

## Section 1. Code Applicability

### Section 1 - Code Applicability

#### 1.10.010 - Applicability of Code Standards

Proposed development, subdivisions, and new land uses within the Specific Plan area 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 within the specific plan area 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 Specific Plan area, 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 Specific Plan area, 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 Specific Plan area.
- 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 this Specific Plan are subject to design review by SPARC (Site Plan and Architectural Review Committee). Refer to the Architectural Guidelines (Appendix "B" of the 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.

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### 1.10.020 - 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.

### 1.10.030 - Administration

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