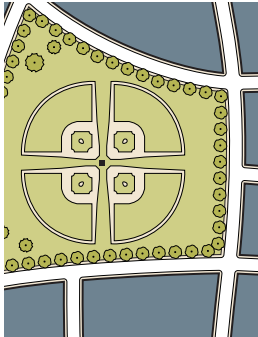
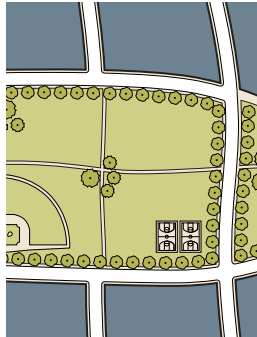
- A. The standards established in this Chapter provide the transect zones with a diverse palette of parks and other publicly accessible civic spaces, publicly or privately owned, that are essential components of walkable urban environments.
- B. There are 11 different civic space types defined in Table A (Civic Space Type Standards). Two of the civic space types, Playgrounds and Community Gardens, may be incorporated into any of the other nine types or may stand alone.
- C. In Table A (Civic Space Type Standards), the illustration and description of each civic space type are illustrative in nature and not regulatory.
- D. The service area, size, frontage and disposition of elements standards (defined below and on the following page) of each civic space types are regulatory.
 1. **Service Area.** Describes how the civic space relates to the City as a whole and the area that will be served by the civic space.
 2. **Size.** The overall range of allowed sizes of the civic space.

3. **Frontage.** The relationship along property lines of a civic space to adjacent buildings or lots.
 - a. The front of the lots attached to or across a thoroughfare from a civic spaces should face on to the civic space to the maximum extent possible.
 - b. **Building.** Lots that are attached to or across a thoroughfare from civic spaces listed as having an “Building” frontage shall have the front of the lot facing on to the civic space for a minimum of three quarters of the civic space perimeter.



- c. **Independent.** Lots that area attached to or across a thoroughfare from civic spaces listed as having an “Independent” may have the front, side street, or rear of the lot facing on to the civic space.
4. **Disposition of Elements.** The placement of objects within the civic space.
 - a. **Natural.** Civic spaces with natural character are designed in a natural manner with no formal arrangement of elements.
 - b. **Formal.** Civic spaces with a formal character have a more rigid layout that follows geometric forms and has trees and other elements arranged in formal patterns.
 - c. **Informal.** Civic spaces with an informal character have a mix of Formal and Natural characteristics.
- E. **Typical Facilities.** A list of the typical facilities found with in the civic space. This list is not intended to be a complete list of facilities allowed nor is it intended that every civic space would contain each of the facilities listed. Facilities larger than indicated gross square footage (gsf) require review and approval by the Director and Parks Director.
- F. The civic spaces specified in Table A (Civic Space Type Standards) are allowed By Right or By Warrant in the designated transect zones. (Civic Space allowed By Warrant are allowed if approved by the Director and Parks Director.)

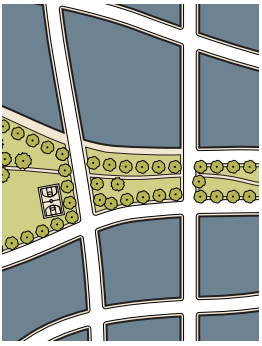
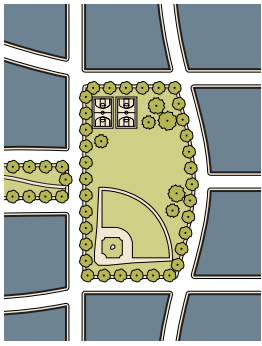
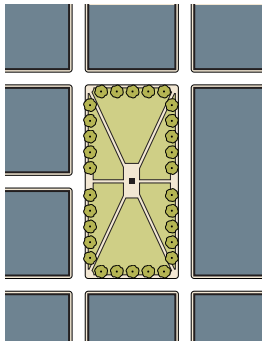
Table 4.50.030.A: Civic Space Type Standards

Transect Zone	T1 T2 T3 T4 T5 T6	T1 T2 T3 T4 T5 T6	T1 T2 T3 T4 T5 T6
Civic Space Type	Regional Park	Sport Complex	Community Park
Illustration			
Description	A natural preserve available for unstructured recreation.	An open space that consolidates heavily programmed athletic fields and associated facilities.	An open space available for unstructured recreation and a limited amount of structured recreation.
Location and Size			
Location			
Service Area	Regional	Regional	Multiple Neighborhoods
Size			
Minimum	200 acres	25 acres	12 acres
Maximum	-	-	-
Character			
Frontage	Independent	Independent	Independent
Disposition of Elements	Natural, Formal or Informal	Formal or Informal	Informal
Typical Facilities			
	Passive and Active Recreation, Accessory Structure, Drinking Fountains, Community Facility < 7,500 gsf, Paths and Trails	Passive and Active Recreation, Accessory Structure, Drinking Fountains, Community Facility < 7,500 gsf, Paths and Trails	Passive and Active Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gsf, Paths and Trails

Key T# Allowed T# By Warrant T# Not Allowed

Section 4. Urban Standards

Table 4.50.030.A: Civic Space Type Standards (continued)

Transect Zone	T1 T2 T3 T4 T5 T6	T1 T2 T3 T4 T5 T6	T1 T2 T3 T4 T5 T6
Civic Space Type	Greenway	Neighborhood Green	Neighborhood Square
Illustration			
Description	A linear open space that may follow natural corridors providing unstructured and limited amounts of structured recreation.	An open space available for unstructured and limited amounts of structured recreation.	An open space available for civic purposes, unstructured and limited amounts of structured recreation.
Location and Size			
Location			
Service Area	Multiple Neighborhoods	Neighborhood	Neighborhood
Size			
Minimum	8 acres (60' wide by 1 mile long)	1 acre	1/3 acre
Maximum	-	15 acres	5 acres
Character			
Frontage	Independent or Building	Building	Building
Disposition of Elements	Natural or Informal	Informal	Formal
Typical Facilities	Passive and Active Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gsf, Paths and Trails	Passive and Active (unstructured or structured) Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gsf, Paths and Trails	Passive and Active (unstructured or structured) Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gsf, Paths and Trails

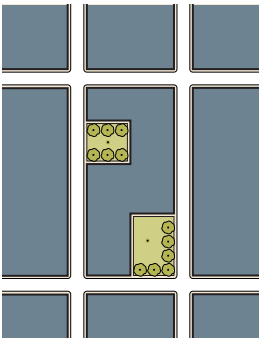
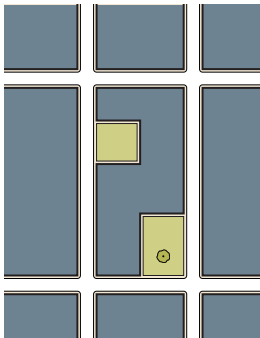
Key	T# Allowed	T# By Warrant	T# Not Allowed
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Table 4.50.030.A: Civic Space Type Standards (continued)

Transect Zone	T1 T2 T3 T4 T5 T6	T1 T2 T3 T4 T5 T6	T1 T2 T3 T4 T5 T6
Civic Space Type	Plaza	Pocket Plaza	Pocket Park
Illustration			
Description	A formal open space available for civic purposes and commercial activities. Plazas are typically hardscaped. Commercial activities shall be subordinate to Civic use.	A formal open space available for civic purposes and commercial activities. Pocket Plazas are typically hardscaped. Commercial activities shall be subordinate to Civic use.	An open space available for informal activities in close proximity to neighborhood residences.
Location and Size			
Location			
Service Area	Neighborhood	Neighborhood	Neighborhood
Size			
Minimum	1/3 acre	2,000 sf	2,000 sf
Maximum	2-1/2 acres	1/2 acre	1 acre
Character			
Frontage	Building	Building	Building
Disposition of Elements	Formal	Formal	Formal or Informal
Typical Facilities	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails

Key **T#** Allowed **T#** By Warrant **T#** Not Allowed

Section 4. Urban Standards

Table 4.50.030.A: Civic Space Type Standards (continued)						
Transect Zone	T1	T2	T3	T4	T5	T6
Civic Space Type	Playground			Community Garden		
Illustration						
Description	An open space designed and equipped for the recreation of children. A Playground should be fenced and may include an open shelter. Playgrounds may be included within other civic spaces.			An open space designed as a grouping of garden plots that are available to nearby residents for small-scale cultivation. Community Gardens may be included within other civic spaces.		
Location and Size						
Location	Neighborhood			Neighborhood		
Service Area	Neighborhood			Neighborhood		
Size	-			-		
Minimum	-			-		
Maximum	-			-		
Character	Independent or Building			Independent or Building		
Frontage	Independent or Building			Independent or Building		
Disposition of Elements	Formal or Informal			Formal or Informal		
Typical Facilities	Accessory Structure, Drinking Fountains, Paths and Trails			Accessory Structure, Drinking Fountains, Paths and Trails		

Key	T# Allowed	T# By Warrant	T# Not Allowed
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4.50.040 - Additional Standards

- A. **Accessory Structure Standards.** All accessory structures within parks and open spaces, including, but not limited to, restrooms, open-air pavilions, gazebos, picnic shelters and outdoor theaters, shall not be subject to the physical requirements of the Urban Standards Table (Section 4.10) Standards in Appendix A (SmartCode). They shall be designed and furnished to be consistent with the character of the transect zone in which they are located. Such consistency may require accessory structures to maintain building setbacks, frontage, massing, disposition and character similar to adjacent development as determined by the Director.
- B. Lighting Standards.
 - 1. All lighting shall comply with §21.040.D of the Petaluma Zoning Code.

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4.50.050 - Open Space and Civic Space Regulating Plan Downtown Station Area

- A Pedestrian Priority Design Area.** The streets and sidewalks in this area shall be designed to feel like a continuation of public space. This includes the use of decorative pavers or street print and rolled curbs and bollards where feasible. These locations are areas where the streets may be closed off for community events.
- B Linear Park.** The linear park shall contain a central sidewalk and regularly spaced benches. See Thoroughfare Standards for a cross section and dimensional requirements.
- C Neighborhood Square.** 75' min. width; see 4.50 for additional regulations.
- D Pocket Plaza.** See 4.50 for regulations.
- E Potential Future Pocket Park.** (on existing parking lot) See 4.50 for regulations. A vertical element should be used to terminate the view down the Transverse Street.
- F Future Promenade Expansion.** Future redevelopment of the parcels between Weller Street and the Petaluma River shall include and expansion of the promenade with a 12' min. wide trail.
- G Amphitheater** or other Civic gathering/ event space.
- H River Overlooks.** Boardwalks constructed of wooden piers, beams, and floor planks, that project over the Turning Basin and have minimal impact on the shoreline below.
- I Plaza.** 30' min. width from the top of the bank to the face of the Special Building at the western end; 50' min width from the top of the bank to the face of all other buildings.
- J** See 4.50 for additional regulations.
Promenade. 30' min. width from top of bank to the face of the buildings. 12' min. wide walkway.
- K General Waterfront Open Space.** 20' min. width from top of bank to the face of the buildings. 6' min. wide walkways.
- M Public Docks.**
- Access Points to Water.**

4.60 - Landscape and Utility Standards

4.60.010 - Applicability

Landscape features within the Transect Zones shall be designed and installed in compliance with the standards in Sections 4.70.020, 4.70.030, 5.10.060 and 6.10.050.

4.60.020 - Street Tree Design Principles

- A. Street trees, by virtue of a narrow tree trunk, provide transparency at the pedestrian's eye level, permitting a visual grasp of extensive areas of a city.
- B. The type, spacing, structure and pattern of street trees create a discrete rhythm that results from the arrangement of trees, expressing the particular site.
- C. Street trees create a smaller scale of space with their canopies that are sympathetic to the movement and perception of pedestrians.
- D. The diversity of individual trees is subordinated to the repetitive pattern of the whole, which unifies the individual parts into a single whole.
- E. Street trees, when formed from a single tree species, create homogeneity of texture, pattern, light and shade, resulting in a collective impact that is more important than the individual trees.
- F. The ground surface is visually unobstructed to permit a clear expression of trees rising out of the ground.

4.60.030 - Planting Guidelines

Wherever possible, continue established street tree planting in terms of tree species.

4.60.040 - Street Tree Planting Standards

- A. Planting patterns. Street trees shall be planted per Section 5.10.060 (Public Frontages).
- B. Planting details. Street trees shall be planted per City of Petaluma Street Tree Planting Detail, page 101, with the addition of structural soil (see below). Install root barriers as required per City of Petaluma Root Barrier Standard Detail Number 102.
- C. Soil. Placement of structural soil 8' minimum length along the street, centered on street tree, 6' minimum wide x 24" minimum deep is required as a planting medium under sidewalks for street trees in areas where new sidewalks are to be constructed.
- D. Mulch. Mulch shall be walk-on mulch.
- E. Irrigation. Irrigation shall be provided for street trees in areas where new sidewalks are to be constructed. "Bladder" type irrigation may be provided by the City of Petaluma to existing sidewalk areas on a case by case basis.

4.60.050 - Underground Utility Requirements

All electric and telephone facilities, fire alarm conduits, street lighting wiring, cable television and other wiring conduits, and similar facilities shall be placed underground by the developer. Wireless telecommunications facilities are instead subject to the Zoning Ordinance. The Council may grant a modification, including a complete waiver of this undergrounding requirement, after considering:

- A. The purposes and nature of the proposed development;
- B. The extent to which utilities are undergrounded in the site vicinity; and
- C. Potential adverse effects on the image of the City and the aesthetics of the site vicinity if the utilities are not undergrounded.

4.70 - Standards for Specific Land Uses

4.70.010 Applicability

- A. Where allowed by Section 2 (the Zoning Map), and Section 3 (Building Function Standards), the land uses and activities covered by Sections 4.80.020 through 4.80.030 shall comply with the requirements applicable to the specific use, in addition to all other applicable provisions of this Code.
- B. Each land use covered by this Section shall also obtain any required planning permit or other City approval required by Section 3 of this Code.
- C. In the event of any conflict between the requirements of this Section and those of Section 4 (Urban Standards), the requirements of this Chapter shall control.

4.70.020 Live/Work and Work/Live Units

- A. **Purpose.** This Section provides standards for the development of new live/work and work/live units and for the reuse of existing commercial and industrial structures to accommodate live/work or work/live opportunities. Live/work and work/live units are intended, but not required to be occupied by business operators who live in the same structure that contains the commercial activity or industry.
 1. A live/work unit refers to a space in which the predominant use is residential, and commercial activity is a secondary use. Live/work being predominantly live-oriented, the quiet enjoyment expectations of the neighbors in the building or adjacent buildings take precedence over work needs of the unit in question. Live/work is less likely to accommodate walk-in trade due to the intensive impact of customers upon what is intended primarily as a residence.
 2. A work/live unit refers to a space in which the commercial activities are the predominant use and the residential component is a secondary use. Work/live being a predominantly work-oriented, more intense occupancy, is more likely to accommodate greater noise generation, mechanical, musical, or otherwise. Work/live is more likely to accommodate a walk-in trade.
- B. **Application requirements.** In addition to the information and materials required for a Minor Use Permit (MUP) or Conditional Use Permit (CUP) application by the Implementing Zoning Ordinance, a CUP application for a live/work or work/live as the reuse of existing commercial or industrial structures unit shall include a Phase I Environmental Assessment for the site, including an expanded site investigation to determine whether lead based paint and asbestos hazards exist. The purpose of this requirement is to assess whether there are any hazardous or toxic materials on the site that could pose a health risk to residents. If the Phase I assessment shows potential health risks, a Phase 2 Environmental Assessment shall be prepared and submitted to determine if remediation may be required.
- C. **Limitations on use.** The non-residential component of a live/work or work/live project shall be a use allowed within the applicable zone by Section 3. A live/work or work/live unit shall not be established or used in conjunction with any of the following activities:
 1. Adult businesses;

2. Vehicle maintenance or repair (e.g., body or mechanical work, including boats and recreational vehicles), vehicle detailing and painting, upholstery, etc.);
3. No occupancy classified as an H occupancy by the California Building Standards Code shall be allowed.
4. Welding, machining, or any open flame work; and
5. Any other activity or use, as determined by the Director to not be compatible with residential activities and/or to have the possibility of affecting the health or safety of live/work or work/live unit residents, because of the potential for the use to create dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration or other impacts, or would be hazardous because of materials, processes, products, or wastes.

D. Design standards.

1. Floor area requirements. The net total floor area of a live/work or work/live space shall be 3,000 square feet maximum. Separation and access. Each live/work or work/live unit shall be separated from other live/work or work/live units or other uses in the structure. Access to each live/work or work/live unit shall be provided from shopfronts, directly from the street from common access areas, corridors, or halls; and the access to each unit shall be clearly separate from other live/work or work/live units or other uses within the structure.
2. Facilities to accommodate commercial or industrial activities. A live/work or work/live unit shall be designed to accommodate commercial or industrial uses as evidenced by the provision of ventilation, interior storage, flooring, and other physical improvements of the type commonly found in exclusively commercial or industrial facilities used for the same work activity.
3. Building and fire code compliance. Any building which contains a live/work or work/live occupancy shall comply with the latest edition of the CBC and applicable building and life safety policies for such occupancies.

E. Operating requirements.

1. Notice to occupants. The owner or developer of any building containing work/live units shall provide written notice to all occupants and users that the surrounding area may be subject to levels of noise, dust, fumes, or other effects associated with commercial and industrial uses at higher levels than would be expected in residential areas. State and Federal health regulations notwithstanding, noise and other standards shall be those applicable to commercial or industrial properties in the applicable zone.
2. Non-resident employees. Up to two persons who do not reside in the live/work or work/live unit may work in the unit unless this employment is prohibited or limited by the Minor Use Permit or Conditional Use Permit in zones that require such use permits. The employment of three or more persons who do not reside in the live/work or work/live unit may be permitted subject to Minor Use Permit or Conditional Use Permit approval, based on additional findings that the employment will not adversely affect traffic and parking conditions in the site vicinity. The employment of any persons who do not reside in the live/work or work/live unit shall comply with all applicable Building Code requirements
3. Client and customer visits. Client and customer visits to live/work or work/live units are permitted subject to any applicable conditions of the Minor Use Permit or Conditional Use Permit if applicable to ensure compatibility with adjacent commercial or industrial uses, or adjacent residentially-zoned areas

- F. Required findings. In addition to the findings required for zones where a live/work or work/live unit requires a Minor Use Permit or Conditional Use Permit, its approval shall require that the review authority first make all of the following findings, in addition to the findings required for a MUP or CUP approval:
 - 1. The proposed use of each live/work or work/live unit is a bona fide commercial or industrial activity consistent with Subsection C. (Limitations on use).
 - 2. The establishment of live/work or work/live units will not conflict with nor inhibit permitted industrial or commercial uses in the area where the project is proposed;
 - 3. The building containing live/work units and each live/work unit within the building has been designed to ensure that they will function predominantly as residential uses with incidental work spaces. ; and
 - 4. The building containing work/live units and each work/live unit within the building has been designed to ensure that they will function predominantly as work spaces with incidental residential accommodations in compliance with applicable regulations;

4.70.030 Mixed-Use Projects

A mixed-use project shall comply with the following requirements.

- A. Intent. A mixed-use project shall be intended to:
 - 1. Provide a blend of commercial space and residential units;
 - 2. Minimize the need for automobiles and promote transit use;
 - 3. Concentrate high density residential dwellings and commercial operations in the downtown or other urban/commercial districts;
 - 4. Provide a diverse range of housing types, unit sizes, and price points within the downtown or other urban/commercial districts;
 - 5. Promote continued activity in the evening and on weekends; and
 - 6. Increase the economic vitality of the neighborhood.
- B. Design objectives. A mixed-use project shall be designed to:
 - 1. Provide shopfronts along street frontages to maintain a pedestrian orientation at the street level. Residential developments, including live/work, shall be designed such that ground floor units may be converted to retail/commercial shopfronts and to establish a clear, functional design relationship with the street front.
 - 2. Provide for internal compatibility between the different uses within the project;
 - 3. Minimize the effects of any exterior noise, odors, glare, vehicular and pedestrian traffic, and other potentially significant impacts on the occupants of the residential portions of the project;
 - 4. Include specific design features to minimize the potential impacts of the mixed-use project on adjacent properties;
 - 5. Ensure that the residential units are of a residential character, and with appropriate privacy;

6. Be compatible with and enhance the adjacent and surrounding residential neighborhood in terms of site planning, scale, building design, color, exterior materials, roof styles, lighting, landscaping, and signage.
- C. Location of residential uses. In the T5 and T6 Transect Zones. A mixed-use project that provides commercial and/or office space on the ground floor with residential units above (vertical mix) is encouraged over a project that provides commercial structures on the front portion of the lot with residential uses placed at the rear of the lot (horizontal mix).
- D. Loading areas. Commercial loading areas shall be located to minimize their impact on residential units.
- E. Refuse and recycling areas. Areas for the collection and storage of refuse and recyclable materials also shall be located on the site in locations that are convenient for both the residential and nonresidential uses.
- F. Lighting. Lighting for the commercial uses shall be appropriately shielded to minimize the impact on residential units.
- G. Noise. All residential units shall be designed to minimize adverse impacts from non-residential project noise, in compliance with the City's Noise Ordinance.
- H. Non-residential hours of operation. Where a Minor Use Permit or Conditional Use Permit is required, the review authority may restrict the hours of operation of non-residential uses within a mixed-use project to mitigate adverse impacts on residential uses.

4.70.040 - Building Material Guidelines

All buildings should be designed and built to comply with the following guidelines:

- A. Building materials. Natural building materials that age gracefully are recommended. Synthetic materials, such as hardboard or cementitious siding, are also allowed if they faithfully simulate the natural material and have equal or better weathering characteristics.
- B. Vinyl materials. Vinyl windows, plastic gutters, siding, shutters or similar material should not be used in any renovation or adaptive reuse of an historic building and are discouraged in any new building.
- C. Divided light windows. True divided light windows or simulated divided lights should be used in new construction and remodeling. Windows with the grids between the glass are discouraged.
- D. CALGreen Tier 1. Building shall meet the requirements of CALGreen Tier 1.

4.70.050 - River Dependent and Agricultural Support Industrial Notification

River dependent and agricultural support industrial uses within the Central Petaluma Specific Plan area are typically 24-hour operations that frequently generate noise, dust, odors and light that may not be compatible with other uses in the immediate vicinity. In order to support these industries as an important contributor to the local economy, the following notification language shall be required as a condition of approval of any residential or commercial use where, in the opinion of the reviewing authority, the potential for concerns over compatibility may arise:

- A. Notification Requirement. For each parcel subject to the requirement for notification, the developer/ applicant shall record the following notice in the Official Records of Sonoma County, and shall include the following notice in all lease or rental agreements concerning any portion of such property:

“This document shall serve as notification that you have purchased property or you are leasing or renting premises in an area where river-dependent and/or agricultural support industrial operations are located which may cause off-site effects including without limitation, noise, dust, fumes, smoke, light, and odors, and which may operate at any time of night or day. The nature and extent of such operations and their effects may vary in response to fluctuations in economic circumstances, business cycles, weather and tidal conditions and other conditions. This statement is notification that these off-site effects are a component of the industrial operations in the Central Petaluma Specific Plan area of the City of Petaluma, and you should be fully aware of this at the time of purchase, lease or rental.”

4.80 - Building Type Standards

4.80.010 Purpose

This section sets forth the standards applicable to the development of each building type. These standards supplement the standards for each zone that the building types are allowed within. These standards are intended to ensure development that reinforces the highly-valued existing character and scale of Petaluma's neighborhoods and downtown.



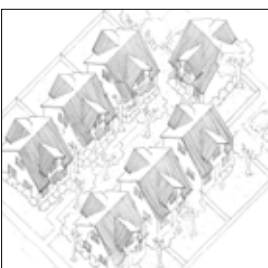
4.80.020 Applicability

- A. The standards established in this section shall apply to all proposed development within the transect zones, and shall be considered in combination with the standards found within this Code.
- B. The standards set forth in this section may be used in non-transect zones as guidelines.

4.80.030 Building Types Overview

- A. This section provides an overview of the allowed building types. The names of the building types are not intended to limit uses within a building type. For example, a single-unit house may have non-residential uses within it, such as a restaurant or office.
- B. The Lot Size Standards for each building type designate the range of lot sizes that the given building type is allowed to be built on. If the lot is smaller or larger than the allowed lot size, a different building type must be selected.

Table 4.80.030.A: Building Types Overview

Building Type		Transect Zones
	<p>Carriage House: This Building Type is a secondary structure typically located at the rear of a lot. It typically provides either a small residential unit, home office space, or other small commercial or service use that may be above a garage or at ground level. This Type is important for providing affordable housing opportunities and incubating small businesses within walkable neighborhoods.</p>	<p>T1 T2 T3 T4 T5 T6</p>
	<p>Detached House: Estate. This Building Type is a large detached structure on a large lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a more rural setting. If located within a walkable neighborhood, this Building Type is typically located at the edge of the neighborhood, providing a transition to the more rural areas.</p>	<p>T1 T2 T3 T4 T5 T6</p>
	<p>Detached House: Village: This Building Type is a medium-sized detached structure on a medium-sized lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, potentially near a neighborhood main street.</p>	<p>T1 T2 T3 T4 T5 T6</p>
	<p>Detached House: Cottage: This Building Type is a small detached structure on a small lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, potentially near a neighborhood main street.</p>	<p>T1 T2 T3 T4 T5 T6</p>
	<p>Bungalow Court: This Building Type consists of a series of small, detached structures, providing multiple units arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private rear yard and becomes an important community-enhancing element of this Type.</p>	<p>T1 T2 T3 T4 T5 T6</p>


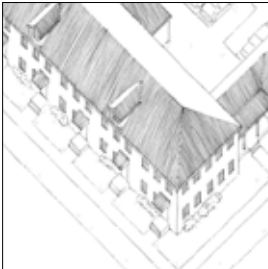
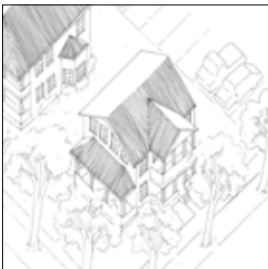


Key

T# allowed

T# not allowed

Section 4. Urban Standards

Table A: Building Types Overview (continued)

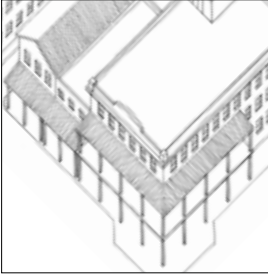
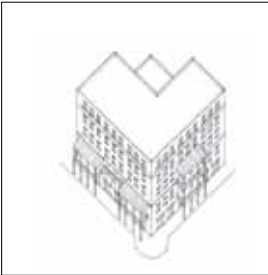
	Building Type	Transect Zones
	<p>Duplex: This Building Type is a small to medium-sized structure that consists of two side-by-side or stacked dwelling units, both facing the street, and within a single building massing. This Type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarily single-family neighborhoods or medium-density neighborhoods.</p>	<p>T1 T2 T3 T4 T5 T6</p>
	<p>Townhouse: This Building Type is a small to medium-sized attached structure that shares a common party wall with another of the same type . This Type is typically located within medium density neighborhoods or in a location that transitions from a primarily single-residence neighborhood into a neighborhood main street. Syn: Rowhouse</p>	<p>T1 T2 T3 T4 T5 T6</p>
	<p>Mansion Apartment: This Building Type is a medium structure that consists of three to six side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This type has the appearance of a medium sized family home and is appropriately scaled to fit in sparingly within primarily single-family neighborhoods or into medium density neighborhoods.</p>	<p>T1 T2 T3 T4 T5 T6</p>
	<p>Apartment House: This Building Type is a medium- to large-sized structure that consists of seven to 12 side-by-side and/or stacked dwelling units, typically with one shared entry. This Type is appropriately scaled to fit in within medium-density neighborhoods or sparingly within large lot predominantly single-family neighborhoods.</p>	<p>T1 T2 T3 T4 T5 T6</p>
	<p>Courtyard Building: This Building Type is a medium- to large-sized structure that consists of multiple side-by-side and/or stacked dwelling units accessed from a courtyard or series of courtyards. Each unit may have its own individual entry, or up to three units may share a common entry. This Type is appropriately scaled to fit in sparingly within primarily single-family or medium-density neighborhoods.</p>	<p>T1 T2 T3 T4 T5 T6</p>

Key

T# allowed

T# not allowed

Table A: Building Types Overview (continued)

Building Type	Transect Zones
	<p>Main Street Building: This Building Type is a small- to medium-sized structure, typically attached, intended to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. Smaller versions of this Type include live/work and work/live units. This Type makes up the primary component of a neighborhood main street and portions of a downtown main street, therefore being a key component to providing walkability.</p> <p>T1 T2 T3 T4 T5 T6</p>
	<p>Mid-Rise: This Building Type is a medium- to large-sized structure, 4 to 8 stories tall, built on a large lot that incorporates structured parking. It can be used to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses; or may be a single-use building, typically service or residential, where ground floor retail is not appropriate. This Type is a primary component of an urban downtown providing high-density buildings.</p> <p>T1 T2 T3 T4 T5 T6</p>

Key T# allowed T# not allowed

4.80.040 - Carriage House



One-and-a-half-story carriage house connected to main house by a breezeway



Two and Two-and-a-half-story Carriage houses lining an alley

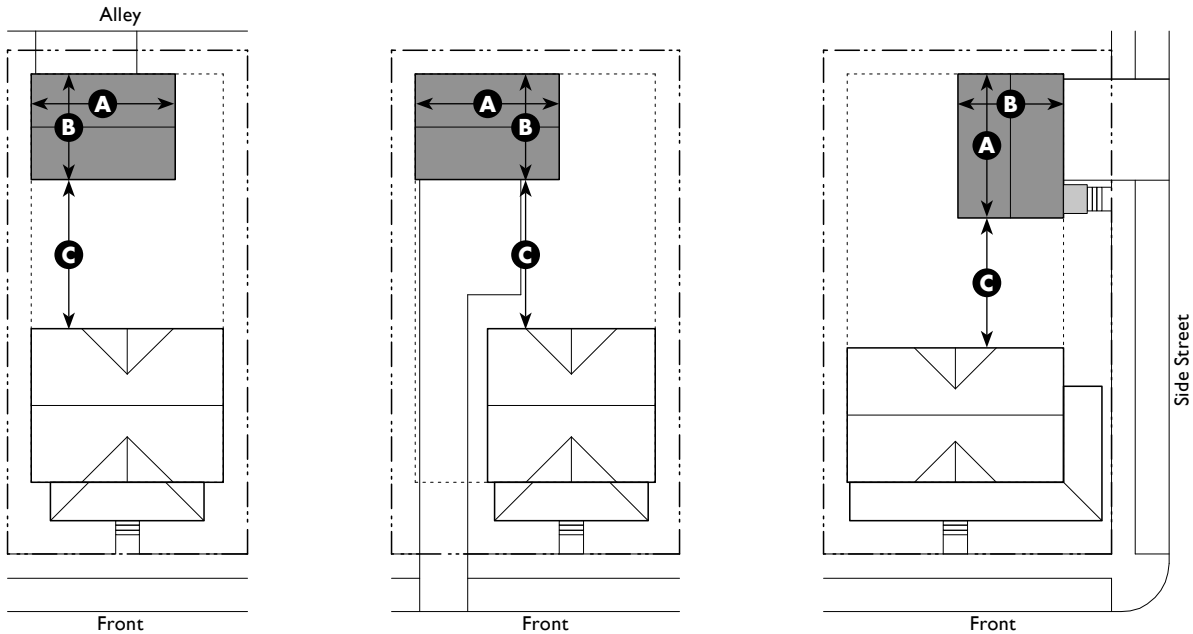


One-and-a-half-story carriage house with an internal stair

A. Description

Carriage House: This Building Type is a secondary structure typically located at the rear of a lot. This structure typically provides either a small residential unit, home office space, or other small commercial or service use that may be above a garage or at ground level. This Building Type is important for providing affordable housing opportunities and incubating small businesses within walkable neighborhoods.

T1 T2 T3 T4 T5 T6



Key

- ROW / Property Line
- Setback Line
- Building
- Frontage

B. Lot

Allowed on lots when accompanying the following building types: Single-Unit Houses, Duplexes, Townhouses, Mansion Apartments.

The Carriage House Building Type is the only detached accessory dwelling unit (ADU) allowed in transect zones.

C. Number of Units

Units 1 max.

D. Building Size and Massing

Height

Per Urban Standards (Table 4.10) based on Transect Zone

Main Body

Width	36' max.	A
Depth	30' max.	B
Separation from Main Building	10' min. ¹	C

¹Carriage house may be connected to the main building by uninhabitable space such as a breezeway

Miscellaneous

Carriage houses shall not be taller or have a larger footprint than the main building on the lot.

E. Allowed Frontages

Stoop

Carriage houses are not required to have a Frontage Type.

F. Pedestrian Access

Main Entrance Location Side Street, Alley, or internal to the lot

The main entrance may not be through a garage.

G. Vehicle Access and Parking

Parking may be accessed from the alley, side street or front. Parking may be accessed from the front only when there is no adjacent alley or side street.

All parking spaces provided shall be separate from the principal building and may be enclosed, covered or open.

H. Private Open Space

The Private Open Space requirements for the lot shall be determined by the principal building on the lot. No additional Private Open Space is required for a Carriage House.

4.80.050 - Detached House: Estate



Two-story village house



Two-story estate house with a wrap around porch.

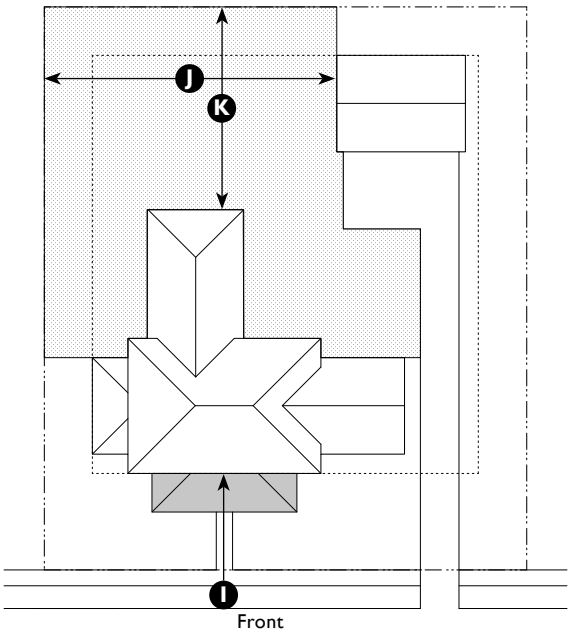
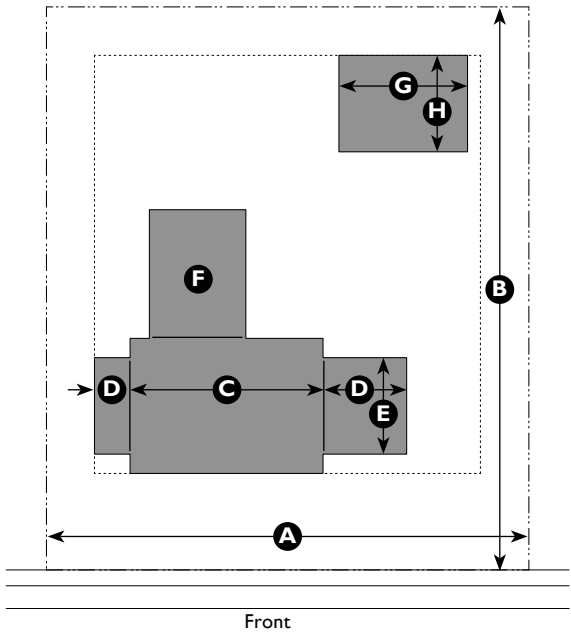


Two-and-a-half-story estate house.

A. Description

The Detached House: Estate Building Type is a large detached structure on a large lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a more rural setting. If located within a walkable neighborhood, this Building Type is typically located at the edge of the neighborhood, providing a transition to the more rural areas.

T1 T2 T3 T4 T5 T6



Key
 --- ROW / Property Line ■ Building
 - - - - - Setback Line

B. Lot		
Lot Size		
Width ¹	75' min.	A
Depth ¹	100' min.	B
¹ Smaller lot size permitted only if building type is already existing on lot at time of code adoption, 6/17/2013.		
C. Number of Units		
Units	1 max.	
D. Building Size and Massing		
Height		
Per Urban Standards (Table 4.10) based on Transect Zone		
Main Body		
Width	48' max.	C
Secondary Wing(s)		
Width ²	36' max.	D
Depth ²	30' max.	E
² Width and depth regulations do not apply to secondary wings located behind the main body.		
Accessory Structure(s)		
Width	36' max.	G
Depth	30' max.	H

Key
 --- ROW / Property Line ■ Frontage
 - - - - - Setback Line □ Private Open Space

E. Allowed Frontages		
Common Yard	Porch, Projecting	
Porch, Engaged	Stoop	
F. Pedestrian Access		
Main Entrance Location	Front	I
G. Vehicle Access and Parking		
Parking may be accessed from the alley, side street or front.		
Parking may be accessed from the front only when there is no adjacent alley or side street.		
Parking spaces may be enclosed, covered or open.		
H. Private Open Space		
Width	30' min.	J
Depth	30' min.	K
Area	1,000 sf min.	

Required street setbacks and driveways shall not be included in the private open space area calculation.
 Required private open space must be located behind the main body of the house.

4.80.060 - Detached House:Village



A street of front-loaded village houses in Petaluma..



Two-story village house with an engaged porch.

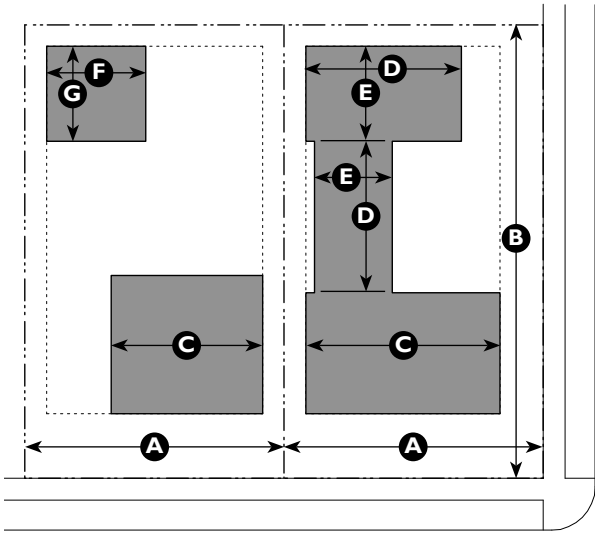


Two-story village house on a corner lot with a wrap-around porch.

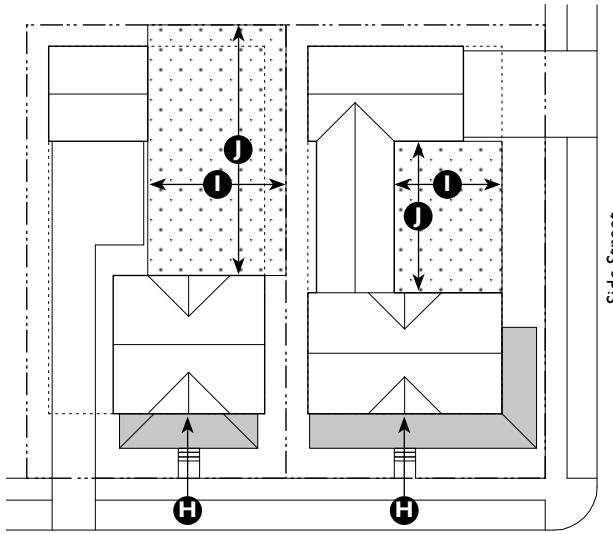
A. Description

The Detached House: Village Building Type is a medium-sized detached structure on a medium-sized lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, potentially near a neighborhood main street.

T1 T2 **T3** T4 T5 T6



Front



Front

Key

- ROW / Property Line
- Setback Line
- Building

B. Lot

Lot Size		
Width	50' min.; 75' max.	A
Depth	75' min.	B
Area ¹	5,000 sf min.	

¹Smaller lot size permitted only if building type is already existing on lot at time of code adoption, 6/17/2013.

C. Number of Units

Units	1 max.
-------	--------

D. Building Size and Massing

Height

Per Urban Standards (Table 4.10) based on Transect Zone

Main Body

Width	48' max.	C
-------	----------	----------

Secondary Wing(s)

Width	30' max.	D
Depth	30' max.	E

Accessory Structure(s)

Width	24' max.	F
Depth	30' max.	G

Key

- ROW / Property Line
- Setback Line
- Frontage
- Private Open Space

E. Allowed Frontages

- Porch, Engaged
- Porch, Projecting

F. Pedestrian Access

Main Entrance Location	Front	H
------------------------	-------	----------

G. Vehicle Access and Parking

- Parking may be accessed from the alley, side street or front.
- Parking may be accessed from the front only when there is no adjacent alley or side street.
- Parking spaces may be enclosed, covered or open.

H. Private Open Space

Width	20' min.	I
Depth	20' min.	J
Area	500 sf min.	

- Required street setbacks and driveways shall not be included in the private open space area calculation.
- Required private open space must be located behind the main body of the house.

4.80.070 - Detached House: Cottage



Small one-story cottage house.



Newly constructed two-story cottage houses

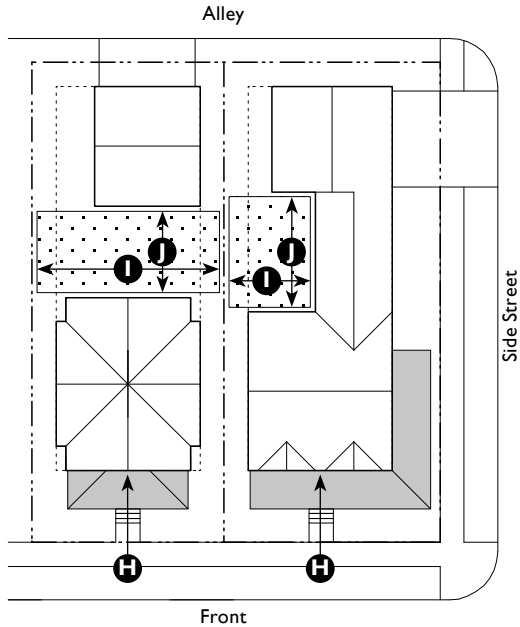
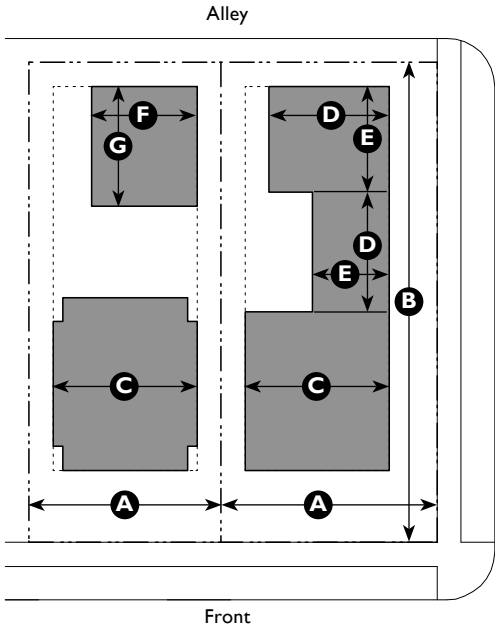


One-and-a-half story corner lot cottage house in Petaluma.

A. Description

The Detached House: Cottage Building Type is a small detached structure on a small lot that incorporates one unit. It is typically located within a primarily single-family neighborhood in a walkable urban setting, potentially near a neighborhood main street.

T1 T2 T3 T4 T5 T6



Key
 - - - - ROW / Property Line ■ Building
 - - - - Setback Line

B. Lot	
Lot Size	
Width	30' min.; 50' max. (A)
Depth	50' min.; 150' max. (B)
Area ¹	2,500 sf min.
¹ Smaller lot size permitted only if building type is already existing on lot at time of code adoption, 6/17/2013.	
C. Number of Units	
Units	1 max.
D. Building Size and Massing	
Height	
Per Urban Standards (Table 4.10) based on Transect Zone	
Main Body	
Width	36' max. (C)
Secondary Wing(s)	
Width	30' max. (D)
Depth	30' max. (E)
Accessory Structure	
Width	24' max. (F)
Depth	30' max. (G)

Only one accessory structure is allowed per lot.

Key
 - - - - ROW / Property Line ■ Frontage
 - - - - Setback Line □ Private Open Space

E. Allowed Frontages	
Porch, Projecting	
Stoop	
F. Pedestrian Access	
Main Entrance Location	Front (H)
G. Vehicle Access and Parking	
Parking shall be accessed from a side street or alley.	
Parking spaces may be enclosed, covered or open.	
H. Private Open Space	
Width	15' min. (I)
Depth	15' min. (J)
Area	300 sf min.

Required street setbacks and driveways shall not be included in the private open space area calculation.
 Required private open space must be located behind the main body of the house.

4.80.080 - Bungalow Court



Prairie-style bungalow court with raised stoop entries



A Bungalow Court with a larger central lawn

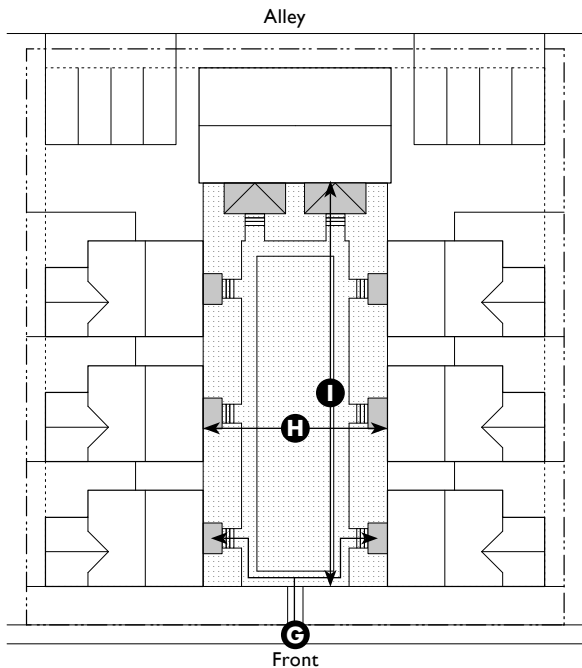
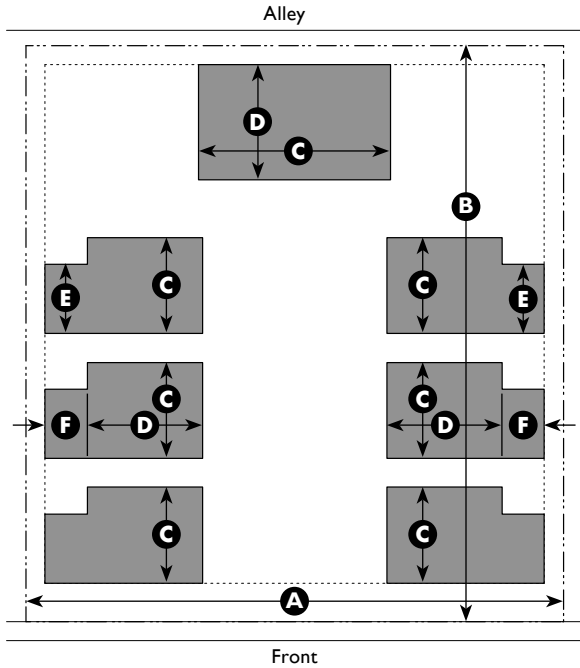


Bungalow court with a heavily landscaped court

A. Description

Bungalow Court: This Building Type consists of a series of small, detached structures, providing multiple units arranged to define a shared court that is typically perpendicular to the street and defined on three sides by buildings. The shared court takes the place of a private rear and becomes an important community-enhancing element of this Type. This Type is appropriately scaled to fit within primarily single-residence or medium density neighborhoods.

T1 T2 T3 T4 T5 T6



Key
 ---- ROW / Property Line ■ Building
 ---- Setback Line

Key
 ---- ROW / Property Line ■ Frontage
 ---- Setback Line □ Private Open Space

B. Lot		
Lot Size		
Width	75' min.; 150' max.	A
Depth	100' min.; 150' max.	B
C. Number of Units		
Units	3 min.; 9 max.	
D. Building Size and Massing		
Height		
Height	1 ½ Stories max.	
Main Body		
Width	32' max.	C
Depth	24' max.	D
Secondary Wing(s)		
Width	24' max.	E
Depth	12' max.	F
Accessory Structure		
Width	24' max.	
Depth	24' max.	

E. Allowed Frontages		
Porch, Projecting		
Stoop		
F. Pedestrian Access		
Main Entrance Location	Front	G
G. Vehicle Access and Parking		
Parking may be accessed from the alley, side street or front.		
Parking may be accessed from the front only when there is no adjacent alley or side street.		
Parking spaces may be enclosed, covered or open.		
H. Private Open Space		
Width	20' min.	H
Depth	20' min.	I
Area	400 sf min.	
Required street setbacks and driveways shall not be included in the private open space area calculation.		

4.80.090 - Duplex



A front-back duplex with each unit having its own porch



A stacked duplex with a shared porch

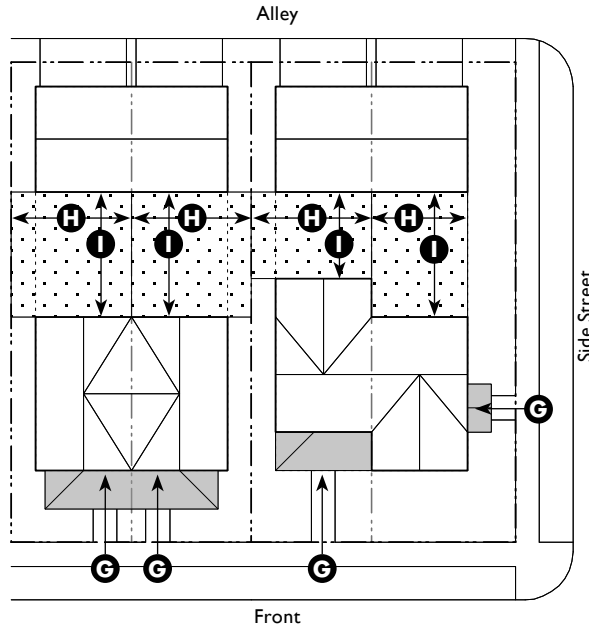
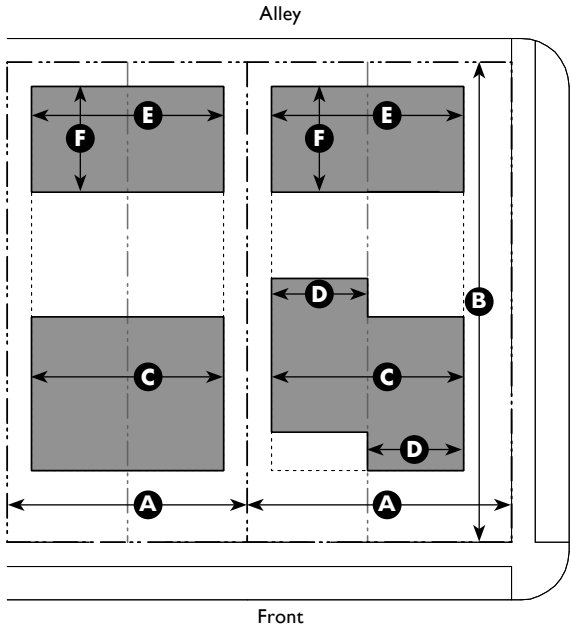


A one and a half-story side-by-side duplex

A. Description

Duplex: This Building Type is a small to medium-sized structure that consists of two side-by-side or stacked dwelling units, both facing the street, and sharing one common party wall. This Type has the appearance of a medium to large single-residence home and is appropriately scaled to fit within primarily single-residence neighborhoods or medium density neighborhoods.

T1 T2 T3 T4 T5 T6



Key

- ROW / Property Line
- Shared Property Line¹
- Setback Line
- Building

¹Side-by-side duplexes may have a shared Property Line

B. Lot		
Lot Size		
Width ²	50' min.; 75' max.	A
Depth	100' min.; 150' max.	B
² Total width of lot(s) if there is a shared Property Line		
C. Number of Units		
Units	2 max.	
D. Building Size and Massing		
Height		
Per Urban Standards (Table 4.10) based on Transect Zone		
Main Body		
Width	48' max.	C
Secondary Wing(s)		
Width	30' max.	D
Accessory Structure(s)		
Width		E
Individual unit ownership	24' max.	
Shared between units	48' max.	
Depth	30' max.	F

Key

- ROW / Property Line
- Setback Line
- Frontage
- Private Open Space

E. Allowed Frontages		
Porch, Engaged	Stoop	
Porch, Projecting		
F. Pedestrian Access		
Main Entrance Location	Front ³	G
Each unit shall have an individual entry facing the street on or no more than 10' behind the front facade.		
³ On corner lots, each unit shall front a different street.		
G. Vehicle Access and Parking		
Parking may be accessed from the alley, side street or front.		
Parking may be accessed from the front only when there is no adjacent alley or side street.		
Parking spaces may be enclosed, covered or open.		
H. Private Open Space		
Width	15' per unit, min.	H
Depth	15' per unit, min.	I
Area	300 sf min.	
Required street setbacks and driveways shall not be included in the private open space area calculation.		
Required private open space must be located behind the main body of the house.		

4.80.100 - Townhouse



Different materials window treatments applied to a simple facade plan articulate the individual townhouse units.



A series of townhouse units lining a small open space.



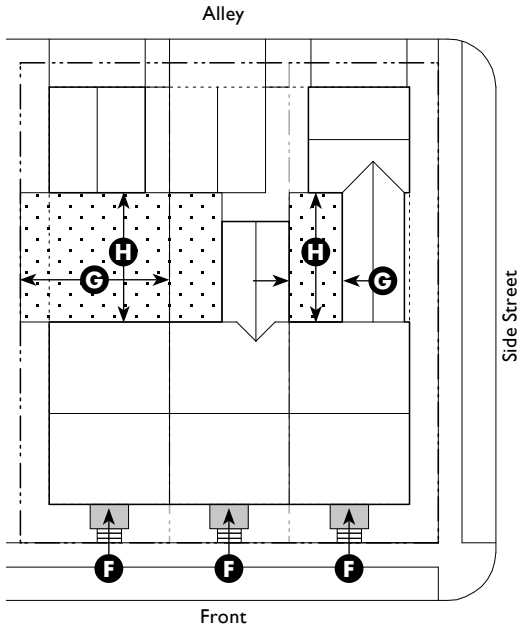
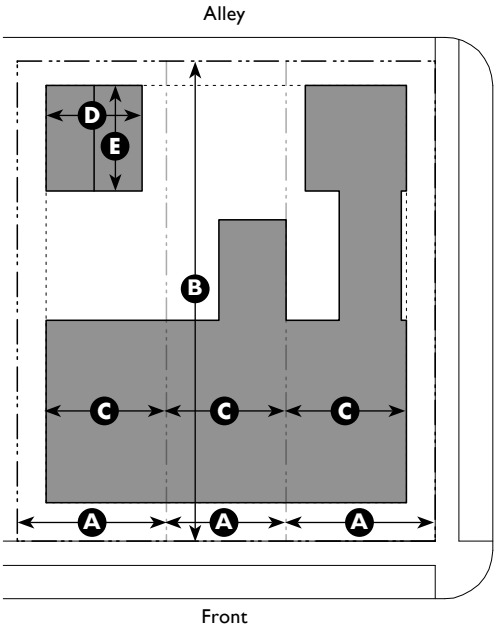
Stacked units in a townhouse form.

A. Description

Townhouse: This Building Type is a small to medium-sized attached structure that shares a common party wall with another of the same type . This Type is typically located within medium density neighborhoods or in a location that transitions from a primarily single-residence neighborhood into a neighborhood main street.

Syn: **Rowhouse**

T1 T2 T3 T4 T5 T6



Key

- ROW / Property Line - - - - Setback Line
 - Shared Property Line¹ ■ Building
- ¹Townhouses may have a shared Property Line

B. Lot	
Lot Size	
Width	18' min. per unit A
Depth	80' min. B
C. Number of Units	
Units	3 min.; 8 max. ¹
D. Building Size and Massing	
Height	
Per Urban Standards (Table 4.10) based on Transect Zone	
Main Body	
Width	18' min.; 36' max. C
Secondary Wing(s)	
The footprint area of the Secondary Wing(s) may not exceed the footprint area of the Main Body.	
Accessory Structure(s)	
Width	24' max. D
Depth	30' max. E

The footprint area of an Accessory Structure may not exceed the footprint area of the Main Body.

¹Units stacked in a townhouse form count as one unit when calculating the number of units for this regulation

Key

- ROW / Property Line ■ Frontage
- Setback Line □ Private Open Space

E. Allowed Frontages	
Porch	Dooryard
F. Pedestrian Access	
Main Entrance Location	Front F
Each unit shall have an individual entry facing a street.	
G. Vehicle Access and Parking	
Parking may be accessed from the alley, side street or front.	
Parking may be accessed from the front only when there is no adjacent alley or side street.	
When accessed from the front, a single shared drive shall be used.	
Parking spaces may be enclosed, covered or open.	
H. Private Open Space	
Width	8' min. G
Depth	8' min. H
Area	100 sf min.

Required street setbacks and driveways shall not be included in the private open space area calculation.

Required private open space must be located behind the main body of the house.

4.80.110 - Mansion Apartment



A mansion apartment with the scale and character of the surrounding single-residence houses



A mansion apartment with a single entry accessing all units

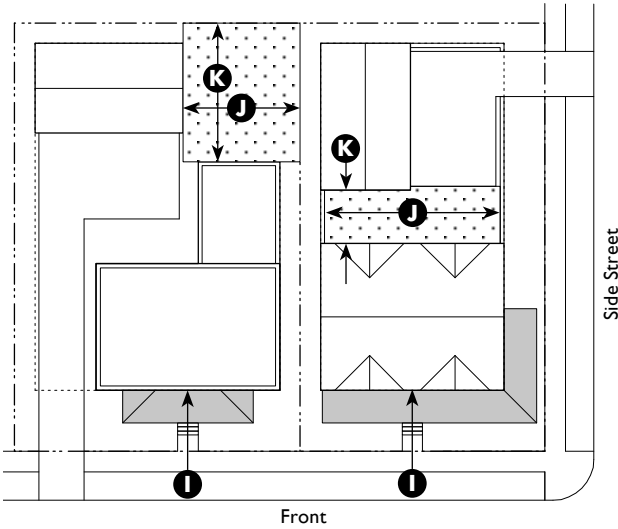
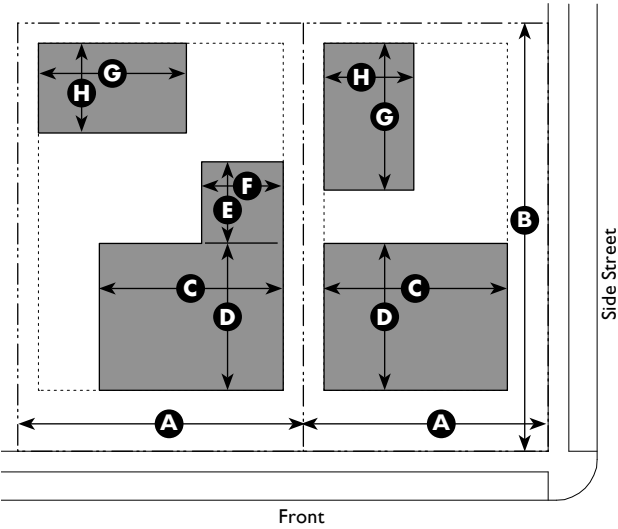


A mansion apartment with multiple entries along the front

A. Description

Mansion Apartment: This Building Type is a medium structure that consists of three to six side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This type has the appearance of a medium sized residence home and is appropriately scaled to fit in sparingly within primarily single-residence neighborhoods or into medium density neighborhoods.

T1 T2 T3 T4 T5 T6



Key
 ---- ROW / Property Line ■ Building
 - - - - Setback Line

Key
 ---- ROW / Property Line ■ Frontage
 - - - - Setback Line □ Private Open Space

B. Lot

Lot Size		
Width	50' min.; 100' max.	A
Depth	100' min.; 150' max.	B

C. Number of Units

Units	3 min.; 6 max.
-------	----------------

D. Building Size and Massing

Height

Per Urban Standards (Table 4.10) based on Transect Zone

Main Body

Width	48' max.	C
Depth	36' max.	D

Secondary Wing(s)

Width	30' max.	E
Depth	30' max.	F

Accessory Structure(s)

Width	48' max.	G
Depth	30' max.	H

The footprint area of an Accessory Structure may not exceed the footprint area of the Main Body.

E. Allowed Frontages

Porch, Engaged	Stoop
Porch, Projecting	Dooryard

F. Pedestrian Access

Main Entrance Location	Front	I
------------------------	-------	----------

Each unit may have an individual entry.

G. Vehicle Access and Parking

Parking may be accessed from the alley, side street or front.
 Parking may be accessed from the front only when there is no adjacent alley or side street.
 Parking spaces may be enclosed, covered or open.

H. Private Open Space

Width	8' min.	J
Depth	8' min.	K
Area	100 sf min.	

Required street setbacks and driveways shall not be included in the private open space area calculation.
 Required private open space must be located behind the main body of the house.

4.80.120 - Apartment House



An apartment house with a small forecourt



A corner lot apartment house.

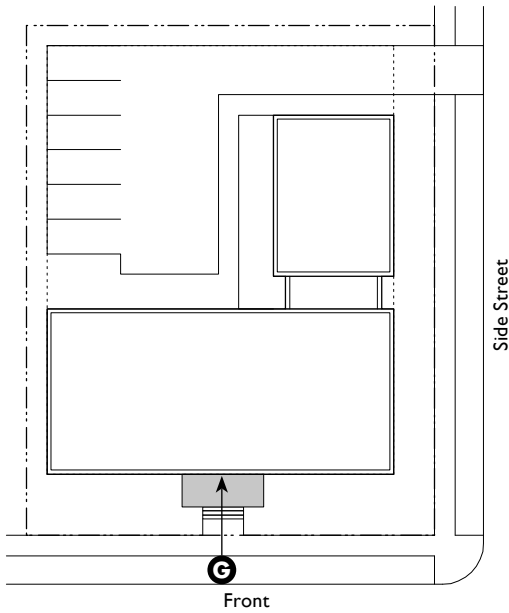
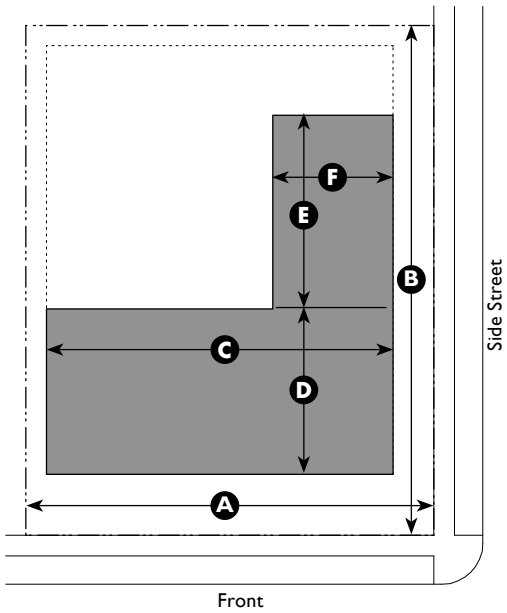


A newly constructed apartment house.

A. Description

Apartment House: This Building Type is a medium-to-large-sized structure that consists of seven to 12 side-by-side and/or stacked dwelling units, typically with one shared entry. This Type is appropriately scaled to fit in within medium density neighborhoods or sparingly within large lot predominantly single-residence neighborhoods.

T1 T2 T3 T4 T5 T6



Key
 ---- ROW / Property Line ■ Building
 Setback Line

B. Lot		
Lot Size		
Width	75' min.; 150' max.	A
Depth	100' min.; 150' max.	B
C. Number of Units		
Units	7 min.; 12 max.	
D. Building Size and Massing		
Height		
Per Urban Standards (Table 4.10) based on Transect Zone		
Main Body		
Width	60' max.	C
Depth	50' max.	D
Secondary Wing(s)		
Width	48' max.	E
Depth	36' max.	F
Accessory Structure(s)		
Width	48' max.	
Depth	30' max.	

The footprint area of an Accessory Structure may not exceed the footprint area of the Main Body.

Key
 ---- ROW / Property Line ■ Frontage
 Setback Line ▨ Private Open Space

E. Allowed Frontages	
Porch, Projecting	Forecourt
Stoop	Dooryard
F. Pedestrian Access	
Main Entrance Location	Front G
Units located in the Main Body shall be accessed by a common entry along the front.	
On corner lots, units in a secondary wing may front the side street.	
G. Vehicle Access and Parking	
Parking may be accessed from the alley, side street or front.	
Parking may be accessed from the front only when there is no adjacent alley or side street.	
Parking spaces may be enclosed, covered or open.	
H. Private Open Space	
No private open space requirement.	

4.80.130 - Courtyard Building



A courtyard building with all units accessed from a central courtyard which provides communal open space



A courtyard defined by two and three story buildings.



Courtyard with elevated stoops for privacy

A. Description

Courtyard Building: This Building Type is a grouping of small structures or an individual medium-to-large-sized structure that is oriented around a shared courtyard or series of courtyards. The units consists of multiple side-by-side and/or stacked dwelling units primarily accessed directly from a courtyard. This Type is primarily applicable for medium-density neighborhoods, but is also appropriately scaled to fit in sparingly within primarily single-residence neighborhoods.

T1 T2 T3 T4 T5 T6

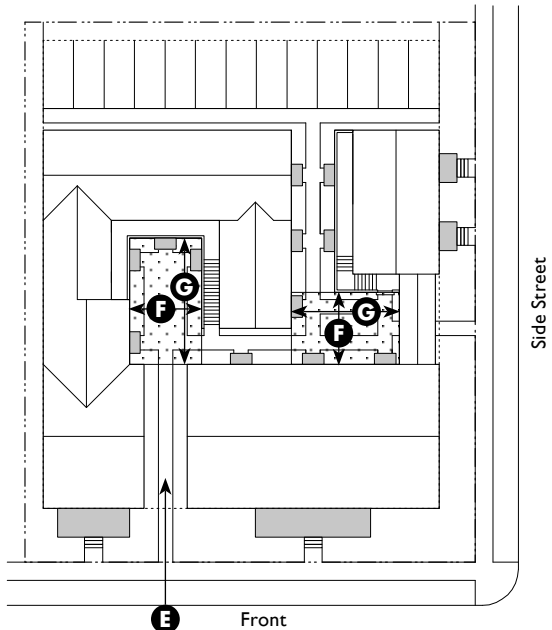
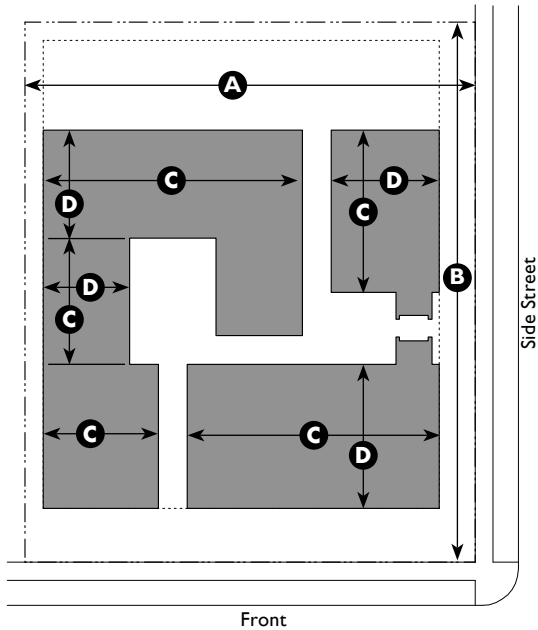
B. Lot

Lot Size

Width	75'min.; 200'max. A
Depth	100' min. B

C. Number of Units

Units	4 min.; 24 max.
-------	-----------------



Key

- ROW / Property Line
- Setback Line
- Building

D. Building Size and Massing

Height

Height 2 stories min.;
4 stories max.¹

¹Height must also comply with Urban Standards (Table 4.10).

Main Body/Secondary Wing(s)

Width 100' max. **C**
Depth 40' max. **D**

Accessory Structure(s)

No accessory structures are allowed.

E. Allowed Frontages

Porch, Projecting	Shopfront
Stoop	Gallery
Forecourt	Arcade
Dooryard	

F. Pedestrian Access

The main entry of ground floor units is directly off of a courtyard or a street.
Courtyards shall be accessible from the front **E**
Each unit may have an individual entry.
Stairs accessing upper floors may serve no more than three units

Key

- ROW / Property Line
- Setback Line
- Frontage
- Open Space

F. Pedestrian Access (Continued)

Pedestrian connections should link all buildings to the public right-of-way, courtyards, and parking areas
Passages through buildings (zagwans) and between buildings should be provided to connect multiple courtyards

G. Vehicle Access and Parking

Parking may be accessed from the alley, side street or front.
Parking may be accessed from the front only when there is no adjacent alley or side street.
Parking spaces may be structured, tuck-under, or open.

H. Private Open Space

No private open space requirement.

I. Courtyard(s)

Width	20' min.; 50' max.	F
Width-to-Height Ratio	1:2 min. to 2:1 max.	
Depth	20' min.; 150' max.	G
Depth-to-Height Ratio	1:1 to 3:1	
Area (total)	400 sf min.;	
	50 sf/unit min.	

Buildings must define a minimum of two courtyard edges
Courtyard edges not defined by building should be defined by a 6' stucco or masonry wall

4.80.140 - Main Street Building



Historic main street mixed-use buildings



A three story main street mixed-use building

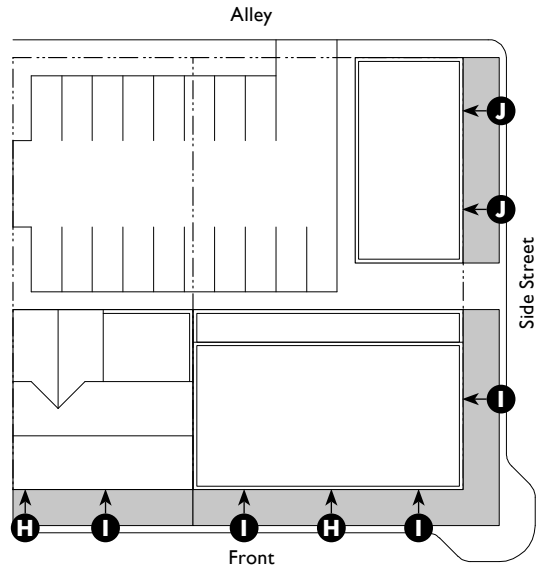
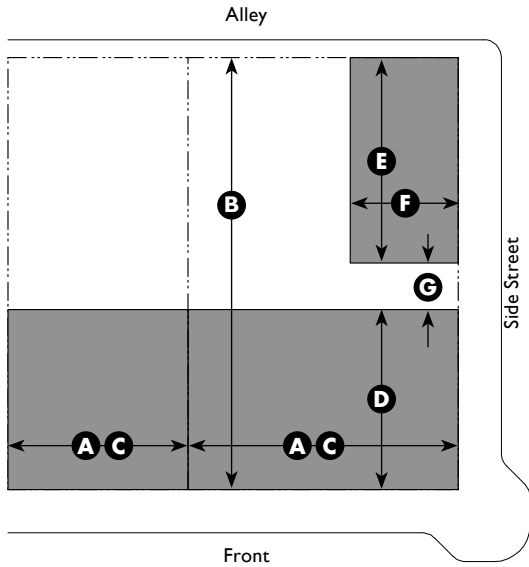


A small mains street mixed-use building

A. Description

Main Street Building: This Building Type is a small- to medium-sized structure, typically attached, intended to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. Smaller versions of this Type include live/work and work/live units. This Type makes up the primary component of a neighborhood main street and portions of a downtown main street, therefore being a key component to providing walkability.

T1 T2 T3 T4 T5 T6



Key
 ---- ROW / Property Line ■ Building
 - - - - Setback Line

B. Lot		
Lot Size		
Width	25' min.; 150' max.	A
Depth	100' min.; 150' max.	B
C. Number of Units		
Units	2 min.	
D. Building Size and Massing		
Height		
Height	2 stories min.; 6 stories max. ¹	
¹ Height must also comply with Urban Standards (Table 4.10).		
Main Body		
Width	150' max.	C
Depth	65' max.	D
Secondary Wing(s)/Accessory Structure(s)		
Width	100' max.	E
Depth	65' max.	F
Separation from Main Body	10' min.	G

A Secondary Wing/Accessory Structure shall have a smaller footprint, a narrower width, and a depth not greater than the Main Body.

Key
 ---- ROW / Property Line ■ Frontage
 - - - - Setback Line □ Private Open Space

E. Allowed Frontages	
Forecourt	Dooryard
Shopfront	Gallery
Terrace	Arcade
F. Pedestrian Access	
Upper floor units located in the Main Body shall be accessed by a common entry along the front.	H
Ground floor units may have individual entries along the front or side street.	I
On corner lots, units in a secondary wing/accessory structure may front the side street.	J
G. Vehicle Access and Parking	
Parking shall be accessed from a side street or alley.	
Parking drives and access may be shared on adjacent lots.	
On-site parking spaces may be enclosed or open.	
Garages may be detached or tuck-under.	
H. Private Open Space	
No private open space requirement.	

4.80.150 - Mid-Rise

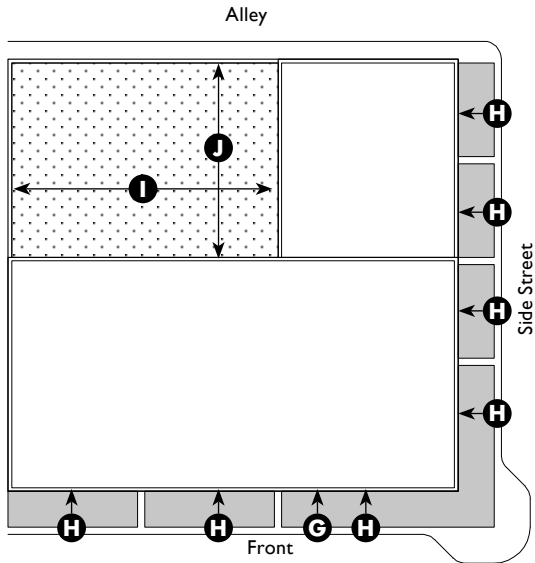
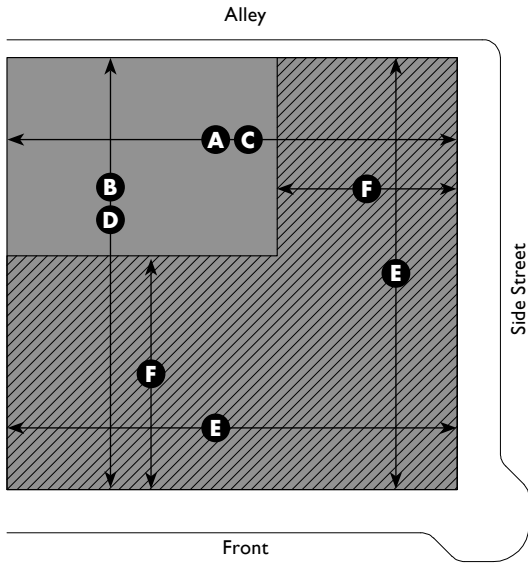


A. Description

Mid-Rise: This Building Type is a medium to large-sized structure, 4 to 8 stories tall built on a large lot that incorporates structured parking. This building type can be used to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses; or may be a single use building, typically service or residential, where ground floor retail is not appropriate. This Type is a primary component of an urban downtown providing high density buildings.

T1 T2 T3 T4 **T5** T6





Key
 ---- ROW / Property Line
 ---- Setback Line
 ■ Building
 ▨ Floors 3+

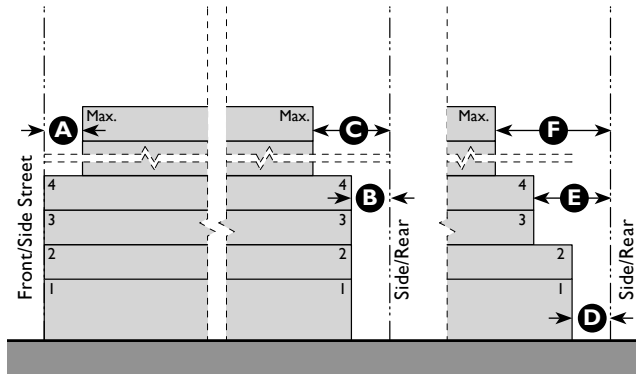
Key
 ---- ROW / Property Line
 ---- Setback Line
 ■ Frontage
 □ Open Space

B. Lot		
Lot Size		
Width	100' min.; 200' max.	A
Depth	100' min.; 150' max.	B
C. Number of Units		
Unrestricted		
D. Building Size and Massing		
Height		
Height	4 stories min.; 6 stories max. ¹	
Footprint		
Floors 1-2		
Width	200' max.	C
Depth	150' max.	D
Lot Coverage	100% max.	
Floors 3+		
Width	150' max.	E
Depth	65' max.	F

E. Allowed Frontages	
Shopfront	Dooryard
Gallery	Terrace
F. Pedestrian Access	
Upper floor units shall be accessed by a common entry along the front. G	
Ground floor units may have individual entries along the front or side street. H	
G. Vehicle Access and Parking	
Parking may be accessed from the front, alley or side street.	
Parking may be accessed from the front only when there is no adjacent alley or side street.	
On-site parking spaces shall be in a structured garage.	
H. Open Space	
No private open space requirement.	
Podium tops should be used to provide open space.	
I. Courtyard(s)	
Width	20' min.; 50' max. I
Width-to-Height Ratio	1:2 to 2:1
Depth	20' min.; 150' max. J
Depth-to-Height Ratio	1:1 to 3:1

The floorplate of any floor may not be larger than the floor below.

4.80.160 - Additional Standards for Mid-Rise Buildings



Key

--- ROW / Property Line ■ Building

A. Mid-Rise Buildings in T6/T5		
Front/Side Street Setback		
Floors 5+	10' min.	A
Side/Rear Setback		
Abutting T6/T5		
Floors 1-4	0' min.	B
Floors 5+	10' min.	C
Abutting T4		
Floors 1-4	10' min.	B
Floors 5+	20' min.	C
Abutting T3		
Floors 1-2	10' min.	D
Floors 3-4	20' min.	E
Floors 5+	30' min.	F

4.90 - Commercial Signage Standards

4.90.010 - Purpose

The purpose of this section is to establish regulations for commercial signage. These regulations are intended to help reinforce the vibrant, mixed-use pedestrian environment.

4.90.020 - Applicability

- A. These sign regulations apply to all signs within the Transect Zones, except those listed in Section 4.90.030 (Exempt Signs).
- B. The provisions of this Section do not regulate the message content of a sign (sign copy), regardless of whether the message content is commercial or non commercial.
- C. Sign installation within Transect Zones shall require sign permit approval in compliance with this Code and per Zoning Code Requirements.

4.90.030 - Exempt Signs

The following signs are exempt from regulation under this section:

- A. A public notice or warning required by a federal, state, or local law, regulation, or ordinance.
- B. Public signage within the right-of-way including
 - 1. Public signs erected by or on behalf of a governmental agency to convey public information, identify public property, post legal notices, or direct or regulate pedestrian or vehicular traffic;
 - 2. Bus stop signs installed by a public transit company;
 - 3. Informational signs of a public utility regarding its lines, pipes, poles or other facilities; or
 - 4. Emergency warning signs erected by a governmental agency, a public utility company, or a contractor doing authorized work within the public right-of-way.
- C. A nonelectrical nameplate, displaying only the name and/or address of the occupant, and which is one square foot or less.
- D. A traffic control or directional sign on private property which does not exceed four square feet.
- E. A clock, thermometer, barbershop pole, or similar device where not part of a permanent sign.
- F. A flag of any nation, state or city if displayed in a manner conforming to the Flag Code (36 USCA, Section 173 et seq.).
- G. A display behind a shopfront window.







Section 4. Urban Standards

- H. A sculpture, statue, relief, mosaic or mural which is a work of art or otherwise decorative and does not contain a commercial message or symbol.
- I. A property address number consisting of numerals or letters 12 inches or less in height.
- J. Temporary open house signs provided that they are limited in number to a maximum of four per event, limited in size to a maximum of 12 square feet in area and located at least 12 feet from the edge of the thoroughfare pavement. An open house sign may only be installed the day before the open house and shall be removed the same day of the open house after its conclusion. In no case shall an open house sign be installed for more than 48 continuous hours.
- K. Real Estate Signs.
 - 1. Only one such sign is allowed per site per street frontage, and is limited in size to a maximum total sign face area of 24 square feet and 12 square feet for any single sign face.
 - 2. The sign may be a ground sign, a window sign, or a wall sign.
 - 3. All signs shall be removed within 14 days after the sale, lease, or rental has occurred. These signs may only be installed on the property to which they refer.
- L. Noncommercial signs as regulated by the Zoning Code.

4.90.040 - Allowed Signs

- A. The signs allowed in the Transect Zones are regulated by Table A.
- B. The maximum number or area of signs per lot shall be regulated as follows:
 - 1. T1
 - a. 1 ground sign per property max.
 - 2. T2 and T3
 - a. 1 building sign per building max.
 - b. 1 ground sign per lot max.
 - 3. T4 and T5
 - a. 0.5 square foot of sign area per linear foot of building frontage per frontage
 - 4. T6
 - a. 1 square foot of sign area per linear foot of building frontage per frontage
- C. The area of Wall Mural Signs may exceed the maximum area in Sub-section B if permitted by the Director.
- D. Allowed signs shall be designed per the standards in this Chapter



Table 4.90.040A: Sign Types Overview

Specific Sign Type	Number	Transect Zones
Building Signs		
	<p>Awning Sign. This Sign Type is a traditional shopfront fitting and can be used to protect merchants' wares and keep shopfront interiors shaded and cool in hot weather.</p>	<p>1 per awning</p> <p>T1 T2 T3 T4 T5 T6</p>
	<p>Blade Sign. This Sign Type is mounted perpendicular to a building's facade. These signs are small, pedestrian scaled, and easily read from both sides.</p>	<p>1 per entry door</p> <p>T1 T2 T3 T4 T5 T6</p>
	<p>Marquee Sign. This Sign Type is a vertical sign that is located either along the face where they project perpendicular to the facade or at the corner of the building where they project at 45 degree angles.</p>	<p>1 per building</p> <p>T1 T2 T3 T4 T5 T6</p>
	<p>Wall Sign. This Sign Type is flat against the facade consisting of individual cut letters applied directly to the building, or painted directly on the surface of the building.</p>	<p>1 per tenant</p> <p>T1 T2 T3 T4 T5 T6</p>
	<p>Wall Mural Sign. This Sign Type is flat against a secondary facade, typically along a side street, alley, or paseo. These signs are typically painted directly on the building and contain a combination of text and graphic elements.</p>	<p>1 per building</p> <p>T1 T2 T3 T4 T5 T6</p>
	<p>Window Sign. This Sign Type is professionally painted consisting of individual letters and designs or gold leaf individual letters and designs, applied directly on the inside of a window.</p>	<p>1 per window bay</p> <p>T1 T2 T3 T4 T5 T6</p>

Key

Allowed # Minor Use Permit Required # Not Allowed

Section 4. Urban Standards

Table 4.90.040.A: Sign Types Overview (continued)		
Specific Sign Type	Number	Transect Zones
Ground Signs		
	<p>Yard Sign. This Sign Type is mounted on a porch or in a yard between the public ROW and the building facade.</p> <p>1 per building</p>	<div style="display: flex; flex-wrap: wrap; gap: 5px;"> <div style="border: 1px solid black; padding: 2px;">T1</div> <div style="border: 1px solid black; padding: 2px;">T2</div> <div style="border: 1px solid black; padding: 2px;">T3</div> <div style="border: 1px solid black; padding: 2px;">T4</div> <div style="border: 1px solid black; padding: 2px;">T5</div> <div style="border: 1px solid black; padding: 2px;">T6</div> </div>
Other Signs		
	<p>Sidewalk Sign. This Sign Type provides secondary signage and may be used to announce daily specials, sales, or point to shops off the sidewalk (i.e. a shop located along a paseo).</p> <p>1 per tenant</p>	<div style="display: flex; flex-wrap: wrap; gap: 5px;"> <div style="border: 1px solid black; padding: 2px;">T1</div> <div style="border: 1px solid black; padding: 2px;">T2</div> <div style="border: 1px solid black; padding: 2px;">T3</div> <div style="border: 1px solid black; padding: 2px;">T4</div> <div style="border: 1px solid black; padding: 2px;">T5</div> <div style="border: 1px solid black; padding: 2px;">T6</div> </div>
Key		
# Allowed	# Minor Use Permit Required	# Not Allowed

4.90.050 - Sign Area and Height Measurement

- A. The area of a sign shall be measured by enclosing the shape in the simplest regularly shaped geometric figure, such as a circle, triangle, diamond, square, rectangle, or other figure having not more than six sides. Where one or more messages consist of letters, panels, or symbols attached to a surface, then the sign area shall be the sum of the areas of each message. The area of a sphere shall be computed as 50 percent of its surface.
- B. The area of a multi-sided sign shall be the total of each exposed sign face, except where signs are parallel back-to-back and attached to opposite sides of a supporting structure. The area of a motor fuel price sign shall be the total of each exposed face, regardless of the orientation of each face.
- C. The overall height and clear height of a sign shall be measured from the top of the curb of the nearest street.

4.90.060 Sign Location Requirements

- A. Each sign shall be located on the same site as the subject of the sign, except for roof, alley/ passage, and media tower signs used for off-premise signage in a location approved by the Director per the requirements of this Code.
- B. Each sign shall comply with the allowed encroachments of the transect zone in which the sign is located.
- C. No sign shall be placed so as to interfere with the operation of a door or window.

- D. No sign shall be placed so that they cover prominent architectural features of the building.
- E. Any sign installed or placed within the public right-of-way other than in compliance with this Section may be forfeited to the public and be subject to confiscation.

4.90.070 - Sign Design

The following criteria shall be used by the Director in reviewing the design of individual signs. Compliance with each of the following design criteria shall be required before a sign permit can be approved.

- A. Colors on signs and structural members should be harmonious with one another and relate to the dominant colors of the buildings on the site. Contrasting colors may be utilized if the overall effect of the sign is still compatible with the building colors.
- B. The design and construction of signs shall adhere to the following criteria:
 - 1. Except for banners, flags, temporary signs, and temporary window signs conforming with the requirements of this Code, each sign shall be constructed of permanent materials and shall be permanently attached to the ground, building or another structure by direct attachment to a rigid wall, frame, or structure.
 - 2. Each permanent sign shall be designed by a professional (e.g. architect, building designer, landscape architect, interior designer, or others whose principal business is the design, manufacture, or sale of signs), or who are capable of producing professional results.
 - 3. Each permanent sign shall be constructed by persons whose principal business is building construction or a related trade including sign manufacturing and installation, or others capable of producing professional results. The intent is to ensure public safety, achieve signs of careful construction, have neat and readable copy, and have durability, to reduce maintenance and prevent dilapidation.
 - 4. Vinyl banner signs may not be used as permanent signage.
- C. The materials and structure of signs shall adhere to the following criteria:
 - 1. Sign materials (including framing and supports) shall be representative of the type and scale of materials used on the site where the sign is located. Sign materials shall match those used on the buildings on the site and any other signs on the site.
 - 2. No sign shall include reflective material.
 - 3. Materials for permanent signs shall be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance.
 - 4. The size of the structural members (e.g. columns, crossbeams, and braces) shall be proportional to the sign panel they are supporting.
 - 5. The use of individual letters incorporated into the building design is encouraged, rather than a sign with background and framing other than the structure of the wall.
- D. The City does not regulate the message content (copy) of signs; however, the following are principles of copy design and layout that can enhance the readability and attractiveness

of signs. Copy design and layout consistent with these principles is encouraged, but not required.

1. Sign copy should relate only to the name and/or nature of the business or building.
2. Permanent signs that advertise information such as continuous sales, special prices, or include phone numbers should be avoided. Information should be conveyed briefly or by logo, symbol or other graphic manner. The intent should be to increase the readability of the sign and thereby enhance the identity of the business.
3. Sign lighting shall be designed to minimize light and glare on surrounding right-of-ways and properties and adhere to the following criteria:
 - a. External light sources shall be directed and shielded so that they do not produce glare off the site, or on any object other than the sign.
 - b. Signs that blink, flash, flutter, or change light intensity, brightness, or color are not allowed.
 - c. Neither the direct nor reflected light from primary light sources shall create hazards for pedestrians or operators of motor vehicles.
 - d. For energy conservation, light sources shall be hard-wired fluorescent or compact fluorescent lamps, or other lighting technology that is of equal or greater energy efficiency. Incandescent lamps are prohibited.

4.90.080 - Temporary Signs

Temporary Signs, such as banners or posters placed along a commercial frontage or displayed within a shopfront are allowed provided they are in compliance with the following design criteria:

- A. Temporary signs may only be used to announce an upcoming or occurring event/sale and must be removed upon the conclusion of the event.
- B. Temporary banners may be displayed for a maximum of 30 days.
- C. Temporary posters may be displayed for a maximum of 60 days.
- D. The combined area of any signage within a shopfront (temporary and permanent) may not exceed 20% of total shopfront area.
- E. A Temporary banner placed within the public ROW must provide a minimum clear height of eight feet.
- F. Temporary signage must be in clean and good repair.
- G. Political campaign signs must comply with Zoning and Municipal Code Requirements.
- H. Shall meet the standards found in Table A (Allowed Temporary Signs)

Table 4.90.080.A: Allowed Temporary Signs**Construction Sign**

Number of Signs	1 per site max.
Types Allowed	Ground or Wall
Total Sign Face Area	16 sf per sign face max.
Duration/Frequency	Installed no sooner than one week prior to the commencement of construction and shall be removed within 24 hours of completion of construction or if the project ceases construction for 12 months or longer.

Construction Site Wrap Sign

Number of Signs	1 per street frontage max.
Sign Height	8' max.
Duration/Frequency	Installed no sooner than one week prior to the commencement of construction and shall be removed within 24 hours of completion of construction or if the project ceases construction for 12 months or longer.

Special Event Banner

Size	12' max. along any length
Duration/Frequency	Display shall not exceed 30 days with a minimum of 30 days between installation periods with a maximum of four display times per calendar year.

Special Event Sign

Total Sign Face Area	12 sf per sign face max.
Duration/Frequency	Display shall not exceed 30 days with a minimum of 30 days between installation periods with a maximum of four display times per calendar year.

Special Event Decoration

Duration/Frequency	Display shall not exceed 30 days with a minimum of 30 days between installation periods with a maximum of four display times per calendar year.
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Residential Subdivisions with Multiple Lots for Sale, Lease, or Rent

Number of Signs	1 per perimeter street frontage, max., in addition to any allowed real estate sign(s)
Types Allowed	Ground
Total Sign Face Area	10 sf per lot up to 250 sf max.
Location	Along perimeter street or right-of-way
Setback from R.O.W.	50' min.
Spacing between Signs	200' min.
Duration	Installed after Development Permit is issued and removed when 75% of lots in the subdivision have received a Certificate of Occupancy

Commercial On-Site

Number of Signs	1 per site max.
Number of Faces	2 max.
Total Sign Face Area	36 sf per sign face max.
Sign Height	5' max.
Duration/Frequency	Display shall not exceed 30 days with a minimum of 30 days between installation periods with a maximum of four display times per calendar year.

4.90.090 Yard Signs



A. Description

Yard Signs: This sign type is mounted on a porch or in a yard between the public ROW and the building facade. Yard signs mounted on a porch are placed parallel to the building’s facade. Yard signs mounted in a yard are placed parallel or perpendicular to the ROW.

B. Size

Width	36" max.	A
Height	36" max.	B

C. Location

Clear Height		C
Mounted on Porch	6'8" min.	
Mounted in Yard	12" min.	
Overall Height	5' max	D
Signs per Building		
Mounted on Porch	1 max.	
Mounted in Yard	1 max.	

D. Miscellaneous

Yard signs may not be located within a public ROW.
 Yard mounted signs shall be parallel or perpendicular to the ROW.



A simple yard sign advertising a small neighborhood cafe.



Yard Sign mounted on porch.

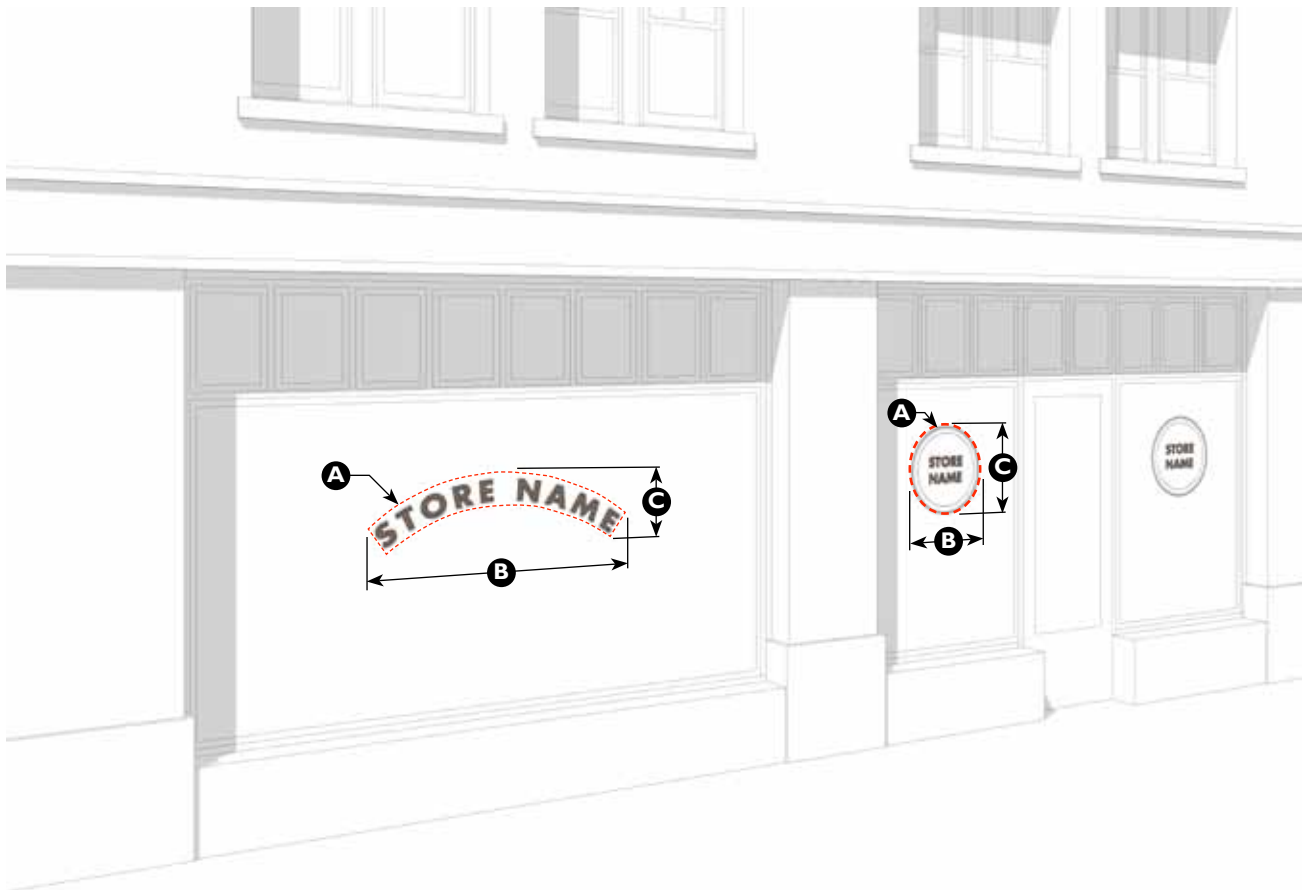


Yard Sign in front of a cottage located parallel to the ROW.



Yard sign mounted perpendicular to the ROW in a residential neighborhood.

4.90.100 Window Signs



A. Description

Window Signs: This sign type is professionally painted consisting of individual letters and designs applied directly on the inside of a window. Window signs offer a high level of craftsmanship and visibility, and are often used for small professional offices. Window signs are often repeated on storefronts with several divided openings, however, repetition should be done with great care to ensure that the entrance to the business is clearly marked.

B. Size

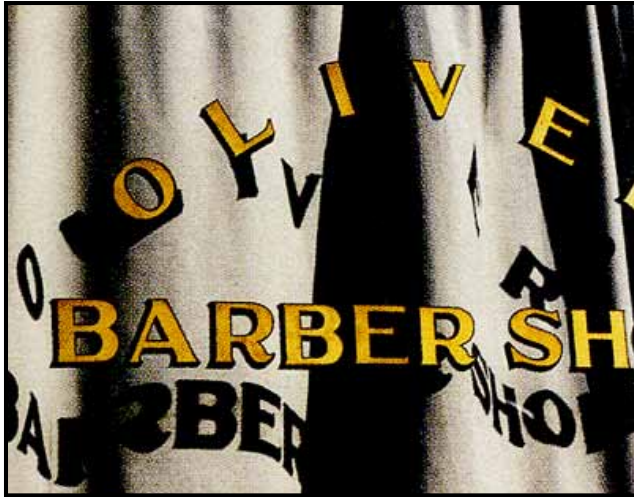
Sign Area		A
Per Shopfront Bay	25% max.	
Per Shopfront	15% max.	
Width	5' max.	B
Height	36" max.	B

C. Location

Window signs shall be placed at or above eye level.
 Window signs shall be applied directly to the inside of the glass.

D. Miscellaneous

Applied plastic or vinyl cut letters are discouraged.
 Window signs must have a clear background.



Window sign example.



Window sign example.



Window sign example.



Window sign example.



Window sign example.



Window sign example.

4.90.110 Wall Signs



A. Description

Wall Signs: This sign type is flat against the facade consisting of individual cut letters applied directly to the building, or painted directly on the surface of the building. Wall signs are placed directly above the main entrance and often run horizontally along the “expression line” or entablature of traditional buildings. Other buildings may have signage locations integrated into a decorative cornice or sign band at the top of the building, as some of the photographs illustrate. Wall signs do not protrude beyond the roof line or cornice of a building. Wall signs are typically intended to be seen from a distance and are often accompanied by additional pedestrian-scaled signage.

B. Size

Signable Area		
Area	1 square foot per linear foot of storefront, max.	A
Width	Storefront width, max.	B
Height	12" min.; 5' max.	C

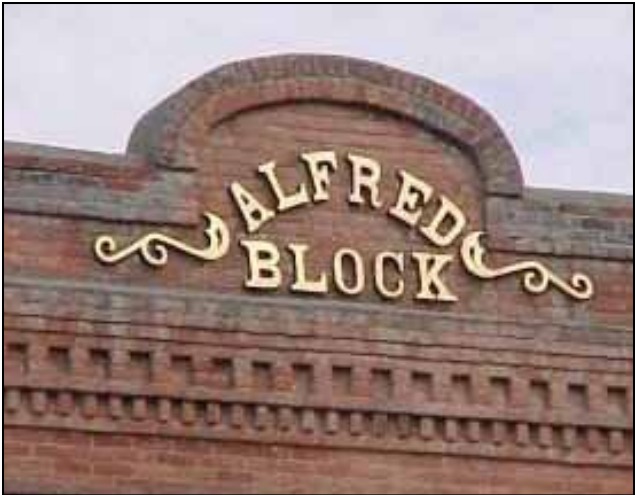
Lettering		
Width	75% of signable width, max.	D
Height	75% of signable height, max.; 36" max.	E

C. Location

Projection from Facade	8" max.
Signs per Building	1 per storefront max.



Wall sign located in entablature frieze.



Metal wall sign.



Painted wall sign with neon lettering.



Raised wall sign.

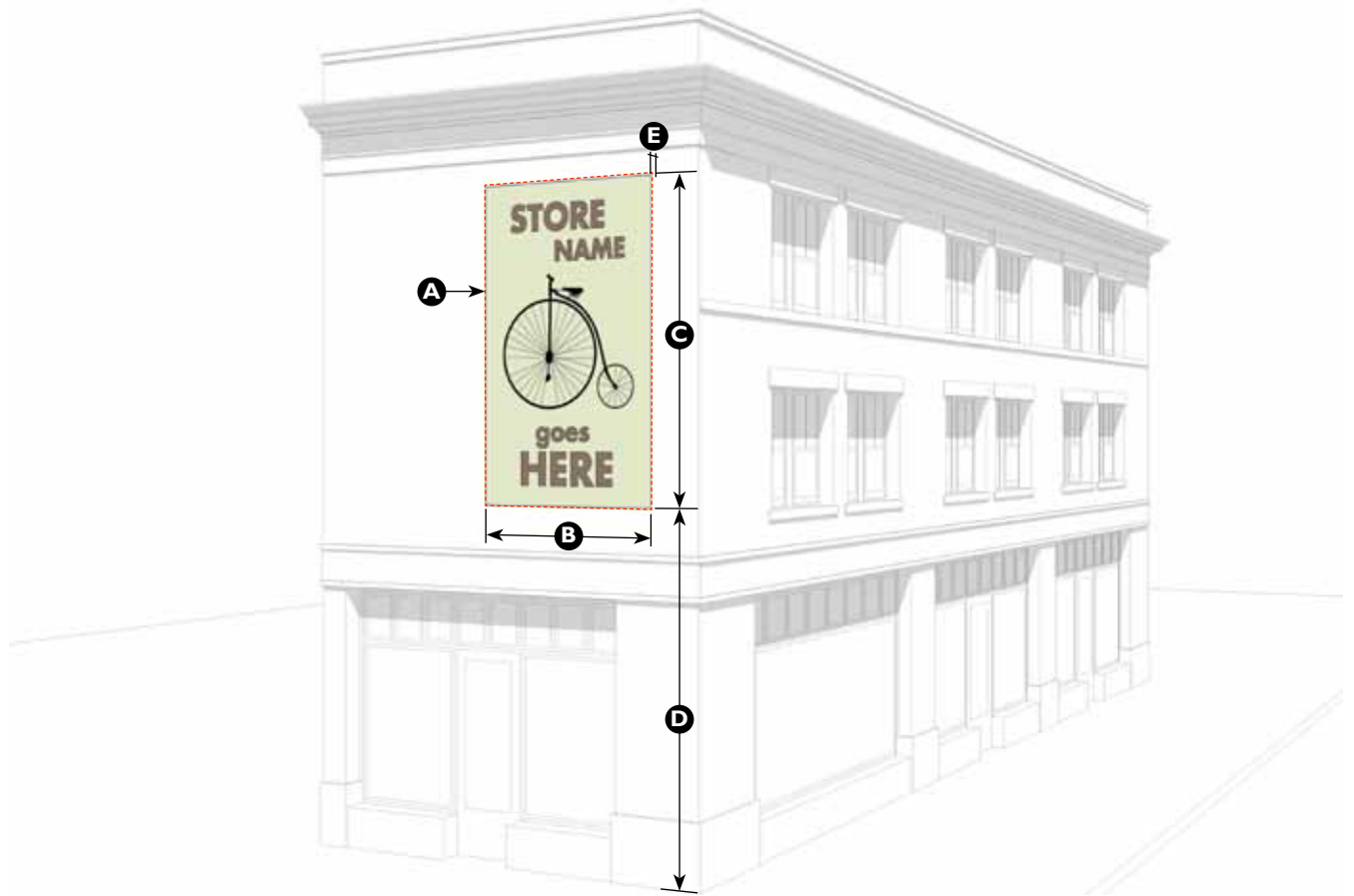


Painted wall sign applied to facade.



Metal wall sign, offset from building facade.

4.90.120 Wall Mural Signs



A. Description

Wall Mural Signs: This sign type is flat against the facade and is located on a secondary facade, typically along a side street, alley, or paseo. Wall Mural signs are typically painted directly on the building and contain a combination of text and graphic elements. These signs are intended to be visible from a greater distance and must be accompanied by additional signage on the primary facade at the business entrance. Wall Mural signs that provide off-site signage for a business or do not provide signage for a specific business (artistic wall mural) are subject to approval by the Director. Billboards are not considered wall mural signs.

B. Size

Sign Area	1000 sf max.	A
Width	200' max.	B
Height	50' max.	C

C. Location

Height above Ground	3' min.	D
Projection	8" max.	
Signs per Building	1 max.	



Painted wall mural.



Painted wall mural.



Painted wall mural.

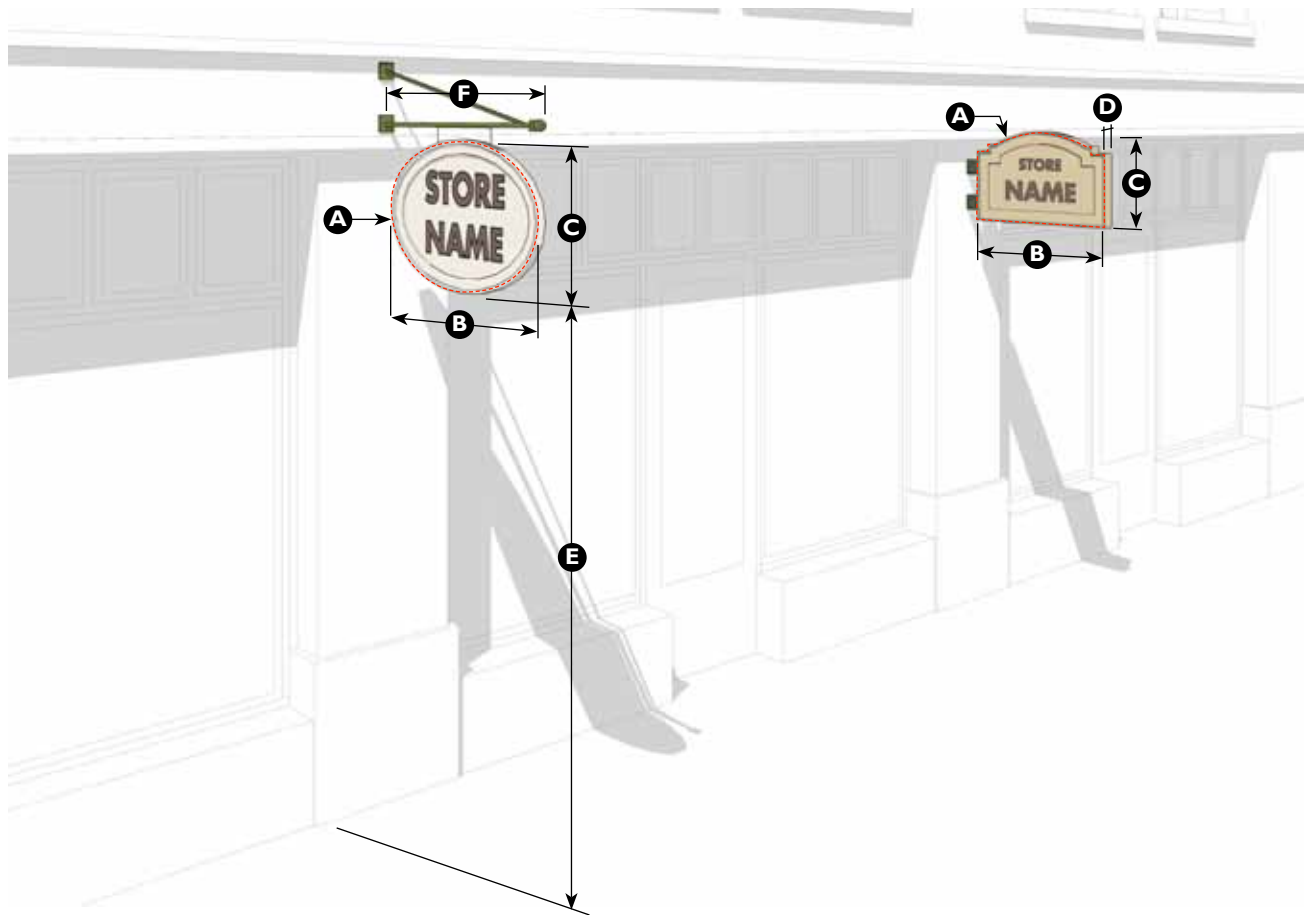


Painted wall mural.



Painted wall mural.

4.90.130 Blade Signs



A. Description

Blade Signs: This sign type is mounted perpendicular to a building’s facade. Blade signs are typically hung from decorative cast or wrought iron brackets in a manner that permits them to swing slightly. These signs are small, pedestrian-scaled, and easily read from both sides. Often, a projecting sign offers the opportunity for a more creative or “playful” sign. Blade signs should be hung well out of reach of pedestrians and all exposed edges of the sign should be finished.

B. Size

Sign Area	6 sf max.	A
Width	48" max.	B
Height	36" max.	C
Thickness	4" max. ¹	D

¹Special and creative signs that have a three dimensional quality may have a greater thickness subject to approval by the review authority.

C. Location

Clear Height	8' min.	E
Projection	5' max.	F
Signs per Building	1 per storefront max.	



Wood blade sign with a wrought iron hanger.



Wrought iron blade sign.



Wood blade sign with a wrought iron hanger.



Examples of blade signs.



Examples of streetscapes with blade signs.



4.90.140 Sidewalk Signs



A. Description

Sidewalk Signs: This sign type provides secondary signage and may be used to announce daily specials, sales, or point to shops off the sidewalk (i.e. a shop located along a paseo). They may be painted wood panels or cut wood shapes. Traditional slate boards are highly recommended. Chaser lights or illuminated signs may not be used.

B. Size

Sign Area	6 sf max.	A
Width	30" max.	B
Height	42" max.	C

C. Location

Signs per Building	1 per storefront max.
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Sidewalk signs must not interfere with pedestrian travel or encroach upon the required accessible path.

Sidewalk signs may only be displayed during business hours and must be removed when the business is closed.



Wood and slate sidewalk sign.



Ornamental wood stand and slate sign.



Painted wood sidewalk sign.



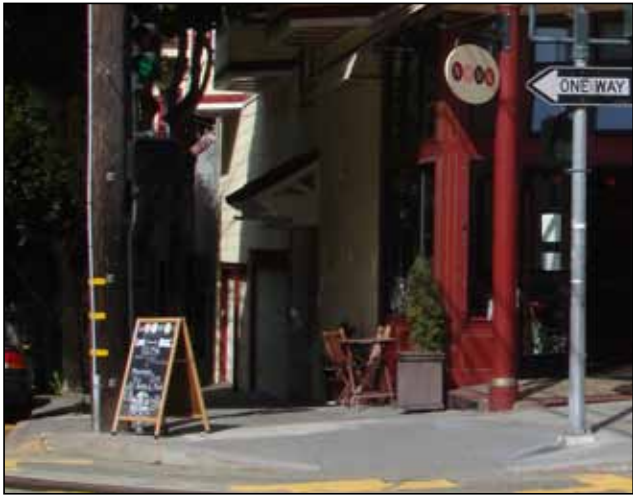
Painted sidewalk sign.



Sidewalk sign compliments primary signage.



Sidewalk sign located to maintain accessible route.



Slate sidewalk sign located on corner of intersection,

4.90.150 Awning Signs



A. Description

Awning Signs: Awnings are a traditional storefront fitting and can be used to protect merchants' wares and keep storefront interiors shaded and cool in hot weather. Retail tenant signs may be painted, screen printed, or appliquéed on the awnings.

B. Size

Projecting

Sign Area	1 square foot per linear foot of storefront, max..	A
Lettering Height	16" max.	B
Lettering Thickness	6" max.	C

Sloping Plane

Sign Area	25% coverage max.	D
Lettering Height	18" max.	E

B. Size (continued)

Valance

Sign Area	75% coverage max.	F
Width	Storefront width, max.	G
Height	8" min.; 16" max.	H
Lettering Height	8" max.	I

C. Location

Clear Height	8' min.	J
Signs per Awning	1 projecting; or 1 valance and 1 sloping plane max.	

D. Miscellaneous

Only the tenant's store name, logo, and/or address should be applied to the awning. Additional information is prohibited.

Open-ended awnings are strongly encouraged.

Vinyl or plastic awnings are strongly discouraged.



Awning with valance and sloping pane signage.



Projecting signage on a metal awning.



Awning with decorative supports and open end.



Sloping panel signage on awning.

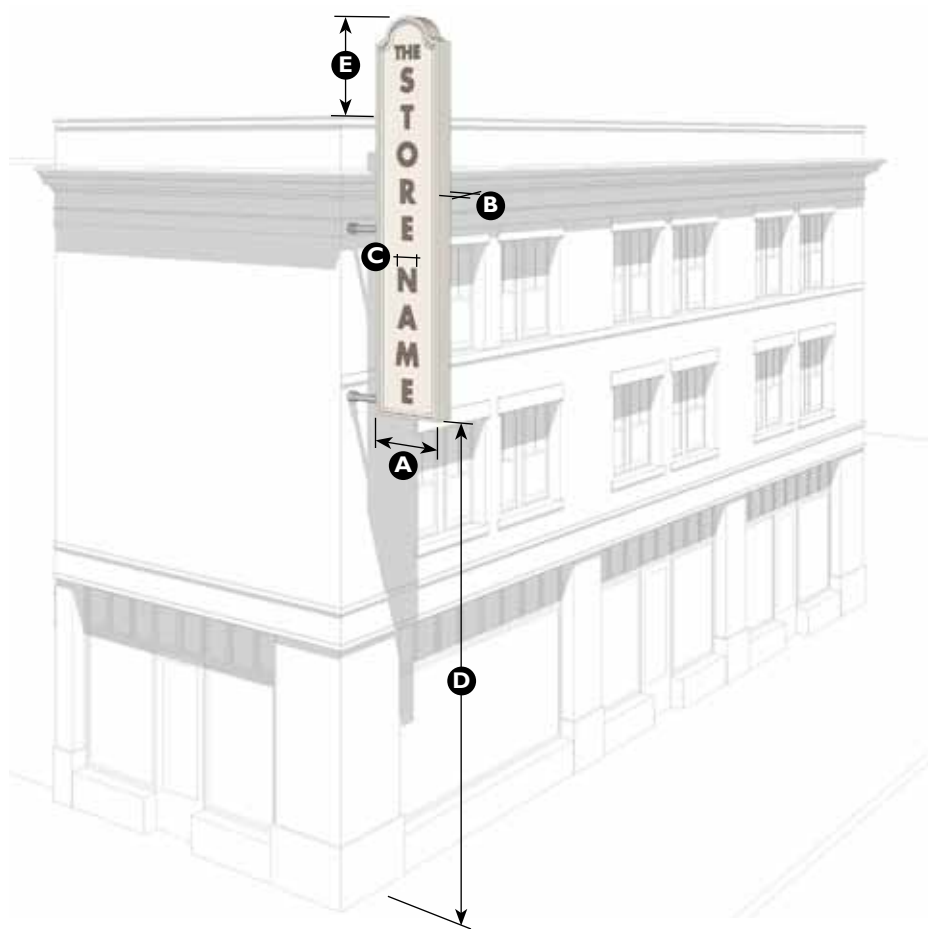


Retractable awning.



Series of awnings along a frontage.

4.90.160 Marquee Signs



A. Description

Marquee Signs: This sign type is a vertical sign that is located either along the face where they project perpendicular to the facade; or at the corner of the building where they project at 45 degree angle. Marquee signs often extend beyond the parapet of the building, but may also terminate below the cornice or eave. Marquee signs often have neon lettering used in conjunction with painted lettering.

B. Size

Width	6 max.	A
Height	24" max.	B
Lettering Width	75% of sign width max.	B

C. Location

Clear Height	12' min.	D
Extension	10' max. ¹	E
Signs per Building	1 max.	

¹Marquee signs may not extend beyond the eave of a pitched roof

D. Miscellaneous

Neon lettering may only be used in conjunction with painted lettering; signs consisting only of neon lettering are not permitted.

This signage type should be used sparingly and should not be repeated along a frontage.



Marquee sign combining text and graphics.



Marquee sign projecting above parapet.



Marquee sign.



Marquee sign at corner terminating at eave.



Lit marquee sign; neon lettering used in conjunction with painted lettering.

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Section 5. Thoroughfare Standards

5.10.010 Applicability

The design and construction of a new or reconstructed street or alley shall comply with the standards of this Section applicable to the street type or alley identified on the Thoroughfare Regulating Plans.

5.10.020 Street Improvement Requirements

Each approved subdivision or other development shall provide for the “fair share” construction on the site of all portions of streets shown on the Thoroughfare Regulating Plans with required alignments. The relocation of a required street alignment may be allowed through the review of a specific subdivision or parcel development proposal, provided that the alternative alignment and proposed development shall:

- A. Comply with all the standards of this code applicable to the original street alignment (for example, urban standards, architectural standards, landscape standards, and the thoroughfare standards); and
- B. The alternative alignment maintains connections with all other streets that intersected the subject street in its original alignment.
- C. The alternate alignment meets the block perimeter requirements in Section 4.10 (Urban Standards Table).
- D. An alternative alignment to the layout shown on the Thoroughfare Regulating Plan may be approved by the decision making body as part of a future subdivision or other development if the alternative is found to be a superior layout and maintains consistency with the intent and overall circulation objectives for all modes of transportation.

5.10.030 Thoroughfare Design

- A. Thoroughfares are intended for use by vehicular and pedestrian traffic and to provide access to lots and open spaces.
- B. Thoroughfares shall generally consist of vehicular lanes and public frontages.
- C. Thoroughfares shall be designed in context with the urban form and general intention of the transect zones through which they pass.
 - 1. Within the more urban transect zones (T3 through T6) pedestrian comfort shall be a primary consideration of the thoroughfare design. Design conflict between vehicular and pedestrian movement generally shall be decided in favor of the pedestrian.
 - 2. Within the most rural transect zones (T1 and T2) pedestrian comfort shall be a secondary consideration of the thoroughfare design. Design conflict between vehicular and pedestrian movement generally shall be decided in favor of the vehicle..
- D. Thoroughfares shall be designed to accommodate the types of vehicles expected to use each thoroughfare on a daily basis. Occasionally, large vehicles are expected on all thoroughfares. All thoroughfares shall allow these vehicles to safely pass without major difficulty. It is expected that large vehicles may encroach on the opposing lane when making turning movements.
- E. **Additional Design Considerations.** Other factors that may need to be considered in the application of thoroughfare assemblies in transect zones include the following:
 - 1. Topography. Thoroughfares that traverse steep slopes may need to incorporate additional design consideration for such elements as drainage facilities, additional width for bicycle lanes on the uphill side of the thoroughfare, etc.
 - 2. Truck Access. Thoroughfares that provide access to high volumes of large trucks may need additional design considerations to mitigate potential negative effects on walkability.
 - 3. Bus Service. Thoroughfares that will serve as public transit or school bus routes may need additional design considerations, including, but not limited to, the location of bus stops.
 - 4. Fire/Emergency Access. Additional design considerations may be needed to accommodate Fire/Emergency Access, including, but not limited to, the location of rolled curbs and bulb-outs to accommodate fire truck outriggers.
- F. All lane dimensions shall be measured to the face of the curb. Where no curb and gutter is provided, the lane dimension shall be to the edge of the pavement. For Yield movement types, lane dimensions assume two-way traffic and are for a single lane accommodating two-way traffic.
- G. Shared lanes with sharrow markings on the travel lanes or a bicycle boulevard, a road shared by bicycles and vehicles, are allowed and may be required on streets with a design speed of 25 mph or less.

5.10.040 Movement Types and Design Speed

Movement types are intended to assist in the selection of the appropriate thoroughfare design for the necessary level of pedestrian and bicyclist safety and comfort at any given location. Design speed is the primary determinant of movement type.

Following is a list of movement types:

- A. Yield. Drivers must proceed slowly, with extreme care, and must yield to approaching traffic when vehicles are parked on both sides of the thoroughfare creating essentially one through lane. A Yield Thoroughfare is the functional equivalent of traffic calming. In addition to Yield movement use on normal thoroughfares, this movement is used for Alleys and Rear Lanes. For these applications, the primary purpose is access to rear loaded driveways/access for residential and commercial property. The 12' travel lane for Rear Lanes can be configured for one-way or two-way operation. When used for two way travel, parking is required on both sides of street in order to facilitate the Yield Movement Type and drivers exiting garages or driveways will have to yield to those vehicles occupying the lane therefore the number of properties connected to the Rear Lane should be considered. Parking in Alleys and Rear Lanes should only occur in driveways or parking structures to allow access for trash collection, service trucks and emergency access. Design speed is less than 20 mph.
- B. Slow. Drivers can proceed carefully with an occasional stop to allow a pedestrian to cross or another car to park. The character of the thoroughfare should make drivers uncomfortable exceeding the design speed due to the presence of parked cars, sense of enclosure from buildings and street trees, tight turning radii, and other design elements. Design speed is 25 mph.
- C. Low. Drivers can generally expect to travel without delay at the appropriate design speed. Thoroughfare design supports safe pedestrian movement at the higher design speed. This movement type is appropriate for thoroughfares designed to traverse longer distances or connect to higher intensity locations. Design speed is 30-35 mph.
- D. Suburban. This is a conventional thoroughfare design in which drivers can expect a separation of modes, (i.e., bike lanes, walking paths and roads) allowing automobiles to travel unimpeded by pedestrians or walkability concerns. This movement type is rarely used in T3 through T6 transect zones, but may be needed when a thoroughfare crosses through T1 or T2 transect zones. Design speed may be above 35 mph.

The design criteria for Yield, Slow, and Low Thoroughfares shall be commensurate with local thoroughfares. Design speeds higher than 35 mph shall not be used in areas intended to support moderate or high levels of pedestrian or bicycle activity due to concerns with safety and comfort.

5.10.050 Intersections

- A. Street design of narrow streets and compact intersections requires designers to pay close attention to the operational needs of transit, fire and rescue, waste collection and delivery trucks. For this reason, early coordination with transit, fire and rescue, waste collection and other stakeholder groups is essential.
- B. More regular encroachment of turning vehicles into opposing lanes will occur at compact intersections. Therefore, frequency of access, traffic volumes and the speeds on intersecting streets at those intersections must be considered when designing intersections. For fire and rescue, determination of the importance of that street for community access should be determined, e.g. primary or secondary access.
- C. The designer should use turning templates or software to evaluate intersections to ensure adequate operation of vehicles can occur. Location of on street parking around intersections should be evaluated during this analysis to identify potential conflicts between turning vehicles and on street parking. Bike lanes and on-street parking will increase the effective curb return radius, when curb extensions are not employed, by providing more room for the wheel tracking of turning vehicles.
- D. The following table provide the allowed curb radius range by movement type and speed. The dimensions require the provision of an effective curb radius and/or mountable curbs that meet the needs of fire and emergency access.

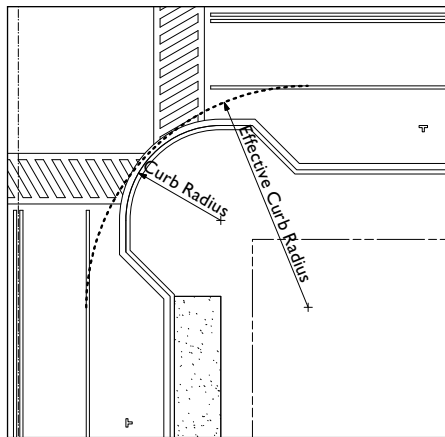


Table 5.10.050.A: Curb Radius		
Movement Type	Speed	Curb Radius
Yield	<20 mph	5' - 10'
Slow	20-25 mph	10' - 15'
Low	30-35 mph	15' - 20'

5.10.060 Public Frontages

- A. General to All Transect Zones
 - 1. The public frontage is the area between the curb of the vehicular lanes and the Property Line/ROW. The public frontage contributes to the character of the transect zone, and includes the types of sidewalk, curb, planter, and street trees.
 - 2. Public frontages shall be designed and allocated within transect zones as shown in Table 5.10.060.A-B
 - 3. Within the public frontages, the prescribed types of public planting and public lighting shall be as shown in Tables 5.10.060.C-D. The spacing of the public planting may be adjusted with the approval of the Director to accommodate specific site conditions.
- B. Specific To Transect Zones T1, T2, T3
 - 1. The public frontage shall include trees of various species, naturalistically clustered, as well as understory.
 - 2. The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance. Lawn shall be permitted only with approval by the Director.
- C. Specific To Transect Zones T4, T5, T6
 - 1. The introduced landscape shall consist primarily of durable species tolerant of soil compaction.
- D. Specific To Transect Zones T4
 - 1. The public frontage shall include trees planted in a regularly-spaced allee pattern of single or alternated species with shade canopies of a height that, at maturity, clears at least one Story.
- E. Specific To Transect Zones T5, T6
 - 1. The public frontage shall include trees planted in a regularly-spaced allee pattern of single species with shade canopies of a height that, at maturity, clears at least one Story. At retail frontages, the spacing of the trees may be irregular, to avoid visually obscuring the shopfronts.
 - 2. Streets with a Right-of-Way width of 40 feet or less shall be exempt from the tree requirement.
- F. See Section 4.60 (Landscape and Utility Standards) for additional standards for landscaping and utilities within public frontages.

Section 5. Thoroughfare Standards

Table 5.10.060.A: Public Frontage Types			
Public Frontage Type	LOT/ PRIVATE FRONTAGE	R.O.W./ PUBLIC FRONTAGE	Transect Zone
(HW) For Highway. The For Highway Frontage has bicycle trails, no parking and open swales. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or berms.			T1 T2 T3 T4 T5 T6
(RD) For Road. The For Road Frontage has open swales, a walking path or bicycle trail along one or both sides, and yield parking. The landscaping consists of multiple species arrayed in naturalistic clusters.			T1 T2 T3 T4 T5 T6
(ST) For Street. The For Street Frontage has raised curbs drained by inlets and sidewalks separated from the vehicular lanes by individual or continuous planters. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced alley. ¹			T1 T2 T3 T4 T5 T6
(DR) For Drive. The For Drive Frontage has raised curbs drained by inlets and a wide sidewalk or paved path along one side, related to a Civic Space. It is separated from the vehicular lanes by individual or continuous planters. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced alley.			T1 T2 T3 T4 T5 T6
(AV) For Avenue. The Avenue Frontage has raised curbs drained by inlets and wide sidewalks separated from the vehicular lanes by a narrow continuous planter or separate tree wells with grates with parking on both sides. The landscaping consists of a single tree species aligned in a regularly spaced alley.			T1 T2 T3 T4 T5 T6
(CS) For Commercial Street or Avenue. The For Commercial Street or Avenue Frontage has raised curbs drained by inlets and very wide sidewalks along both sides separated from the vehicular lanes by separate tree wells with grates. The landscaping consists of a single tree species aligned with regular spacing where possible.			T1 T2 T3 T4 T5 T6
(BV) For Boulevard. The Boulevard Frontage has slip roads on both sides. It consists of raised curbs drained by inlets and sidewalks along both sides, separated from the vehicular lanes by planters. The landscaping consists of double rows of a single tree species aligned in a regularly spaced alley.			T1 T2 T3 T4 T5 T6

Key	T# By Right	T# By Warrant	T# Not Allowed
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Table 5.10.060.A: Public Frontage Types (continued)

Public Frontage Type (continued)	LOT/ PRIVATE FRONTAGE	R.O.W./ PUBLIC FRONTAGE	Transect Zone						
<p>(RA) For Rear Alley. The Rear Alley Frontage is located to the rear of lots. It consists of a paved surface and ribbon curb at the edges adjacent to property lines or buildings. Alleys are typically not landscaped.</p>				T1	T2	T3	T4	T5	T6
<p>(RL) For Rear Lane. The Rear Lane Frontage is located to the rear of lots. It consists of a paved surface and compacted gravel or similar material placed on the outer edges. Lanes are typically not landscaped.</p>				T1	T2	T3	T4	T5	T6

Key By Right By Warrant Not Allowed

Section 5. Thoroughfare Standards

Table 5.10.060.B: Public Frontage Standards

This table assembles prescriptions and dimensions for the public frontage elements - curbs, walkways, and planters - relative to specific frontage types within transect zones. The Assembly row assembles all of the elements for the various frontage types.

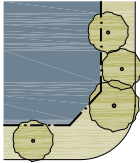
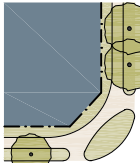



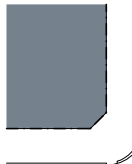



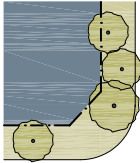
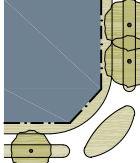

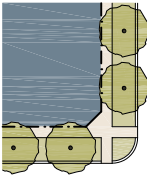
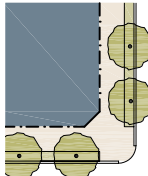
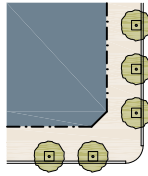
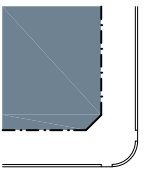
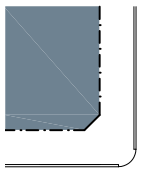
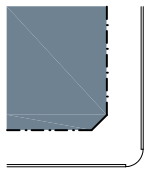
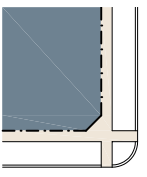
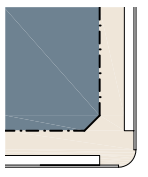
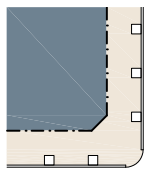
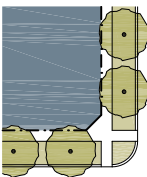
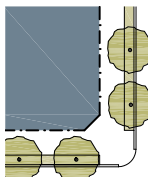
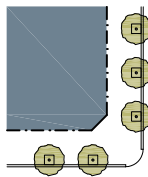
Transect Zone	T1 T2 T3 T4 T5 T6	T1 T2 T3 T4 T5 T6	T1 T2 T3 T4 T5 T6
Public Frontage Type	HW-RD-ST	RD-ST	ST-DR-AV-BV
Assembly: The principal variables are the type and dimension of curbs, walkways, planters and landscape.			
Total Width	13' - 22'	13' - 22'	10' - 17'
Curb: The detailing of the edge of the vehicular pavement, incorporating drainage.			
Type	Rural	Raised Curb	Raised Curb
Walkway: The pavement dedicated exclusively to pedestrian activity.			
Type	Path (if provided)	Sidewalk	Sidewalk
Width	6' min.	5' min.	5' min.
Note: the placement of curb ramps shall match the desired path of pedestrian travel.			
Planter: The layer which accommodates street trees and other landscape			
Arrangement	Clustered	Clustered	Regular
Species	Multiple	Multiple	Multiple
Type	Continuous Planter	Continuous Planter	Continuous Planter
Width	5' min.	5' min.	5' min.
Key	T# By Right	T# By Review	T# Not Allowed

Table 5.10.060.B: Public Frontage Standards (continued)

Transect Zone	T1 T2 T3 T4 T5 T6	T1 T2 T3 T4 T5 T6	T1 T2 T3 T4 T5 T6
Public Frontage Type	ST-DR-AV-BV	CS-DR-AV-BV	CS-DR-AV-BV
Assembly: The principal variables are the type and dimension of curbs, walkways, planters and landscape.			
Total Width	12' - 16'	12' - 19'	12' - 30'
Curb: The detailing of the edge of the vehicular pavement, incorporating drainage.			
Type	Raised Curb	Raised Curb	Raised Curb
Walkway: The pavement dedicated exclusively to pedestrian activity.			
Type	Sidewalk	Sidewalk	Sidewalk
Width	6' min.	7' min.	12' min.
Note: the placement of curb ramps shall match the desired path of pedestrian travel.			
Planter: The layer which accommodates street trees and other landscape			
Arrangement	Regular	Regular	Opportunistic
Species	Single/Alternating	Single	Single
Type	Continuous Planter	Continuous Planter	Tree Well
Width	5' min.	5' min.	4'-6' (tree wells located within Walkway width)

Key

T# By Right




T# By Review

T# Not Allowed

Section 5. Thoroughfare Standards

Table 5.10.060.C: Public Planting

This table shows common street tree types and their appropriateness within the transect zones. The "City of Petaluma Design and Construction Standards and Specifications" provides detailed specifications for landscaping along thoroughfares. Street Tree Species not listed below require approval by the Director.

Permitted Zones	Illustration	Recommended Species		
		Botanical Name	Cultivar	Common Name
T1 T2 T3 T4 T5 T6 Tree Shape: Columnar Spacing 20' - 35' o.c.		<i>Acer rubrum</i> <i>Acer platanoides</i> <i>Carpinus betulus</i> <i>Ginkgo biloba</i> <i>Pyrus calleryana</i> <i>Quercus robur</i> <i>Prunus serrulata</i>	'Bowhall' or 'Armstrong' 'Columnar' 'Fastigiata' 'Princeton Sentry' 'Glen's Form' 'Skyrocket' or 'Crimschmidt' 'Amanogawa'	Bowhall or Armstrong Maple Norway Maple Upright Hornbeam Ginkgo Chanticleer Pear Skyrocket Oak Amanogawa Cherry
T1 T2 T3 T4 T5 T6 Tree Shape: Ball Spacing 20' - 30' o.c.		<i>Acer fremanii</i> <i>Acer buergeranum</i> <i>Acer rubrum</i> <i>Arbutus</i> <i>Celtis australis</i> <i>Lagerstroemia</i> <i>Laurus nobilis</i> <i>Magnolia grandiflora</i> <i>Platanus acerifolia</i> <i>Pistacia chinensis</i> <i>Oleas europea</i>	'Autumn Blaze' 'October Glory' 'Marina' 'Indian tribes-mildew resistant varieties' 'Saratoga' 'compact cultivars' 'Columbia' 'Swan Hill'	Autumn Blaze Maple Trident Maple October Glory Maple Strawberry Madrone ¹ European Hackberry Crape Myrtle Sweet Bay ¹ Evergreen Magnolias ¹ London Plane ³ Chinese Pistache Fruitless Olive ¹
T1 T2 T3 T4 T5 T6 Tree Shape: Umbrella Spacing 20' - 30' o.c.		<i>Arbutus unedo</i> <i>Celtis sinensis</i> <i>Cercis canadensis</i> <i>Ulmus parvifolia</i> <i>Quercus agrifolia</i> <i>Prunus serrulata</i> <i>Acer palmatum</i>	'Drake' Umbrella form cultivars Umbrella form cultivars	Strawberry Tree ¹ Chinese Hackberry Eastern Redbud Drake Elm ^{2,3} Coast Live Oak ^{1,4} Flowering Cherry Japanese Maple

Key

T# By Right

T# By Warrant

T# Not Allowed

All Street trees shall be planted and maintained to avoid conflicts with fire/emergency vehicles and have a minimum canopy clearance of 14' at maturity.



¹ This species is an Evergreen Tree

² This species is a Semi-Evergreen Tree

³ Due to the size of this species, the minimum planter width shall be 6'

⁴ Due to the size of this species, the minimum planter width shall be 8'

Table 5.10.060.C: Public Planting (continued)

Permitted Zones	Illustration	Recommended Species		
		Botanical Name	Cultivar	Common Name
<p>T1 T2 T3 T4 T5 T6</p> <p>Tree Shape: Vase</p> <p>Spacing 25' - 35' o.c.</p>		<p><i>Cercis occidentalis</i></p> <p><i>Acer palmatum</i></p> <p><i>Prunus serrulata</i></p> <p><i>Zelkova serrata</i></p> <p><i>Ulmus parvifolia</i></p> <p><i>Pyrus calleryana</i></p> <p><i>Koelreuteria bipinata</i></p> <p><i>Ginkgo biloba</i></p>	<p>Vase form cultivars</p> <p>Vase form cultivars</p> <p>'Alee'</p> <p>'Redspire'</p> <p>'Autumn Gold'</p>	<p>Western Redbud</p> <p>Japanese Maple</p> <p>Flowering Cherry</p> <p>Zelkova³</p> <p>Evergreen Elm^{2,3}</p> <p>Redspire Pear</p> <p>Chinese Flame Tree</p> <p>Ginko</p>
<p>T1 T2 T3 T4 T5 T6</p> <p>Tree Shape: Palm</p> <p>Spacing 20' - 30' o.c.</p>		<p><i>Phoenix canariensis</i></p> <p><i>Phoenix dactylifera</i></p> <p><i>Washingtonia filifera</i></p> <p><i>Washingtonia robusta</i></p>	<p>Canary Island Date Palm^{1,4}</p> <p>Date Palm^{1,3}</p> <p>California Fan Palm^{1,3}</p> <p>Mexican Fan Palm¹</p>	

Key

T# By Right

T# By Warrant

T# Not Allowed

All Street trees shall be planted and maintained to avoid conflicts with fire/emergency vehicles and have a minimum canopy clearance of 14' at maturity.

¹ This species is an Evergreen Tree

² This species is a Semi-Evergreen Tree






³ Due to the size of this species, the minimum planter width shall be 6'

⁴ Due to the size of this species, the minimum planter width shall be 8'

Section 5. Thoroughfare Standards

Table 5.10.060.D: Public Lighting

Lighting varies in brightness and also in the character of the fixture according to the transect zones. This table shows the types of light poles and fixtures allowed within the transect zones. Within these fixture types, the City Traffic Engineer must be included in the selection of light poles and light fixtures.

Transect Zone	T1 T2 T3 T4 T5 T6	T1 T2 T3 T4 T5 T6	T1 T2 T3 T4 T5 T6	T1 T2 T3 T4 T5 T6	T1 T2 T3 T4 T5 T6
Fixture Type	Cobra Head	Pipe	Post	Column	Double Column
Illustration					
Key	T# By Right		T# By Warrant	T# Not Allowed	

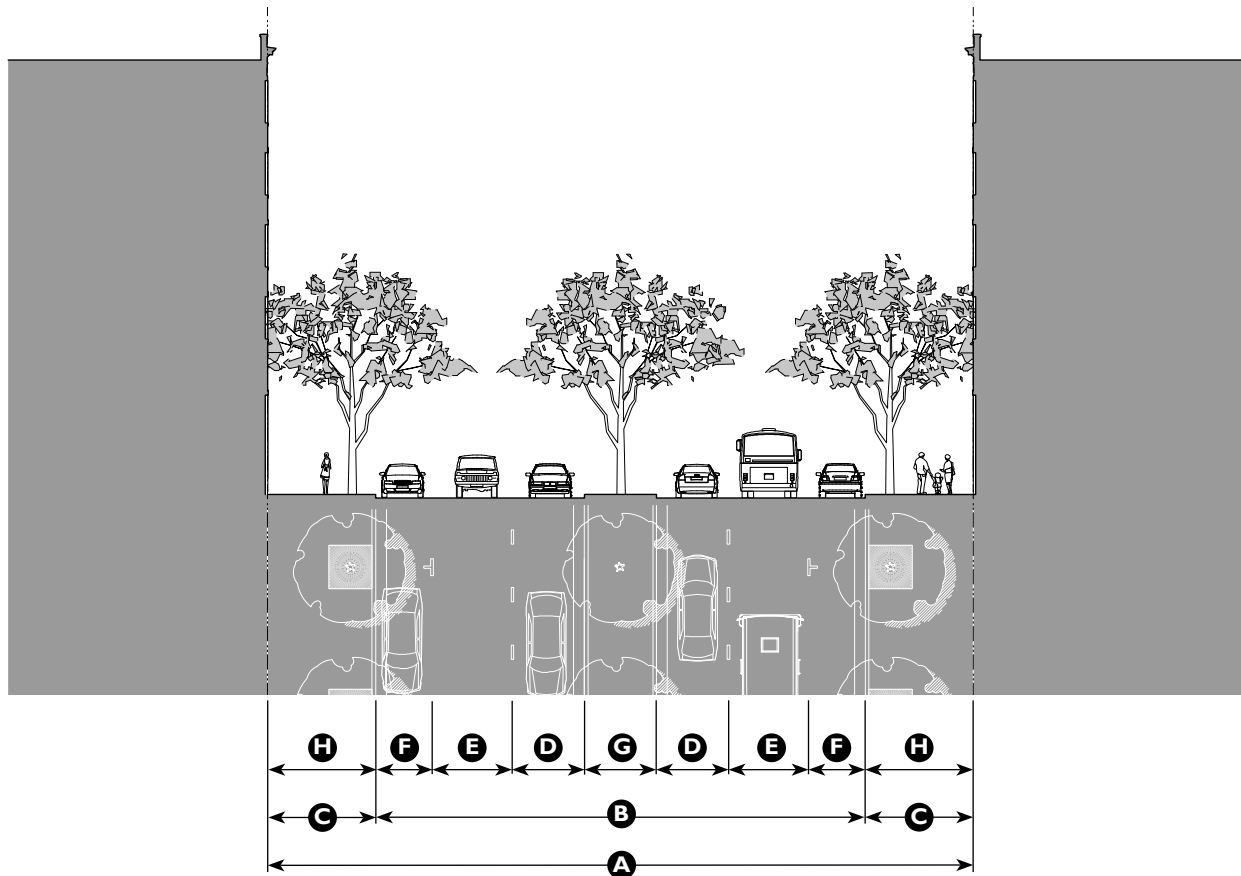
5.10.070 Downtown Station Area Thoroughfare Assemblies

- A. This Section provides Thoroughfare Assemblies within the Downtown Station Area.
- B. The application of these Assemblies shall correspond to the Thoroughfare Regulating Plan.
- C. The Director may approve the use of Thoroughfare Assemblies in this Section to replace similar Thoroughfare Assemblies in Section 5.10.090 (Central Petaluma Specific Plan Area Thoroughfare Assemblies).
- D. Should any conflict arise between the regulations in this Section and Section 5.10.090 (Central Petaluma Specific Plan Area Thoroughfare Assemblies), this Section shall prevail.

Key	ST-57-20-BL
Frontage Type	ST
Right of Way Width	57
Pavement Width	20
Transportation	BL
<hr/>	
Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Passage:	PS
Transit Route:	TR

Table 5.10.070.A: East Washington Street

CS-98-29-TR

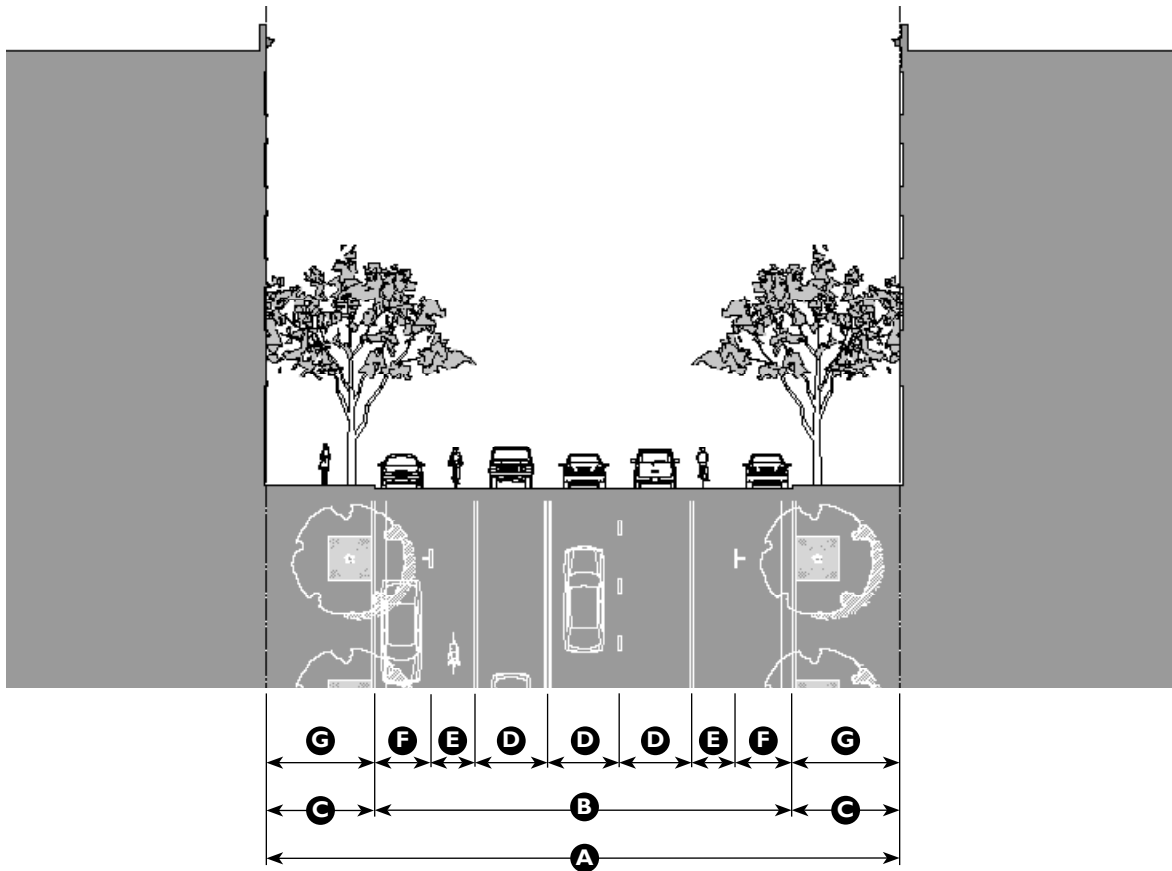


Application	
Transect Zones	T4, T5
Movement Type	Low
Design Speed	35 mph
Overall Widths	
Right-of-Way (ROW) Width	100' (A)
Pavement Width	29' (B)
Public Frontage Width	15' (C)
Lane Assembly	
Traffic Lanes	4 Lanes
Inside Lanes	2@11' (D)
Outside Lanes	2@11' (E)
Bicycle Lanes	None
Parking Lanes	2 @ 8', marked (F)
Median/Turn Lane	10' (G)

Public Frontage Assembly	
Frontage Type	Commercial Street
Drainage Collection Type	Curb and Gutter
Planter Type	4'x4' Tree Well
Landscape Type	Trees at 30' o.c. avg.
Lighting Type	Post, Column, or Double Column
Walkway Type	15' sidewalk (H)
Curb Type	Square

Table 5.10.070.B: East D Street

CS-88-58-BL



Application	
Movement Type	Low
Design Speed	30 mph
Overall Widths	
Right-of-Way (ROW) Width	88' (A)
Pavement Width	58' (B)
Public Frontage Width	15' (C)
Lane Assembly	
Traffic Lanes	2 @ 11' ¹ (D)
Bicycle Lanes	2 @ 5' (E)
Parking Lanes	2 @ 8', marked (F)
Medians	None

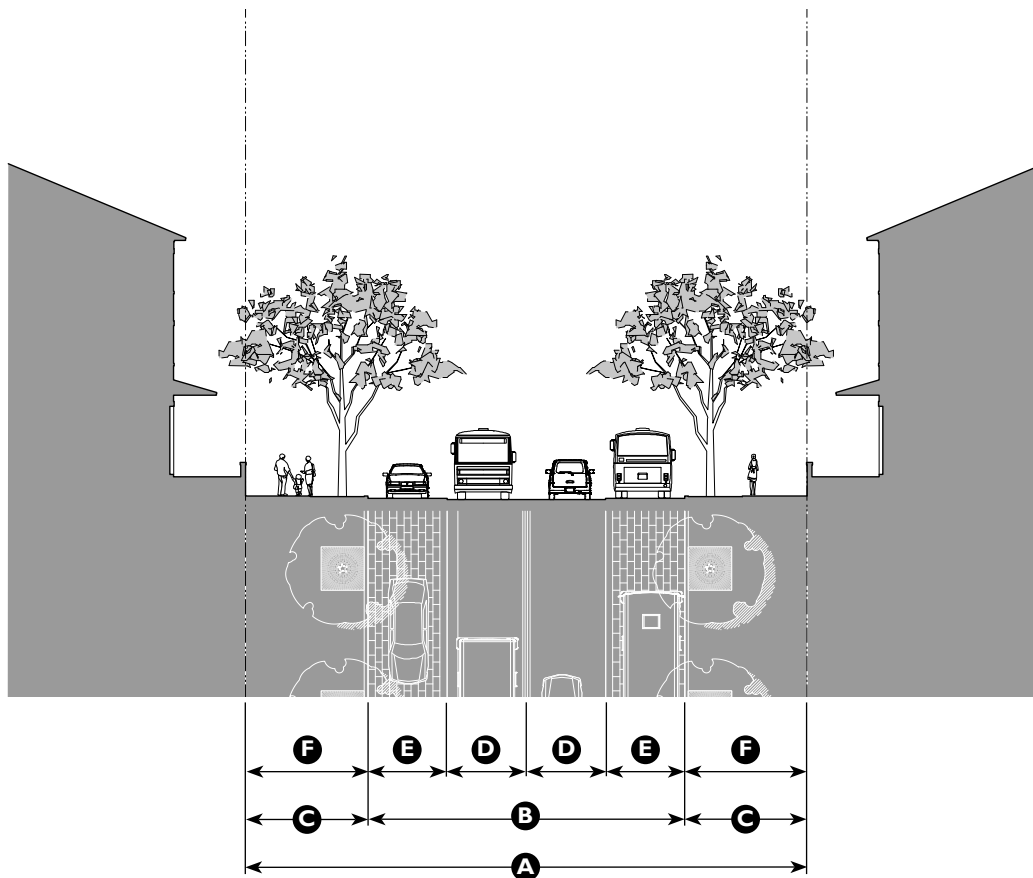
¹ Center Lane is a travel/turning lane (10')

Public Frontage Assembly	
Frontage Type	Commercial Street
Drainage Collection Type	Curb and Gutter
Planter Type	4'x4' Tree Well
Landscape Type	Trees at 30' o.c. avg.
Lighting Type	Post, Column, or Double Column
Walkway Type	15' sidewalk (G)
Curb Type	Square

Section 5. Thoroughfare Standards

Table 5.10.070.C: Copeland Street

AV-78-44-TR



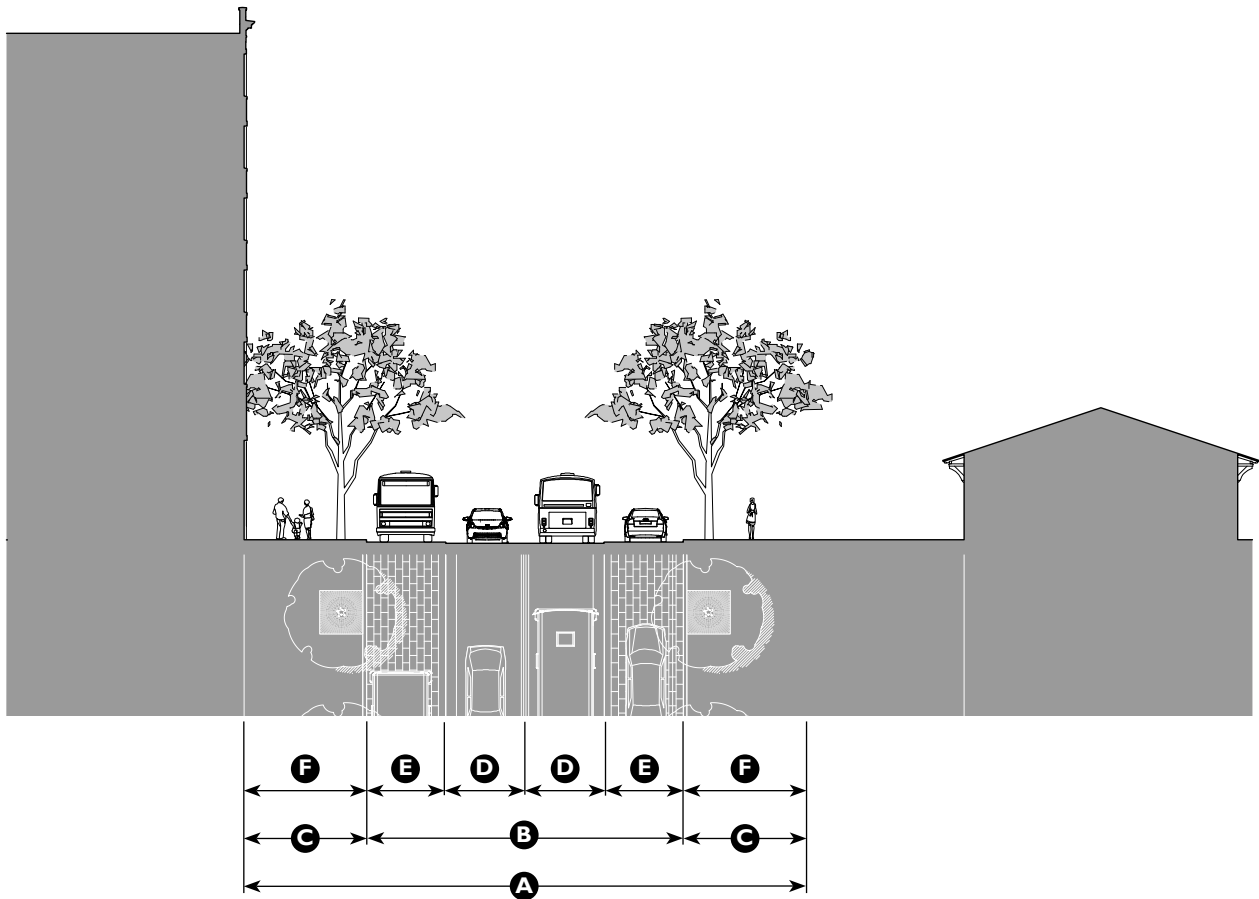
Application	
Movement Type	Slow
Design Speed	25 mph
Overall Widths	
Right-of-Way (ROW) Width	78' (A)
Pavement Width	44' (B)
Public Frontage Width	17' (C)
Lane Assembly	
Traffic Lanes	2 @ 11' (D)
Bicycle Lanes	None
Parking/Transit Stop Lanes	2 @ 11', marked ¹ (E)
Medians	None

Public Frontage Assembly	
Frontage Type	Avenue
Drainage Collection Type	Curb and Gutter
Planter Type	4'x4' Tree Well
Landscape Type	Trees at 30' o.c. avg.
Lighting Type	Post, Column, or Double Column
Walkway Type	17' sidewalk (F)
Curb Type	Square

¹ Parking/Transit Stop Lanes shall use decorative pavers or other treatment to define space and be separated from Traffic lanes by a low rolled curb.

Table 5.10.070.D: New Station Access Commercial Street

CS-78-44-TR



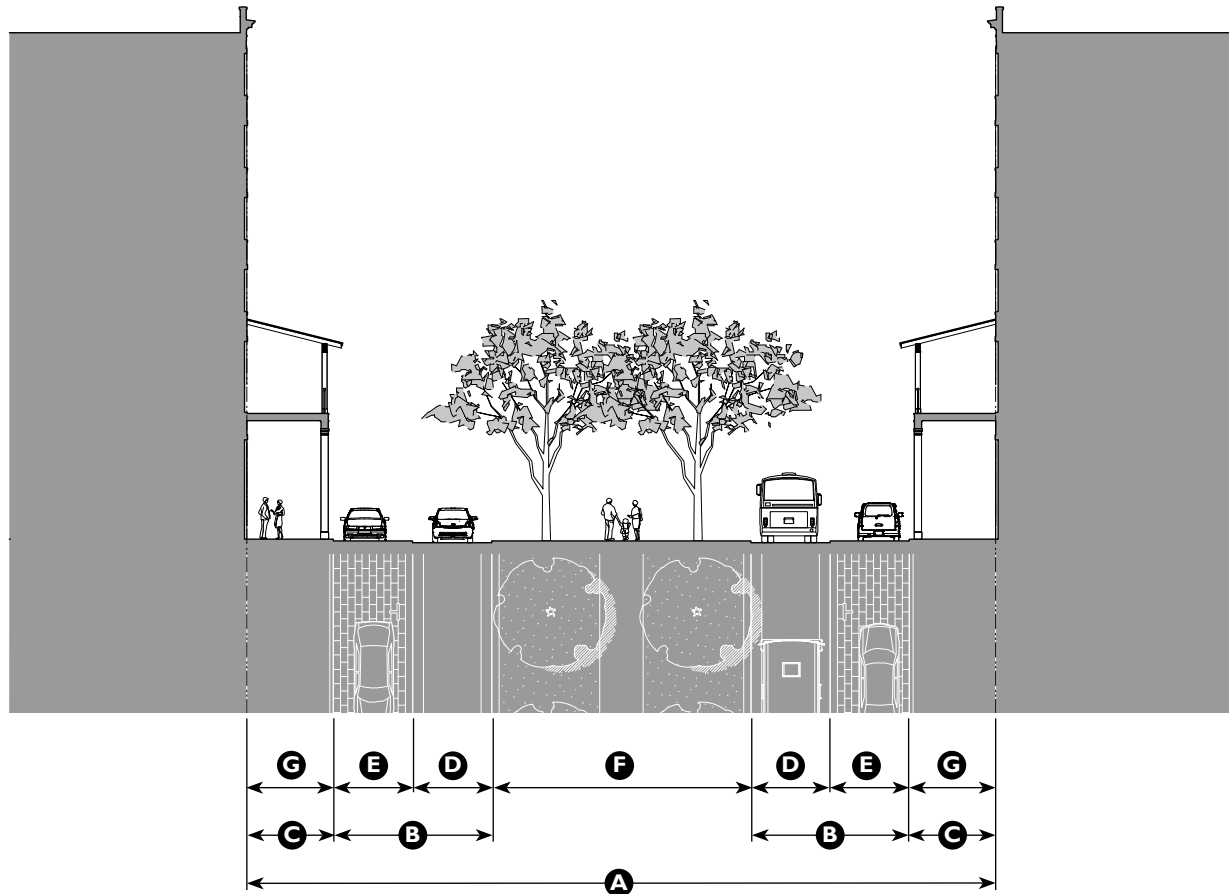
Application	
Transect Zones	T4, T5
Movement Type	Slow
Design Speed	25 mph
Overall Widths	
Right-of-Way (ROW) Width	78' (A)
Pavement Width	44' (B)
Public Frontage Width	17' (C)
Lane Assembly	
Traffic Lanes	2 @ 11' (D)
Bicycle Lanes	None
Parking/Transit Stop Lanes	2 @ 11', marked ¹ (E)
Medians	None

Public Frontage Assembly	
Frontage Type	Commercial Street
Drainage Collection Type	Curb and Gutter
Planter Type	4'x4' Tree Well
Landscape Type	Trees at 30' o.c. avg.
Lighting Type	Post, Column, or Double Column
Walkway Type	17' sidewalk (F)
Curb Type	Square

¹ Parking/Transit Stop Lanes shall use decorative pavers or other treatment to define space and be separated from Traffic lanes by a low rolled curb.

Table 5.10.070.F: New Transverse Commercial Street w/ Linear Park

CS-104-22-TR



Application	
Movement Type	Slow
Design Speed	25 mph
Overall Widths	
Right-of-Way (ROW) Width	104' (A)
Pavement Width	22' (B)
Public Frontage Width	12' (C)
Lane Assembly	
Traffic Lanes	2 @ 11' (D)
Bicycle Lanes	None
Parking/Transit Stop Lanes	2 @ 11', marked ¹ (E)
Medians	36' (F)

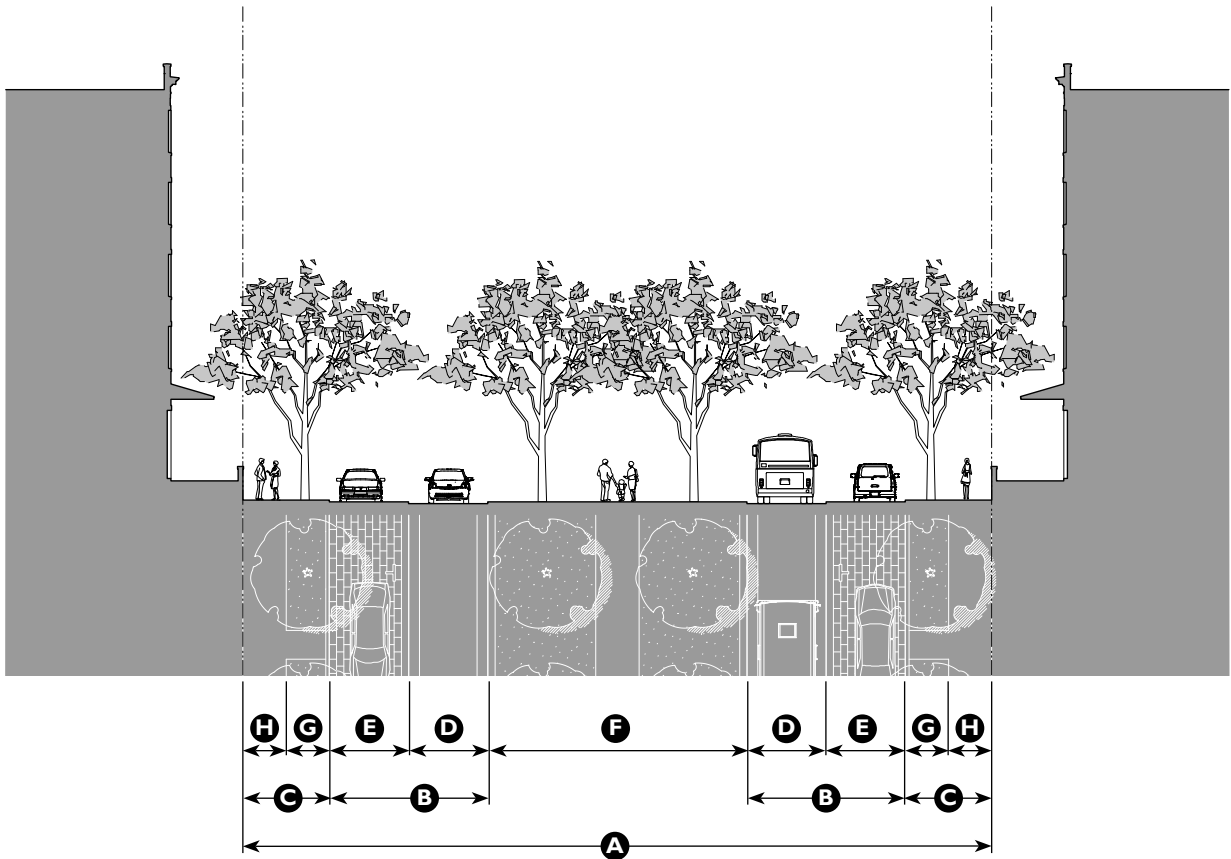
¹ Parking/Transit Stop Lanes shall use decorative pavers or other treatment to define space and be separated from Traffic lanes by a low rolled curb.

Public Frontage Assembly	
Frontage Type	Commercial Street
Drainage Collection Type	Curb and Gutter
Planter Type	4'x4' Tree Well ²
Landscape Type	Trees at 30' o.c. avg.
Lighting Type	Post, Pipe, Column, or Double Column
Walkway Type	12' sidewalk (G)
Curb Type	
Along planter	Square
Along median	Rolled ³

² Street trees are not required where a gallery frontage type is used.

³ Median curbs must be mountable in order to meet requirements for fire/emergency access.

Table 5.10.070.E: New Transverse Avenue w/Linear Park **AV-104-22-TR**



Application	
Movement Type	Slow
Design Speed	25 mph
Overall Widths	
Right-of-Way (ROW) Width	104' (A)
Pavement Width	22' (B)
Public Frontage Width	12' (C)
Lane Assembly	
Traffic Lanes	2 @ 11' (D)
Bicycle Lanes	None
Parking/Transit Stop Lanes	2 @ 11', marked ¹ (E)
Medians	36' min. (F)

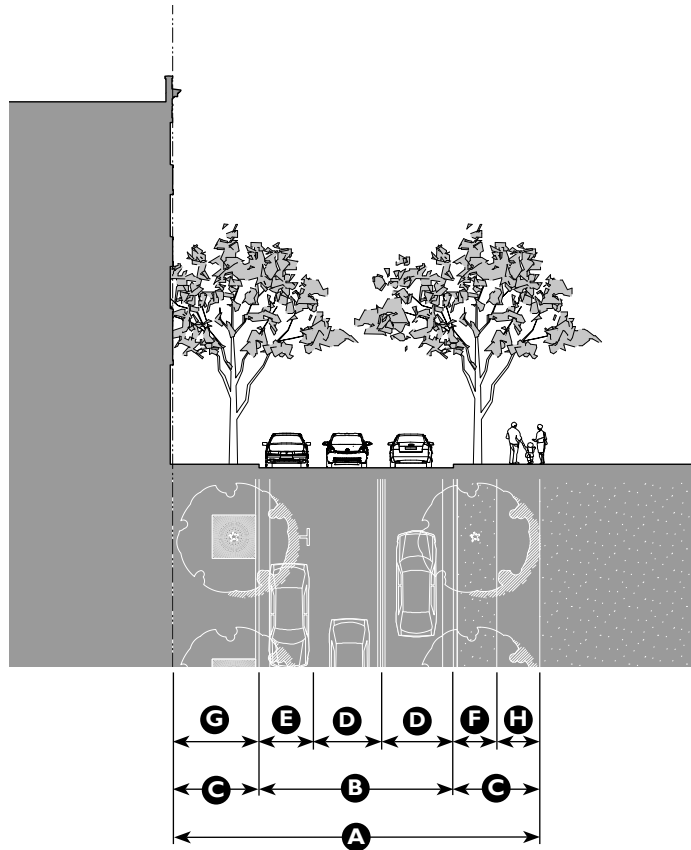
Public Frontage Assembly	
Frontage Type	Avenue
Drainage Collection Type	Curb and Gutter
Planter Type	5' continuous planter (G)
Landscape Type	Trees at 30' o.c. avg.
Lighting Type	Post, Pipe, Column, or Double Column
Walkway Type	7' sidewalk (H)
Curb Type	
Along planter	Square
Along median	Rolled ²

¹ Parking/Transit Stop Lanes shall use decorative pavers or other treatment to define space and be separated from Traffic lanes by a low rolled curb.

² Median curbs must be mountable in order to meet requirements for fire/emergency access.

Table 5.10.070.G: New Commercial Street Adjacent to New Square

CS/DR-52-28

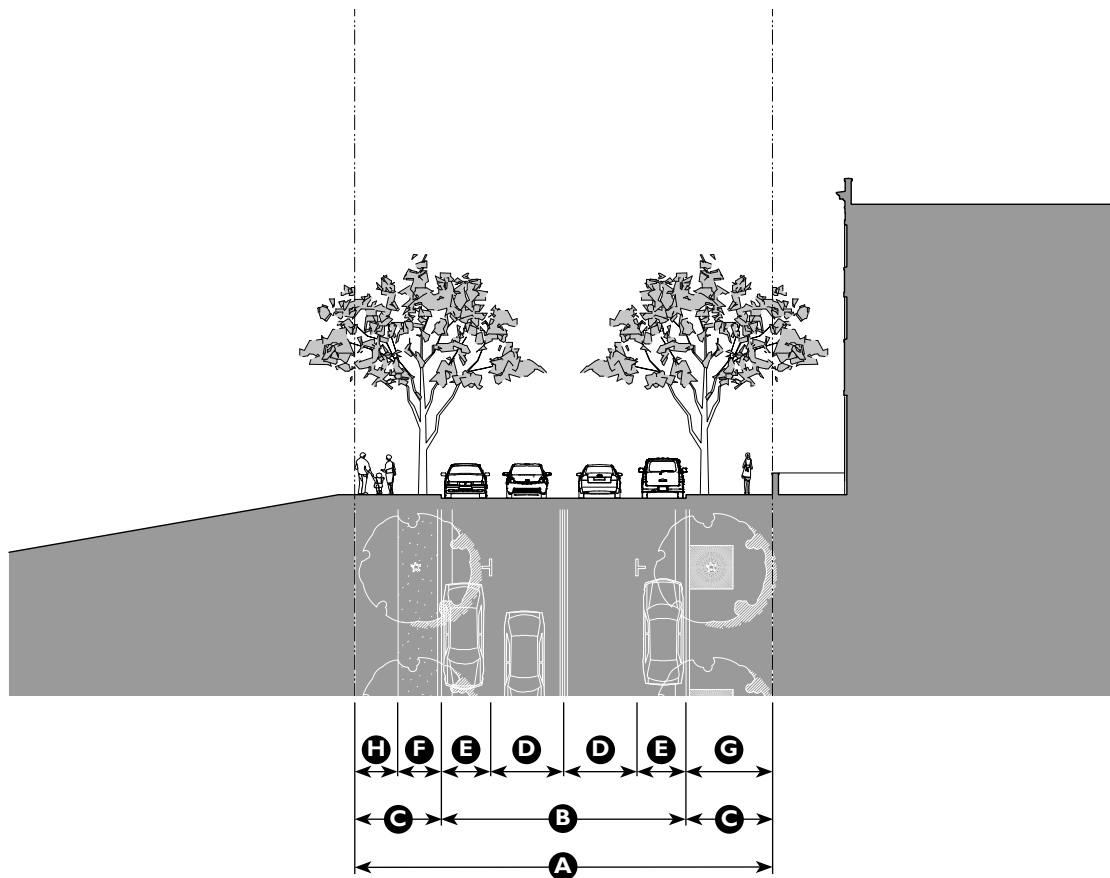


Application	
Movement Type	Slow
Design Speed	25 mph
Overall Widths	
Right-of-Way (ROW) Width	52' (A)
Pavement Width	28' (B)
Public Frontage Width	12' (C)
Lane Assembly	
Traffic Lanes	2 @ 10' (D)
Parking Lanes	1 @ 8', marked (E)
Medians	None

Public Frontage Assembly	
Frontage Type	
Adjacent to Buildings	Commercial Street
Adjacent to Open Space	Drive
Drainage Collection Type	Curb and Gutter
Planter Type	
Adjacent to Buildings	4'x4' Tree Well ¹
Adjacent to Open Space	5' continuous planter (F)
Landscape Type	Trees at 30' o.c. avg.
Lighting Type	Post, Column, or Double Column
Walkway Type	
Adjacent to Buildings	12' sidewalk (G)
Adjacent to Open Space	7' sidewalk (H)
Curb Type	Square

¹ Street trees are not required where a gallery frontage type is used.

Table 5.10.070.H: Weller Street / New Commercial Street Adjacent to Basin **CS/DR-60-36**



Application

Transect Zones	T4,T5
Movement Type	Slow
Design Speed	25 mph

Overall Widths

Right-of-Way (ROW) Width	60'	A
Pavement Width	36'	B
Public Frontage Width	12'	C

Lane Assembly

Traffic Lanes	2 @ 10'	D
Bicycle Lanes	None	
Parking Lanes	2 @ 8', marked	E
Medians	None	

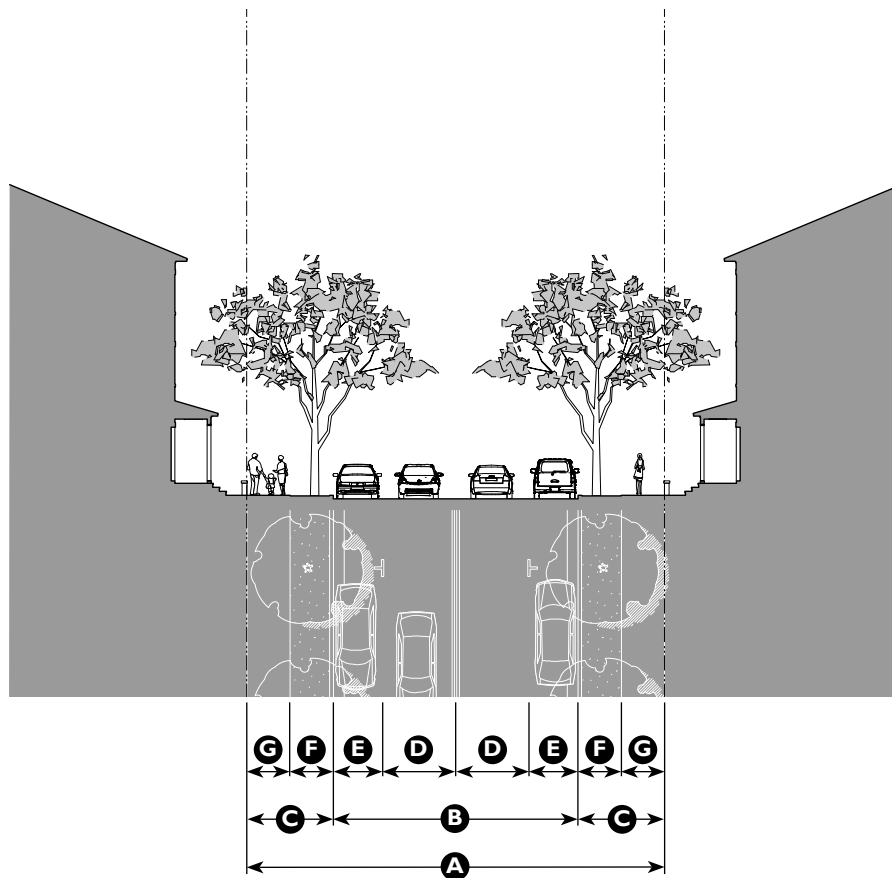
Public Frontage Assembly

Frontage Type		
Adjacent to Buildings	Commercial Street	
Adjacent to Open Space	Drive	
Drainage Collection Type		
Curb and Gutter		
Planter Type		
Adjacent to Buildings	4'x4' Tree Well	
Adjacent to Open Space	5' continuous planter F	
Landscape Type		
Trees at 30' o.c. avg.		
Lighting Type		
Pipe, Post, or Column		
Walkway Type		
Adjacent to Buildings	12' sidewalk	G
Adjacent to Open Space	7' sidewalk	H
Curb Type		
Square		

Section 5. Thoroughfare Standards

Table 5.10.070.I: New Transverse Street (Weller to Copeland)

ST-60-36

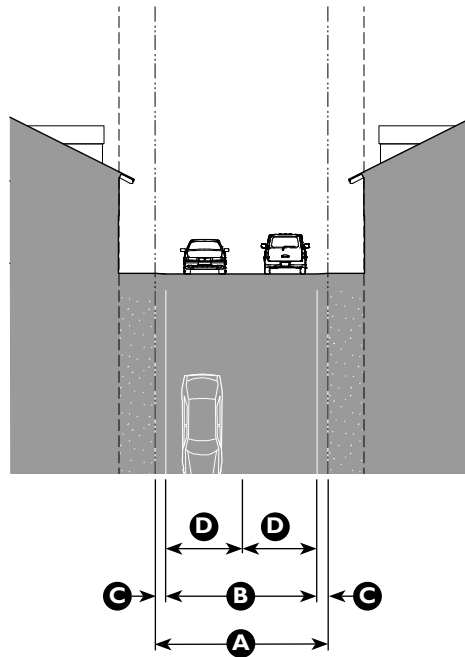


Application		
Movement Type	Slow	
Design Speed	25 mph	
Overall Widths		
Right-of-Way (ROW) Width	60'	A
Pavement Width	36'	B
Public Frontage Width	12'	C
Lane Assembly		
Traffic Lanes	2 @ 10'	D
Bicycle Lanes	None	
Parking Lanes	2 @ 8', marked	E
Medians	None	

Public Frontage Assembly	
Frontage Type	Street
Drainage Collection Type	Curb and Gutter
Planter Type	5' continuous planter F
Landscape Type	Trees at 30' o.c. avg.
Lighting Type	Pipe, Post, or Column
Walkway Type	7' Sidewalk G
Curb Type	Square

Table 5.10.070.J: Rear Alley

RA-24-21

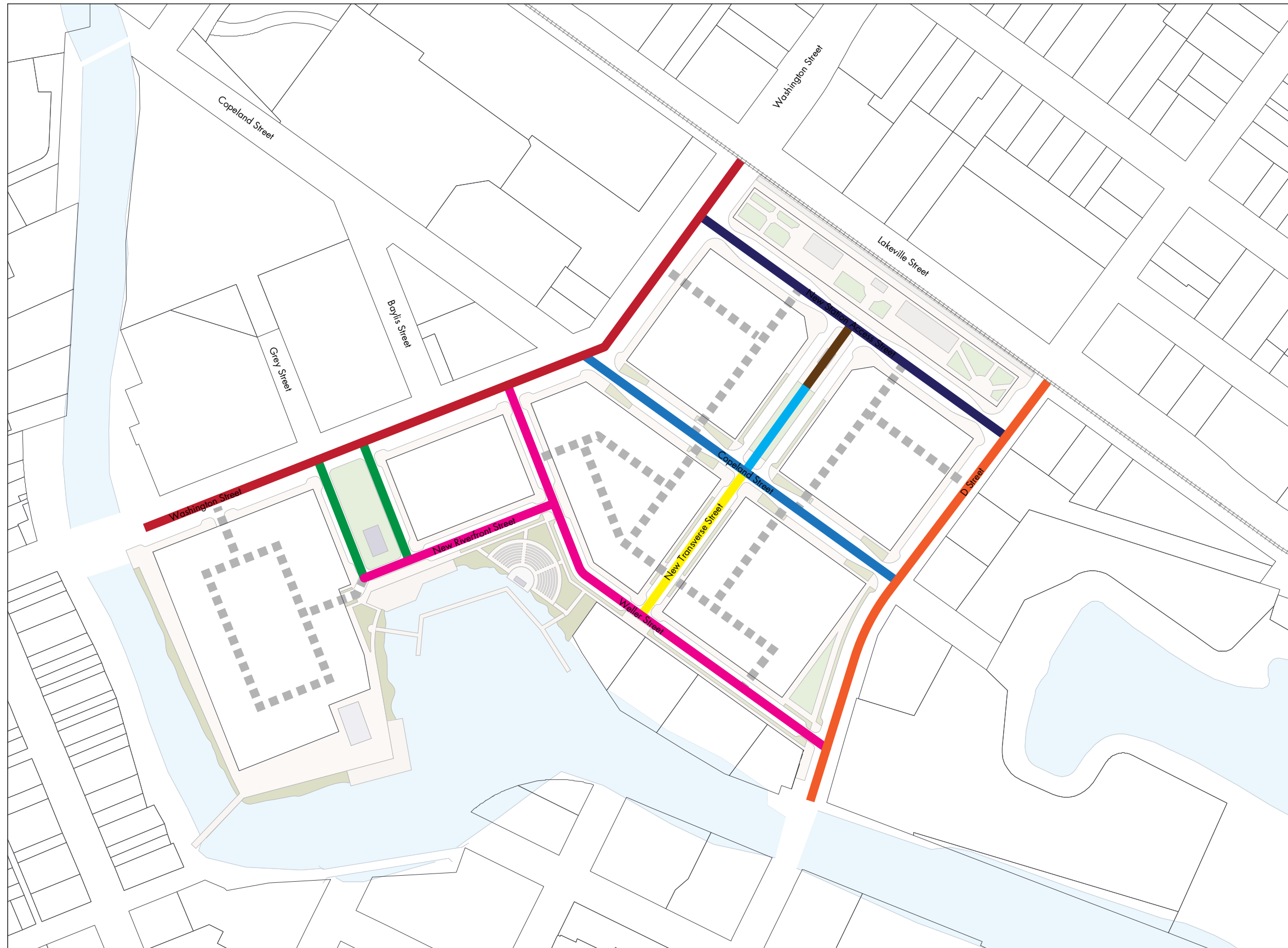


Application	
Movement Type	Slow
Design Speed	<20 mph
Overall Widths	
Right-of-Way (ROW) Width	24' (A)
Pavement Width	21' (B)
Public Frontage Width	1'6" (C)
Lane Assembly	
Traffic Lanes	2@10'6" (D)
Bicycle Lanes	None
Parking Lanes	None
Medians	None

Public Frontage Assembly	
Frontage Type	Rear Alley
Drainage Collection Type	Valley Gutter or Sheet Flow
Planter Type	None
Landscape Type	None
Lighting Type	Pipe or Post (if provided)
Walkway Type	None
Curb Type	Rolled or flush

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5.10.080 - Thoroughfare Regulating Plan Downtown Station Area Detail



Thoroughfares

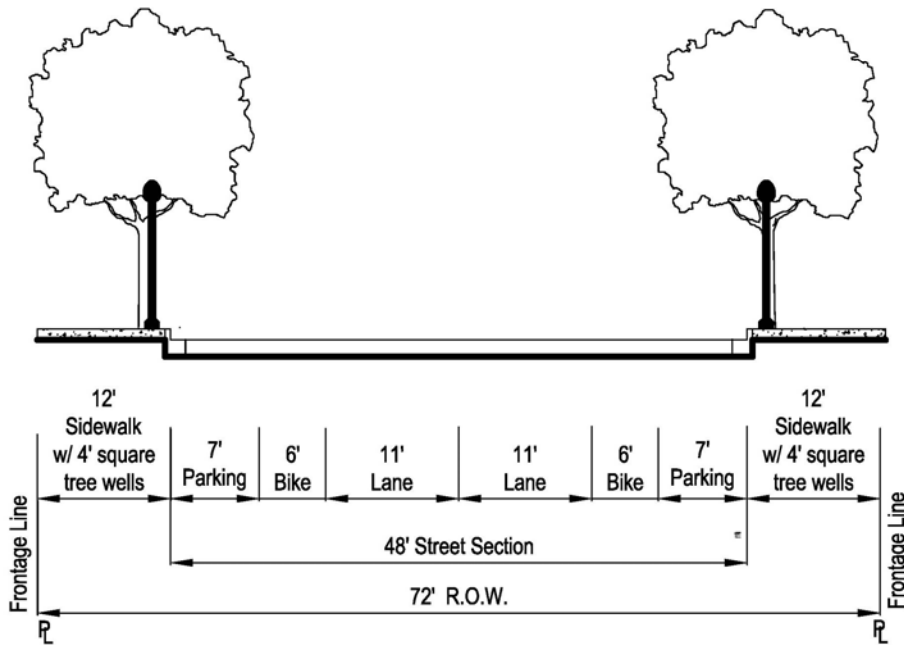
- East Washington Street (CS-98-29-TR)
- East D Street (CS-88-58-BL)
- Copeland Street (AV-78-44-TR)
- New Station Access Commercial Street (CS-78-44-TR)
- New Transverse Commercial Street w/ Linear Park (CS-104-22-TR)
- New Transverse Avenue w/ Linear Park (AV-104-22-TR)
- New Commercial Street Adjacent to Square (CS/DR-52-28)
- Weller Street/New Riverfront Commercial Street Adjacent to Basin (CS/DR-60-36)
- New Transverse Street (ST-60-36)
- Recommended Rear Alley (RA-24-21)

Note: Should any conflicts arise between this Regulating Plan and Section 5.10.100 (Thoroughfare Regulating Plan Central Petaluma Specific Plan Area), this Regulating Plan shall prevail.

Note: All frontages along the streets shown on this regulating plan shall be principal frontages.

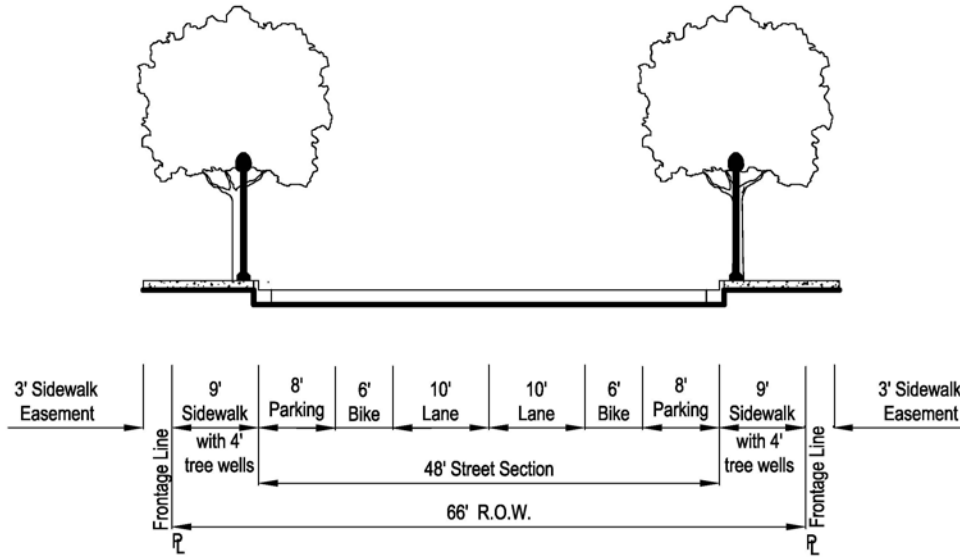
5.10.090 Central Petaluma Specific Plan Area Thoroughfare Assemblies

- A. This Section provides Thoroughfare Assemblies that were included in the original SmartCode included in the Central Petaluma Specific Plan..
- B. The application of these Assemblies shall correspond to the Thoroughfare Regulating Plan.
- C. Should any conflict arise between the regulations in this Section and Section 5.10.070 (Downtown Station Area Thoroughfare Assemblies), Section 5.10.070 shall prevail.



Caulfield Extension

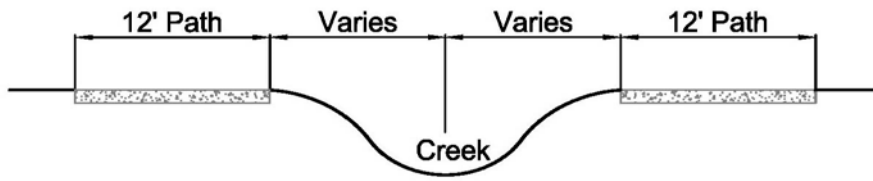
Type	Street
Movement	Free Movement
Vehicular Design Speed	30 mph
Traffic Flow	Two Ways
Curb Radius	15 ft. maximum
Lighting	15 ft. max. height



Note: Sidewalk easement applies only to new construction.

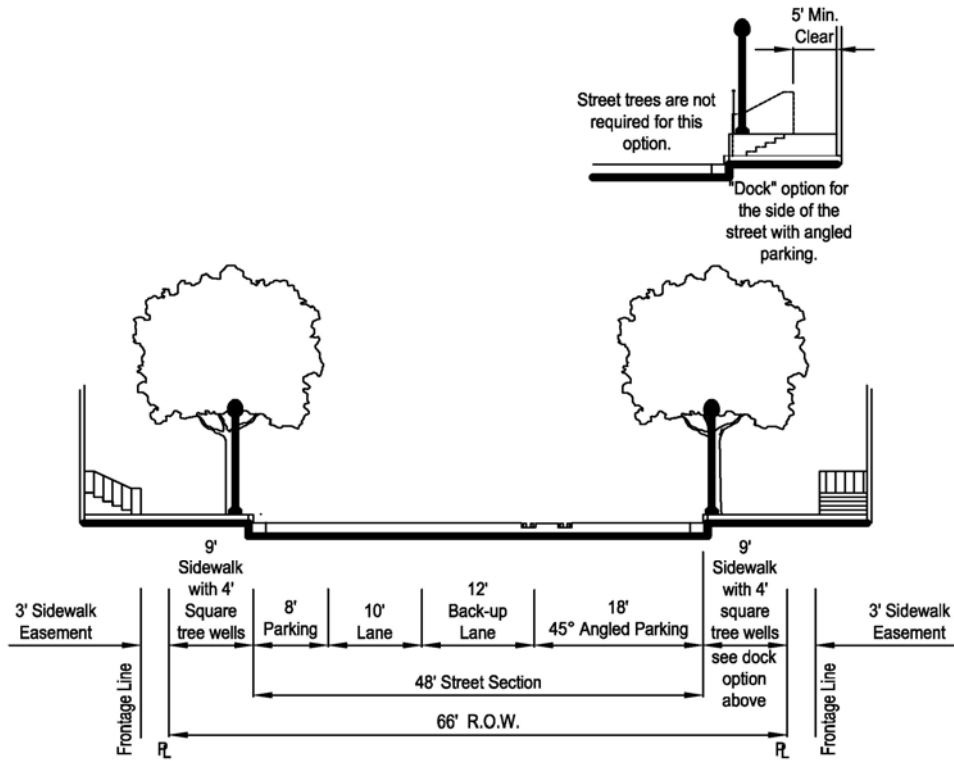
D Street

Type	Street
Movement	Free Movement
Vehicular Design Speed	30 mph
Traffic Flow	Two Ways
Curb Radius	15 ft. maximum
Lighting	15 ft. max. height



F Street Path

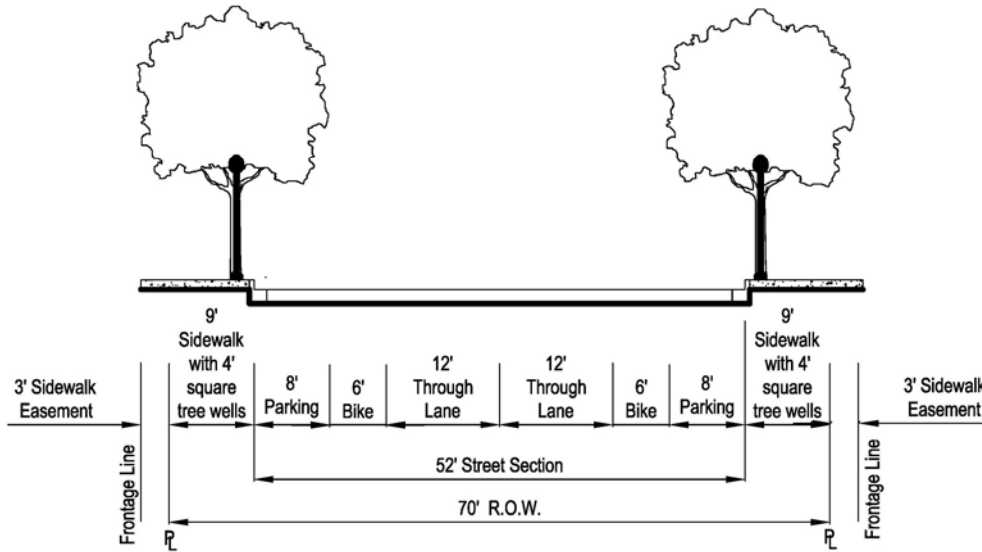
Type	Pedestrian/Bike
Lighting	12 ft. max. height



- Notes:
1. Residential stoops and steps can be parallel or perpendicular to the building face.
 2. Commercial uses on first street have the option of having a raised sidewalk ("dock") on the side of the street with angled parking.
 3. Angled parking to be on the north side of the street. (Petaluma River side.)

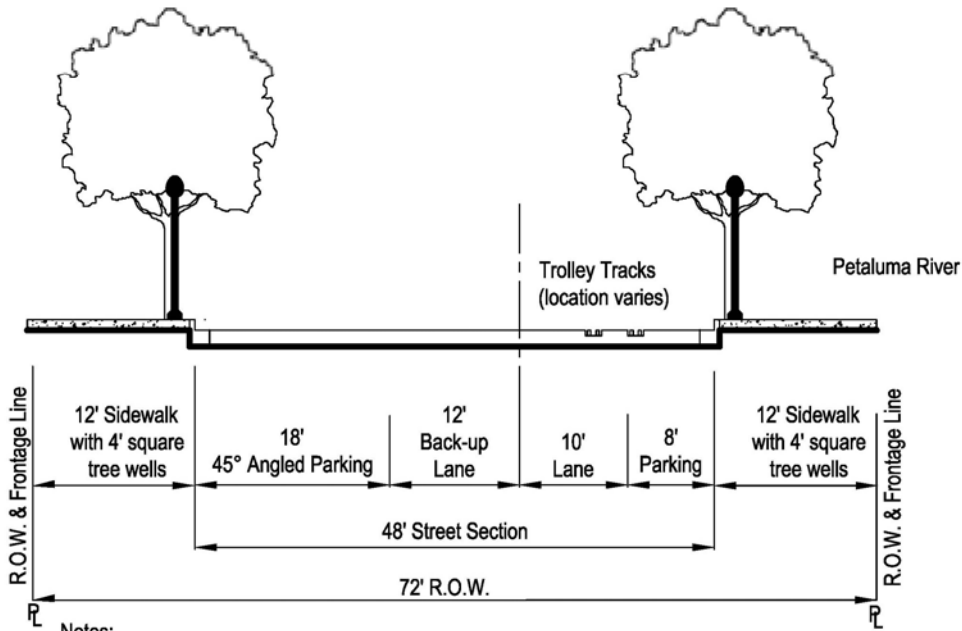
First Street

Type	Street
Movement	Free Movement
Vehicular Design Speed	30 mph
Traffic Flow	Two Ways
Curb Radius	15 ft. maximum
Lighting	15 ft. max. height



Petaluma Blvd. North & South

Type	Street
Movement	Free Movement
Vehicular Design Speed	30 mph
Traffic Flow	Two Ways
Curb Radius	15 ft. maximum
Lighting	15 ft. max. height



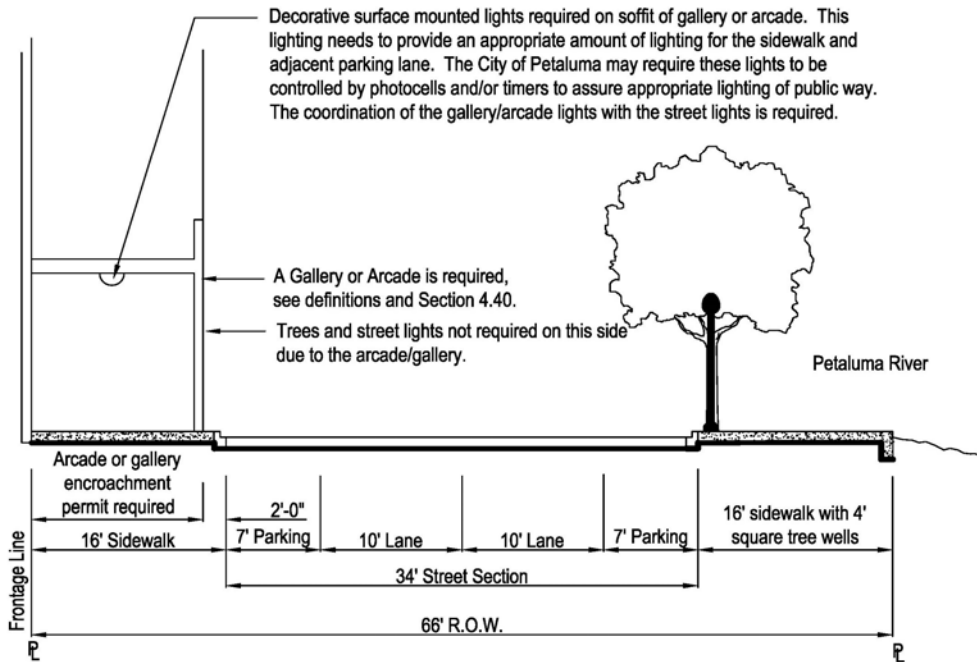
Notes:

1. In order to accommodate the trolley, parallel parking on the river side may be eliminated in some areas.
2. Street section may be otherwise varied as required to accommodate trolley and existing retaining wall.

Poultry Street (where adjacent to river's edge)

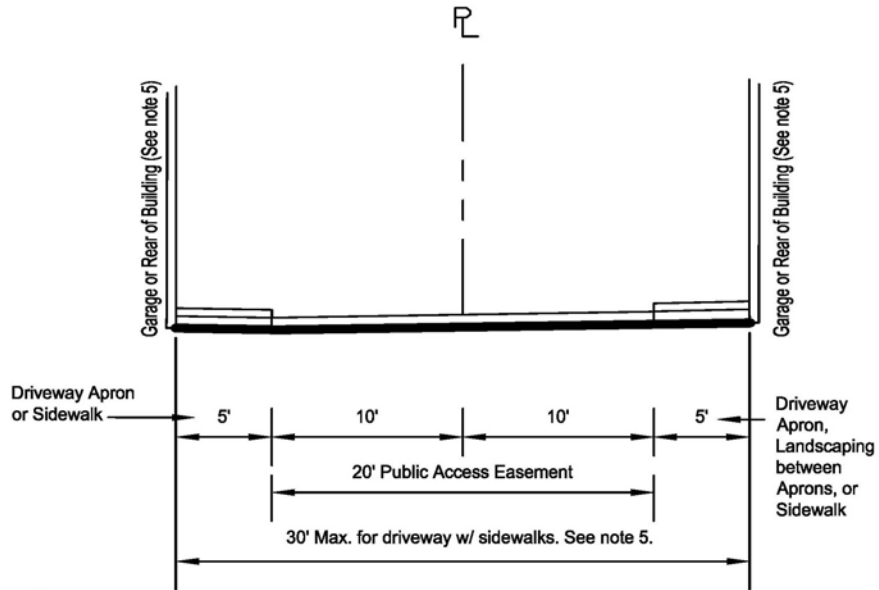
Type	Street
Movement	Free Movement
Vehicular Design Speed	30 mph
Traffic Flow	Two Ways
Curb Radius	15 ft. maximum
Lighting	15 ft. max. height

Section 5. Thoroughfare Standards



Turning Basin Drive

Type	Street
Movement	Free Movement
Vehicular Design Speed	30 mph
Traffic Flow	Two Ways
Curb Radius	15 ft. maximum
Lighting	15 ft. maximum height

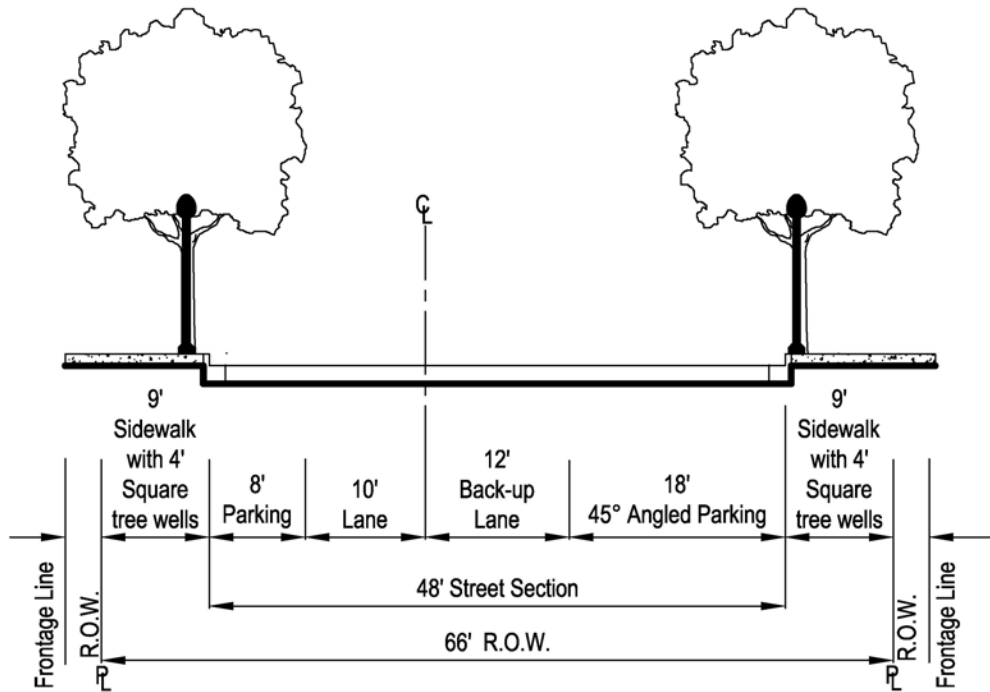


Notes:

1. Alleys not to exceed 300' in length, without review of the Petaluma fire marshal.
2. Garage attics to be sprinklered.
3. Fire Dept. to review final location of alleys for workable staging areas to be created by painting red curbs as needed.
4. Lighting to be provided by downlights attached to the garages, or by surface lighting in parking areas, if the alley leads to a surface parking lot.
5. Face of building can move as required to allow for surface parking lots between the buildings, in the third layer of the lot.
6. In the first and second layers of the lot, alley to be 20' paved with 5' sidewalks for pedestrian access.

Alley

Type	Street
Movement	Free Movement
Vehicular Design Speed	30 mph
Traffic Flow	Two Ways
Curb Radius	15 ft. maximum

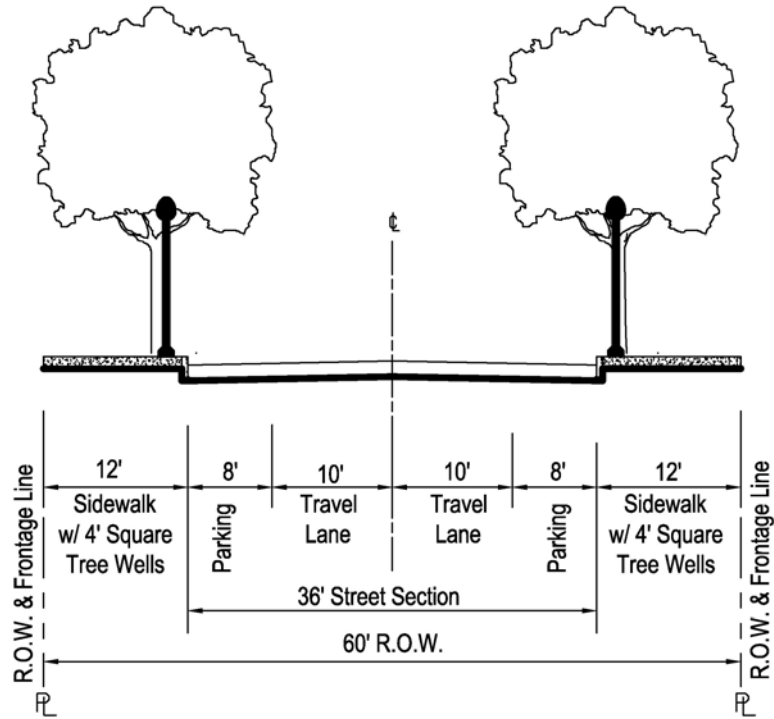


Notes:

1. Angled parking on east-west streets to be on the north (Petaluma River) side of the street.
2. Angled parking on north-south streets to be on the west side of the street.

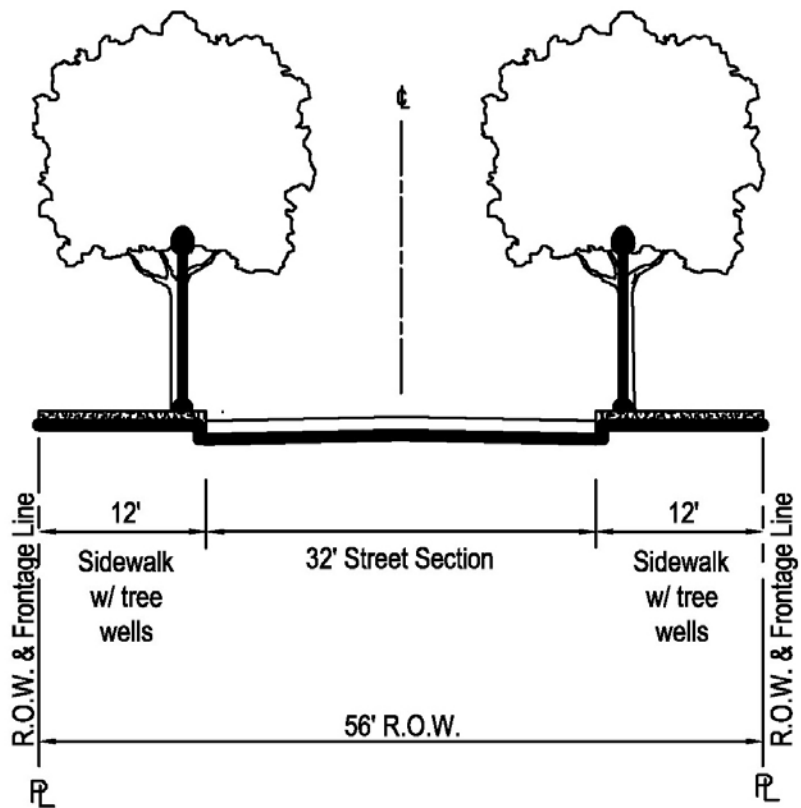
Commercial Street with Angled & Parallel Parking

Type	Street
Movement	Free Movement
Vehicular Design Speed	30 mph
Traffic Flow	Two Ways
Curb Radius	15 ft. maximum
Lighting	15 ft. maximum height



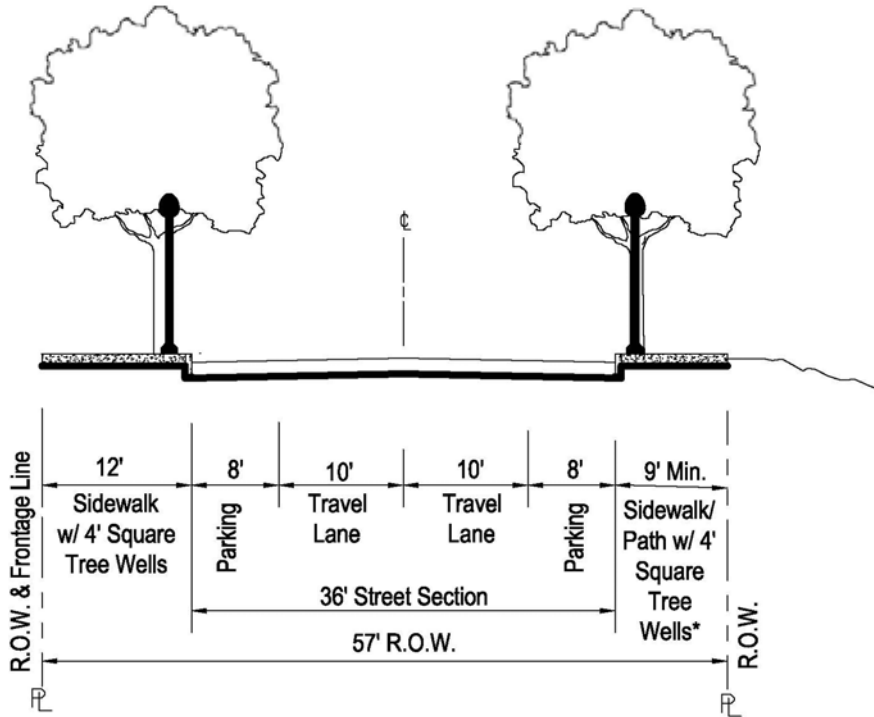
Commercial Street with Parallel Parking

Type	Street
Movement	Free Movement
Vehicular Design Speed	30 mph
Traffic Flow	Two Ways
Curb Radius	15 ft. maximum
Lighting	15 ft. maximum height



Neighborhood Street

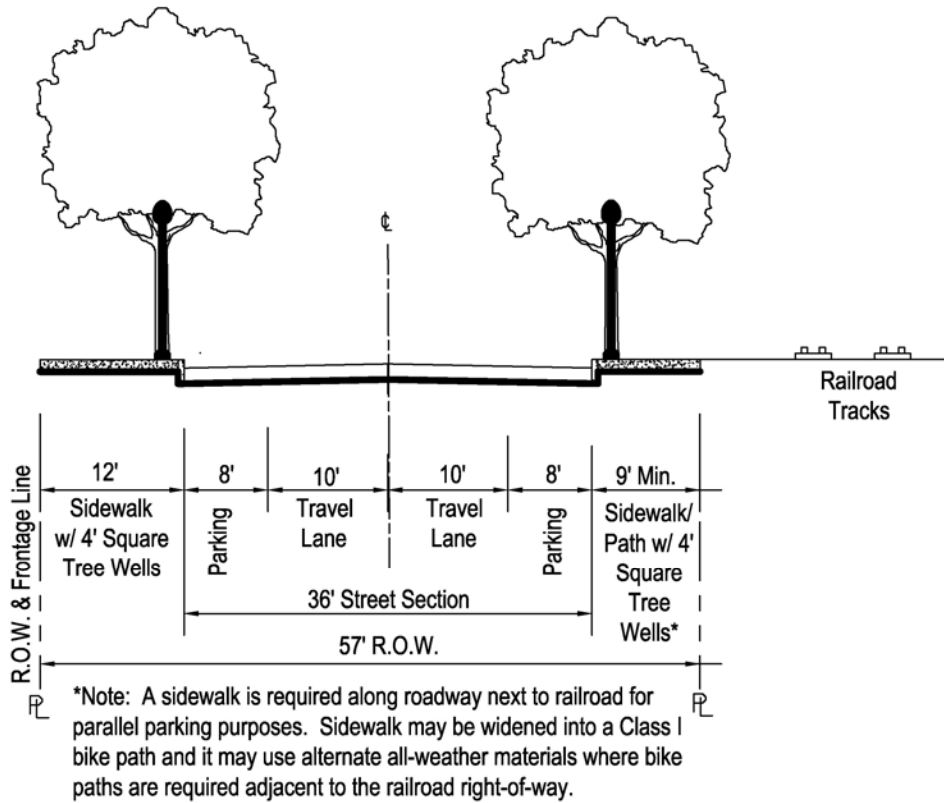
Type	Street
Movement	Free Movement
Vehicular Design Speed	30 mph
Traffic Flow	Two Ways
Curb Radius	15 ft. maximum
Lighting	15 ft. maximum height



*Note: Sidewalk/path is required along open space side of roadway for parallel parking purposes. It may be widened into a multi-use path and may use an alternate all weather material per the Petaluma River Access and Enhancement Plan. Sidewalk and river access path may also be independent of each other.

Two-Way Edge Drive with Open Space on One Side

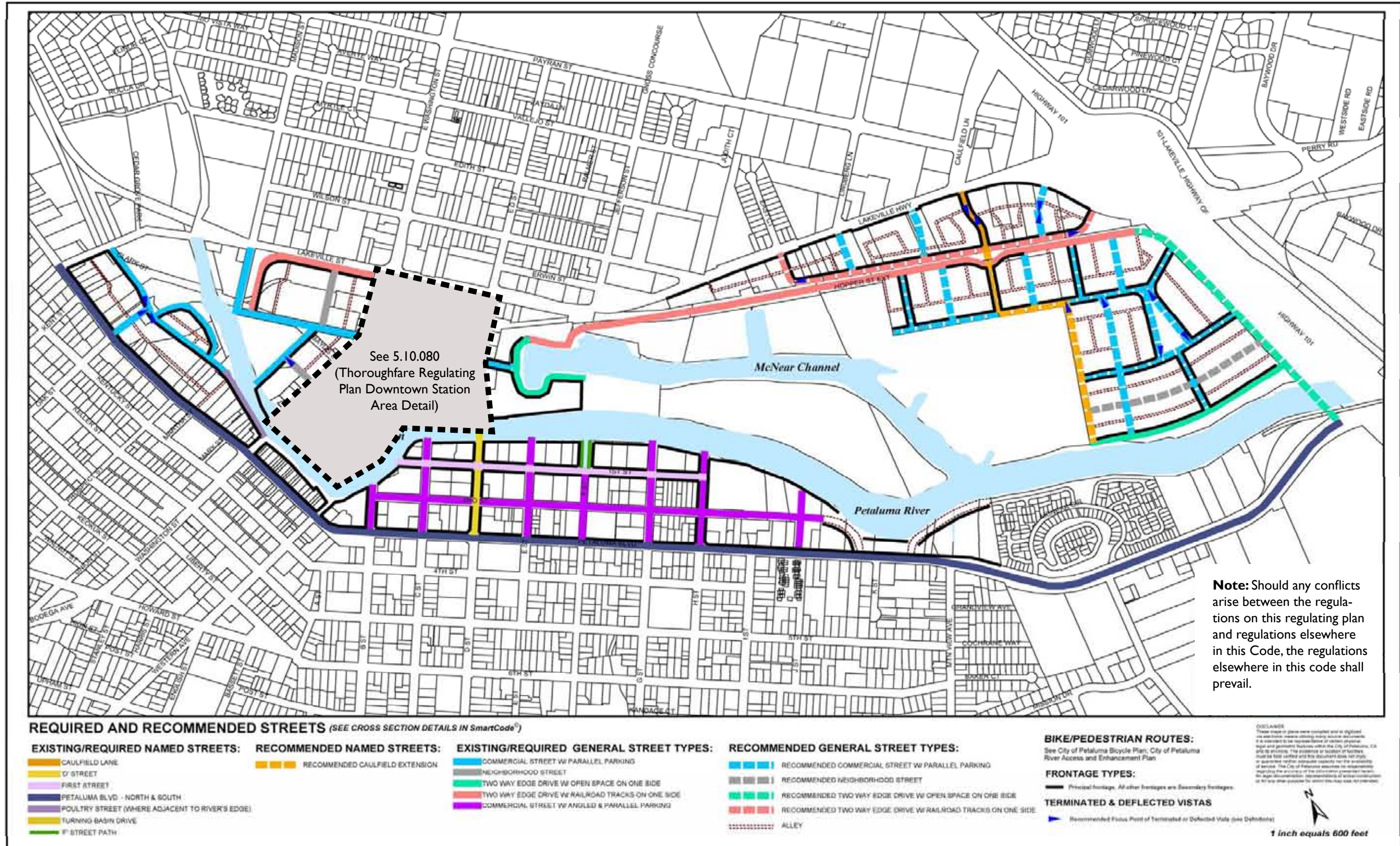
Type	Street
Movement	Free Movement
Vehicular Design Speed	30 mph
Traffic Flow	Two Ways
Curb Radius	15 ft. maximum
Lighting	15 ft. maximum height



Two-Way Edge Drive with Railroad Tracks on One Side

Type	Street
Movement	Free Movement
Vehicular Design Speed	30 mph
Traffic Flow	Two Ways
Curb Radius	15 ft. maximum
Lighting	15 ft. maximum height

5.10.100 - Thoroughfare Regulating Plan Central Petaluma Specific Plan Area



Note: Should any conflicts arise between the regulations on this regulating plan and regulations elsewhere in this Code, the regulations elsewhere in this code shall prevail.

Section 6. Parking Standards & Procedures

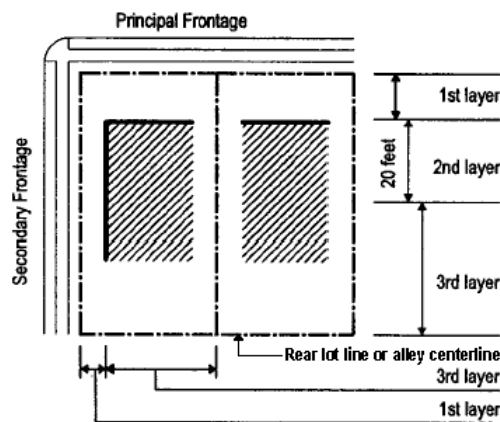
6.10.010 - Applicability

- A. Parking required. Each building and land use, including a change or expansion of a building or land use, shall provide parking areas in compliance with this Section. No building shall be occupied and no land use shall be commenced until the improvements required by this Section are completed and approved by the Director.
- B. Number of parking spaces.
 - 1. Each site shall be provided the minimum number of parking spaces required by Section 4.10 (Urban Standards Table), except where the parking requirement is reduced or otherwise changed in compliance with Section 6.10.030.
 - 2. On-street parking along the frontage lines of the site shall be counted toward fulfilling the parking requirements.
 - 3. Where Section 4.10 establishes a parking requirement based upon square feet (for example: “1 space/300 sq. ft”), the term “square feet” means the gross square footage of floor area.
 - 4. Where Section 4.10 establishes a parking requirement based upon the number of units (for example: “1 space per unit”), the term “unit” means per dwelling unit, and each Live/Work Unit, including both its living space and working space, shall be counted as one dwelling unit.
 - 5. Where Section 4.10 establishes a parking requirement based upon the number of rooms (for example: “1 space per room”), the term “room” means a guest room or suite, and no additional spaces are required for accessory facilities such as restaurants, meeting rooms, swimming pools, etc.

6.10.020 - Location of Parking

A. Required off-street parking shall be located on the same parcel as the uses served unless off-site parking is authorized in compliance with Section 6.10.030.E (Off-site parking). Parking shall be located on each site in compliance with the parking layer requirements in Section 4.10 (Urban Standards Table). The parking layers required by Section 4.10 are defined and illustrated as follows.

1. First layer. The area between the frontage line and the facade line. (See Illustration below)
2. Second layer. The area between the facade line and 20 feet from the facade. (See Illustration below) Note that the second layer is not required on the Secondary Frontage.
3. Third layer. That portion of the lot that is neither the first layer nor the second layer. Generally this portion of the lot extends to an alley or an interior lot line. (See illustration below)



4. Surface parking. Surface parking shall be located in the third layer and masked by a streetwall or building, except that driveways and aprons may be located in the first or second layer. See Urban Standards for maximum/minimum percent frontage requirements.

For parking garages, parking shall be located as follows:

- a. On the ground story, parking shall be located in the third layer and masked by a liner building.
- b. On stories above the ground story, parking may be located in the second or third layers.
- c. Parking in basement stories may be located in the second or third layers. Podium parking in the second layer must not be visible from a principal frontage. On secondary frontages, screening podium parking with hedges or vines is acceptable. If parking is fully below grade, parking may be located in any layer.

6.10.030 - Reduction of Parking Requirements

The number of parking spaces required by Section 4.10 (Urban Standards Table) may be reduced, and the type or location of parking spaces required by this Section 6 may be modified as follows.

- A. Alternative parking arrangements. The review authority may reduce the number of parking spaces or eliminate on-site parking requirements for projects where the applicant executes an agreement with the City to:
 - 1. Waive the right to protest the formation of a parking district; or
 - 2. Provide some other fair share contribution acceptable to the review authorityThe agreement shall be recorded.
- B. Shared on-site parking. Where two or more uses on the same site have distinct and differing peak parking usage periods, (e.g. a theater and a bank), a reduction in the required number of parking spaces may be allowed by the Director. Approval shall also require a recorded covenant running with the land, recorded by the owner of the parking lot, guaranteeing that the required parking will be maintained exclusively for the use or activity served for the duration of the use or activity. Possible options for determining shared parking arrangements include the Urban Land Institute Publication Shared Parking.
- C. Waiver of parking. The Director may reduce or waive the number of parking spaces required based on quantitative information provided by the applicant that documents the need for fewer spaces (e.g., sales receipts, documentation of customer frequency, information on parking standards required for the proposed land use by other cities, etc.).
- D. Waiver of parking - Off-hour uses. The review authority may waive the parking requirements of this Part for land uses that are determined by the review authority to operate exclusively when their peak parking demand occurs after the evening peak period parking demand for the Central Petaluma area, and adequate on-street or public parking is available.
- E. Off-site parking. A project that is not located within a parking assessment district may locate required parking away from the site of the proposed use
 - 1. Location of parking. Off-site parking shall be located within a 1250 foot walking distance of the site. (This distance corresponds to a five minute walk.) Where approved by the review authority, off-site parking may be located at a more remote site.
 - 2. Evaluation of proposal. In considering a request for off-site parking at a distance of greater than 1250 feet, the review authority shall consider whether adequate provisions, such as shuttle service, have been provided to bring drivers from the parking to the site.
 - 3. Guarantee of continued availability. Required parking spaces that are off-site shall be committed by a recordable covenant, lease, or other agreement, acceptable to the City Attorney. The parties to the covenant, lease, or agreement shall include the owners, and if applicable, the lessees of the off-site parking spaces and the owners, and if applicable, the lessees of the subject site, with covenants reflecting the conditions of approval and the approved off-site parking plan.

4. Loss of off-site spaces.
 - a. Notification to the City. The owner or operator of a business that uses approved off-site spaces to satisfy the parking requirements of this Section shall immediately notify the Director of any change of ownership or use of the property for which the spaces are required, and of any termination or default of the agreement between the parties.
 - b. Effect of termination of agreement. Upon notification that a lease for required off-site parking has terminated, the Director shall determine a reasonable time in which one of the following shall occur:
 - (1) Substitute parking is provided that is acceptable to the Director;
 - (2) The size or capacity of the use is reduced in proportion to the parking spaces lost; or
5. Valet parking. Off-site valet parking may be authorized through Conditional Use Permit approval, provided that the off-site parking location shall comply with the requirements of Subsections E.3 and E.4 above. Compliance with Subsections E.1 and E.2 is not required for valet parking.

6.10.040 - Disabled/Handicapped Parking Requirements

Parking spaces for the disabled shall be provided in compliance with the Uniform Building Code (UBC), the Federal Accessibility Guidelines, and/or California Code of Regulations Title 24, as applicable. These spaces shall count toward fulfilling the parking requirements of this Code.

6.10.050 - Parking Design and Development Standards

Required parking areas shall be designed and constructed as follows, and in compliance with the guidelines of the Planning Commission. The standards of this Section may be modified by the Planning Commission where it determines that alternative parking designs and standards will more appropriately relate to the operating characteristics of the proposed development or new land use, while being equally effective in providing parking areas that are safe, convenient, use land efficiently, and are aesthetically attractive.

- A. Access to parking.
 1. Parking, including parking garages, shall be accessed from an alley or secondary frontage when possible. The opening of a parking lot or garage on a frontage shall not exceed two lanes in width.
 2. Pedestrian entrances to all parking lots and parking garages shall be directly from a frontage line. Only underground parking garages may be entered directly from a building.
 3. Parking areas for nonresidential uses shall maintain a minimum unobstructed clearance height of 14 feet above areas accessible to vehicles.

- B. Access to adjacent sites. Applicants are encouraged to provide off-street vehicle access to parking areas on adjacent properties to provide for convenience, safety, and efficient circulation. Shared pedestrian access between adjacent properties is also strongly encouraged.
- C. Parking space and lot dimensions. Parking lots and stalls shall be designed with the following minimum dimensions.

Angle of Parking	Length of Parking Stall	Width of Parking Stall	Aisle Width
60° or less (one-way) 90° (one-way)	18 ft	8.5 ft	18 ft.
90° (two-way)	18 ft.	8.5 ft.	22 ft.

- D. Landscaping. Parking areas shall be landscaped in compliance with the following requirements.
 1. Adjacent to residential use. A parking area for nonresidential use that abuts a residential use shall provide a six foot tall solid masonry wall or fence along the property line to address land use compatibility issues such as nuisance, noise and light/glare.
 2. Amount of landscaping. Each use shall provide landscaping within and/or around the parking area at a minimum ratio of 10 percent of the gross area of the parking lot. A minimum of one shade tree shall be provided for each five parking spaces or trees provided to achieve 50% canopy coverage of paved area at maturity, whichever is greater.
 3. Location of landscaping. Landscaping shall be evenly dispersed throughout each parking area. Orchard-style planting (placement of trees in uniformly-spaced rows) is encouraged for larger parking areas.
 4. Irrigation. Irrigation shall be provided for landscaped areas.

Section 6. Parking Standards & Procedures

- E. Lighting. Parking lot lighting shall comply with the following requirements.
1. Outdoor light fixtures shall be limited to a maximum height of 15 feet or the height of the nearest building, whichever is less.
 2. Lighting shall be energy-efficient, and shielded or recessed so that:
 - a. The light source (i.e., bulb, etc.) is not visible from off the site; and
 - b. Glare and reflections are confined to the maximum extent feasible within the boundaries of the site.Each light fixture shall be directed downward and away from adjoining properties and public rights-of-way.
 3. No lighting on private property shall produce an illumination level greater than one footcandle on any property within a residential zoning district except on the site of the light source.
 4. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness, as determined by the Director.
- F. F. Striping and identification.
1. Vehicle spaces. Parking spaces shall provide understandable markings to indicate where drivers should park. Subtle markings, such as contrasting colors in paving stones, are encouraged.
 2. Restriping. The restriping of any parking space or lot shall require the approval of a restriping plan by the Director.
- G. G. Surfacing.
1. Parking spaces and maneuvering areas shall be provided with all-weather surfaces consistent with City standards and as approved by the review authority.
 2. The City desires to reduce stormwater run-off and water pollution, and to allow for the replenishment of groundwater. For parking areas, the goal is to reduce the amount of run-off generating surface area. Therefore, permeable surfaces for parking and maneuvering areas are encouraged. Acceptable permeable surfaces include:
 - a. pervious concrete;
 - b. pervious pavers (products such as Unipaver, Eco-stone and SF Rima or an approved equivalent);
 - c. gravel, bark or grass when reinforced to provide adequate load-bearing (including geo-technical structures such as Invisible Structures' Grasspave and Gravelpave products, or an approved equivalent);Other permeable surfaces may be approved by the Director. (Reference: Condon, Patrick and Stacy Moriarty, eds. 1999. Second Nature: Adapting LA's Landscape for Sustainable Living. LA: Treepeople.)
- H. Loading. No loading spaces are required. Off-street loading spaces to be striped "loading zone" by The City of Petaluma by warrant

6.10.060 - Bicycle Parking

Bicycle parking shall be provided in compliance with the Petaluma Bicycle Plan as amended from time to time.

6.10.070 - Sunset Clause: Establishment of Civic Parking Infrastructure

There shall be no minimum parking requirements for any use, notwithstanding the minimum parking requirements established in Sections 6.10.10, after the City Council has adopted a policy targeting a parking availability of 15% for on-street parking spaces on each block face and parking is managed to achieve this supply goal through the use of permits, time-limits, pricing, or a combination thereof.

Section 7. Historic Resource Conservation & Preservation

7.10.010 - Purpose

The following standards are intended to protect sites and structures identified by the community as culturally and/or historically significant, that contribute to Petaluma's character and identity, and that should be preserved and/or restored.

7.10.020 - Applicability

No person shall alter the exterior of, construct improvements to, or demolish any historic structure except in compliance with the provisions of this Code, which shall include the analysis required by the California Environmental Quality Act (CEQA) to determine historic significance, and the effects of the proposed alterations.

7.10.030 - Historic Landmark Designation

The Council may designate an improvement, natural feature, or site as an historic landmark and any area within the City as an historic district in compliance with this Section, based on the Council's evaluation of the age of the subject structures, distinguishing characteristics, distinct geographical area, familiar visual feature, significant achievement, and/or other distinctive feature.

- A. Procedure. The designation of an historic landmark or district on Petaluma's Historic Register, or the removal of an historic landmark or district from the register, shall comply with the procedure established by the Zoning Ordinance for amendments (Article 27), including public notice and a hearing in compliance with State law, a recommendation by the Historic and Cultural Preservation Committee, and a final decision by the Council.
- B. Permit issuance during nomination process. No permit for any improvement or structure within a proposed historic district or relative to a nominated historic landmark shall be issued while the nomination process is pending.
- C. Placement on the Historic Register. The nominated district, site, or structure shall be placed on the Historic Register after being officially accepted by the Council, and the designation shall be recorded for each affected parcel in the office of the Sonoma County Recorder.
- D. Removal from the Historic Register. A designated local resource may only be removed from the Local Register in the following cases:
 1. When a Certificate of Appropriateness has been approved for demolition; or
 2. After five years of being designated, the property owner may submit a "de-nomination statement," outlining reasons for removal from the register. The de-nomination request shall be processed in compliance with the procedure for nomination listed above. The de-nomination statement must provide written proof and documentation that the findings used to designate the structure were largely in error, or that new information has been discovered, material to the decision to

designate a the resource, which was not discovered through the exercise of due diligence at the time of the original designation.

If delisting a designated resource is proposed, the lead agency shall conduct environmental review in compliance with the State Guidelines for the implementation of the California Environmental Quality Act (CEQA) as they relate to historic resources.

7.10.040 - Certificate of Appropriateness - General Requirements

- A. Purpose. A Certificate of Appropriateness (COA) is intended to protect structures, improvements, natural features, objects, and areas of architectural, cultural, economic, historic, political, and social importance from unnecessary and/or inappropriate alteration, demolition, or removal.
- B. Applicability. A COA is required for the alteration, demolition, moving, or removal of any landmark or structure designated on the City’s Historic Register, any individual cultural resource or any contributing cultural resource within a historic district, and for any alteration, demolition, moving, or removal of any potential cultural resource identified through the City’s review of a land use and/or development permit application or CEQA review, by the City, any agent of the City, or a private party. A COA shall be required:
 - 1. In addition to any other permits required by this Code and the Zoning Ordinance; and
 - 2. Shall accompany any permit or any work otherwise altering the architectural features or appearance of the resource.

Alteration shall mean any act or process, through private or public action, that changes the specified character defining a cultural resource or significant physical features or architectural appearance of a cultural resource, including the reconstruction, new construction additions, repair, restoration, rehabilitation, replacement or removal of any resource.

Changes in character include modification of a structure, architectural detail or visual characteristic (e.g., grading, paint color, surface texture), surface paving, the addition of new structures, the cutting or removal of trees, landscaping and other natural features, the disturbance of archaeological sites or areas, and the placement or removal of any significant objects (e.g., fences, landscaping and accessories, light fixtures, plaques, signs, steps, street furniture, and walls) affecting the significant visual or historical qualities of the property.

When approving a COA, the review authority may permit a waiver of development standards for designated cultural resources only.

- C. Application preparation and filing. A Certificate of Appropriateness application shall be filed with the Department. The application shall include plans and specifications showing the proposed change in architectural appearance, color and texture of materials, the proposed architectural design of the structure, and any additional information required by Director. The application shall also show the relationship of the proposed work to the surrounding environs. A COA application may propose discreet alterations of a cultural resource or may propose a long-term plan of rehabilitation and preservation of a particular resource.

Section 7. Historic Resource Conservation & Preservation

- D. Application for demolition. An application for demolition of a historic resource, a structure within a historic district, or for new construction on a cultural resource property shall include plans and specifications for the proposed new structure or addition and shall include information pertaining to landscaping, massing, relationship to site and streetscape, scale, and signs. The application shall be accompanied by any other information that the Director determines is required for an informed evaluation of the proposed work.
- E. Within a historic district. Both individual resources and contributing resources are subject to all Certificates of Appropriateness findings and requirements. Non-contributing resources are not subject to the requirements of this Section, but will be reviewed to ensure that proposed development on the non-contributing property will not degrade the historical character of the historic district. If non-contributing resources are proposed to be demolished, a COA shall be required to ensure that the proposed development will not degrade the historical character of the historic district.
- F. CEQA. The review and approval of a COA shall require environmental review in compliance with the California Environmental Quality Act (CEQA) as it relates to historic resources.

7.10.050 - Certificate of Appropriateness - Review and Approval

A public hearing shall be scheduled for a Certificate of Appropriateness (COA) requiring Historic and Cultural Preservation Committee approval as soon as practicable after receipt of the application.

- A. Public hearing notice. Notice of the public hearing shall be given at least 10 days prior to the hearing by mailing to the property owner of record and all owners of property within 300 feet of the exterior boundaries of the site, and by publication in a newspaper of general circulation within the City.
- B. Review and approval.
 - 1. Criteria for review. In evaluating a COA application, the review authority shall use any applicable design guidelines, and the Secretary of the Interior's Standards for Rehabilitation and shall consider the factors (e.g., the existing and proposed architectural style, arrangement, color, design, materials, and texture to be used) with regard to the original distinguishing architectural characteristics of the cultural resource. In addition, the Director may require that the proposed work be reviewed by a preservation architect. The actual work shall be completed by a preservation contractor or someone with demonstrated expertise in the field. Wherever feasible, the State Historic Building Code (SHBC) and the Uniform Code for Building Conservation (UCBC) shall be used in permitting any alteration to a cultural resource.
 - 2. Authority of Historic and Cultural Preservation Committee. The Historic and Cultural Preservation Committee may approve or deny a COA, in whole or in part. Notice of the Historic and Cultural Preservation Committee decision shall be sent to the applicant, owner and occupants of the property within 10 days of the date of the Historic and Cultural Preservation Committee's decision.
 - 3. Authority of Director. The Director may approve a COA for a proposal for minor architectural elements and details, paint or other colorings or finishes, minor site improvements, or signage. Director approval of a COA shall require making all

of the findings required by Subsection D., but does not require a public hearing or public notice. The Director may also approve fences, replacement of window glass, replacement in-kind of windows, doors, roofs, or exterior materials, or proposals which are determined by the Director to be ordinary maintenance or repair, and which are conducted in a manner that preserves the archaeological, cultural, and historic value of the cultural resource through conformance with any applicable prescriptive standards and/or design guidelines adopted by the City, and/or the guidelines of the Secretary of the Interior's Standards for Rehabilitation. Minor changes or modifications to a COA can be approved by the Director, even if the Director was not the approving body. The Director may refer any COA application to the Historic and Cultural Preservation Committee for hearing and decision.

- C. Investigation for COA. The review authority may require the applicant to furnish material evidence, as needed, supporting the request for alteration, demolition, or removal of a cultural resource or to give testimony and furnish evidence of any or all of the following, where appropriate:
1. Cost estimates for the proposed alteration, construction, demolition, or removal, and an estimate of the costs that would be incurred to comply with the requirements of the COA;
 2. A written report from a licensed structural engineer with experience and expertise with historic structures and rehabilitation, as to structural integrity and suitability for rehabilitation;
 3. Estimated market value of the property in its current condition and estimated market value after completion of the proposed alteration, construction, demolition, or removal as compared with any changes required by the COA.
 4. In the case of a proposed demolition, an estimate from an appraiser, architect, developer, real estate consultant, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or adaptive reuse of the existing structure on the property and its market value for continued use after rehabilitation;
 5. For income-producing properties, information on annual gross income, current assessed property valuations, current property value appraisals, depreciation, reductions, and annual cash flow after debt service, operating and maintenance expenses, real estate taxes, and other information considered necessary by the review authority to determine whether substantial evidence of economic hardship exists;
 6. Remaining balance on any mortgage or other financing secured by the property for the previous two years;
 7. All appraisals obtained within the previous two years by the owner or applicant in connection with the financing, ownership, or purchase of the subject property;
 8. Amount paid for the property, the date of purchase, and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer. Additionally, any listing of the property for sale or rent, prices asked and offers received, if any, within the previous two years;
 9. Assessed value of the property according to the two most recent assessments;
 10. Real estate taxes for the previous two years;

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11. Form of ownership or operation of the property, whether sole proprietorship, for-profit or nonprofit corporation, limited partnership, joint venture, or other; and
 12. Other information considered necessary by the review authority for a determination as to whether the property does yield or may yield a reasonable return to the owner.
- D. Findings for Certificate of Appropriateness.
1. Alterations, generally. A COA shall be issued for a proposed alteration only if the review authority first finds that:
 - a. The proposed work will neither adversely affect the significant architectural features of the cultural resource nor adversely affect the character or historic, architectural, aesthetic interest, or value of the cultural resource and its site; and
 - b. The proposed work conforms to any prescriptive standards and design guidelines adopted by the City for the particular resource, and to the Secretary of the Interior's Standards for Rehabilitation, and does not adversely affect the character of the cultural resource; and
 - c. In the case of construction of a new improvement upon a cultural resource property, the use and design of the improvement shall not adversely affect, and shall be compatible with, the use and design of existing cultural resources within the same historic district; and
 2. Alterations found not to be adverse. The effect of alteration on a cultural resource that would otherwise be found to be adverse may be considered not adverse for the purpose of this Section when the alteration is:
 - a. Limited to the rehabilitation or restoration of improvements; and
 - b. Conducted in a manner that preserves the archaeological, cultural, and historic value of the cultural resource through conformance with any prescriptive standards adopted by the City for that cultural resource, cultural resource property, or historic district, and the guidelines of the Secretary of the Interior's Standards for Rehabilitation.
- E. Conditions for Certificate of Appropriateness. The Review Authority may approve a Certificate of Appropriateness subject to any condition deemed necessary or desirable to effect the purposes of this Part. The conditions shall be covenants running with the land.
- F. Period of validity of Certificate of Appropriateness. A COA shall become void unless construction is commenced within 24 months from the date of approval. A COA may be renewed for 24-months by applying to the Department a minimum of 30 days before the expiration of the certificate. The review authority may grant an extension for another 24-month period. A COA may be extended only twice, and a new COA is required thereafter. If the project is not completed within 24 months after the expiration of the last Building Permit, a new Certificate of Appropriateness shall be required to complete the work.

7.10.060 - Certificate of Appropriateness - Proposed Demolition

The following requirements may apply in cases involving proposed demolition, in addition to all other applicable provisions of this Part.

- A. Required findings. The Historic and Cultural Preservation Committee shall approve a COA for the demolition of a cultural resource only in conjunction with the concurrent

approval of a proposed replacement project, and only after first making all of the following findings.

1. 1. The cultural resource cannot be remodeled, rehabilitated or re-used in a manner that would allow a reasonable use;
 2. 2. Denial of the application will diminish the value of the subject property so as to leave substantially no value; and
 3. 3. The cultural resource cannot be remodeled, rehabilitated, or re-used in a manner that would allow a reasonable rate of return.
- B. Justifiable hardships. Personal, family or financial difficulties, loss of prospective profits and Building Code violations shall not justify the issuance of a COA.
- C. Economic hardship. Demolition not in compliance with the findings required by Subsection A may be approved only in cases of economic hardship. Economic hardship is defined as a substantial cost to the property owner that is patently unreasonable in comparison to the benefit conferred to the community should the owner be limited to following the guidelines for preserving or protecting the property. In order to approve demolition on the basis of economic hardship, the Historic and Cultural Preservation Committee may require that some or all of the following findings are made:
1. Disapproval would substantially diminish the value of the property;
 2. The sale or rental of the property is impractical when compared to the cost of holding the property for uses allowed in the subject zoning district;
 3. An adaptive reuse study has been conducted and found that utilization of the property for lawful purposes is prohibited or impractical;
 4. Disapproval would unreasonably damage the owner of the property in comparison to the benefit conferred on the community;
 5. All means involving City sponsored incentives (e.g., amendments to this Code and/or the Zoning Ordinance, Building Code modifications, financial assistance, and/or grants) have been explored to relieve possible economic hardship;
 6. Without approval of the proposed construction, demolition, exterior alteration, remodeling, or removal, the reasonable use of or return from a designated landmark or property within an historic district will be denied a property owner; and
 7. In the case of a proposed demolition, the Director shall make an additional finding that the designated landmark cannot be remodeled or rehabilitated in a manner that would allow a reasonable use of or return from the property to the owners.
- E. Effect of demolition. If approval of a COA will result in the demolition of a cultural resource, the applicant shall be required to memorialize the resource proposed for demolition in compliance with the standards of the Historic American Building Survey (HABS). The documentation may include an archaeological survey, floor plans, measured drawings, photographs, or other documentation specified by the Historic and Cultural Preservation Committee.

When appropriate, the Historic and Cultural Preservation Committee may require that a memorialization of the resource be incorporated into the proposed redevelopment of the site including the following:

1. Book or pamphlet;
2. Photographic display;

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3. Small museum or exhibit;
4. Use of original fixtures; and/or
5. Other methods deemed appropriate by the Historic and Cultural Preservation Committee.

7.10.070 - Certificate of Appropriateness - Disaster Damage

A Certificate of Appropriateness is required to alter, add to, repair, restore, reconstruct, demolish or replace a disaster-damaged cultural resource in compliance with this Code, except where the Building Official determines that an unsafe or dangerous condition exists in compliance with Section 7.10.100 (Unsafe or Dangerous Condition).

7.10.080 - Adaptive Re-Use and other Rehabilitation Incentives

- A. Purpose. The rehabilitation incentives provided by this Section are intended to encourage the maintenance, preservation, and rehabilitation of cultural resources in the City, recognizing that maintaining and rehabilitating a cultural resource places increased burdens on the affected property owner. These rehabilitation incentives are intended to reduce those burdens so that property owners will be encouraged to invest in maintaining the City's cultural resources.
- B. Applicability. Upon designation of a structure or improvement as a designated cultural resource, the property owner may apply to the Council for aid and assistance in rehabilitating the resource. The application for rehabilitation incentives is considered the necessary planning permit; the applicant need not submit additional applications for other permits required by this Code or the Zoning Ordinance, but shall comply with any City requirements for a Building Permit, Grading Permit, etc.
- C. Types of incentives allowed. The Council may grant any or all of the following rehabilitation incentives
 1. Adaptive reuse, including the approval of a change to a land use that is not otherwise allowed in the zone, but which is permitted in other zones;
 2. Mills Act Agreements;
 3. Permit fee waivers; and/or
 4. Reduction and/or substantial modification in the development standards of this Code and/or the Zoning Ordinance.
- D. Application content. Applications shall include the information required by the Director.
- E. Review and approval of rehabilitation incentives.
 1. Hearing and action. The Historic and Cultural Preservation Committee shall hold a public hearing to determine the eligibility of a property for rehabilitation incentives and shall, by resolution, approve or deny any incentives. The action of the Historic and Cultural Preservation Committee on a Mills Act agreement shall be a recommendation to the Council; the Council has final approval authority in Mills Act decisions. Public notice for the hearing shall comply with State law.

2. Required findings for approval. The Historic and Cultural Preservation Committee may recommend or grant rehabilitation incentives, only after first making all of the following findings:
 - a. Findings for all incentives.
 - (1) Each incentive to be granted serves to compensate the property owner for the increased burden, in terms of maintenance and expense, that rehabilitation would entail;
 - (2) No approved incentive would impair the aesthetic, architectural, or historic integrity of the resource; and
 - (3) No proposed incentive would be detrimental to the public health, safety, or general welfare.
 - b. Findings for adaptive reuse. In addition to the above findings, the Historic and Cultural Preservation Committee shall make the following findings for the approval of adaptive reuse:
 - (1) The change of use would occupy no more floor area than the original use;
 - (2) The proposed use would not significantly impair the physical character of the area in which it is located; and
 - (3) The change of use would result in substantial restoration of the significant and architectural features or exterior architectural appearance of the resource, and/or will result in a maintenance plan that will ensure the upkeep and continued maintenance of the resource over the expected life of the project.
3. Conditions of approval. In approving rehabilitation incentives, the Historic and Cultural Preservation Committee may impose any conditions of approval deemed necessary to ensure compatibility between the new use and the surrounding area.

7.10.090 - Duty to Maintain and Repair

The owner, occupant, or other person in actual charge of a cultural resource shall keep in good repair all of the exterior portions of the improvement, structure, and all interior portions thereof whose maintenance is necessary to prevent deterioration and decay of any exterior architectural feature and any other specifically designated features of the property. If periodic maintenance and upkeep is not done, and the resource falls into disrepair, the fact that it is in disrepair may not be used as justification for demolition or any other alteration which would cause adverse effect as defined in this Part.

7.10.100 - Unsafe or Dangerous Condition

In the case of damage to a structure that is the result of an isolated incident, the Director may approve a Certificate of Appropriateness for a structure for which there is a threat of imminent hazard as determined by the Building Official, without public notice. In the case of widespread damage to structures throughout the City (as in the case of an earthquake), the Director shall stay all notices to demolish designated or potential cultural resources, including all structures in designated or potential districts, until a structural engineer with

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expertise in the restoration of historic structures has evaluated the nature and extent of the damage to each structure, and recommended steps to stabilize each structure. The City shall stabilize or isolate damaged structures to permit persons with appropriate expertise to further evaluate the damage. In cases where a structural engineer with expertise in the restoration of historic structures has determined that the building cannot be stabilized, then the Director may issue a Certificate of Appropriateness for the demolition of one or more structures.

Section 8. Code Administration

8.10.010 - Purpose

The requirements of Section 8 govern the administration of this Smart Code.

8.10.020 - Interpretation of Code Provisions

- A. Authority. The Director has the authority to interpret any provision of this Code. Whenever the Director determines that the meaning or applicability of a provision is subject to interpretation, the Director may issue a written interpretation. The Director may also refer an issue of interpretation to the Commission for their determination.
- B. Application of Code requirements.
 - 1. Continuation of an existing land use. An existing land use within the Transect Zones is lawful and not in violation of this Code only when operated and maintained in compliance with all applicable provisions of this Code, except as may otherwise be provided by Article 25 of the Implementing Zoning Ordinance (Nonconforming Uses). However, the requirements of this Code are not retroactive in their effect on a land use that was lawfully established before the effective date of this Code or any applicable amendment.
 - 2. Effect of changes on projects in progress.
 - a. An application for a Zoning Permit, Site Plan and Architectural Review, Minor Use Permit, Conditional Use Permit, or Variance that has been accepted by the Department as complete prior to the effective date of this Code or any amendment shall be processed in compliance with the requirements in effect when the application was accepted as complete.
 - b. A project that is under construction on the effective date of this Code or any amendment, need not be changed to satisfy any new or different requirements of this Code, provided that the approved use of the site shall be established, including the completion of all structures and other features of the project as shown on the approved permit, before the expiration of the permit, or applicable time extension.
 - 3. Minimum requirements. The provisions of this Code shall be minimum requirements for the promotion of the public health, safety, and general welfare. When this Code provides for discretion on the part of a City official or body, that discretion may be exercised to impose more stringent requirements than set forth in this Code, as may be determined by the review authority to be necessary to promote orderly land use and development, environmental resource protection, and the other purposes of this Code.
- C. Language. When used in this Code, the words “shall,” “must,” “will,” “is to,” and “are to” are always mandatory. “Should” is not mandatory but is strongly recommended; and “may” is permissive. The present tense includes the past and future tenses; and the future tense includes the present. The singular number includes the plural number, and the plural the singular, unless the natural construction of the word indicates otherwise. The words “includes” and “including” shall mean “including but not limited to...”

- D. Time limits. Whenever a number of days is specified in this Code, or in any permit, condition of approval, or notice provided in compliance with this Code, the number of days shall be construed as calendar days. A time limit shall extend to 5 p.m. on the following working day where the last of the specified number of days falls on a weekend or holiday.
- E. Calculations - Rounding. Where provisions of this Code require calculations to determine applicable requirements, any fractional results of the calculations shall be rounded as provided by this Subsection.
 - 1. Residential density, minimum lot area, number of lots, and parking requirements. The fractional/decimal results of calculations of the number of dwelling units allowed on a parcel based on maximum density requirements, and the number of parcels allowed through subdivision based on a minimum lot area requirement, shall be rounded down to the next lowest whole number.
 - 2. All other calculations. For all calculations required by this Zoning Code other than those described in Subsection E.1 above, the fractional/decimal results of calculations shall be rounded to the next highest whole number when the fraction/decimal is 0.5 or more, and to the next lowest whole number when the fraction is less than 0.5.
- F. Zone boundaries. If there is uncertainty about the location of any zone boundary shown on the Zoning Map, the precise location of the boundary shall be determined in compliance with Implementing Zoning Ordinance Section 3-200 (District Boundaries).
- G. Allowable uses of land. A land use that is not listed in the table or is not shown in a particular zone is not allowed, except as follows.
 - 1. Required findings. The Director may determine that a proposed use is similar and compatible to a listed use and may be allowed, only after first making all of the following findings:
 - a. The characteristics of, and activities associated with the proposed use are similar to one or more of the listed uses, and will not involve a greater intensity than the uses listed in the district;
 - b. The proposed use will be consistent with the purposes of the applicable zone;
 - c. The proposed use will be consistent with the General Plan and this Code;
 - d. The use will be compatible with the other uses allowed in the district; and
 - e. The proposed use is not listed as allowable in another zone.

A determination that a use qualifies as a “similar use” and the findings supporting the determination shall be in writing.
 - 2. Applicable standards and permit requirements. When the Director finds that a proposed, but unlisted, use is similar to a listed use, the proposed use will be treated in the same manner as the listed use in terms of where it is allowed, what permits are required, and what other standards and requirements of this Code apply.
 - 3. Referral for determination. The Director may refer the question of whether a proposed use qualifies as a similar and compatible use directly to the Commission for a determination at a public meeting.
 - 4. Appeal. A determination of similar and compatible use may be appealed in compliance.

H. Warrants and Variances

1. There shall be two types of deviation from the requirements of this Code: Warrants and Variances. Whether a deviation requires a Warrant or Variance shall be determined by the Director.
 - a. A Warrant is a ruling that would permit a practice that is not consistent with a specific provision of this Code but is justified by the provisions of the Intent at the beginning of this code. The Director shall have the authority to approve or disapprove administratively a request for a Warrant pursuant to process established by the Director.
 - b. A Variance is any ruling on a deviation other than a Warrant. Variances shall be granted in accordance with Section 24.050 (Variances) of the Zoning code.
2. The request for a Warrant or Variance shall not subject the entire application to public hearing, but only that portion necessary to rule on the specific issue requiring the relief.

8.10.030 - Limited Term Permits

- A. Purpose. This Section establishes procedures for the granting of ministerial Limited-Term Permits for short-term activities.
- B. Applicability. A Limited-Term Permit allows the short-term activities listed in Subsection E (Allowed Temporary Uses), that may not comply with the normal development or use standards of the applicable zone, but may otherwise be acceptable because of their temporary nature.
- C. Review authority. A Limited-Term Permit may be approved or disapproved by the Director in compliance with this Section.
- D. Exempt temporary activities. The following temporary activities are allowed without the necessity of obtaining a Limited-Term Permit. Temporary activities that do not fall within the following categories shall comply with Subsection E.
 1. Construction yards - On-site. On-site contractors' construction yards, for an approved construction project. The construction yard shall be removed immediately upon completion of the construction project, or the expiration of the Building Permit authorizing the construction project, whichever occurs first.
 2. Emergency facilities. Emergency public health and safety needs/activities.
 3. Public property, or public right-of-way. Activities conducted on public property that are approved by the Council or as otherwise required by the Municipal Code.
 4. Fund-raising car washes. Fund-raising car washes on property within a commercial, industrial zone, or on institutional property.
 5. Events on sites approved for public assembly. An event on the site or within a religious facility, school, golf course, theater, or other similar facility designed, and approved by the City for public assembly.
 6. Temporary work trailers. A trailer or mobile home used as a temporary work site for employees of a business, provided that:
 - a. The use is authorized by a Building Permit for the trailer, and the Building Permit for the permanent structure;

- b. The use is appropriate because:
 - (1) The trailer or mobile home will be in place during construction or remodeling of a permanent commercial or manufacturing structure for a maximum of one year, or upon expiration of the Building Permit for the permanent structure, whichever first occurs; or
 - (2) The applicant has demonstrated that the temporary work site is a short-term necessity for a maximum of one year, while a permanent work site is being obtained; and
 - c. The trailer is removed prior to final building inspection or the issuance of a certificate of occupancy for the permanent structure.
- E. Allowed temporary uses. A Limited Term Permit may authorize the following temporary activities within the specified time limits, but in no event for more than 12 months. Other temporary or short-term activities that do not fall within the categories defined below shall instead comply with the planning permit requirements and development standards that otherwise apply to the property.
- 1. Events. Arts and crafts exhibits, carnivals, circuses, concerts, fairs, farmer's markets, festivals, flea markets, food events, outdoor entertainment/sporting events, rodeos, rummage sales, second hand sales, and swap meets for up to seven consecutive days, or six three-day weekends, within a 12-month period, allowed only on non-residential properties.
 - 2. Location filming. The temporary use of a specific site for the location filming of commercials, movies, videos, etc., for the time specified by the Director, but not to exceed 12 months.
 - 3. Seasonal sales lots. Seasonal sales activities (e.g., Halloween, Thanksgiving, Christmas, etc.) including temporary residence/security trailers, on non-residential properties, for up to 35 days.
 - 4. Temporary real estate sales offices. A temporary real estate sales office may be established within the area of an approved development project, solely for the first sale or least of units on the site. An application for a temporary real estate office may be approved for a maximum of one year from the date of approval.
 - 5. Temporary structures. A temporary classroom, office, or similar structure, including a manufactured or mobile unit, may be approved for a maximum of one year from the date of approval, as an accessory use or as the first phase of a development project.
 - 6. Retail incubator structures. A temporary retail structure that accommodates an allowed retail use (per Section 3) may be approved for a maximum period of one year from the date of approval.
 - 7. Similar temporary activities. A temporary activity that the Director determines is similar to the other activities listed in this Subsection, and compatible with the applicable zoning district and surrounding land uses.
- F. Development standards. The Director shall establish the following standards based on the type of temporary use, using the requirements of Section 4.10 (Urban Standards Table) for guidance:
- 1. Access, floor areas, heights, landscaping, off-street parking, setbacks, signs, utilities, and other structure and property development improvements and features;

2. Measures for removal of the activity and site restoration, to ensure that no changes to the site would limit the range of possible future land uses otherwise allowed by this Code; and
3. Limitation on the duration.
 - a. Limitation on the duration of approved “Retail Incubator Structures” to a period of one year with up to two renewals for maximum total period of three years, so that they shall not become permanent or long-term structures.
 - b. Limitation on the duration of all other approved “temporary structures,” to a maximum of one year, so that they shall not become permanent or long-term structures.
- G. Project review, notice and hearing. Each application shall be reviewed by the Director to ensure that the proposal complies with all applicable requirements of this Code.
 1. 1. Public notice. Prior to a decision on a Limited Term Permit, the City shall provide notice of a public hearing. The notice shall state that the Director will decide whether to approve or disapprove the Limited Term Permit application on a date specified in the notice, and that a public hearing will be held only if requested in writing by any interested person prior to the specified date for the decision.
 2. 2. Hearing. When a hearing is requested, notice of the hearing shall be provided in compliance with State law, and the Director shall conduct the public hearing prior to a decision on the application in compliance with State law.
- H. Findings and decision. A Limited-Term Permit may be approved by the Director only after the Director first finds that the requested activity complies with applicable standards, and therefore the establishment, maintenance, or operation of the temporary activity would not be detrimental to the public health, safety, or welfare of persons residing or working in the neighborhood of the proposed activity.
- I. Performance security for temporary structures. Prior to issuance of a Limited-Term Permit the applicant shall provide performance security in a form and amount acceptable to the Director to guarantee removal of all temporary structures within 30 days following the expiration of the Limited-Term Permit.
- J. Condition of the site following temporary activity. Each site occupied by a temporary activity shall be cleaned of debris, litter, or other evidence of the temporary activity on completion or removal of the activity, and shall thereafter be used in compliance with the provisions of this Code. A bond may be required before initiation of the activity to ensure cleanup after the activity is finished.

8.10.040 Appeals

- A. Purpose. This Section establishes procedures for the appeal and review of determinations and decisions of the Director or Commission.
- B. Appeal subjects and jurisdiction. A determination or decision by the Director or Department staff may be appealed to the Commission. A decision by the Commission may be appealed to the Council.
- C. Filing and processing of appeals.
 1. Eligibility. An appeal in compliance with this Section may be filed by any aggrieved person, except that in the case of a decision on a Conditional Use Permit, and/or

other Commission decision that followed a public hearing, an appeal may only be filed by a person who, in person or through a representative, appeared at the public hearing in connection with the decision being appealed, or who otherwise informed the City in writing of the nature of their concerns before the hearing.

2. Timing and form of appeal. An appeal shall be submitted in writing and filed with the Department or City Clerk, as applicable, on a City application form, within 10 days of the date of the decision. The appeal shall state the pertinent facts and the basis for the appeal. Appeals addressed to the Commission shall be filed with the Department; appeals addressed to the Council shall be filed with the City Clerk. Appeals shall be accompanied by the required filing fee.
3. Report and scheduling of hearing. When an appeal has been filed, the Director shall prepare a report on the matter, and schedule the matter for a public hearing by the appropriate review authority identified in Subsection B. Public notice of the hearing shall be provided at least 10 days before the hearing by mailing to the appellant, and all owners of property within 300 feet of the boundaries of the site that is the subject of the appeal.
4. Decision. At a hearing on an appeal, the review authority may consider any issue involving the matter that is the subject of the appeal, in addition to the specific grounds for the appeal. The review authority may:
 - a. Affirm, affirm in part, or reverse the action, determination or decision that is the subject of the appeal;
 - b. Adopt additional conditions of approval, that may address issues or concerns other than the subject of the appeal;
 - c. Disapprove the land use permit approved by the previous review authority, even though the appellant only requested a modification or elimination of one or more conditions of approval; and
 - d. In the case of an appeal of a Commission decision to the Council, the Council may choose to not conduct a hearing on the appeal, based on their review of the report and Commission decision. This action by the Council shall constitute affirmation of the decision being appealed.

If new or different evidence is presented on appeal, the Commission or Council may refer the matter to the Director or Commission for further consideration.

5. Withdrawal of an appeal of a Commission decision. After filing, an appeal of a Commission decision shall not be withdrawn except with the consent of the Council.

8.10.050 - Enforcement

The provisions of this Code shall be enforced in compliance with the requirements of the Petaluma Municipal Code.

8.10.060 Minor Use Permit

- A. Purpose. A Minor Use Permit provides a process for reviewing uses that may be appropriate in the applicable zone, but whose effects on a site and surroundings cannot be determined before being proposed for a specific site.
- B. Applicability. A Minor Use Permit is required to authorize proposed land uses specified in Table 3.1 Allowed Building Functions and Permit Requirements.
- C. Review Authority.
 - 1. Minor Use Permits shall be approved or denied by the Director.
 - 2. The Director may choose to refer any Minor Use Permit application to the Planning Commission for review and final decision.
- D. Application Requirements. An application for a Minor Use Permit shall be made by the property owner or certified agent thereof to the Director on a form prescribed for this purpose by the City of Petaluma. The application shall be accompanied by such additional documents or supporting materials as may be required for review of the proposed use as requested by the Director. The fee for a Minor Use Permit shall be established by resolution of the City Council from time to time hereinafter enacted.
- E. Public Hearing Noticing and Procedures
 - 1. Before a decision on a Minor Use Permit, the City shall provide notice as follows:
 - a. Notice. The notice shall state that the Director will decide whether to approve or deny the Minor Use Permit application on a date specified in the notice, and that a public hearing will be held only if requested in writing by any interested person before the specified date for the decision.
 - b. If hearing is requested. If a public hearing is requested the Director shall notice and conduct the hearing in compliance with Section 24.030.F (Notice of Public Hearing) of the Zoning Code.
 - c. If no hearing is requested. If no public hearing is requested, the Director shall render a decision on the date specified in the notice referred to in Subsection E.1.a.
- F. Findings. The Director may approve a Minor Use Permit only after first making all of the following findings:
 - 1. The proposed use is consistent with the General Plan and any applicable Specific Plan;
 - 2. The proposed use is allowed within the subject zone and complies with all other applicable provisions of this Development Code and the Municipal Code;
 - 3. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity; and
 - 4. The site's suitability ensures that the type, density, and intensity of use being proposed will not endanger, jeopardize, or otherwise constitute a hazard to the public interest, health, safety, convenience, or welfare, or be materially detrimental to the improvements, persons, property, or uses in the vicinity and zone in which the property is located; and
- G. Conditions of Approval. In approving a Minor Use Permit, the Director may impose conditions deemed reasonable and necessary to ensure that the approval will comply with the findings required by Subsection F (Findings).

Section 9. Glossary

9.10.010 - Purpose

This Part provides definitions of terms and phrases used in this Code that are technical or specialized, or that may not reflect common usage. If any of the definitions in this Part conflict with definitions in the zoning Ordinance or other provisions of the Municipal Code, these definitions shall control for the purposes of this Code. If a word is not defined in this Part, or in other provisions of the City of Petaluma Municipal Code, the Director shall determine the correct definition.

9.10.020 - Definitions of Specialized Terms and Phrases

As used in this Code, the following terms and phrases shall have the meaning ascribed to them in this Section, unless the context in which they are used clearly requires otherwise.

A. Definitions, "A."

Abut. Directly adjacent; contiguous. In the case of a parcel, an "abutting parcel" is one that shares a property line with the subject parcel, and is not a parcel across a street.

Accessory Use. A use customarily incidental to, related and clearly subordinate to a principal use established on the same parcel, which does not alter the principal use nor serve property other than the parcel where the principal use is located.

Adult Day Care. See "Day Care."

Agricultural Product Processing. The processing of locally or regionally harvest crops to prepare them for on-site marketing or processing and packaging elsewhere. Examples of this land use include the following:

alfalfa cubing; corn shelling; cotton ginning; creameries; custom grist mills; custom milling of flour, feed, and grain; dairies (but not feedlots, see instead "Livestock Operations, Sales Yards, Feedlots, Stockyards"); drying of corn, rice, hay, fruits and vegetables; grain cleaning and custom grinding; hay bailing and cubing; pre-cooling and packaging of fresh or farm-dried fruits and vegetables; sorting, grading and packing of fruits and vegetables; tree nut hulling and shelling

Does not include wineries, which are separately defined. See also "Food and Beverage Product Manufacturing."

Alcoholic Beverage Sales. The retail sales of beer, wine, and/or other alcoholic beverages for off-premise consumption as a primary use.

Alley. A public or private roadway that provides vehicle access to the rear or side of parcels having other public street frontage, that is not intended for general traffic circulation.

Allowed Use. A use of land identified by Section 3 (Building Function Standards) as a permitted or conditional use that may be established with a Zoning Permit and, where applicable, Site Plan and Architectural Review and/or Building Permit approval, subject to compliance with all applicable provisions of this Code.

Alteration. Any construction or physical change in the internal arrangement of rooms or the supporting members of a structure, or a change in the external appearance of any structure, not including painting. See also Section 7.10.040.B for a more specialized definition of "alternation" regarding a cultural or historic resource.

Apartment House. See Section 4.80 (Building Type Standards).

Applicant. Any person who is filing an application requesting an action who is:

1. The owner or lessee of property;
2. A party who has contracted to purchase property contingent upon that party's ability to acquire the necessary approvals required for that action in compliance with this Code; or
3. The agent of either of the above.

Approval. Includes both approval and approval with conditions.

Arcade. See "Arcade" Section 4.40 (Frontage Types).

Architectural Feature. An exterior building feature including roof, windows, doors, porches, etc.

Artisan/Craft Product Manufacturing. An establishment manufacturing and/or assembling small products primarily by hand, including jewelry, pottery and other ceramics, as well as small glass and metal art and craft products. Includes taxidermists.

Artisan Shop. A retail store selling art glass, ceramics, jewelry, and other handcrafted items, where the facility includes an area for the crafting of the items sold.

Auto Parts Sales. Stores that sell new automobile parts, tires, and accessories. Establishments that provide installation services are instead included under "Vehicle Services – Repair and Maintenance – Minor." Does not include tire recapping establishments, which are found under "Vehicle Services" or businesses dealing exclusively in used parts, which are included under "Recycling – Scrap and Dismantling yards."

Auto Repair. See "Vehicle Services."

Automated Teller Machines (ATM). Computerized, self-service machines used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without face-to-face contact with financial institution personnel. The machines may be located at or within banks, or in other locations.

Awning. See "Shopfront and Awning," Section 4.40 (Frontage Types).

Awning Signs. See Section 4.90 (Commercial Signage Standards).

B. Definitions, "B."

Bank, Financial Services. Financial institutions including:

banks and trust companies; credit agencies; holding (but not primarily operating) companies; lending and thrift institutions; other investment companies; securities/commodity contract brokers and dealers; security and commodity exchanges; vehicle finance (equity) leasing.

See also, "Automated Teller Machine," above.

Bar/Tavern. A business where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a microbrewery, and other beverage tasting facilities. Does not include adult entertainment businesses.

Bed and Breakfast Inn (B&B). A residential structure with one household in permanent residence, with one or more bedrooms rented for overnight lodging, where meals may be

provided subject to applicable Health Department regulations. Does not include room rental, which is separately defined (see “Boarding/Rooming House”).

Blade Signs. See Section 4.90 (Commercial Signage Standards).

Block Perimeter. The lineal feet along the frontage line around the perimeter of a block.

Building Height. The vertical extent of a building measured in stories, not including a raised basement or a habitable attic. Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads and similar structures. Building Height shall be measured from the average grade of the enfronting thoroughfare.

Building and Landscape Materials Sales. Retail establishments selling hardware, lumber and other large building materials. Includes paint, wallpaper, glass, fixtures. Includes all these stores selling to the general public, even if contractor sales account for a major proportion of total sales. Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in “Wholesaling and Distribution.”

Building Setback. See “Setback.”

Bungalow Court. See Section 4.80 (Building Type Standards).

Business Support Service. An establishment within a building that provides services to other businesses. Examples of these services include:

blueprinting; computer-related services (rental, repair); copying and quick printing services; film processing and photo finishing (retail); protective services (other than office related); security systems services.

See also “Maintenance and Repair Services – Client Site Services.”

C. Definitions, “C.”

Cabinet Shop. See “Furniture and Fixtures Manufacturing, Cabinet Shops.”

California Environmental Quality Act (CEQA). State law (California Public Resources Code Sections 21000 et seq.) requiring public agencies to document and consider the environmental effects of a proposed action, prior to allowing the action to occur.

Carriage House. See Section 4.80 (Building Type Standards).

Change of use. The replacement of an existing use on any portion of a parcel, by a new use, or a change in the nature of an existing use, but does not include a change of ownership, tenancy, or management associated with a use in which the previous nature of the use remains substantially unchanged.

Chemical Product Manufacturing. An establishment that produces or uses basic chemicals, and other establishments creating products predominantly by chemical processes. Examples of these products include: basic chemicals, including acids, alkalies, salts, and organic chemicals; chemical products to be used in further manufacture, including synthetic fibers, plastic materials, dry colors, and pigments; and finished chemical products to be used as materials or supplies in other industries including paints, fertilizers, and explosives. Also includes sales and transportation establishments handling the chemicals described above, except as part of retail trade.

Child Day Care. See “Day Care.”

City. The City of Petaluma, State of California, referred to in this Code as the “City.”

City Council. The Petaluma City Council, referred to in this Code as the “Council.”

Civic use. Premises used by organizations considered to support the common good. Uses include educational, cultural, social, service, and religious not-for-profit organizations.

Clothing and Fabric Product Manufacturing. An establishment that assembles clothing, draperies, and/or other products by cutting and sewing purchased textile fabrics, and related materials including leather, rubberized fabrics, plastics and furs. Does not include custom tailors and dressmakers not operating as a factory and not located on the site of a clothing store (see “Personal Services”). See also, “Manufacturing – Heavy – Textile and Leather Product Manufacturing.”

Colonnade. A series of columns similar to an arcade but spanned by straight lintels rather than arches.

Commercial Recreation Facility – Indoor. Establishments providing indoor amusement and entertainment services for a fee or admission charge, including:

bowling alleys; coin-operated amusement arcades; dance halls, clubs and ballrooms; electronic game arcades; ice skating and roller skating; pool and billiard rooms as primary uses

This use does not include adult entertainment businesses. Four or more electronic games or coin-operated amusements in any establishment, or a premises where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above, three or less machines are not considered a land use separate from the primary use of the site. See also “Theaters.”

Commercial Recreation Facility – Outdoor. Facilities for various outdoor recreational activities, where a fee is charged for use. Examples include:

amusement and theme parks; go-cart tracks; golf driving ranges; miniature golf courses; water slides

May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, including bars and restaurants, video game arcades, etc.

Common Yard. See Section 4.40 (Private Frontage Standards).

Community Meeting Facility. A multi-purpose meeting and/or recreational facility typically consisting of one or more meeting or multi-purpose rooms, which may also include kitchen and/or outdoor cooking or eating facilities, that are available for use by various groups for such activities as meetings, parties, receptions, dances, etc. Community meeting facilities include community centers, and the following.

1. Club, Lodge, Private Meeting Hall. Permanent, headquarters-type and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for:
 - business associations; civic, social and fraternal organizations; labor unions and similar organizations; professional membership organizations; political organizations; other membership organizations
2. Religious Facility. A facility operated by a religious organization to provide a place for worship, or the promotion of religious activities. This use includes:
 - churches, mosques, synagogues, temples, etc.; accessory uses on the same site, including living quarters for the same type of land use permit required for the religious facility itself.

May also include fund-raising sales, bazaars, dinners, parties, or other outdoor events on the same site. Other establishments maintained by religious organizations, including full-time educational institutions, hospitals and other potentially related operations (for examples, a recreational camp) are instead classified according to their respective activities.

Community Service Organization. A public or quasi-public establishment providing social and/or rehabilitation services, serving persons with social or personal problems requiring special services, the handicapped, and the otherwise disadvantaged. Examples of this land use include: counseling centers, welfare offices, job counseling and training centers, or vocational rehabilitation agencies. Includes organizations soliciting funds to be used directly for these and related services, and establishments engaged in community improvement and neighborhood development. Does not include day-care services, emergency shelters and transitional housing, or “Residential Care,” which are separated defined.

Concrete, Gypsum, and Plaster Product Manufacturing. As establishment that produces bulk concrete, concrete building block, brick, and/or other types of precast and prefabricated concrete products. Also includes ready-mix concrete batch plants, lime manufacturing, and the manufacture of gypsum products, including plasterboard. A retail ready-mix concrete operation as an incidental use in conjunction with a building materials outlet is defined under “Building and Landscape Materials Sales.”

Courtyard Building. See Section 4.80 (Building Type Standards).

D. Definitions, “D.”

Day Care. A facility that provides non-medical care and supervision of minor children or adults for periods of less than 24 hours. These facilities include the following, all of which are required to be licensed by the California State Department of Social Services.

1. **Child Day Care Center.** Commercial or non-profit child day care facilities designed and approved to accommodate 15 or more children. Includes infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with a school or church facility, or as an independent land use.
2. **Large Family Day Care Home.** A day care facility located in a single-family residence where an occupant of the residence provides care and supervision for 7-14 children. Children under the age of 10 years who reside in the home count as children served by the day care facility.
3. **Small Family Day Care Home.** A day care facility located in a single-family residence where an occupant of the residence provides care and supervision for eight or fewer children. Children under the age of 10 years who reside in the home count as children served by the day care facility.
4. **Adult day care facility.** A day care facility providing care and supervision for adult clients.

Density. The number of housing units per net acre, unless otherwise stated, for residential uses.

Department. The City of Petaluma Community Development Department, referred to in this Code as the “Department”.

Detached House: Estate. See Section 4.80 (Building Type Standards).

Detached House: Cottage. See Section 4.80 (Building Type Standards).

Detached House: Village. See Section 4.80 (Building Type Standards).

Development. Any construction activity or alteration of the landscape, its terrain contour or vegetation, including the erection or alteration of structures. New development is any constructions, or alteration of an existing structure or land use, or establishment of a land use, after the effective date of this Code.

Dooryard. See Section 4.40 (Private Frontage Standards).

Director. The City of Petaluma Community Development Director, or designee of the Director.

Drive-through Retail. A facility where food and other products may be purchased by motorists without leaving their vehicles. Examples of these facilities include fast-food restaurants, drive-through coffee, dairy product, photo stores, pharmacies, etc.

Drive-through Service. A facility where services may be obtained by motorists without leaving their vehicles. These facilities include drive-through bank teller windows, dry cleaners, etc. Does not include: automated teller machines (ATMs), gas stations or other vehicle services, which are separately defined.

Driveway. (Single or dual access for development in the area bounded by 1st, 2nd, “G” and “H” Streets.) An 8’ wide all weather surface that leads from the public street to the rear lot parking area of a parcel. It can be placed on a lot line and shared by up to 2 lots.

Dwelling, Dwelling Unit, or Housing Unit. A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long term basis.

E. Definitions, “E.”

Electronics, Equipment, and Appliance Manufacturing. An establishment that manufactures equipment, apparatus, and /or supplies for the generation, storage, transmission, transformation and use of electrical energy, including:

appliances including stoves/ovens, refrigerators, freezers, laundry equipment, fans, vacuum cleaners, sewing machines; audio and television receiving equipment; aviation instruments; computers, computer components, peripherals; electric welding apparatus; electrical transmission and distribution equipment; electronic components and accessories; industrial controls; instruments for measurement, testing, analysis and control, associated sensors and accessories; lighting and wiring equipment such as lamps and fixtures, wiring devices, vehicle lighting; motors and generators; miscellaneous electrical machinery, equipment and supplies such as batteries, X-ray apparatus and tubes, electromedical and electrotherapeutic apparatus, electrical equipment for internal combustion engines; optical instruments and lenses; photographic equipment and supplies; semiconductors, integrated circuits, related devices; storage media, blank and pre-recorded, including magnetic, magneto-optical, and optical products such as compact disks (CDs), diskettes and hard drives, digital versatile disks (DVDs), magnetic tape products, phonograph records, etc.; surgical, medical and dental instruments; surveying and drafting equipment; telephone and telegraph apparatus; transformers, switchgear and switchboards; watches and clocks

Does not include testing laboratories (soils, materials testing, etc.) (see “Laboratories”), or research and development facilities separate from manufacturing (see “Industrial Research and Development”).

Elevation. The surface of a building around its perimeter. Elevations are subject to setback and height restrictions.

Emergency Shelter. A facility for the temporary shelter and feeding of indigents or disaster victims, operated by a public or non-profit agency.

Equipment Rental. A service establishment that may offer a wide variety of household and business equipment, furniture, and materials for rental. Does not include construction equipment rental, which is included under the definition of “Construction/Heavy Equipment Sales and Rental.”

F. Definitions, “F”.

Façade. An exterior wall of a building that is set along a frontage line. See Illustration under “Frontage Line.”

Farm Supply and Feed Store. A retail business selling supplies for use in soil preparation and maintenance, the planting and harvesting of crops, the keeping and raising of farm animals, and other operations and processes pertaining to farming and ranching. Does not include the sale, rental, or repair of farm machinery and equipment, which is instead included in the definition of “Construction and Heavy Equipment Sales and Rental.”

Feasible. Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.

Fitness/Health Facility. A fitness center, gymnasium, health and athletic club, which may include any of the following: sauna, spa or hot tub facilities; indoor tennis, handball, racquetball, archery and shooting ranges and other indoor sports activities. Does not include adult entertainment businesses.

Focus Point. The location at the axial termination of a thoroughfare. A building at a terminated vista shall be designed to provide a prominent architectural feature on the façade that terminates the view down the street, such as a tower, colonnade, significant façade articulation, etc.

Food and Beverage Product Manufacturing. Manufacturing establishments producing or processing foods and beverages for human consumption, and certain related products. Examples of these uses include:

bottling plants; breweries; candy, sugar and confectionery products manufacturing; catering services separate from stores or restaurants; coffee roasting; dairy products manufacturing; fats and oil product manufacturing; fruit and vegetable canning, preserving, related processing; grain mill products and by-products; meat, poultry, and seafood canning, curing, byproduct processing; soft drink production; miscellaneous food item preparation from raw products; wineries

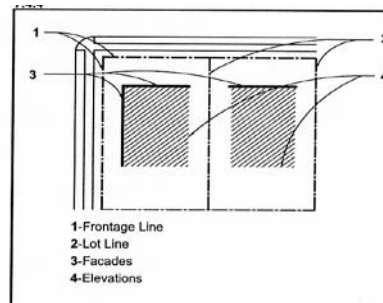
Does not include: bakeries, which are separately defined; or beer brewing as part of a brewpub, bar or restaurant (see “Bar/Tavern,” and “Night Club”).

Forecourt. See Section 4.40 (Private Frontage Standards).

Frontage. The privately held layer in front of the building façade. The elements of building and landscape that are within a frontage are held to specific standards. The variables of private frontage are the depth of the setback and the combination of

architectural elements such as fences, stoops, porches, and galleries. These elements influence social behavior in the front realm. The frontage layer may overlap the public streetscape in case of awnings, galleries and arcades.

Frontage Line. Any lot line or back of sidewalk easement line that abuts a public open space or a thoroughfare that is not an alley. See Section 5 (Thoroughfare Standards).



Fuel Dealer. A retail trade establishment that sells fuel oil, butane, propane and liquefied petroleum gas (LPG), bottled or in bulk, to consumers.

Furniture/Fixtures Manufacturing, Cabinet Shop. Manufacturers producing: wood and metal household furniture and appliances; bedsprings and mattresses; all types of office furniture and public building furniture and partitions, shelving, lockers and store furniture; and miscellaneous drapery hardware, window blinds and shades. Includes wood and cabinet shops, but not sawmills or planing mills, which are instead included under “Manufacturing – Heavy.”

Furniture, Furnishings and Appliance Store. A store that primarily sells the following products and related services, which may also provide incidental repair services:

computers and computer equipment; draperies; floor coverings; furniture; glass and chinaware; home appliances; home furnishings; home sound systems; interior decorating materials and services; large musical instruments; lawn furniture; movable spas and hot tubs; office furniture; other household electrical and gas appliances; outdoor furniture; refrigerators; stoves; televisions

G. Definitions, “G.”

Gallery. See Section 4.40 (Private Frontage Standards).

Gas Station. A retail business selling gasoline or other motor vehicle fuels, and related products. A gas station may also include a convenience store, vehicle services, restaurant facilities, and /or trailer rental where authorized by the Conditional Use Permit for the gas station.

General Retail. Stores and shops selling many lines of merchandise. Examples of these stores and lines of merchandise include:

antique stores; art galleries, retail; artists’ supplies; auction rooms; bicycles; books, magazines, and newspapers; cameras and photographic supplies; clothing, shoes, and accessories; collectibles (cards, coins, comics, stamps, etc.); convenience stores; department stores; drug stores and pharmacies; dry goods; fabrics and sewing supplies; florists and houseplant stores (Indoor sales only (outdoor sales are “Building and Landscape Materials Sales); furniture, furnishings, and appliances; hobby materials; jewelry; luggage and leather goods; musical instruments, parts and accessories; orthopedic supplies; religious goods; second hand stores; small wares;

specialty shops; sporting goods and equipment; stationery; toys and games; variety stores; video rental

Does not include pawnshops. Does not include accessory retail uses—the retail sale of various products within a health care, hotel, office, or industrial complex to employees or customers, which are allowed accessory to all other related commercial uses. Examples of accessory retail uses include pharmacies, gift shops, and food service establishments within hospitals; and convenience stores and food service establishments within hotel, office and industrial complexes.

Glass Product Manufacturing. An establishment that manufactures glass and/or glass products by melting silica sand or cullet, including the production of flat glass and other glass products that are pressed, blown or shaped from glass produced in the same establishment. Artisan and craftsman type operations of larger scale than home occupations are instead included under “Artisan/Craft Product Manufacturing”

Green. See Section 4.50 (Civic Spaces).

Groceries, Specialty Foods. A retail business where the majority of the floor area open to the public is occupied by food products packaged for preparation and consumption away from the store.

H. Definitions, “H”

Habitable Space. Space within a dwelling unit for living, sleeping, eating or cooking.

Historic and Cultural Preservation Committee. The Historic and Cultural Preservation Committee (Historic SPARC) established by, and with powers and duties assigned by Zoning Ordinance Article 17 (Preservation of the Cultural and Historic Environment). The Historic and Cultural Preservation Committee consists of the membership of the Site Plan and Architectural Review Committee, plus one member representing the Petaluma Historical Museum, and one member representing Heritage Homes of Petaluma.

Height-to-Width Ratio. The proportion of spatial enclosure related to the physiology of the human eye. If the width of space is such that the cone vision encompasses less street wall than open sky, the degree of spatial enclosure is slight. As a general rule, the tighter the ratio, the stronger the sense of place and, often, the higher the real estate value.

Historic Register. The inventory of historic buildings within the Central Petaluma Specific Plan area in Appendix B (Historic Resources Survey).

Home Occupation. As defined in Zoning Ordinance Section 1-203.

Hotel or Motel. A facility with guest rooms or suites, with or without kitchen facilities, rented to the general public for transient lodging. Hotels typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

I. Definitions, “I.”

No specialized terms beginning with the letter “I” are defined at this time.

J. Definitions “J.”

No specialized terms beginning with the letter “J” are defined at this time.

K. Definitions, “K.”

Kennel, Animal Boarding. A commercial facility for the grooming, keeping, boarding or maintaining of four or more dogs (four months of age or older), or four dogs or cats for sale in pet shops, or patients in animal hospitals. See also “Veterinary Clinic, Animal Hospital.”

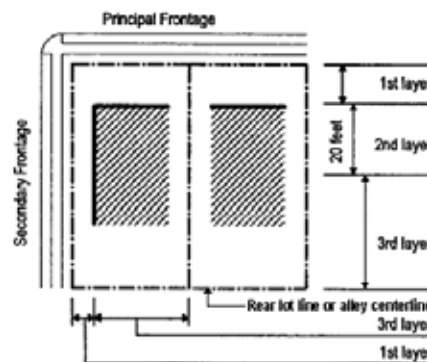
L. Definitions, “L”

Laboratory - Medical, Analytical, Testing. A facility for testing, analysis, and/or research. Examples of this include medical labs, soils and materials testing labs, and forensic labs.

Large Family Day Care Home. See “Child Day Care Facilities.”

Laundry, Dry Cleaning Plant. A service establishment engaged primarily in high volume laundry and garment services, including: carpet and upholstery cleaners; diaper services; dry-cleaning and garment pressing; commercial laundries; linen supply. These facilities may include accessory customer pick-up facilities. These facilities do not include coin-operated laundries or dry cleaning pick-up stores without dry cleaning equipment; see “Personal Services.”

Layer. The depth of the lot measured from the frontage line within which certain elements are permitted. The First Layer is the area between the frontage line and the façade line. The Second Layer is the area between the façade line and 20 feet from the façade. The Third layer is that portion of the lot that is neither the First layer nor the Second Layer.



Library, Museum. Public or quasi-public facilities, examples of which include: aquariums, arboretums, art galleries and exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, planetariums, and zoos. May also include accessory retail uses such as gift/book shop, restaurant, etc.

Light Court. See “Terrace or Light Court,” Section 4.40 (Frontage Types).

Live/Work Unit. See Section 4.70.020 “Live/Work and Work/Live Units”.

Lot Area. Gross lot area is the total area included within the lot lines of a lot, exclusive of adjacent dedicated street rights of way. The total of the area measured in a horizontal plane, within the parcel lines bounding the lot, exclusive of:

1. Easements for streets or driveways which are not for the exclusive use of the parcel (lot) on which any such easement is located;
2. The access strip required to serve a flag parcel (lot).

Lot Coverage. The percentage of total lot area occupied by structures, including primary structures, all accessory structures (e.g., carports, garages, patio covers, storage sheds,

trash dumpster enclosures, etc.) and architectural features (e.g., chimneys, balconies, decks above the first floor, porches, stairs, etc.). Coverage is measured from exterior building wall to exterior building wall.

Lot Line or Property Line. Any recorded boundary of a lot. Types of lot line are as follows:

1. **Front Lot Line.** On an interior lot, the property line separating the parcel from the street. The front lot line on a corner lot is the line with the shortest frontage. (If the street-fronting lot line of a corner lot are equal in length, the front line shall be determined by the Director.) On a through lot, both lot lines are front lot line and the lot considered to have no rear lot line.
2. **Interior Lot Line.** Any lot line not abutting a street.
3. **Rear Lot Line.** A property line that does not intersect the front lot line, which is most distant from and most closely parallel to the front lot line.
4. **Side Lot Line.** Any lot line that is not a front or rear lot line.

Lot Width. The horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines. The Director shall determine lot width for parcels of irregular shape.

Lumber and Wood Product Manufacturing. Manufacturing, processing, and sales involving the milling of forest products to produce rough and finished lumber and other wood materials for use in other manufacturing, craft, or construction processes. Includes the following processes and products:

containers, pallets, and skids; matches (wood); milling operations; trusses and structural beams; turning and shaping of wood products; wholesaling of basic wood products; wood product assembly

Does not include craft-type shops (“Handcraft Industries and Small-Scale Manufacturing”); other wood and cabinet shops (“Furniture and Fixture Manufacturing, Cabinet Shops”); or the entirely indoor retail sale of building materials, construction tools and equipment (“Building and Landscape Materials Sales”)

M. Definitions, “M”.

Machinery Manufacturing. An establishment that makes or processes raw materials into finished machines or parts for machines. Does not include the manufacture of electronics, equipment, or appliances (“Electronics, Equipment, and Appliance Manufacturing”).

Marque Signs. See Section 4.90 (Commercial Signage Standards).

Main Street Building. See Section 4.80 (Building Type Standards).

Maintenance/Repair Service – Client Site Services. Base facilities for various businesses that provide services on the premises of their clients. Includes gardening, janitorial, pest control, water and smoke damage recovery, and similar services; and maintenance/repair services for appliances, computers, electronics, elevators, equipment, HVAC, instruments, and plumbing, where the service is performed on the client site.

Maintenance/Repair Service. A business facility that provides repair and/or maintenance services for appliances, computers, electronics, and other types of non-vehicular-related equipment that is brought to the facility by customers. These businesses do not operate on the same site as a retail establishment that sells the product being maintained or repaired. When these services operate from a retail establishment that

sells the products being maintained or repaired, they are instead considered part of the retail use.

Mansion Apartment. See Section 4.80 (Building Type Standards).

Media Production. Facilities for motion picture, television, video, sound, computer, and other communications media production. These facilities include the following types.

1. Back lots/outdoor facilities. Outdoor sets, back lots, and other outdoor facilities, including supporting indoor workshops and craft shops.
2. Indoor support facilities. Administrative and technical production support facilities, including administrative and production offices, post-production facilities (editing and sound recording studios, Foley stages, etc.), optical and special effects units, film processing laboratories, etc.
3. Soundstages. Warehouse-type facilities providing space for the construction and use of indoor sets, including supporting workshops and craft shops.

Medical Services – Doctor Office. A facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis, and that accommodates no more than three licensed primary practitioners (for example, chiropractors, medical doctors, psychiatrists, etc.). Counseling services by other than medical doctors or psychiatrists are included under “Offices – Professional.”

Medical Services – Clinic, Urgent Care. A facility other than a hospital where medical, mental health, surgical and other personal health services are provided on an outpatient basis. Examples of these uses include:

medical offices with four or more licensed practitioners and/or medical specialties; out-patient care facilities; urgent care facilities; other allied health services

These facilities may also include accessory medical laboratories. Counseling services by other than medical doctors or psychiatrists are included under “Offices – Professional.”

Metal Products Fabrication, Machine or Welding Shop. An establishment engaged in the production and/or assembly of metal parts, including the production of metal cabinets and enclosures, cans and shipping containers, doors and gates, duct work, forgings and stampings, hardware and tools, plumbing fixtures and products, tanks, towers, and similar products. Examples of these uses include:

blacksmith and welding shops; plating, stripping, and coating shops; sheet metal shops; machine shops and boiler shops

Mid-Rise. See Section 4.80 (Building Type Standards).

Mixed-Use Project. See Section 4.70.030 “Mixed-Use Projects”.

Mortuary, Funeral Home. Funeral homes and parlors, where deceased are prepared for burial or cremation, and funeral services may be conducted.

Motor Vehicles and Transportation Equipment. Manufacturers of equipment for transporting passengers and cargo by land, air and water, including motor vehicles, aircraft, spacecraft, ships, boats, railroad and other vehicles such as motorcycles, bicycles and snowmobiles. Includes manufacture of motor vehicle parts and accessories; trailers and campers for attachment to other vehicles; self-contained motor homes; and van conversions. Does not include mobile home and modular home assembly (listed under “Lumber and Wood Products”).

Multi-Family Housing. A dwelling unit that is part of a structure containing one or more other dwelling units, or a non-residential use. An example of the latter is a mixed-use project where, for example, one or more dwelling units are part of a structure that also contains one or more commercial uses (retail, office, etc.). Multi-family dwellings include: duplexes, triplexes, fourplexes (buildings under one ownership with two, three or four dwelling units, respectively, in the same structure); apartments (five or more units under one ownership in a single building); and townhouse development (three or more attached dwellings where no unit located over another unit).

N. Definitions, “N.”

Nature Park. See Section 4.50 (Civic Spaces).

Night Club. A facility serving alcoholic beverages for on-site consumption, and providing entertainment, examples of which include live music and/or dancing, comedy, etc.

O. Definitions, “O.”

Off-site. An activity or accessory use that is related to specific primary use, but is not located on the same site as the primary use.

Office. This Code distinguishes between the following types of offices. These do not include medical offices (see “Medical Service – Clinic, Urgent Care,” and “Medical Service – Doctor Office.”)

1. **Accessory.** An office facility incidental and accessory to another business or sales activity that is the primary use. These are permitted accessory to any other use allowed by Section 3 of this Code (Building Function Standards) in all the zones established by this Code.
2. **Business/Service.** An establishment providing direct services to consumers. Examples of the uses include employment agencies, insurance agent offices, real estate offices, travel agencies, utility company offices, etc. This use does not include “Bank, Financial Services,” which is separately defined.
3. **Government.** An administrative, clerical, or public contact and/or service office of a local state, or federal government agency. Includes post offices, but not bulk mailing distribution centers, which are under “Truck or Freight Terminal.”
4. **Processing.** An office-type facility characterized by high employee densities, and occupied by a business engaged in information processing, and other computer-dependent and/or telecommunications-based activities. Examples of these uses include:
 - airline, lodging chain, and rental car company reservation centers; computer software and hardware design and development; consumer credit reporting; data processing services; health management organization (HMO) offices where no medical services are provided; Insurance claim processing; mail order and electronic commerce transaction processing; telecommunications facility design and management; telemarketing
5. **Professional.** An office-type facility occupied by a business that provides professional services and/or is engaged in the production of intellectual property. Examples of these uses include:
 - accounting, auditing and bookkeeping services; advertising agencies; attorneys; commercial art and design services; construction contractors (office facilities only); counseling services; court reporting services; detective agencies and

similar services; design services including architecture, engineering, landscape architecture, urban planning; educational, scientific and research organizations; financial management and investment counseling; literary and talent agencies; management and public relations services; media postproduction services; news services; photographers and photography studios; psychologists; secretarial, stenographic, word processing, and temporary clerical employee services; security and commodity brokers; writers and artists offices;

Open Space. Area free of building that, together with a well-designed system of thoroughfares, provides a public realm at all scales of urbanism, from the region to the block. Open space, to be effectively environmentally, must be specialized in function and appropriate in location, and its types include parks, greens, squares, plazas and playgrounds. The Petaluma River is also a public open space. Open space, to be truly functional, open space should straddle pedestrian routes or be adjacent to meaningful destinations. Care should also be taken that open spaces have visual supervision from fronting buildings.

Outbuilding. A structure that is physically detached from, secondary and incidental to, and commonly associated with a primary structure on the same site.

P. Definitions, “P.”

Paper Product Manufacturing. An establishment that converts per-manufactured paper or paperboard into boxes, envelopes, paper bags wallpaper, etc., and/or that coats or glazes premanufactured paper. Does not include the manufacturing of pulp, paper, or paperboard (see “Manufacturing – Heavy – Pulp and Pulp Product Manufacturing”).

Parcel. See “Lot, or Parcel.”

Park. A large open area available for recreation, usually located at neighborhood edges, and fronted by buildings. Its landscape is comprised of paved paths and trails, some open lawn, trees, and open shelters, all naturalistically disposed and requiring limited maintenance.

Parking Facility, Public or Commercial. Includes both day use and long-term public and commercial garages, parking lots and structures, except when accessory to a primary use. (All primary uses are considered to include any customer or public use off-street parking required by the Zoning Code.) Also includes “park and ride” lots. Does not include dismantling yards.

Parking Layer. The area of a lot measured in depth from a frontage line behind which open parking is permitted. See Illustration under “Layer.”

Pedestrian Frontage. The experience of the pedestrian as determined by the buildings alongside. Pedestrians respond in a variety of ways to the experience of passing by specific ground-floor frontages. The most likely to please pedestrians are storefronts, followed by porches, fenestrated walls, and deep landscaped yards. The frontages most repellent to pedestrians are, in order of bad to worse, garage doors, blank walls, open parking lots, unbuffered parking structures, under-building parking, and open service areas.

Pedestrian Orientation. Any physical structure or place with design qualities and elements that contribute to an active, inviting and pleasant place for pedestrians including:

1. Building Facades that are highly articulated at the street level, with interesting uses of material, color, and architectural detailing, located directly behind the sidewalk;

2. A pleasing height to width ratio of building height to street width. See “Height-to-Width Ratio”.
3. Design amenities related to the street level such as awnings, paseos, arcades;
4. Visibility into buildings at the street level;
5. A continuous sidewalk, with a minimum of intrusions into pedestrian right-of way;
6. Continuity of building facades along the street with few interruptions in the progression of buildings and stores;
7. Signs oriented and scaled to the pedestrian rather than the motorist;
8. Landscaping; and
9. Street furniture.

Pedestrian Oriented Use. A land use that is intended to encourage walk-in customers and that generally does not limit the number of customers by requiring appointments or otherwise excluding the general public. A pedestrian oriented use provides spontaneous draw from sidewalk and street due to visual interest, high customer turnover, and social interaction.

Personal Services. Establishments providing non-medical services to individuals as a primary use. Examples of these uses include:

barber and beauty shops; clothing rental; dry cleaning pick-up stores with limited equipment; home electronics and small appliance repair; laundromats (self-service laundries); locksmiths; massage (licensed, therapeutic, non-sexual); pet grooming with no boarding; shoe repair shops; tailors; tanning salons

These uses may also include accessory retail sales of products related to the services provided.

Personal Services – Restricted. Personal services that may tend to have a blighting and/or deteriorating effect upon surrounding areas and which may need to be dispersed to minimize their adverse impacts. Examples of these uses include:

check cashing services; fortune tellers; palm and card readers; psychics; spas and hot tubs for hourly rental; tattoo and body piercing services

Photo/Film Processing Lab. A facility that provides high volume and/or custom processing services for photographic negative film, transparencies, and/or prints, where the processed products are delivered to off-site retail outlets for customer pick-up. Does not include small-scale photo processing machines accessory to other retail businesses.

Planning Commission. The City of Petaluma Planning Commission, appointed by the Petaluma City Council in compliance with Government Code Section 65101, referred to throughout this Code as the “Commission”.

Planning Permit. Authority granted by the City to use a specified site for a particular purpose, including Zoning Permits, Site Plan and Architectural Review, Conditional Use Permits, and Variances, as established by the Zoning Ordinance.

Plastics, other Synthetics, and Rubber Product Manufacturing. The manufacture of rubber products including: tires, rubber footwear, mechanical rubber goods, heels and soles, flooring, and other rubber products from natural, synthetic, or reclaimed rubber. Also includes establishments engaged primarily in manufacturing tires; products from recycled or reclaimed plastics or Styrofoam; molding primary plastics for other manufacturers, manufacturing miscellaneous finished plastics products, fiberglass

manufacturing, and fiber glass application services. Does not include establishments engaged primarily in recapping and retreading automobile tires (“Vehicle Services – major Repair/Body work”).

Playground. See Section 4.50 (Civic Spaces)

Plaza. See Section 4.50 (Civic Spaces)

Porch: Engaged. See Section 4.40 (Private Frontage Standards).

Porch: Projecting. See Section 4.40 (Private Frontage Standards).

Primary Frontage. See “Layer” definition, Section 4.10 (Urban Standards Table), and Section 5.10 (Thoroughfare Map)

Primary Structure. A structure that accommodates the primary use of the site.

Primary Use. The main purpose for which a site is developed and occupied, including the activities that are conducted on the site a majority of the hours during which activities occur.

Private Residential Recreation Facility. A privately-owned, non-commercial outdoor recreation facility provided for residential project or neighborhood residents, including swimming pools, swim and tennis clubs, park and sport court facilities. Does not include golf courses and country clubs, which are separately defined.

Printing and Publishing. A small-scale establishment engaged in printing by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying; and other establishments serving the printing trade such as bookbinding, typesetting, engraving, photoengraving, and electrotyping. This use also includes establishments that publish newspapers, books and periodicals; establishments manufacturing business forms and binding devices. “Quick printing” services are included in the definition of “Business Support Services.”

Property Line. The recorded boundary of a parcel of land.

Public Open Space. See Section 4.5 (Civic Spaces).

Public Safety Facility. A facility operated by a public agency including fire stations, other fire prevention and fire fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities.

Q. Definitions, “Q.”

No specialized terms beginning with the letter “Q” are defined at this time.

R. Definitions, “R”

Recycling – Small Collection Facility. A center where the public may donate, redeem or sell recyclable materials, which occupies an area of 350 square feet or less and may include:

1. A mobile unit;
2. Bulk reverse vending machines or a grouping of reverse vending machines occupying more than 50 square feet; and
3. Kiosk-type units that may include permanent structures.

Research and Development (R&D). A facility for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical and computer and telecommunications components in advance of product manufacturing, and the assembly of related products from parts produced off-site, where the manufacturing activity is

secondary to the research and development activities. Includes pharmaceutical, chemical and biotechnology research and development. Does not include soils and other materials testing laboratories (see “Laboratory”), or medical laboratories (see “Medical Service – Clinic, Laboratory, Urgent Care”).

Restaurant, Café, Coffee Shop. A retail business selling ready-to-eat food and/or beverages for on- or off- premise consumption. These include eating establishments where customers are served from an ordering counter for either on- or off- premise consumption (“counter service”); establishments where customers are served food at their tables for on-premise consumption (“table service”), which may also provide food for take-out; and exclusively pedestrian-oriented facilities that serve from a walk-up ordering counter.

Retail Frontage Line. Certain frontage lines designated for mandatory retail on the Zoning Map. These facades are subject to special adaptation for retail use at the ground story.

Review Authority. The individual of official City body (the Community Development Directory, Planning Commission, or City Council) identified by this Code as having the responsibility and authority to review, and approve or disapprove the permit applications required by Part 2 (Zones and Allowable Land Uses).

S. Definitions, “S.”

School. A public or private academic educational institution, including:

boarding school; community college, college, or university; elementary, middle, and junior high schools; high school; military academy

Also includes schools providing specialized education/training. Examples include the following:

art school; ballet and other dance school; business, secretarial, and vocational school; computers and electronics school; drama school; driver education school; establishments providing courses by mail; language school; music school; professional school (law, medicine, etc.); seminaries/religious ministry training facility

Also includes facilities, institutions and conference centers that offer specialized programs in personal growth and development, such as fitness, environmental awareness, arts, communications, and management. Does not include pre-schools and child day care facilities (see “Child Day Care Facilities”). See also the definition of “Studios – Art, Dance, Martial Arts, Music, etc.” for smaller-scale facilities offering specialized instruction.

Secondary Frontage. See “Layer” definition, Section 4.10 (Urban Standards Table), and Section 5.10 (Thoroughfare Map)

Service Station. See “Gas Station,” and “Vehicle Services.”

Setback. The distance between a building wall and an adjacent lot line. The setback requirements of this Code are measured and applied to property as follows.

1. **Front.** The front setback is measured at right angles from the nearest point on the front property line of the parcel or back of sidewalk easement, shown as “frontage line” on thoroughfare cross sections (or edge of access or sidewalk easement on a private street) to the nearest point of the wall of the structure. The front property line or frontage line is the most narrow dimension of a lot adjacent to a street. A double-frontage or “through” lot has two front setbacks.

2. **Side.** The side setback is measured at right angles from the nearest point on the side property line of the parcel to the nearest point of the wall of the structure; establishing a setback line parallel to the side property line, which extends between the front and rear setback lines.
3. **Rear.** The rear yard shall be measured at right angles from the nearest point on the rear property line to the nearest line of the structure, establishing a setback line parallel to the rear property line.

Shopfront. See Section 4.40 (Private Frontage Standards).

Shopping Center. A primarily retail commercial site with five or more separate businesses sharing common pedestrian and parking areas.

Sidewalk Signs. See Section 4.90 (Commercial Signage Standards).

Sign. As defined in the Petaluma Sign Ordinance.

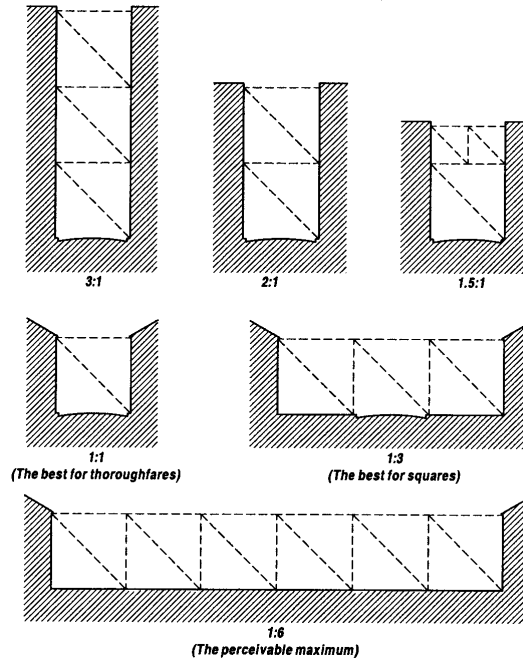
Single-Family Dwelling. A free-standing building designed for and/or occupied by one household. Also includes factory-built, modular housing units, constructed in compliance with the Uniform Building Code (UBC), and mobile homes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, placed on permanent foundations.

Site. A parcel or adjoining parcels under single ownership or single control, considered a unit for the purposes of development or other use.

Small Family Day Care Home. See “Day Care.”

Small Product Manufacturing. Establishments manufacturing and/or assembling small products primarily by hand, including manufacturing establishments producing small products not classified in another major manufacturing group, including: brooms and brushes; buttons, costume novelties; jewelry; musical instruments; pens, pencils, and other office and artists’ materials; sporting and athletic goods; toys; etc. See also “Artisan/Craft Product Manufacturing.”

Spatial Definition. The fabric achieved when enfronting facades are aligned in a coherent manner, and the defined space does not exceed a certain height-to-width ratio. See Height-to-Width Ratio.



Sports and Entertainment Assembly Facility. A large-scale indoor or outdoor facility accommodating spectator-oriented sports, concerts, and other entertainment activities. Examples of this land use include amphitheatres, racetracks, stadiums and coliseums. May also include commercial facilities customarily associated with the above uses, including bars and restaurants, gift shops, video game arcades, etc.

Square. See Section 4.50 (Civic Spaces)

Stone and Cut Stone Product Manufacturing. An establishment that cuts, shapes, and/or finishes marble, granite, slate, and/or other stone for construction and miscellaneous uses. Does not include establishments engaged primarily in buying or selling partly finished monuments and tombstones (“Handcraft Industries, Small Scale Manufacturing”)

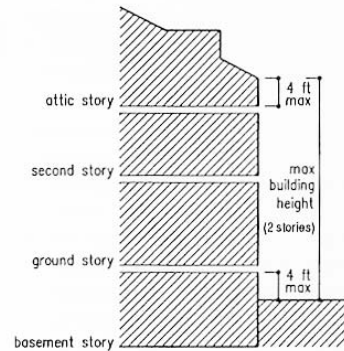
Stoop. See Section 4.40 (Private Frontage Standards).

Storage - Accessory. The indoor storage of materials accessory and incidental to a primary use is not considered a land use separate from the primary use.

Storage – Storage Yard. The open storage of various materials outside of a structure other than fencing, either as an accessory or principal use.

Storage – Warehouse, Indoor Storage. Facilities for the storage of furniture, household goods, or other commercial goods of any nature. Includes cold storage. Does not include: warehouse, storage or mini-storage facilities offered for rent or lease to the general public; warehouse facilities primarily used for wholesaling and distribution (see “Wholesaling and Distribution”); or terminal facilities for handling freight (see “Truck or Freight Terminal”)

Story. A habitable level within a building of no more than 14 feet in height from finished floor to finished ceiling. Basements that emerge less than 4 feet from grade or attics not exceeding 4 feet at the knee-wall shall not constitute a story.



Streetwall. An opaque, freestanding wall built along the frontage line, or coplanar with the façade. Streetwalls shall be between 3.5 and 6 feet in height, the lower height generally used to screen surface parking lots, the higher height to provide privacy for residential back yards, and constructed of a material matching the adjacent building façade. The wall may be replaced by a hedge if approved by warrant. Streetwalls may have openings no larger than necessary to allow automobile and pedestrian access. At driveway or alley openings, streetwalls shall turn and extend a minimum of 5' parallel to the driveway or alley where feasible.

Structural Clay and Pottery Product Manufacturing. An establishment that produces brick and structural clay products, including pipe, china plumbing fixtures, vitreous china parts, and/or fine earthenware and porcelain products. Does not include artist/craftsman uses (see “Handcraft Industries and Small Scale Manufacturing,” “Home Occupations”).

Structure. Anything constructed or erected, the use of which requires attachment to the ground or attachment to something located on the ground. For the purposes of this Code, the term “structure” includes “buildings,” but does not include fences and walls, or swimming pools.

Studio – Art, Dance, Martial Arts, Music, etc. Small scale facilities, typically accommodating one group of students at time, in no more than one instructional space. Larger facilities are included under the definition of “schools – Specialized education and training.” Examples of these facilities include: individual and group instruction and training in the arts; production rehearsal’ photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics, yoga, and similar instruction; and aerobics and gymnastics studios with no other fitness facilities or equipment.

Subdivision. The division, by any subdivider, of any unit or portion of land shown on the latest equalized Sonoma County assessment roll as a unit or contiguous units, for the purpose of sale, lease or financing, whether immediate or future. Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easement or railroad rights-of-way. Subdivision includes the following as defined in Civil Code Section 1315: a condominium project; a community apartment project; or the conversion of five or more existing dwelling units to a stock cooperative.

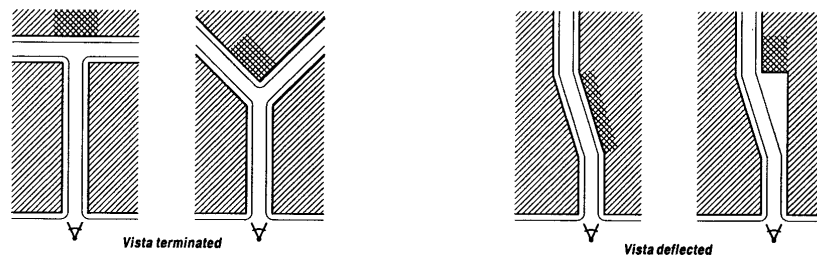
T. Definitions, “T.”

Telecommunications Facility. As defined in Zoning Ordinance Section 1-203

Temporary Structure. A structure without a foundation or footings, and that can be immediately removed when required.

Temporary Use. A use of land that is designed, operated and occupies a site for a limited period of time, typically less than 12 months. Temporary surface parking lots shall have the time period for use permitted as noted in Section 6.10.020 B.

Terminated Vista. The visual composition at the axial termination of a thoroughfare. Raymond Unwin stated that “vistas should be terminated and the termination should be significant.” By significant he meant not leaving it to chance or “happy accident.” This stricture is rather demanding, as there are few buildings worthy of sustaining the importance of an axial termination. It is therefore usually acceptable for a vista to be deflected by an angle of the thoroughfare until a suitable termination can be effected. As a rule, the termination or deflection should occur within 1,000 feet of any vantage point, as architectural detail beyond that distance is usually ineffective.



Terrace. See Section 4.40 (Private Frontage Standards).

Textile and Leather Product Manufacturing. An establishment that converts basic fibers (natural or synthetic) into a product, including yarn or fabric, that can be further manufactured into usable items (“Clothing and Fabric Product Manufacturing”), and industries that transform hides into leather by tanning or curing. Includes:

- coating, waterproofing, or otherwise treating fabric; dressed and dyed furs; dyeing and finishing fiber, yarn, fabric, and knit apparel; leather-tanned, curried, and finished; manufacture of knit apparel and other finished products from yarn; manufacture of felt goods, lace goods, non-woven fabrics and miscellaneous textiles; manufacturing of woven fabric, carpets, and rugs from yarn; preparation of fiber and subsequent manufacturing of yarn, threads, braids, twine cordage; scouring and combing plants; upholstery manufacturing; yarn and thread mills;

Theater, Movie or Live Performance. An indoor facility for public assembly and group entertainment, other than sporting events. Examples of these facilities include:

- civic theaters, and facilities for “live” theater and concerts; movie theaters; similar public assembly facilities

See also “Sports and Entertainment Assembly.”

Thoroughfare. An urban element that provides the major part of the public open space as well as moving lanes for vehicles. A thoroughfare is endowed with two attributes: capacity and character. Capacity is the number of vehicles that can move safely through a segment of a thoroughfare within a given time period. It is physically manifested by the number of lanes and their width, by the centerline radius, the curb radius, and the super elevation of the pavement. Character is the suitability of a thoroughfare as a setting for pedestrian activities and as a location for a variety of building types. Character is physically manifested by the associated frontage types as determined by the location within the Transect.

Townhouse. See Section 4.80 (Building Type Standards).

Transect. A system of classification deploying the conceptual range rural-to-urban to arrange in useful order the typical elements of urbanism. The transect technique is derived from ecological analysis where it is applied to present the sequence of natural habitat from, for example, shore-dune-upland or wetland-woodland-prairie. It is a natural ordering system for urbanism, as every urban element easily finds a place within its continuum. For example, a street is more urban than a road, a curb more urban than a swale, a brick wall more urban than a wooden one, an allee of trees more urban than a cluster. This gradient when rationalized and subdivided, becomes the urban Transect, the basis of the common zoning system in this Code.



Transit Station or Terminal. A full-service (e.g., ticketing, waiting and boarding areas, restrooms, etc.) passenger station for vehicular, and rail mass transit systems; also terminal facilities providing maintenance and service for the vehicles operated in the transit system. Includes buses, taxis, railway, etc. Does not include individual “stops” for transit, busses, etc, without facilities other than shelter.

Truck or Freight Terminal. A transportation facility furnishing services incidental to air, motor freight, and rail transportation. Examples of these facilities include:

freight forwarding services; freight terminal facilities; joint terminal and service facilities; overnight mail processing facilities; packing, crating, inspection and weighing services; postal service bulk mailing distribution centers; transportation arrangement services; trucking facilities, including transfer and storage

U. Definitions, “U.”

Use. The purpose for which land or a structure is designed, arranged, intended, occupied, or maintained.

Use, Accessory. See “Accessory Use.”

Use, Primary. See “Primary Use.”

Utility Facility. A fixed-base structure or facility serving as a junction point for transferring electric utility services from one transmission voltage to another or to local distribution and service voltages, and similar facilities for water supply and natural gas distribution. These uses include any of the following facilities that are not exempted from land use permit requirements by Government Code Section 53091:

corporation and maintenance yards; electrical substations and switching stations; natural gas regulating and distribution facilities; public water system wells, treatment plants and storage; telephone switching facilities; wastewater treatment plants, settling ponds and disposal fields

These uses do not include office or customer service centers (classified in “Offices”), or telecommunications facilities, which are separately defined.

Utility Infrastructure. Pipelines for water, natural gas, and sewage collection and disposal; and facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. Also includes telephone, telegraph, cable television and other communications transmission facilities utilizing direct physical conduits. Does not include offices or service centers (see “Offices - Business and Service”), or distribution substations (see “Utility Facility”).

V. Definitions, “V.”

Vehicle Services. The repair, servicing, alteration, restoration, towing, painting, cleaning, or finishing of automobiles, trucks, recreational vehicles, boats and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes the following categories.

1. **Major Repair/Body Work.** These establishments include towing, collision repair, other body work, and painting services; tire recapping.
2. **Minor Maintenance/Repair.** Minor facilities providing limited repair and maintenance services. Examples include: car washes, attended and self-service; car stereo and alarm system installers; detailing services; muffler and radiator shops; quick-lube services; tire and battery sales and installation (not including recapping).

Does not include automobile parking (see “Parking Facilities”), repair shops that are part of a vehicle dealership on the same site (see “Auto and Vehicle Sales and Rental,” and “Mobile Home, RV, and Boat Sales and Rental”); gas stations, which are separately defined; or dismantling yards, which are included under “Recycling - Scrap and Dismantling Yards.”

Vehicle Storage. A service facility for the long-term storage of operative cars, trucks, buses, recreational vehicles, and other motor vehicles, for clients. Does not include dismantling yards (classified in “Recycling - Scrap and Dismantling Yards”).

Veterinary Clinic, Animal Hospital. Office and indoor medical treatment facilities used by veterinarians, including large and small animal veterinary clinics, and animal hospitals.

W. Definitions, “W.”

Wall Signs. See Section 4.90 (Commercial Signage Standards).

Wall Mural Signs. See Section 4.90 (Commercial Signage Standards).

Warehouse. See “Storage - Warehouse, Indoor Storage.”

Wholesaling and Distribution. Establishments engaged in selling merchandise to retailers; to contractors, industrial, commercial, institutional, farm, or professional business users; to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Examples of these establishments include:

agents, merchandise or commodity brokers, and commission merchants; assemblers, buyers and associations engaged in the cooperative marketing of farm products; merchant wholesalers; stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment.

Also includes storage, processing, packaging, and shipping facilities for mail order and e-commerce retail establishments.

Window Signs. See Section 4.90 (Commercial Signage Standards).

Work/Live Unit. See Section 4.70.020 “Live/Work and Work/Live Units”.

X. Definitions, “X.”

No specialized terms beginning with the letter “X” are defined at this time.

Y. Definitions, “Y.”

Yard Signs. See Section 4.90 (Commercial Signage Standards).

Z. Definitions, “Z.”

No specialized terms beginning with the letter “Y” are defined at this time.

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