

## 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:
  - Building Placement - "Edge Yards" permitted
  - Building Setback - 10' minimum rear yard setback; no maximum front or side yard
  - Frontage Types - Not applicable
  - Percent Building Frontage Required - No minimum
  - Building Height - No minimum
  - Parking Location - Parking in "1st Layer" permitted

#### 4.20.010 - Building Height Exception in T6 Zone

The maximum building height in the T6 zone shall be 4 stories, unless SPARC 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 the Specific Plan and will result in a better overall project.

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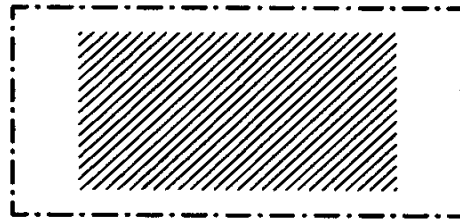
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4.30 - Building Placement

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).

**Edge Yard:** A building that occupies the center of its lots 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.



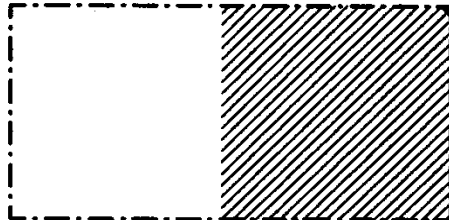
Principal Frontage

**Side Yard:** A building that occupies one side of the lot with the setback to the other side. The visual opening of the sideyard on the street frontage causes this building type to appear freestanding. A shallow front setback defines a more urban condition. If the adjacent building is similar with a blank party wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze.



Principal Frontage

**Rear Yard:** 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 façade steadily defines the public thoroughfare. The rear elevations may be articulated for functional purposes. In its residential form, this type is the rowhouse. For commercial, the rear yard can accommodate substantial parking.



Principal Frontage

**Court Yard:** 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.



Principal Frontage

**Specialized:** A building that is not subject to categorization. Buildings dedicated to manufacturing and transportation, such as factories or airports, are often distorted by the trajectories of machinery. Civic buildings, which may express the aspirations of institutions, may be included. Certain types, such as hospitals, may also require exemption from placement requirements.



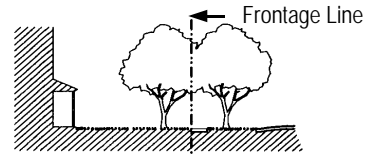
Principal Frontage

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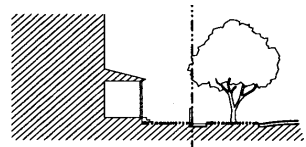
4.40 - Frontage Types

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.

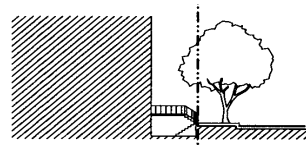
**Common Yard:** a frontage wherein the façade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continuous in landscaping with adjacent yards, supporting a common rural landscape. Common Yards are suitable along higher speed thoroughfares, as the deep setback provides a buffer.



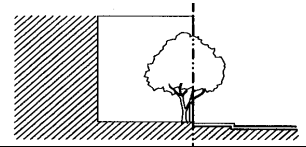
**Porch and Fence:** a frontage wherein the façade is set back from the frontage line with an attached porch encroaching. The porch should be within a conversational distance of the sidewalk. A fence at the frontage line maintains the demarcation of the yard. Porches shall be no less than 8 feet wide.



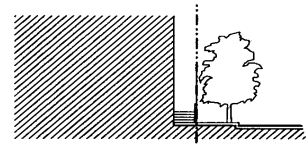
**Terrace or Light Court:** a frontage wherein the façade is set back from the frontage line by an elevated garden or terrace, or a fenced, sunken light court. This type buffers residential use from urban sidewalks, removing the private yard from public encroachment. The terrace is suitable for outdoor dining.



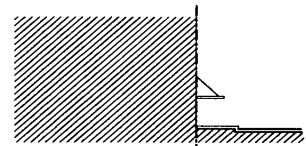
**Forecourt:** a frontage wherein a portion of the façade is close to the frontage line while a substantial portion of it is set back. The forecourt created is suitable for gardens and drop-offs. This type should be allocated sparingly in conjunction with other frontage types. Trees within the forecourts may overhand the sidewalks.



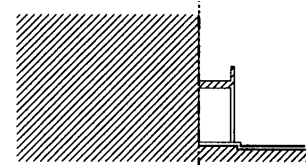
**Stoop:** a frontage wherein the façade is aligned close to the frontage line with the lower story elevated from the sidewalk sufficient to secure privacy for the windows. The access is usually an exterior stair and landing. This type is recommended for ground-floor residential uses.



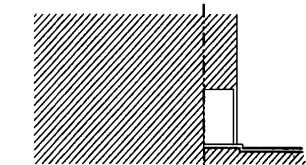
**Shopfront and Awning:** a frontage wherein the façade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use with a substantial glazing on the sidewalk level, and an awning placed so as to overlap the sidewalk to the maximum possible.



**Gallery:** a frontage wherein the façade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is appropriate for retail use. The Gallery shall be no less than 10 feet wide and overlap the whole width of the sidewalk to within 2 feet of the curb. The Gallery shall be no less than 12 feet clear in height.



**Arcade:** a frontage wherein the façade is above a colonnade that overlaps the sidewalk, while the sidewalk level remains at the frontage line. This type is appropriate for retail use. The arcade shall be no less than 12 feet wide and overlap the whole width of the sidewalk to within 2 feet of the curb. The Arcade shall be no less than 12 feet clear in height.

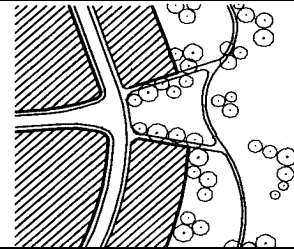


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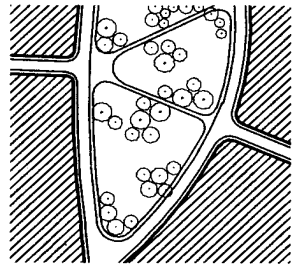
4.50 - Civic Spaces

Civic spaces provided within the specific plan area shall be designed in compliance with the following standards.

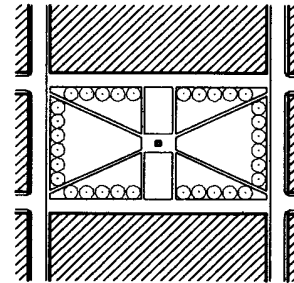
**Nature Park:** a natural preserve available for unstructured recreation. A nature park may be independent of surrounding building frontages. Its landscape should consist of paths and trails, meadows, woodland and open shelters, all naturalistically disposed. Nature parks may be linear, following the trajectories of natural corridors.



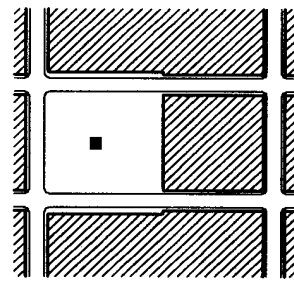
**Green:** an open space fronted by public streets, available for unstructured recreation. A green should be spatially defined by landscaping. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 2 acres and the maximum shall be 15 acres.



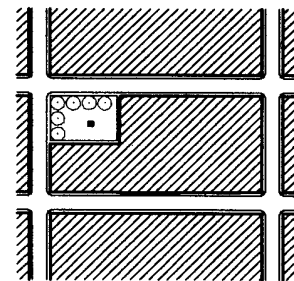
**Square:** an open space, available for civic purposes and commercial activities. A square is spatially defined by building frontages. Its landscape should consist primarily of pavement and few trees formally disposed. It should be located at the intersection of important streets. The minimum size should be 1 acre and the maximum should be 3 acres



**Plaza:** an open space, available for unstructured recreation and civic purposes. A plaza should be spatially defined by building frontages. Its landscape should consist primarily of pavement and few trees formally disposed. It shall be located at the intersection of important streets. The minimum size should be 1 acre and the maximum should be 2 acres



**Playground:** an open space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds should be interspersed within residential areas and may be placed within a block. Playgrounds may be included within Parks and Greens. There should be no minimum size and the maximum should be 1 acre.



**Public Open Space:** an open space available for unstructured recreation. It is located where the terminus of a street meets the river, and /or on the path leading to the terminus.

Not Illustrated

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### 4.60 - Landscape and Utility Standards

#### 4.60.010 - Applicability

Landscape features within the Specific Plan area shall be designed and installed in compliance with the standards in Sections 4.70.020, 4.70.030, 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

Refer to the City of Petaluma Downtown Area Tree Planting Guidelines for street tree planting guidelines and tree selection. 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 in allees consisting of parallel rows of trees, with trees planted in accordance with City of Petaluma Tree Advisory Committee guidelines.
- 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.
- F. **Planter standards.** Planters for street trees shall comply with the following standards.

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1. **Planter coverings.**
  - a. **Metal tree grates.** Six inch wide panels of unpainted tree grates are required in the tree wells in sidewalks in the T-5 & T-6 zones. In the T-4 zone, street trees shall be planted in four-foot wide linear planter strips, or to match existing planter strip instead of a tree grate.
2. **Prohibited species.** Turf shall not be allowed in street tree planters.

### 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 Units

- A. **Purpose.** This Section provides standards for the development of new live/work units and for the re-use of existing commercial and industrial structures to accommodate live/work opportunities. Live/work units are intended to be occupied by business operators who live in the same structure that contains the commercial activity or industry. A live/work unit is intended to function predominantly as work space with incidental residential accommodations that meet basic habitability requirements.
- B. **Application requirements.** In addition to the information and materials required for a Conditional Use Permit (CUP) application by the Zoning Ordinance, a CUP application for a live/work 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.

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- C. **Limitations on use.** The non-residential component of a live/work project shall be a use allowed within the applicable zone by Section 3. A live/work 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 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. **Density.** One live/work unit shall be allowed for each 1,000 square feet of lot area.
- E. **Design standards.**
1. **Floor area requirements.** The net total floor area of a live/work space shall be 1,000 square feet minimum and 3,000 square feet maximum. No more than 49 percent shall be reserved for living space as defined under "Live/Work Unit" in the Specific Plan glossary. All floor area other than that reserved for living space shall be reserved and regularly used for working space.
  2. **Separation and access.** Each live/work unit shall be separated from other live/work units or other uses in the structure. Access to each live/work unit shall be provided from shop-fronts, 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 units or other uses within the structure.
  3. **Facilities to accommodate commercial or industrial activities.** A live/work 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.
  4. **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.
- F. **Operating requirements.**
1. **Notice to occupants.** The owner or developer of any building containing live/work units shall provide written notice to all work/live 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 appli-



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cable 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 unit may work in the unit unless this employment is prohibited or limited by the Conditional Use Permit in zones that require conditional use permits. The employment of three or more persons who do not reside in the live/work unit may be permitted subject to 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 unit shall comply with all applicable Building Code requirements
  3. **Client and customer visits.** Client and customer visits to live/work units are permitted subject to any applicable conditions of the Conditional Use Permit if applicable to ensure compatibility with adjacent commercial or industrial uses, or adjacent residentially-zoned areas.
- G. **Required findings.** In zones where a live/work unit requires a 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 CUP approval by the Zoning Ordinance:
1. The proposed use of each live/work unit is a bona fide commercial or industrial activity consistent with Subsection C. (Limitations on use).
  2. The establishment of live/work units will not conflict with nor inhibit industrial or commercial uses in the area where the project is proposed; and
  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 work spaces with incidental residential accommodations meeting basic habitability requirements in compliance with applicable regulations;

4.70.030 - Mixed-Use Projects

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

- A. **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,

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landscaping, and signage.

- B. **Location of residential uses.** 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).
- C. **Maximum density.** When residential units are combined with office, or retail commercial uses in a single building or on the same parcel, the maximum density allowed by the applicable zone shall be calculated on the basis of the total area of the parcel.
- D. **Loading areas.** Commercial loading areas shall be located as far as possible from residential units.
- E. **Refuse and recycling areas.** Areas for the collection and storage of refuse and recyclable materials shall be located on the site in locations that are convenient for both the residential and non-residential uses.
- F. **Lighting.** Lighting for the commercial uses shall be appropriately shielded to not impact the 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.** 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. **LEED standards.** Wherever possible, building materials and systems should be used that meet the established standards and practices of the U.S. Green Building Council and "Leadership in Energy and Environmental Design" (LEED) program.

### 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:

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- 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 sale, 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."