

**EFFECTIVE DATE
OF ORDINANCE**

March 27, 2024

ORDINANCE NO. 2879 N.C.S.

Introduced by: Dennis Pocekay

Seconded by: Janice Cade Thompson

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PETALUMA ADOPTING A ZONING TEXT AMENDMENT OF THE CITY OF PETALUMA IMPLEMENTING ZONING ORDINANCE, ORDINANCE 2300 N.C.S., TO ADD SECTION 7.120 OBJECTIVE DESIGN STANDARDS FOR QUALIFYING RESIDENTIAL PROJECTS

WHEREAS, the City of Petaluma Implementing Zoning Ordinance (IZO) Section 25.010 provides that no amendment that regulates matters listed in Government Code Section 65850 shall be made to the IZO unless the Planning Commission and City Council find the amendment to be in conformity with the General Plan; and

WHEREAS, pursuant to IZO Chapter 25, the City of Petaluma Planning Director may initiate an amendment, and the City Council may adopt the amendment upon the recommendation of the Planning Commission; and

WHEREAS, pursuant to IZO Sections 25.070, if the City Council finds the IZO amendments to be in conformance with the Petaluma General Plan and any applicable plans; and consistent with the public necessity, convenience, and general welfare, it may amend the IZO; and

WHEREAS, the State of California (State) adopted Senate Bills (SB) 35 and 330, and Assembly Bill (AB) 2162, which limit or restrict discretionary review of project design elements; and

WHEREAS, the Object Design Standards provide concise, quantifiable, objective standards to regulate site and building design for qualifying residential projects; and

WHEREAS, the intent of adopting achievable, feasible, and implementable Objective Design Standards is to ensure that qualifying residential development projects (1) achieve satisfactory quality design in individual buildings and their sites; (2) are designed appropriately for the intended uses; and (3) are in harmony with other developments and their surroundings; and

WHEREAS, the conceptual Objective Design Standards were presented to the Planning Commission at a Study Session in June 2020; and

WHEREAS, group interviews with local affordable housing developers and architects were conducted in January 2021 to understand opportunities and constraints faced by the multi-family housing development community; and

WHEREAS, on April 27, 2021, the Planning Commission received a follow-up presentation on the Objective Design Standards, at which point the Commission affirmed the goals and mechanisms for the Objective Design Standards; and

WHEREAS, stakeholder and public outreach was conducted between September 21, 2023, and November

30, 2023, to receive feedback on the proposed Objective Design Standards; and

WHEREAS, a Planning Commission workshop and study session were held respectively on October 10, 2023, and November 28, 2023, to receive feedback from the Planning Commission on the proposed Objective Design Standards; and

WHEREAS, the Objective Design Standards reflect five core goals essential to the development of qualifying residential projects, including (1) Strengthen Community Character and the Public Realm; (2) Design for People; (3) Design Equitable Places; (4) Support Connectivity; and (5) Design for Sustainability; and

WHEREAS, the Objective Design Standards reflect feedback received by the City’s Planning Commission and other committees, commissions, and boards, internal discussions with various city departments, feedback from the residential development community, public comment received, review of local regulations and guidelines, and are informed by other agency’s adopted Objective Design Standards; and

WHEREAS, on December 1, 2023, a Notice of Public Hearing, providing required information about a public hearing of the proposed Objective Design Standards Ordinance to be held on December 12, 2023, before the City of Petaluma Planning Commission, was published; and

WHEREAS, on December 12, 2023, the City of Petaluma Planning Commission held a duly noticed public hearing and adopted a Resolution recommending that the City Council adopt an Ordinance adding Section 7.120 to the City of Petaluma Implementing Zoning Ordinance, Ordinance 2300 N.C.S., establishing Objective Design Standards for Qualifying Residential Projects, with edits recommended during the public hearing; and

WHEREAS, on January 26, 2024, a Notice of Public Hearing, providing required information about a public hearing of the proposed Objective Design Standards to be held on February 5, 2024, before the City of Petaluma Planning Commission, was published; and

WHEREAS, on February 5, 2024, the City of Petaluma City Council introduced the Objective Design Standards Ordinance at a duly noticed public hearing and requested that certain modifications be made to the proposed Ordinance; and

WHEREAS, on February 16, 2024, a Notice of Public Hearing, providing required information about a public hearing to adopt Ordinance 2879 N.C.S., amending City of Petaluma Implementing Zoning Ordinance N.C.S. 2300 to add Section 7.120 Objective Design Standards for Qualifying Residential Projects, to be held on February 26, 2024, before the City Council, was duly published in the Petaluma Argus-Courier.

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Petaluma, as follows:

Section 1. Findings

1. The foregoing recitals are true and correct and incorporated herein by reference as findings of the Petaluma City Council.
2. Based on the staff report, staff presentation, comments received, and the public hearing, the City Council makes the following findings based on substantial evidence in the record:
 - a. General Plan Findings:

The Objective Design Standards Ordinance is consistent with the adopted 2105 City of Petaluma General Plan and with adopted elements of the 2025 City of Petaluma General Plan (2023-2031 Housing Element), including the following goals, policies, and programs, in that:

- **Housing Element Goal 1:** Provide opportunities for residential development to accommodate projected residential growth and diverse housing needs of all existing and future Petalumans, and associated **Policy 1.4** Establish flexibility in the City’s standards and regulations to encourage a variety of housing types, including mixed-use and flexible-use buildings, and affordable housing development.

The Objective Design Standards Ordinance includes a range of options to allow for flexibility and creativity in architectural and landscape design. This includes a change of plane requirement for 30% of the primary façade, which can be achieved through one or a combination of six options. Entryway articulation, building corner treatments, and fencing also offer specific options for design that are flexible, allow for a variety of housing types, and ensure that design requirements will not reduce allowable density.

- **Housing Element Goal 2:** Remove or mitigate constraints on housing development to expedite construction and lower development costs while avoiding impacts on environmentally sensitive areas, and associated **Policy 2.2** - Streamline the City’s review and approval process for residential and mixed-use projects to ensure objective evaluation and greater certainty in outcomes to facilitate affordable housing production, and associated **Policy 2.3** - Develop incentives such as streamlined review, fee adjustments, and objective design standards to encourage residential development that is affordable and environmentally appropriate.

The Objective Design Standards will be applied to qualifying residential projects that are subject only to ministerial or objective review and will lower development costs by providing objective requirements for project approval. The objective standards will provide clear, quantifiable, and objective standards to ensure objective evaluation, provide greater certainty in outcomes, and facilitate a streamlined review. The Objective Design Standards Ordinance include criteria for Integrated Pest Management, a prohibition on invasive species, specific requirements for Petaluma River or creek adjacent parcels, and facilities to support non-gasoline powered transportation, as well as a prohibition on vinyl materials.

- **General Plan Goal 1-G-1:** Maintain a balanced land use program that meets the long-term residential, employment, retail, institutional, education, recreation, and open space needs of the community and associated **Policy 1-P-3** - Preserve the overall scale and character of established residential neighborhoods.

The façade, entryway, and corner treatments supplement the existing height and site coverage requirements in the Implementing Zoning Ordinance to articulate the façade and break up the massing to ensure that qualifying residential projects are similar in scale and character to other structures. Additionally, the limitation on building length ensures that buildings are of a similar size to other existing multi-family structures in the city.

- **General Plan Goal 1-G-5:** Petaluma River: Develop land uses in proximity to the Petaluma River that ensure the restoration of the natural River corridor, provide for adequate storm flow capacities, and enable public access and stewardship, and associated Policies **1-P-43** - Development shall incorporate the River as a major design focal point, orienting buildings and activities toward the River and providing water access, to the extent deemed feasible, and **1-P-44** - Develop the Petaluma River as a publicly accessible green ribbon, fronted by streets, paths, access points, and open spaces, by

implementing the Petaluma River Access and Enhancement Plan within the context of the PRC Design Standards.

The Objective Design Standards Ordinance will require the development of the public trails proposed in the General Plan along the Petaluma River and creeks. Additionally, it requires that a public connection be provided to the new section of trail from either an existing section or from the public sidewalk/road. Alternatives to paved pathways are included for areas that include sensitive riparian habitat or wetlands. Additionally, the Objective Design Standards Ordinance requires buildings' façades facing the Petaluma River or a creek with public access to follow the same design requirements as the primary façade and to develop a public access trail along the property length of the river. They include objective standards that codify guidelines in the Petaluma River Access and Enhancement Plan to provide paths and accessible open space and installation of native plants.

- **General Plan Goal 1-G-7:** Recognize that trees are a community asset, an essential element in the interface between the natural and built environment, and part of the urban infrastructure.

The Objective Design Standards Ordinance includes requirements for at least 50% tree canopy coverage in and around parking areas as well as 30% tree canopy coverage for ground level common open space and landscaped areas.

- **General Plan Goal 2-G-2:** Maintain and enhance Petaluma's unique identity and sense of community, history and place, and associated **Policy 2-P-5** - Strengthen the visual and aesthetic character of major arterial corridors as it will require façade, entryway, and corner design, as well as landscaping that will strengthen the visual character of the existing streetscape.

The building orientation standard requires that buildings are designed with the primary building façade toward the primary street frontage, and that the primary façade incorporate changes of plane representing 30% of the wall and 20% change of plane on all other facades. The standards include requirements for entryway and building corner articulation. These requirements will enhance Petaluma's unique identity and sense of community as well as strengthen the visual character of the existing streetscape.

- **General Plan Goal 5-G-5:** Create and maintain a safe, comprehensive, and integrated bicycle and pedestrian system throughout Petaluma that encourages bicycling and walking and is accessible to all, and associated policies **5-P-20** - Ensure that new development provides connections to and does not interfere with existing and proposed bicycle facilities, **5-P-22** - Preserve and enhance pedestrian connectivity in existing neighborhoods and require a well-connected pedestrian network linking new and existing developments to adjacent land uses, **5-P-23** - Require the provision of pedestrian site access for all new development, and **5-P-31** - Make bicycling and walking more desirable by providing or requiring development to provide necessary support facilities throughout the city.

The proposed circulation and access standards include requirements to ensure pedestrian and bicycle connectivity between all buildings on the site and the public sidewalk. Additionally, it requires that as river/creek pathways are developed, they must connect to either the public sidewalk or an existing river/creek pathway. Additionally, they require that development construct a public pathway along the Petaluma River or a creek if it is identified in the "Proposed and Existing Bicycle Facilities" map in the City's General Plan. If there is no connection up or down river to the new section of path a connection to the public sidewalk is required.

- **Goal 6-G-1:** Retain and expand city-wide park and recreation assets and programs to maintain the quality of life they provide to the community and associated **Policy 6-P-1** - Develop additional parkland and recreational facilities in the city, particularly in areas lacking these facilities and where new growth is proposed, and associated **Program 6-P-1.E** - As part of the City's Development

regulations establish common open space requirements for multi-family development. Such open space shall NOT be counted toward public park dedication/in lieu fee requirements for meeting neighborhood and/or community park needs.

The Objective Design Standards Ordinance will objectify the language in IZO Chapter 4 Land Use Tables requiring a minimum of 25 square feet per unit of common usable open space with a minimum dimension of 10 feet in any one direction. Further, the Objective Design Standards require the provision of a play area for developments with more than 25 units unless located within 0.25 miles of an existing park with a play area. These requirements will ensure recreation facilities for new qualifying residential developments and expand recreational assets.

- **Goal 6-G-3:** Increase public knowledge and understanding of the importance of sustaining a healthy urban forest for the well-being of the entire community, and associated **Policy 6-P-19** - Support efforts by the City's Tree Advisory Committee to disseminate current information to the public advocating the use of Best Management Practices for the care and perpetuation of the urban forest, including issues such as strategic tree planting that consider site conditions as well as shading in selection and placement of trees, proper planting and pruning techniques, and the importance of using Integrated Pest Management practices in order to minimize the use of chemicals harmful to the environment.

The Objective Design Standards Ordinance includes a requirement to plant trees that will result in shade for at least 50% of the parking surface, 30% canopy coverage for ground level common open space and landscaped areas, and the use of Integrated Pest Management for all landscaped areas, including trees.

- b. The proposed Zoning Text Amendment to add Objective Design Standards for qualifying residential projects is consistent with the public necessity, convenience, and general welfare in that:

The Objective Design Standards Ordinance is in conformance with the City of Petaluma Implementing Zoning Ordinance in that it creates objective standards to achieve the project outcomes that are identified in IZO 24.050.E Site Plan and Architecture Review Standards for Review of Applications for projects which are mandated by the state to undergo ministerial or objective review. The proposed Objective Design Standards supplement the following sections by providing clear, quantifiable, and objective standards for qualifying residential projects:

- *IZO Chapter 13 provides standards for the location and height of fencing and retaining walls, but it does not have material or design requirements that are included in the proposed Objective Design Standards Subsection 7.120.D(5).*
- *IZO Chapter 14 provides minimum standards for landscaping and screening, which are enhanced by proposed Objective Design Standards Section 7.120.D(6) and (7), which provide more detailed and objective standards for the design and placement of landscaping. Section 7.120.D(7) adds standards that codify guidelines used for Site Plan and Architecture Review.*
- *IZO Chapter 11 provides standards for parking and loading facilities. The proposed Objective Design Standards add requirements based on the Site Plan and Architecture Review Checklist for Parking to codify them as objective design standards. Additionally, the proposed Objective Design Standards subsection 7.120.D(4) provides additional standards for bicycle parking for qualifying residential projects. This does not conflict with the existing IZO because it is stricter than the existing code and is warranted because affordable housing also needs access to affordable transportation, requiring sufficient parking to accommodate a variety of bicycle types, including e-bikes, is not in conflict with the existing bicycle parking regulations because it requires additional and accessible bicycle parking for qualifying residential projects which is stricter than the standards applied to all uses.*

Adoption of the Objective Design Standards Ordinance is in the public interest and supports the convenience and general welfare of the public because they will provide achievable, feasible, and implementable objective standards that ensure qualifying residential projects achieve satisfactory quality of design in individual buildings and their site, are designed appropriately for their intended uses, and are in harmony with other developments and their surroundings. Simultaneously, the adoption of Objective Design Standards creates clear and objective standards for affordable housing developers to ensure objective evaluation, provide greater certainty in outcomes, and facilitate a streamlined review of qualifying residential projects.

Additionally, the Objective Design Standards Ordinance is in the public's interest as the standards (1) increase bicycle connectivity, access, and parking, thereby reducing reliance on automobiles and associated vehicle emissions; (2) preserve and enhance the existing aesthetic qualities of Petaluma through inclusion of standards related to fencing, screening, lighting, façade and entryway design, and building corner treatments; (3) prohibit planting of invasive species and artificial turf and reduce the use of landscaping chemicals in affordable housing developments; and (4) include a provision for inclusion of usable open space, thereby ensuring new qualifying residential developments include sufficient recreational areas.

Section 2. Exemptions from CEQA The Objective Design Standards Ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA) and further detailed in the concurrent CEQA memo, pursuant to Section 15061(b)(3) of the CEQA Guidelines (Commonsense) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The project is also categorically exempt pursuant to CEQA Guidelines Section 15308 (Actions by Regulatory Agencies for Protection of the Environment) as it involves adoption of Objective Design Standards that (1) increase bicycle connectivity, access, and parking, thereby reducing reliance on automobiles and associated vehicle emission; (2) preserve and enhance the existing aesthetic qualities of Petaluma through inclusion of standards related to fencing, screening, lighting, façade and entryway design, and building corner treatments; (3) prohibit planting of invasive species and artificial turf and reduce the use of landscaping chemicals in affordable housing developments; and (4) include a provision for inclusion of usable open space, thereby ensuring new qualifying residential developments include sufficient recreational areas.

Section 3. Ordinance Adoption Based on its review of the entire record herein, including the February 5, 2024, City Council staff report, all supporting, referenced, and incorporated documents and all comments received, and the foregoing findings, the City Council adopts and incorporates herein Exhibit A as part of this ordinance to amend the Petaluma Implementing Zoning Ordinance.

Section 4. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be unconstitutional, unlawful or otherwise invalid by a court of competent jurisdiction or preempted by state legislation, such decision or legislation shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of Petaluma hereby declares that it would have passed and adopted this ordinance and each and all provisions thereof irrespective of the fact that any one or more of said provisions be declared unconstitutional, unlawful or otherwise invalid.

Section 5. Posting/Publishing of Notice. The City Clerk is hereby directed to publish or post this ordinance or a synopsis for the period and in the manner provided by the City Charter and other applicable law.

INTRODUCED and ordered published and posted this 5th day of February 2024.

Ayes: McDonnell, Barnacle, Cader Thompson, Healy, Nau, Pocekay
Noes: None
Abstain: None
Absent: Shribbs

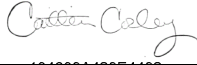
ADOPTED this 26th day of February 2024 by the following vote:

Ayes: McDonnell, Cader Thompson, Healy, Nau, Pocekay, Shribbs
Noes: Barnacle
Abstain: None
Absent: None

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Kevin McDonnell, Mayor

ATTEST:

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Caitlin Corley, City Clerk

APPROVED AS TO FORM:


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Eric Danly, City Attorney

Exhibit A

Chapter 7

STANDARDS FOR SPECIFIC LAND USES

Sections:

- 7.010 Purpose.
- 7.020 Applicability.
- 7.030 Accessory Dwelling Units.
- 7.040 Junior Accessory Dwelling Units.
- 7.050 Home Occupation Permit.
- 7.060 Large Family Child Day Care.
- 7.070 Short-Term Activities.
- 7.080 Swimming Pools, Hot Tubs, and Spas.
- 7.090 Telecommunications Facilities.
- 7.100 Bed & Breakfast Inns.
- 7.110 Short-Term Vacation Rentals.
- 7.120 Objective Design Standards for Qualifying Residential Projects.

A. *Purpose.* The purpose of Section 7.120 is to provide objective design standards for the review of residential developments that qualify for streamlined or ministerial planning permit review pursuant to the laws of the State of California and/or regulations of the City of Petaluma. These standards contain concise and quantifiable language that is designed for consistent interpretation by applicants, reviewers, and approval bodies alike.

The objective standards herein are intended to achieve five core goals in the development of qualifying residential projects:

1. Strengthen Community Character and the Public Realm. Design developments that reflect the Petaluma community and contribute to its physical, economic, social, and cultural character.
2. Design for People. Emphasize a pedestrian-oriented environment where buildings and public realm design are cohesive and complementary to a diverse range of uses.
3. Design Equitable Places. Make spaces that recognize and support residents' and workers' activities across age, ability, culture, race, gender, and income.
4. Support Connectivity. Design safe, functional, and comfortable multimodal connections between activities that are accessible and easy to navigate by walking, bicycling, and public transit.
5. Design for Sustainability. Support sustainable building practices and site design approaches to enhance Petaluma's resilience and resource stewardship - now and into the future.

B. *Applicability.* The City of Petaluma’s Objective Design Standards apply to qualifying residential projects for which the state requires review for compliance using only objective standards. This includes residential projects, which upon applicant request and demonstration of eligibility, qualify for streamlined and/or ministerial processing. Alternatively, projects subject to these objective standards may opt to apply for permit processing under discretionary Site Plan and Architectural Review (SPAR) in accordance with Section 24.050 of the Petaluma Implementing Zoning Ordinance (IZO).

The standards in this Section 7.120 apply in addition to any applicable objective standards in the adopted City documents, including but not limited to the documents referenced in [Section 7.120\(F\)](#). Should there be any conflicting objective standards in the Smart Code or IZO Historic District Standards, the Smart Code and Historic District standards shall take precedence over the standards within this section. Unless expressly prohibited by or in conflict with the standards in this or another applicable regulatory plan or code, additional architectural or design features are allowable.

C. *Definitions.* The definitions in Subsection 7.120.C are intended to apply specifically to the objective standards in Section 7.120. If a definition is not in this section, the definition in [IZO Chapter 28 Glossary](#) shall apply. If a definition is not listed in this section or the glossary, the commonly used definition shall apply.

Accent Materials – Distinct materials used to provide emphasis of architectural features or areas of the building. Qualifying accent materials must either be a different material type, have a different cut size, or use a different installation technique.

Arterial Street – Streets designated as an Arterial Street in the City’s General Plan Mobility Element and which provide relatively high-capacity access to regional transportation facilities. Access to arterials is generally from collector and local streets.

Articulation – Dividing a building’s mass into smaller parts through the placement of architectural features such as windows, doors, molding, columns, or other three-dimensional façade enhancements that create a clear and distinct section of the building.

Artificial Turf – A surface of synthetic fibers made to look like natural grass.

Class I Bikeway (Bike Path) - Provides a completely separated right of way for the exclusive use of bicycles and pedestrians with crossflow traffic minimized.

Class II Bikeway (Bike Lane) - Provides a striped lane for one-way bicycle travel on a street or highway.

Class III Bikeway (Bike Route) - Provides for shared use with pedestrian or motor vehicle traffic.

Class IV Separated Bikeway - A bikeway for the exclusive use of bicycles and includes a separation required between the separated bikeway and the through vehicular traffic.

Common Open Space – Restricted access outdoor space available for all residents in the development.

Creeks – For the purposes of this section creeks means a creek with a proposed or existing public pathway as identified in the General Plan on Figure 5-2 “Proposed and Existing Bicycle Facilities” or as updated from time to time.

Cupola – A relatively small, most often rounded or dome-like structure on top of a building.

Full Cutoff Downcast Lighting – Lighting fixtures that have no direct uplight (no light emitted above horizontal) and limited intensity of light from the fixture in the region between 80 degrees and 90 degrees.

Ground Floor Activating Strategies – Uses that generate daily pedestrian activity. These may include but are not limited to retail, restaurants, personal services, offices (including medical), residential entryways, fitness centers, lobbies, resident services, etc. Ground floor activating strategies shall be compatible with residential uses.

Inactive Frontages – Sections of the building with no active use, including blank walls, service entrances with access to trash, utilities, service areas, and garage entrances.

Internal Road – See: Private Street

Landscape area - All the planting areas, turf areas, and water features in a landscape design plan are subject to the maximum applied water allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

Multi-Use Path – See: Class I Bikeway

Natural Habitat – The natural environment of a plant or animal.

Occupied Roofs – Roofs planned for occupancy as either open space, assembly or other functional purpose beyond maintenance or repair access.

Open Space - Any park, right of way, City-owned property, utility corridor, publicly used land, school yard, or natural habitat area which is open land on which there is no structure.

Planting area (Landscaping) - Unpaved areas of the site with prepared soils and irrigation systems intended to support the establishment and long-term health of intentionally selected and installed plant materials.

Primary Building Façade – The side of the building oriented toward the front lot line.

Primary Entrance – The entrance to the building through which most users are expected to travel and which shall be located on the primary building façade.

Primary Street Frontage – The area between the primary building façade and the front lot line.

Private Open Space – A private outdoor space designated for no more than one residential unit and not accessible to other units. A private balcony also qualifies as private open space.

Private Pathway – A thoroughfare on private property designed for pedestrians and bicyclists where access is limited to residents or individuals with specific permission.

Private Street – A street located solely on private property, owned and maintained by either a property owner or Homeowners Association.

Public Open Space – The area outside the footprint of the building on a site that may include parks, green spaces, squares, plazas, playgrounds, and/or trails, and which are accessible to all members of the public. The Petaluma River is considered public open space.

Public Pathway – A thoroughfare designed for pedestrians and bicyclists and accessible to the public. This includes bike paths, walking paths, trails, and sidewalks.

Public Realm - The area fronting or physically accessible to the public, including the street, sidewalk, and adjacent parks and building frontages.

Public Street – A street owned and maintained by the City of Petaluma or another public agency.

Qualifying Residential Development - Residential Development that, under state law, is required to be processed through ministerial review using only objective standards.

Secondary Entrance – Any entrance, other than a service entrance, to a building not designated as the primary entrance.

Secondary Building Façade – Any side of a building facing a public street (not including alleys) that is not the primary façade.

Secondary Street Frontage - The area between a secondary building façade and a public street that is not the primary street or alley.

Sensitive Habitat - Sensitive habitats are those areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in the ecosystem.

Turret – A small tower at the corner of a building.

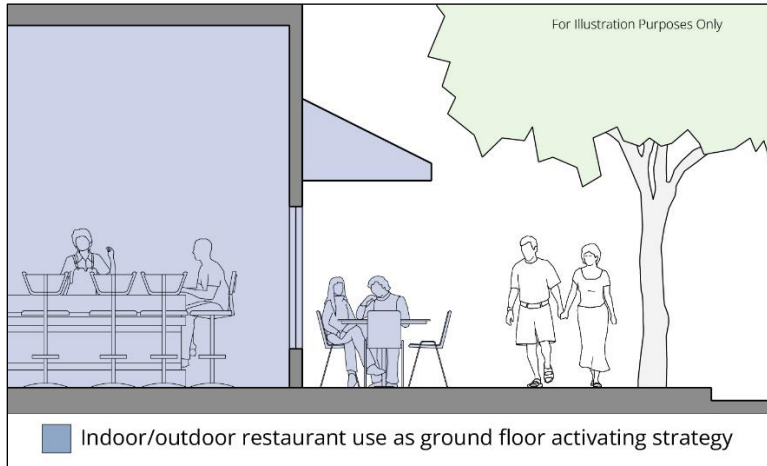
Unused Area – A vacant or non-functional area of a site that does not have a structure, sidewalk, roadway, parking stall, aisle, or other function. There is no minimum size and unused areas may include spaces between buildings, spaces between pathways and structures, or similar locations.

D. *Site Design*

1. Building Orientation

- a. Orientation. The primary building façade, which includes the primary entrance and the primary street frontage, shall be oriented to the front lot line as defined by IZO Chapter 28.
- b. Activation. At least one [ground floor activating strategy](#) shall be integrated into the [primary building façade](#) and [secondary building façade](#).

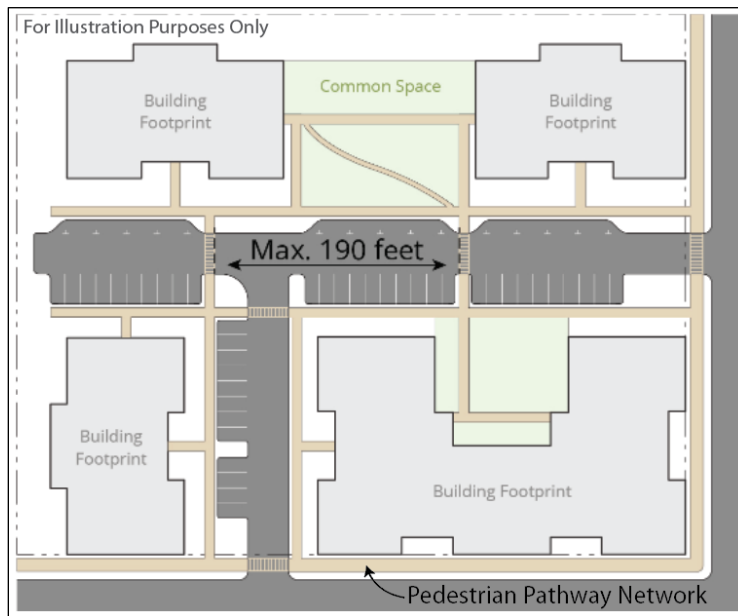
Figure 1: Ground Floor Activation



2. Circulation and Access

- a. Pedestrian and Bicycle Access Routes. For projects with more than two separate dwelling structures, all structures shall be internally connected by pedestrian pathways and each building shall have a pedestrian pathway that connects to the public sidewalk.

Figure 2: Pedestrian and Bicycle Access Routes



- b. Crosswalks. For mixed-use or residential projects with internal streets or surface parking areas, a crosswalk shall be provided at a maximum distance of 190 feet between crosswalks along internal streets or drive aisles and comply with Caltrans and Federal Accessibility Standards.
- c. Driveway Location. Driveways shall not be located adjacent to the Petaluma River or a [creek](#).

- d. Short Term Parking. For developments with 10 or more units, a passenger loading and residential delivery zone (yellow curb marking) shall be designated at the curb along the primary frontage and shall comply with [Municipal Code Section 11.48.030 and 11.48.070](#). This requirement shall be waived if there is not sufficient space to accommodate both short-term parking and emergency vehicle access. A waiver will be granted based on a written communication from the Fire Marshal stating that short-term parking would inhibit emergency vehicle access and no other alternatives are available.

3. General Parking Standards

- a. Parking Location. Parking lots and structures are prohibited in the following locations:
 - 1. Between the building and the primary street frontage
 - 2. Between the building and an adjacent river or creek unless no other feasible location for parking exists.
 - 3. For multi-family dwelling structures containing more than two units, parking within a front or side street setback is prohibited.
- b. Parking Spaces.
 - 1. The width of a parking space shall be increased by one foot if either side of the space is adjacent to a wall, fence, support column or other structure.
 - 2. Two feet of the parking stall depth may be landscaped with low-growth, hearty materials in lieu of paving, allowing a two-foot bumper overhang while maintaining the required parking dimensions.
 - 3. Electric vehicle parking, and charging infrastructure, shall be provided as required by the City of Petaluma Building Code, provided that at least 50% of minimum required parking spaces are Level 2 Electric Vehicle Ready as defined by CalGreen regulations.
 - 4. The size of parking spaces shall comply with the following dimensions based on angle of parking and standard or compact in Table D-1.

Table 1: Parking Space Size Requirements

Angle of Parking Space	Width of Space (ft)	Length of Space (ft)	Width of Angled Space (ft)	Length of angled Space (ft)	Minimum back up length (ft)
Standard Cars					
Parallel Parking	9	22	-	-	-
30 Degree Angle parking	9	19	18	17.3	11.5
	9.5	19	19	17.7	11.5
	10	19	20	18.2	11.5

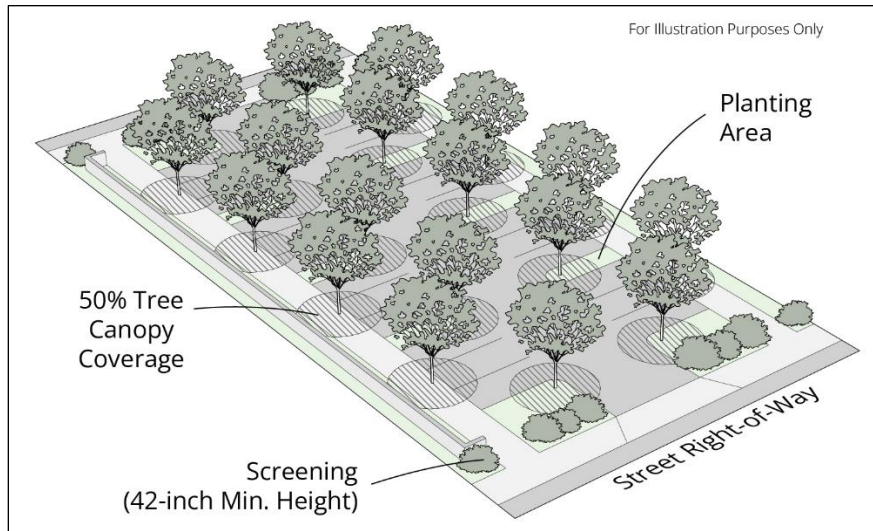
45 Degree Angle Parking	9	19	12.7	19.8	13
	9.5	19	13.4	20.2	13
	10	19	14.1	20.5	13
60 Degree Angle Parking	9	19	10.4	20.9	17.5
	9.5	19	11	21.2	17.5
	10	19	11.5	21.4	17.5
90 Degree Angle Parking	9	19	9	19	26
	9.5	19	9.5	19	24
	10	19	10	19	23
Compact Cars					
Parallel Parking	8	20	-	-	-
30 Degree Angle parking	8	16	15.9	14.1	12
45 degree Angle Parking	8	16	11.2	16.9	12
60 Degree Angle Parking	8	16	9.2	18.4	14
90 Degree Angle Parking	8	16	8	16	22
Unistall 60 Degree Parking	8.5	18	8.5	18	26
Unistall 90 Degree Parking	8.5	18	8.5	18	26

- c. Parking Screening. Parking lots or structures shall be screened by 42” high solid fencing that complies with subsection IZO Subsection 7.120.D(5) or plants with a minimum expected height of 42” at maturity.
- d. Parking Structure Massing and Façade Articulation. Parking structures facing the primary or secondary street frontage shall comply with the façade design requirements in IZO Subsection 7.120(E)(1).
- e. Landscaping. Surface parking areas shall be landscaped in accordance with Site Design Landscaping Subsection 7.120.D(7) and as follows:
 1. Residential parking areas for more than four (4) cars and parking lots in all commercial and industrial zones shall be screened from the street right-of-way

through the use of decorative walls, fences, and/or landscaping with a height of at least 42” at maturity.

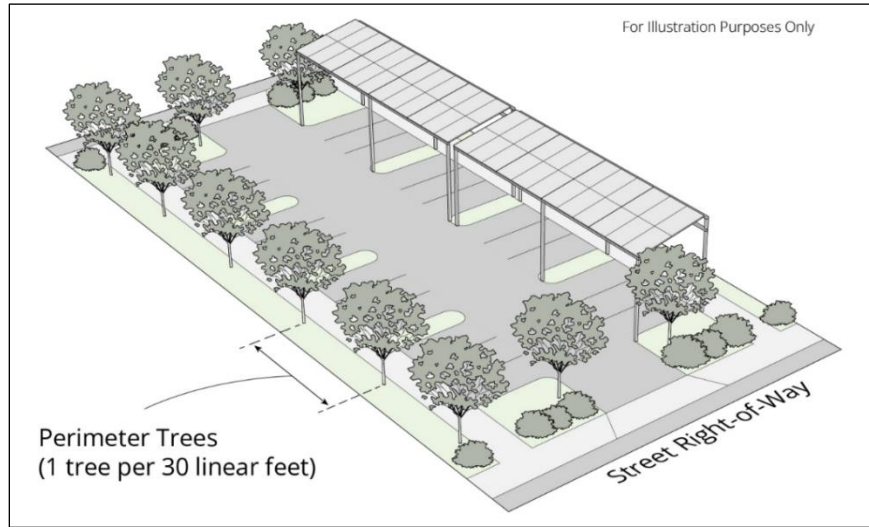
2. Parking areas shall include 100 square feet of [planting area](#) for every six (6) parking spaces. This may be accomplished through landscape strips that are no less than 100 square feet, or through a larger landscaped area within the parking lot. Vehicle overhang space (see 7.120.D(3)(b)(2)) shall not be used to fill this requirement. Parking lot landscaping does not count toward open space requirements.
3. Shade trees shall be provided in parking lots so that the average estimated canopy diameter at fifteen years of age covers 50% of the parking surface when viewed directly from above. The estimated canopy size shall be determined using the [City of Petaluma List of Approved Street Trees](#).

Figure 3: Parking Lot Landscaping and Shade Trees



4. Shade structures with integrated solar panels may be used to provide up to 100% of required shading as long as trees are planted around the perimeter of the parking area at a ratio of one tree per thirty linear feet.

Figure 4: Solar Carports with Shade Trees



5. All exterior areas that are not used for parking stalls, walkways, or driveways shall be planted with ground cover or toppedressed mulch.
4. Bicycle Parking
 - a. Residential Bicycle Parking. Long-term bicycle parking shall be located in a secure weather-protected area on-site.
 1. Acceptable parking facilities include:
 - i. Controlled Access Fenced Area: Covered, lockable enclosures with permanently anchored racks for bicycles using allowable short-term designs in the section below; or
 - ii. Controlled Access Bike Room: Lockable bicycle room with permanently anchored racks, or
 - iii. Bike Lockers: Lockable, permanently anchored individual bicycle lockers.
 - iv. An area of a parking garage that is separated from vehicle traffic and that has a pedestrian/bike walkway between the storage area and the public street.
 2. Electric bicycle charging ports shall be provided for a minimum of 25% of the required number of bicycle spaces.
 - b. Access. Racks shall not be located in a place that requires the use of stairs or lifting of the bicycle in order to access the racks.
 - c. Number of residential bicycle parking spaces required. At least one bicycle parking space shall be required for all units with up to two bedrooms. Two bicycle parking spaces shall be required for each unit with more than two bedrooms. Each bicycle parking space may be located on a shared rack that accommodates more than one parking space.
 - d. Size of bicycle parking spaces. Bicycle parking spaces shall have a minimum of the following sizes:

Table 2: Bicycle Parking Dimensions

Spacing	Minimum Space (in inches)
Length of parking space for each bike	72"
Distance from a bike rack to a wall	24"
Distance between two racks (horizontal)	36"
Distance between two bike racks (length)	72"

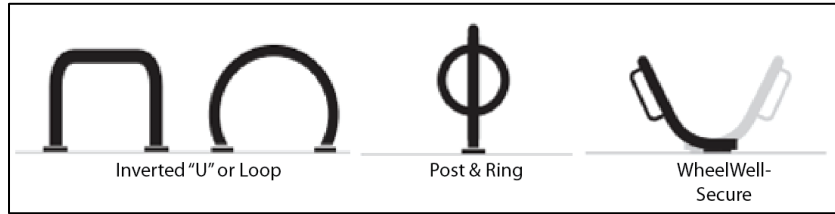
- e. Age Restricted Developments. In developments where age is restricted to senior citizens, the minimum number of required bicycle parking spaces may be reduced by up to 25%. At least 50% of spaces shall be sized as follows:

Table 3: Bicycle Parking Dimensions for Age Restricted Development

Spacing	Minimum Space (in inches)
Length of parking space for each bike	72"
Distance from a bike rack to a wall	36"
Distance between two racks (horizontal)	60"
Distance between two bike racks (length)	72"

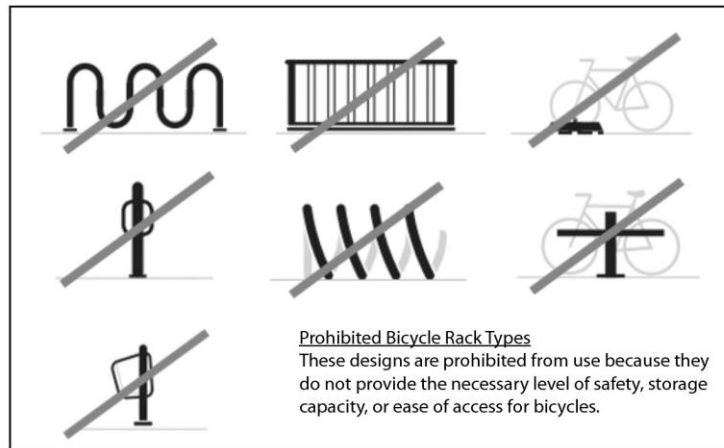
- f. Aisle. An aisle or other space shall be provided for bicycles to enter and leave the facility. This aisle shall have a width of at least five feet to the front or rear of a standard six-foot bicycle parked in a facility.
- g. Surface Material. Areas containing bicycle spaces shall be surfaced with durable surfaces such as concrete or permeable pavers.
- h. Buffer. When located within or adjacent to a vehicle parking area, barriers such as curbs, fences, planter areas, or wheel stops shall be installed and maintained between bicycle and automobile parking.
- i. Means of securing. Except in the case of individual locking bicycle lockers and attended bicycle parking, all bicycle parking spaces shall have a closed loop to allow a single u-lock to capture one wheel and one closed section of the bike frame to attach to a securely anchored tamper-resistant rack. The loop shall have a minimum outside diameter of two inches and be constructed from a minimum of 11-gauge steel tubing.
- j. Mounting. Bicycle racks shall be surface-mounted to the ground with security fasteners, such as concrete spikes, or tamper-resistant nuts on wedge anchors.
- k. Rack Shape. Bicycle racks shall use one of the following designs and be constructed from steel, stainless steel, or another equivalent material with equal strength, longevity, and tamper-resistance:

Figure 5: Allowable Bike Rack Styles



1. Alternative bike racks are allowed provided that they meet the criteria in Subsections 7.120.D(4)(i), (j), and (k), and do not use any of the prohibited styles listed below. Bicycle racks that require lifting the bicycle or any portion thereof, shall not be used.
2. The following designs are prohibited:

Figure 6: Prohibited Bicycle Rack Styles



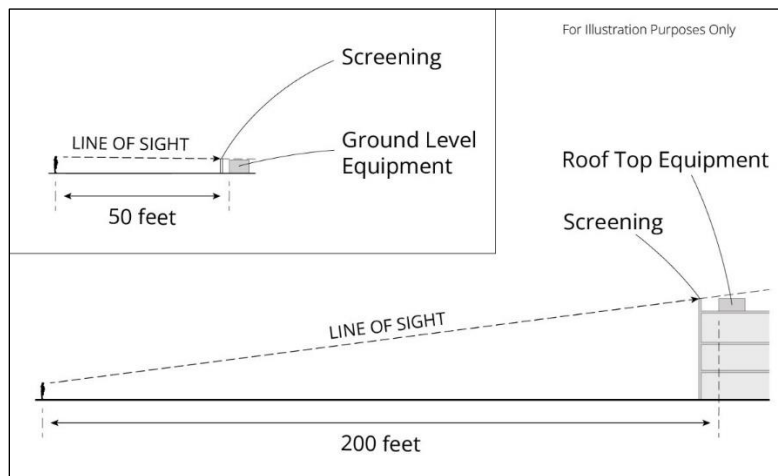
5. Fencing

- a. Prohibited Materials. The use of chain link with more than a 1-inch opening, vinyl, barbed wire, and razor wire fencing is prohibited.
- b. Design. Solid fences more than 42" high and more than 25 feet long that are located adjacent to the public right of way shall incorporate one or more of the following:
 1. Vertical change in pattern or material along the entire horizontal length of the fence
 2. A post or column every 25 feet that projects at least 2 inches from the face of the fence.
 3. Stucco or concrete fences shall not have an unarticulated surface for more than 25 linear feet.
 4. Murals or public art covering a minimum of 50% of the area of the fence.
 5. Horizontal members or courses.
 6. Laser-cut metal panels.

6. Facility and Equipment Screening

- a. Screening. All exterior utility facilities and equipment shall be screened. This includes:
 1. garbage, compost, and recycling areas or receptacles
 2. utility boxes, electric and gas meters, transformers, and similar equipment
 3. rooftop mechanical equipment, not including solar panels or other green infrastructure that relies on access to the sun or wind for power generation
 4. air conditioning units, heat pumps, and similar equipment
- b. Coverage. All equipment shall be fully screened from view by an architectural or landscape screen.
 1. The point of view for determining visibility on the roof shall be five feet above grade at a distance of 200 feet.
 2. The point of view for determining visibility at street level shall be five feet above grade at a distance of 50 feet.

Figure 7: Equipment Screening



- c. Specific Waste, Compost, and Recycling Enclosure Requirements. An enclosure for waste, compost, and recycling collection shall be provided and screened. The enclosure(s) shall have the following characteristics and design standards: :
 1. A concrete slab that extends through the full area of the enclosure, including the access through the service gates.
 2. Fully enclosed in a wood or concrete structure with walls at least seven feet in height on three sides connected to a solid roof.
 3. A solid metal gated entry painted to match the other materials of the enclosure.
 4. Water outlets (hose bibs) for fire safety and sanitation within 40 feet of enclosures for refuse containers of total capacity greater than five 30-gallon cans.

5. The enclosure shall incorporate a sewer drain to allow the enclosure to be washed down. Storm water shall be prevented from getting into the sewer system.
6. Enclosures shall be designed and managed to prevent animal entry and shall be screened to prevent odors, flies, and other nuisance conditions from disturbing residents and the public.
7. Screening and gates shall be of a durable construction; fences, walls, footings, slabs and curbs shall meet City Building Code requirements. Gates shall be constructed of heavy-gauge metal or of a heavy-gauge metal frame with covering of wood or other suitable material. Gates shall be secured with sturdy hinges or sliders, and latches. For enclosures of six cans or more and for bins, the screening shall be protected at its base by curbs. If screening is to be situated directly adjacent to parking spaces or drives, it shall be protected by a concrete-curbed buffer strip (minimum 3 feet wide) of landscaping or pavement.
8. The location of waste, compost, recycling collection shall not conflict with circulation or parking conditions on site. If exterior facilities are used, a clear pathway that does not cross traffic, with a minimum width of 5 feet shall be provided for tenant access to the disposal location.
9. Enclosures shall comply with the following dimensions:

Table 4: Waste, Recycling, and Compost Enclosure Dimensions

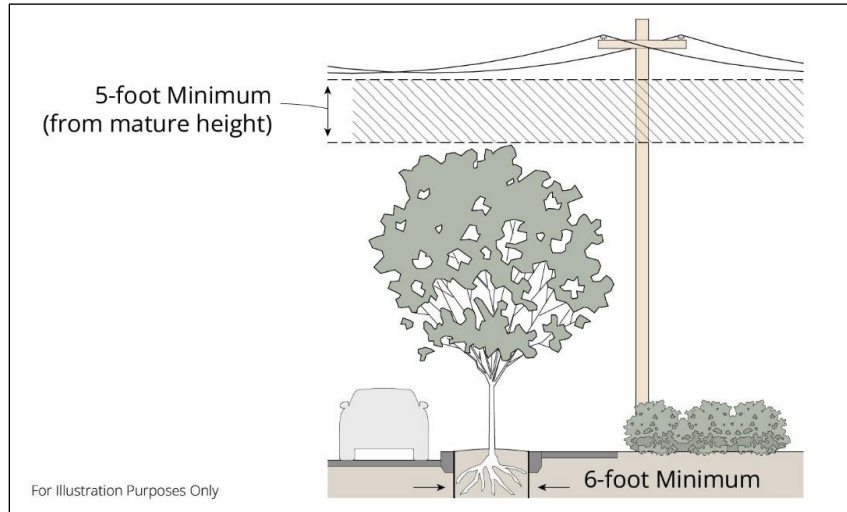
Bin size (in cubic yards)	Height of Enclosure	Depth of Enclosure	Width of Enclosure
1.5	43 inches	36 inches	80 inches
2.0	47 inches	39 inches	
3.0	58 inches	48.5 inches	
4.0	64 inches	53.5 inches	

- d. Above-ground Equipment. Utility transformers, telecommunications equipment, back-flow preventers, HVAC equipment, water or sewer lifts or pumps, and large utility devices shall not be located in front of buildings on primary frontages, unless fully enclosed by an enclosure that uses the same materials and style as the building façade.
7. Landscaping. These standards are in addition to any applicable objective landscaping standards in the Implementing Zoning Ordinance [Chapter 14 Landscaping and Screening](#). Landscaping within the public right of way shall comply with the City’s [Landscape and Irrigation Standards \(series 100\)](#).
 - a. Landscape Standards. Landscaping shall comply with [Petaluma’s List of Approved Street Trees](#), [Petaluma’s Tree Technical Manual](#) as referenced in IZO Section 17.035 and with the City’s Landscape Water Use Efficiency Standards in the [City of Petaluma Municipal Code Section 15.17.050](#).
 - b. Placement/Location. The following areas shall be landscaped:

1. Any unused area of the site shall be topdressed with bark mulch or have ground cover. Bare ground is not permitted.
 2. A minimum five-foot-wide planting area shall be installed between parking areas and adjacent public rights of way (not including alleys).
 3. Comply with IZO Subsection 7.120.D(3)(e) for additional landscaping requirements for parking areas.
- c. Plant Material. The following materials are prohibited:
1. The use of plants identified as invasive by the California Invasive Plant Council are prohibited.¹
 2. Artificial plants and turf are prohibited.
- d. River and Creek Adjacent. For properties adjacent to the Petaluma River, or a creek, the landscaping shall only use plants identified as native to Petaluma on the [California Native Plant Society's Calscape website](#), within 50 feet of the [sensitive habitat area](#).
- e. Tree Planting. Trees planted as part of the project shall comply with the following:
1. Trees shall be planted so that the average estimated canopy diameter after 15 years of age covers 30% of the combined ground level common open space and landscape areas when viewed directly from above. Estimated canopy size shall be determined using the City of Petaluma's List of Approved Street Trees.
 2. Place trees in a planting area with a minimum size of 36 square feet unless otherwise specified in the Smart Code.
 3. Tree planters that are outside of the public right of way and within six feet of public or private sidewalks or paved areas shall be planted with root barriers. An alternative method of sidewalk/pavement protection may be used provided that it is equally or more effective than root barriers.
 4. Trees planted under powerlines shall have a maximum expected height of no less than five feet below the existing power lines and shall use only trees from the [City of Petaluma List of Trees Approved for Planting Adjacent to Public Streets and Sidewalks](#).

¹ California Invasive Plant Council <https://www.invasive.org/species/list.cfm?id=64>

Figure 8: Tree Planters



- f. Open Space Separation. Private open space on the ground level shall be separated from public or common open space by either a landscaping strip or a fence in compliance with Subsection 7.120.D(5).
- g. Integrated Pest Management. An Integrated Pest Management Plan that provides for zero use of chemical pesticides herbicides, fertilizers, or other synthetic chemicals shall be included with the landscaping plan and implemented.
- h. Groundcover. All planting areas shall be top-dressed with a minimum layer of three inches of either bark mulch or a natural low carbon alternative or groundcover. Crushed rock, mulch, pebbles, stones, or similar non-plant material may be used on up to 10% of the landscaped areas. Landscaped areas adjacent to and up-slope from pedestrian pathways shall include edging to prevent materials from encroaching onto the pathways.
- i. High Maintenance Plants and Trees. The mature canopy dripline of plants or trees which drop seed pods or fruit shall not extend over a sidewalk, pathway, or street.
- j. Planting Size. To achieve the maximum plant survival and efficiency in landscape growth, the following minimum sizes are required:

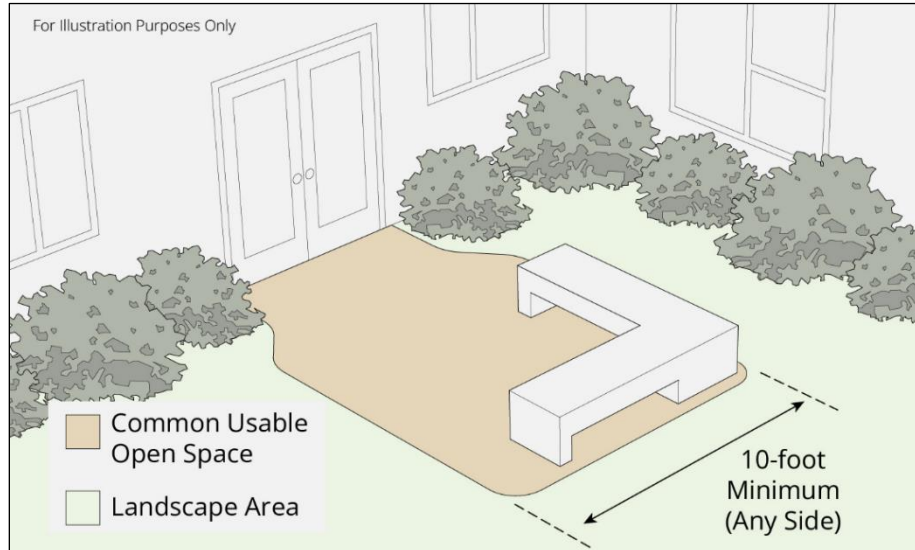
Table 5: New Planting Container Size Requirements

Plant Type	Minimum size at planting
Shrubs and perennials	1 gallon
Plants required for screening	5 gallons
Trees	15 gallons
Grasses and annual herbaceous plants	No minimum

- 8. Open Space. Open Space shall be provided as required in the [Implementing Zoning Ordinance Chapter 4 Tables](#).

- a. Usable Common Open Space. At least 25 square feet per unit of the open space required by the IZO Chapter 4 Tables shall be used for a common open space area which shall have a minimum length of 10 feet on any side.

Figure 9: Common Usable Open Space



- b. Outdoor seating. Outdoor seating shall be provided at a ratio of one six foot-long bench or two seats per every 200 square feet of required common usable open space or fraction thereof. Seats and benches shall be constructed of stainless steel, wood or a recycled material of comparable quality and durability. Seats shall be either a single chair or stool. Benches shall accommodate at least two seated adults.
- c. Required Play Areas. Developments that include 25 or more dwelling units shall include at least one play area for children unless the development is located within 0.25 mile of a public park with play structure(s). Such play area shall:
1. Have a minimum dimension of 15 feet in any direction and a minimum area of 600 square feet with a pour-in-place recycled rubber surface or similar surface with a minimum projected lifespan of at least 10 years.
 2. Contain play equipment, including equipment designed for children five years and younger and for all abilities.
 3. Be protected from any adjacent streets or parking lots with a fence or other barrier at least four feet in height. Fencing shall allow visibility into the play area.
- d. Senior Citizen Developments. For developments with 25 or more dwelling units and age-restricted to senior citizens, the play area shall be replaced with a communal garden area or an outdoor recreational area of the same size and dimensions.
9. Lighting
- a. Lighting Location. Lighting shall be provided in the following locations:
1. All parking areas and structures
 2. All pedestrian paths of travel

3. Points of conflict where vehicular traffic flow crosses paths with pedestrian and/or bicycle facilities
 4. All service yards and access to services and utilities including waste enclosures.
 - b. Fixtures. All lighting shall use [full cutoff downcast lighting](#) fixtures that horizontally shield the light source. Spotlights are prohibited.
 1. Lighting for parking and internal circulation shall be no taller than 20 feet.
 2. The primary bicycle and pedestrian pathways within the development shall be lit by fixtures no taller than 36 inches.
 3. Lighting used to illuminate landscaped areas or other open areas shall be placed at a maximum height of 36 inches.
 4. Lighting for the public right of way shall comply with the [City's Street Standards](#).
 - c. Lighting Brightness. Where required, lighting shall provide a minimum average of 0.5 foot candles and a maximum of three foot candles at ground level. Lighting shall not exceed one foot-candle at the property line unless required for street lighting by the [City's Street Light Standards](#).
 - d. Lighting Color. Exterior lighting fixtures shall not exceed 3,500K.
10. Parcels Fronting the Petaluma River and City Creeks. The following standards apply to parcels that are fronting either the Petaluma River or a creek where a public pathway is identified or proposed in the City's General Plan in Figure "Proposed and Existing Bicycle Facilities" or Active Transportation Plan and as updated from time to time.
- a. Riverfront Building Façade Detailing. Building façades facing the Petaluma River or a creek with an existing or proposed public pathway shall comply with the building design requirements for a primary frontage in IZO Section 7.120.E(1).
 - b. Lighting. Lighting along the river or creek shall be placed to face away from the waterway and shall comply with above lighting requirements in 7.120.D(9).
 - c. Views of River and Creeks. Fencing between the public right of way and the river over 42 inches shall be transparent using either open wire or wrought iron.
 - d. Waterway Accessibility.
 1. A public pathway is required for the entire river/creek frontage of the parcel if a pathway does not exist and is identified in General Plan Figure 5-2 "Proposed and Existing Bicycle Facilities" on Page 5-15 or as updated from time to time in the future.
 2. The pathway shall be constructed as the class of trail identified on the General Plan "Proposed and Existing Bicycle Facilities Map" using the standards in the [CalTrans Highway Design Manual Chapter 1000 Topic 1003](#).
 3. If there is no existing pathway up or down river from the project site, the new pathway shall be connected to the publicly accessible sidewalk via a public pathway on the site.

4. The public pathway shall be recorded as a public access easement on the property deed and maintained by the property owner or Homeowners Association as applicable.
5. If [sensitive habitat](#) would be impacted by operation of the pathway and not by any other site element, an alternative public pathway location shall be permitted, provided that the applicant provides all of the following:
 - i. A wetland delineation and a biologist's report demonstrating that the pathway and no other element of the project would be within the buffer zone of a [sensitive habitat](#) area.
 - ii. A preservation and protection plan for the habitat area.
 - iii. Alternative design for an equivalent pathway with a minimum separation of a six-foot-wide planter strip between the pathway and the street.
6. A raised boardwalk may be used in place of a paved pathway for sections of the pathway located within the buffer zone of an environmentally [sensitive habitat](#) area. The boardwalk shall have the following characteristics:
 - i. Shall be a minimum of six feet wide
 - ii. Shall be raised a minimum of 12 inches above the natural grade
 - iii. Shall be constructed from ADA compliant materials with a projected minimum longevity of 50 years and shall not contain creosote, formaldehyde or other chemicals that could leach into the habitat area.
 - iv. Handrails shall be installed on both sides of the boardwalk for the entire length.
 - v. Signs requiring bicyclists to dismount and walk bicycles on the boardwalk shall be installed on both sides of both entrances to the boardwalk.
 - vi. Permanent habitat protection fencing with a six-inch bottom clearance shall be installed to prevent the public from walking/riding in [sensitive habitat](#) areas.
 - vii. Any habitat disturbed during construction shall be restored in compliance with state and federal regulations.

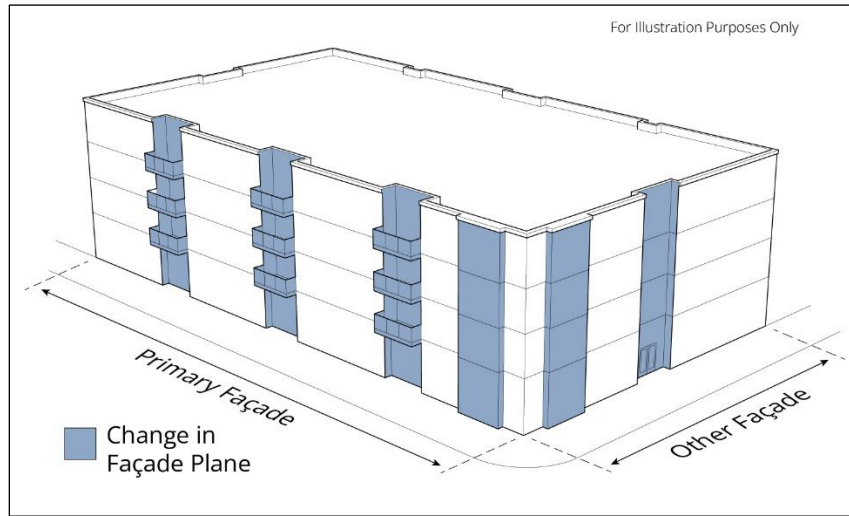
E. Building Design

1. Façade Design

- a. Length. The maximum length of a primary façade shall not exceed 250 linear feet.
- b. Façade. All exterior walls must incorporate changes of plane representing 30% of wall surface area on primary façade, 20% of the wall surface area on all other facades. This may be achieved through any of the following methods or combination of methods:
 1. Balconies that either project at least three feet from the façade or balconies that are recessed at least four feet from the façade
 2. Box/bay windows with a minimum depth of 18 inches on all facets

3. Ground floor street-facing courtyard(s)
4. Architectural stepbacks or projections that are a minimum of 24 inches
5. Front porches
6. Colonnade, arcade, or covered walkway along the ground floor with a minimum depth of five feet

Figure 10: Change of Plane on Primary Façade



- c. Windows. Windows on facades made of stucco, whether cement plaster or EIFS, shall be recessed a minimum of two inches.
- d. Vinyl Materials. Vinyl materials are prohibited and shall not be used on the façade of the building.
- e. Transparency at Street Level.
 1. For residential buildings, including live/work and work/live, along any façade facing a public or private street, public open space, the Petaluma River, or a creek designated for a public pathway in the General Plan, shall provide doors and/or windows for a minimum of 25% of the linear frontage on the ground floor.
 2. For mixed-use buildings, along any façade facing a public or private street, public open space, river, or creek with a proposed or existing public pathway, shall provide doors and/or windows for a minimum of 50% of the ground-floor façade.

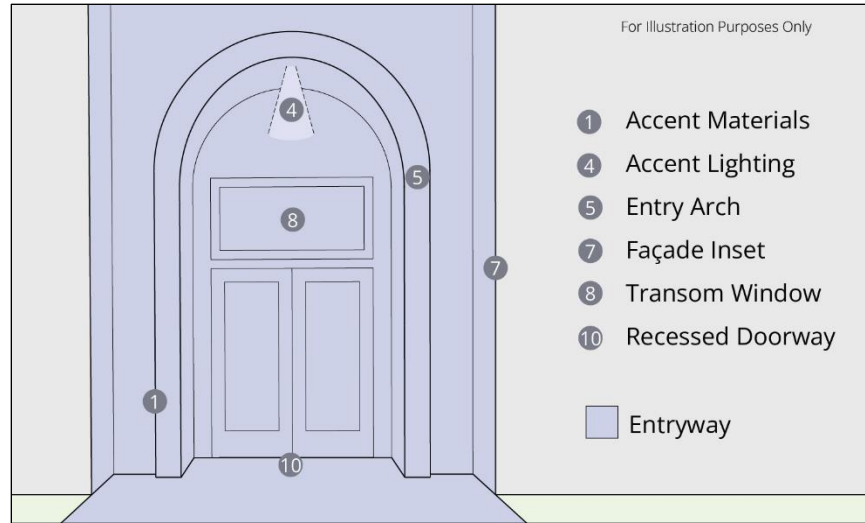
Figure 11: Ground Floor Transparency



- f. Ground Floor Residential on Arterial Roadways. Ground floor residential units with entrances on an arterial street shall have a separation to visually delineate public versus private space along the arterial frontage through ONE (1) of the following design elements:
1. Finished floor height of at least 24 inches above the grade of the public sidewalk.
 2. Low wall no more than 42 inches in height
 3. A three-foot-wide landscaping strip
 4. Permanent above ground planters no less than 3 feet wide
 5. A change in paving surface material.
- g. Inactive Frontages. No more than 50 feet along the primary façade shall be occupied by inactive frontages.
2. Entryway
- a. Location. Buildings must have a primary entrance on a street-facing façade but may also have an articulated entrance on each street facing façade. The primary building entrance and associated access path shall be directly accessible from the public street.
- b. Entrance Emphasis. The primary building entrance shall be articulated, using at least three of the following design features:
1. Accent Materials
 2. Public Art
 3. Non-membrane and non-vinyl Awnings
 4. Sidelights or accent lighting
 5. Arches
 6. Columns
 7. Insets in the façade around the door frame

8. Transom windows above or to the sides of the door
9. Porch or stoop
10. Entrance doors recessed from the wall plane at least six inches
11. Change in pavement surfacing

Figure 12: Entryway Articulation



3. Building Corner Treatments

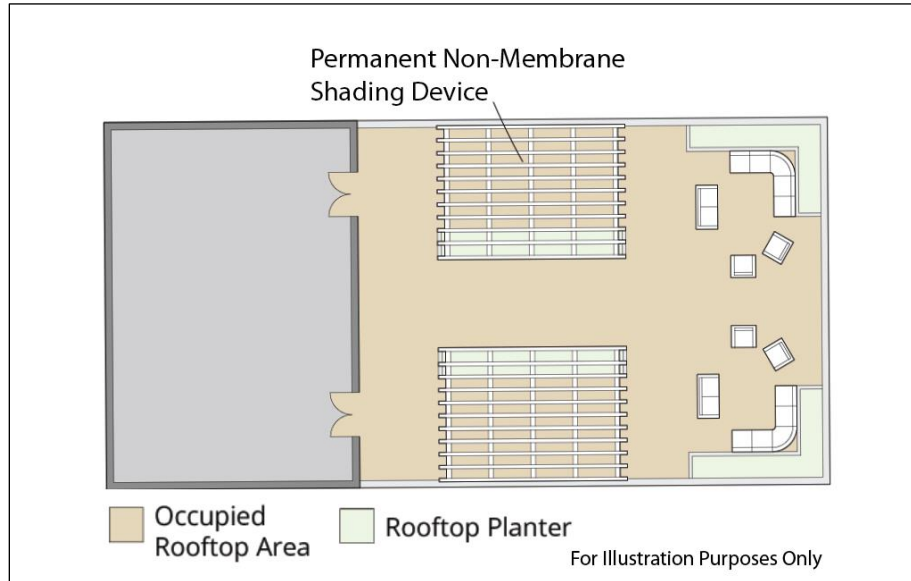
- a. Building corners at a street intersection shall incorporate at least ONE (1) of the following corner treatments:
 1. Turret or cupola at least two feet higher than the highest roof point.
 2. Roof variation
 3. Building recess
 4. Variance in building materials
 5. Corner plaza or public space
 6. Corner entryway
 7. Curved corner wall with windows

4. Occupied Roofs

- a. Roof-top Planters. 10% of occupied rooftops shall be landscaped with rooftop planters.
- b. Roof-top Open Space. If an occupied roof will be used to meet the common usable open space requirement, the following shall apply:
 1. At least 30% of the open space shall incorporate above-ground planters that are no less than three feet wide and three feet long.
 2. Permanent non-membrane shading devices shall be installed to cover at least 15% of the required open space square footage.

3. Seating shall be provided in compliance with 7.120.D(8)(b).

Figure 13: Roof-Top Open Space



- F. *Other Applicable Objective Standards.* All projects subject to this chapter shall comply with the objective design, development, and subdivision standards within the [Implementing Zoning Ordinance](#) or [SMART Code](#) (as applicable), the [General Plan](#) (or [applicable Specific Plan](#)), and the [Municipal Code](#) as well as any adopted standards in supplemental documents including but not limited to:
1. Implementing Zoning Ordinance [Chapter 4 Zoning District and Allowable Land Use Tables](#)
 2. Implementing Zoning Ordinance [Chapter 6 Flood Plain and Floodway Areas](#)
 3. Implementing Zoning Ordinance [Chapter 11 Parking Standards](#) or SMART Code [Section 6 Parking Standards and Procedures](#)
 4. Implementing Zoning Ordinance [Chapter 13 Fences](#)
 5. Implementing Zoning Ordinance [Chapter 14 Landscaping](#)
 6. Implementing Zoning Ordinance [Chapter 15 Preservation of the Cultural & Historic Environment](#)
 7. Implementing Zoning Ordinance [Chapter 16 Hillside Protection](#)
 8. Implementing Zoning Ordinance [Chapter 17 Tree Preservation](#)
 9. Implementing Zoning Ordinance [Chapter 21 Performance Standards](#)
 10. City of Petaluma Municipal Code [Section 15.17.050 Water Efficiency Landscape Ordinance](#)
 11. City of Petaluma Municipal Code [Title 17 Building and Construction](#)
 12. City of Petaluma Municipal Code [Title 20 Subdivisions](#)
 13. City of Petaluma [Landscape and Irrigation Standards](#)

14. City of Petaluma [Street Light Standards](#)

15. City of Petaluma [Street Standards](#)