

CITY OF PETALUMA

DRAFT DEVELOPMENT CODE

Table of Contents/Work Plan

Development Code Applicability

Purpose and Applicability of the Development Code – *IZO Chapter 1*

1. Purposes of the Development Code
2. Authority for the Development Code
3. Responsibility for Administration
4. Applicability of the Development Code

Interpretation of the Development Code – *IZO Chapter 1*

1. Purpose
2. Authority
3. Rules of Interpretation

Requirements for City Approval of Development and New Land Uses – *IZO Chapter 3*

1. Purpose
2. General Requirements for Development and New Land Uses

Community and Project Design

Zoning Map – *IZO Map and IZO Chapter 2*

1. Purpose
2. Zoning Map and Zoning Districts
3. Purposes of the Zoning Districts

Allowable Land Uses – *IZO Chapter 4*

1. Purpose
2. Allowable Land Uses and Planning Permit Requirements

Zoning District Development Standards – *IZO Chapter 4*

1. Purpose
2. Zoning District Parcel Standards
3. Zoning District Site Planning and Building Standards

Street and Streetscape Design Standards – *City Street Design Standards updated as needed to be consistent with the General Plan*

1. Purpose
2. Applicability
3. Street and Streetscape Design

Site Planning and Operational Standards

General Property Development and Use Standards

1. Purpose and Applicability
2. Build-to-Lines, Setback Requirements and Modifications
3. Fences and Walls - IZO Chapter 13
4. Solid Waste/Recyclable Materials Storage
 - *Quantifiable standards*
 - *Requirement for where trash/recycle containers may be located for residential properties*
 - *Part of Mandatory Green Building as well*
 - *Requirement for salvage/recycle plan as part of building, demo permit*

Performance Standards - IZO Chapter 21

1. Purpose of Performance Standards – *IZO section 21.010*
2. General – *IZO section 21.020*
3. Non-Residential Uses Abutting Residential Uses – *IZO section 21.030*
4. Dangerous And Objectionable Elements - *IZO section 21.040*

Noise Standards - *IZO Section 21.040(A)*

Vibration - *IZO Section 21.040(B)*

Odors - *IZO Section 21.040(C)*

Outdoor Lighting - *IZO Section 21.040(D)* addresses Glare

- *Address light pollution*
- *Include a standard for the height of lighting (pole, wall mount, etc.)*
- *Require downcast*

Fire and Explosion Hazards - *IZO Section 21.040(E)*

Heat - *IZO Section 21.040(F)*

Radioactivity or Electric Disturbances - *IZO Section 21.040(G)*

Smoke, Fumes, Gases, Dust, Particulate Matter - *IZO Section 21.040(H)*

Liquid or Solid Wastes - *IZO Section 21.040(I)*

Affordable Housing Requirements and Incentives – *As part of Housing Element Update*

1. Purpose
2. Definitions
3. Inclusionary Housing Requirements
4. Density Bonuses and Other Incentives
5. Development and Retention of Affordable Units

Landscaping Standards – to replace IZO chapter 14

Similar to SPARC Guidelines but would apply City-wide and would not be limited to projects requiring SPARC review.

1. Purpose
2. Applicability
3. Definitions
4. Landscape and Irrigation Plans
5. Landscape Location Requirements
6. Landscape Standards

7. Maintenance of Landscape Areas
8. Water Efficient Landscaping - *City's Water Efficiency Ordinance*

Parking and Loading – IZO Chapter 11

1. Purpose – *IZO section 11.010*
2. Applicability
3. Definitions – *IZO section 11.020*
4. General Parking Regulations – *IZO section 11.030*
5. Alternatives to On-Site Parking – *IZO section 11.040*
6. Planned Unit Districts – *IZO section 11.050*
7. Number of Automobile & Bicycle Parking Spaces Required -*IZO section 11.060*
8. Disabled/Handicapped Parking Requirements
 - Refer to Building Code
9. Motorcycle Parking – no requirements for motorcycle parking included in existing City codes
 - *Consider a parking requirement for motorcycle space*
 - *Include a standard for motorcycle parking space as part of SPARC Guidelines and incorporate by reference*
10. Reduction of Parking Requirements
 - *Consider reduction of required parking spaces when there is more than one use on a site w/ different peak parking demands.*
 - *Consider expansion of the application of the CPSP SMART Code parking requirements where appropriate. This would likely require the assistance of a consultant and environmental review.*
 - *General Plan policy 5-P-14 related to opportunities for shared parking in Central Petaluma.*
11. Parking Design and Development Standards – *IZO section 11.070 & refer to SPARC Guidelines*
12. Driveways and Site Access – *IZO section 11.070*
 - *Provide a reference to other chapters/sections that also regulate site access (subdivision ordinance)*
13. Standards for Bicycle Facilities – *IZO section 11.090*
14. Loading Space Requirements – *Update standards included in IZO section 11.100-11.120*

Potential Additional Topics/Revisions to IZO

- *Separate standards for non-residential and residential uses/zoning districts*
- *Differentiate between single-family and multi-family parking areas?*
- *Covered parking requirements*
- *Backup and maneuvering requirements*

Signs - *IZO Chapter 20. No change from previous zoning ordinance.*

Modifications will require assistance from City Attorney, Consultant, and a City wide sign inventory to change the sign regulations

1. Purposes
2. Definitions
3. General Provisions
4. Signs in Open Space and Parks, Agricultural, Residential Districts, and Civic Facilities Districts
5. Signs in Commercial, Mixed Use, Business Park and Industrial Districts
6. Signs in Mobile Home Districts
7. Temporary Subdivision and Construction Signs - Conformity with Regulations
8. Outdoor Advertising Structures
9. Trailblazer Signs
10. Political and Campaign Signs
11. Signs Exempted from Permit
12. Appeal
13. Sign Permit
14. Procedure for Permit to Erect Adjacent to Freeway
15. Nearest to Freeways Restricted
16. Unsafe and Insecure Signs
17. Removal of Unused Signs
18. Obstructions Prohibited - Attaching to Certain Items Prohibited
19. Traffic Hazard Prohibited

20. When Sign Surface to be Smooth
21. Projecting Signs
22. Existing Signs
23. Non-Conforming Signs

Standards for Specific Land Uses

Standards for Specific Land Uses - IZO Chapter 7

1. Purpose and Applicability – *IZO sections 7.010 and 7.020*
2. Accessory Dwelling/Second Unit – *IZO section 7.030*
 - *Consider an increase in the maximum size of an accessory dwelling.*
 - *Consider modifications to the required setbacks and height if the size is increased.*
3. Large Family Child Day Care – *IZO section 7.060*
4. Drive-Thru Facilities
 - Provide a definition of drive-thru consistent with General Plan policy 4-P-12.
 - Consider a definition of “drive-up”
 - Prohibit new drive-thru facilities and limit expansion of existing consistent with General Plan policy 4-P-12
5. Dwelling Group – *IZO section 7.040*
6. Home Occupations – *IZO section 7.050*
7. Live/Work Units
8. Mixed Use Projects
9. Mobile Homes and Mobile Home Parks
 - Refer to CC adopted Ordinance.
10. Multi-Family and Small Lot Single-Family Projects
11. Outdoor Displays and Sales
12. Outdoor Storage
13. Recycling Facilities
14. Telecommunications Facilities – *IZO chapter 4 for use tables and section 7.090.*
 - Refer to City’s Telecom Ordinance.

Adult Oriented Business Regulations – *IZO Chapter 10. The use will be addressed as part of the Use Tables in the Development Code. Refer to IZO Chapter 4 for use tables.*

- *Move to Muni Code.*

Alcoholic Beverage Sales – *IZO Chapter 8. The use will be addressed as part of the Use Tables in the Development Code. Refer to IZO Chapter 4 for use tables.*

- *Move to Muni Code.*

Card Rooms – *IZO Chapter 9. The use will be addressed as part of the Use Tables in the Development Code. Refer to IZO Chapter 4 for use tables.*

- *Move to Muni Code.*

Resource Management

Creek and Riparian Resource Protection

1. Purpose
2. Applicability
3. Streambed Analysis Required
4. Development Standards

Energy and Water Resource Conservation – *Mandatory Green Building Program*

1. Purpose
2. Applicability
3. Citywide Energy Conservation Standard
4. References to Additional City Resource Conservation Standards
5. Construction Project Materials Recycling

- Consider applying to building, grading and demo permits. See City of Cotati excerpt @ [s:planning/development code/resource management](#)
6. Solar

Hillside and Ridgeline Development - *IZO chapter 16 to be updated to include sections deferred to Development Code*

1. Purpose
2. Objectives
3. Applicability
4. Definitions
5. General Provisions
6. Single Lot Development
7. Hillside Subdivisions

Historic and Cultural Resource Preservation - *IZO chapter 15 to be updated*

1. Purpose
2. Powers and Duties of the Planning Commission and Historic and Cultural Preservation Committee
3. Recognized Historic Preservation Organization
4. Designation of Landmarks and Historic District by Ordinance
5. Review of Permit Applications to Construct or Alter Designated Structures or Structures in Designated Areas
6. Review of Applications for Demolition Permits
7. Review of Applications to Construct, Alter, or Demolish Designated Structures or Structures in Designated Areas
8. Showing of Hardship in Cases of Proposed Alteration, Demolition, or Construction
9. Director Referral to Historic and Cultural Preservation Committee
10. Applicability and Enforcement
11. Adoption of Design Guidelines

Tree Preservation and Protection – *IZO chapter 17 updated to include Tree Preservation Manual*

1. Purpose
2. Applicability
3. Exceptions
4. Tree Technical Manual
5. Protected Trees
6. Preservation of Existing Trees in Development Proposals
7. Project Arborist Requirements
8. Tree Removal
9. Tree Mitigation and Replacement
10. Tree Protection and Preservation Plan
11. Tree Protection Requirements
12. Appeals, Extensions, Revocation
13. Enforcement

Wetland Protection and Restoration

1. Purpose
2. Applicability
3. Compliance with Federal and State Requirements
4. General Wetland Preservation and Enhancement Standards
5. Permit and Application Requirements
6. Limitations on Uses and Structures
7. Development Standards and Design Criteria
8. Prerequisites for Building or Grading Permit Issuance

Site Development Standards

Grading and Erosion Control – Minor revisions of existing ordinance based on General Plan

1. Short title
2. Purpose
3. Definitions
4. Actions prohibited.
5. Administration
6. Permit required
7. Exemptions
8. Permit conditions
9. Suspension or revocation of permit
10. Amendment of permit
11. Extension of time
12. Transfer of permit
13. Application for permit
14. Review of application
15. Action on application
16. Application form
17. Site map and grading plan (grading plan)
18. Soils and geological reconnaissance report (soils report).
19. Erosion and sediment control plan.
20. Time schedule.
21. Security.
22. Fee schedule.
23. Inspection.
24. Erosion control.
25. General regulations.
26. Construction requirements.
27. Excavations.
28. Fills.
29. Drainage.
30. Building and property line setbacks.
31. Completion of work.
32. Design standards.
33. Penalty and enforcement.

Stormwater Management and Pollution Control Program – Minor revisions of existing ordinance based on General Plan

1. Short title.
2. Findings.
3. Purpose and intent.
4. Definitions.
5. Administration.
6. Prohibited discharge.
7. Exceptions to discharge prohibition.
8. Exception to otherwise applicable exemptions.
9. Threatened prohibited discharge.
10. Illicit connections prohibited.
11. Negligence or intent not required.
12. Waste disposal prohibitions.
13. Discharges in violation of industrial or construction NPDES storm-water discharge permit.
14. Authorization to adopt and impose best management practices.
15. New development and redevelopment – (sustainability section of General Plan – PC BMP hierarchy)
16. Responsibility to implement best management practices.
17. Requirement to remediate.
18. Requirement to monitor and analyze.
19. Notification of spills.
20. Authority to inspect.
21. Authority to sample, establish sampling devices and test.

22. Fees.
23. Enforcement.

Streets and Other Public Places

Muni Code Chapter 13 would be updated as needed. The sections related to development would be moved to the development code.

Obstruction to Public Ways

1. Obstructions generally.
2. Obstructing sidewalks.
3. Permitted commercial encroachments.
4. Openings in sidewalks — Trapdoors required.
5. Light wells in sidewalks.
6. Encroachment on city property unlawful.
7. Use and maintenance of unauthorized access forbidden.
8. Exemptions.
9. Application for permit.
10. Issuance of permit — Fee — Recording — Privileges granted — Cancellation and expiration.
11. Dangerous and defective conditions prohibited — Assumption of liability by permittee.
12. Removal — Notice and penalties — Nuisance — Infraction.
13. Appeal to city council.

Trees and Other Vegetation

1. Enforcement officer.
2. Planting within public rights-of-way.
3. Resolution listing approved trees.
4. Street, utility or sidewalk hazard deemed nuisance.
5. Traffic hazard deemed nuisance.
6. Destruction of trees in rights-of-way.
7. Tree removal permits -Replacement.
8. Appeal.
9. Violations.

Excavations

1. Permit required
2. Commencement
3. Prompt prosecution
4. Extension of completion time
5. Right of city to complete
6. Backfilling generally
7. Inspection of backfilling — Inspection fee
8. Guarantee of backfilling and repair — Repair notice
9. Emergencies
10. Nonapplicability of chapter to certain street improvements
11. Nonapplicability of chapter to city-conducted excavations
12. Application for a permit
13. Permit fees
14. Special deposit of bond generally
15. Refund of general and special deposits — Exoneration of bonds
16. General deposit or bond permitted
17. When special deposit or bond is not required
18. Cancellation of bond
19. Liability and property damage insurance — Workers' Compensation Insurance
20. Issuance of permit generally
21. Permit issuance subject to certain rights

Restrictions on Excavation in Newly Constructed or Resurfaced Public Rights-of Way

1. Findings and purpose.
2. Definitions.
3. Rights-of-way excavation and cutting restrictions.
4. Notice.
5. Supplemental provisions.

Construction of Sidewalks, Curbs, Gutters and Driveways

1. Minimum requirements
2. Definitions
3. Director of public works to establish street lines
4. Curbs, gutters, sidewalks and driveways required
5. Guarantee of installation prerequisite to public utility connections
6. Bond or deposit
7. When regulations not applicable
8. Single-family residences in residential zone excepted when
9. Single-family residences excepted when approved by director of public works
10. Exception for unusual hardship
11. Appeal to council

Future Right-of Way (Plan Lines)

1. Short title
2. Purpose
3. Definitions generally
4. Building or structure defined
5. Precise plan line defined
6. Initiation of proceedings for establishing precise plan lines
7. Planning commission and department of public works report and recommendation — Hearings
8. Power to establish rights-of-way
9. Resolution of intention to establish — Publication
10. Posting resolution
11. Hearing — Notice
12. Hearing attendance by opponents
13. Time of hearing — Publication
14. Action by city council
15. Effect of adoption of resolution
16. Filing of protests by interested persons
17. Effect of precise plan line ordinance
18. Nonconforming structures
19. Variance — Granting
20. Procedures for variance or appeal
21. Yard requirements additional to precise plan line requirements
22. Setback terms reserved for total requirements

Public Improvement Benefit Districts

1. Definitions.
2. Public improvement benefit districts — Establishment.
3. Notice—Public hearing.
4. Charges—Method of establishment and computation.
5. Payment of charges—Conditions.
6. Use of public improvement benefit charges.
7. Renewal of benefit district.
8. Amendment of benefit district charges.

Benefit Districts Related to Assessment Districts

1. Authority
2. Alternative procedure
3. Purpose
4. Definitions
5. Initiation of proceedings
6. Contents of report
7. Filing of report; setting of hearing.
8. Mailing notice of hearing
9. Contents of notice of hearing
10. Hearing
11. Decision; establishment of assessment
12. Notice of benefit district formation
13. Modification of fees
14. Collection; accounting
15. Prepayment
16. Division of assessment

Planning Permit Procedures

Permit Application Filing and Processing

1. Purpose
2. Authority for Land Use and Zoning Decisions
3. Application Preparation and Filing
4. Indemnification
5. Application Fees
6. Initial Application Review
7. Environmental Review
8. Staff Evaluation and Report

Environmental Review Procedures

Permit Review and Decisions – *IZO chapter 24*

1. Purpose
2. Zoning Administrator - *IZO section 24.020*
3. Site Plan and Architectural Review – *IZO section 24.010*
4. Historic and Cultural Preservation Review – *IZO sections 15.040-15.090*
5. Conditional Use Permit – *IZO section 24.030*
6. Exceptions to Required Setbacks – *IZO section 24.040*
7. Variance – *IZO section 24.050*
8. Variance in Floodway – *IZO section 24.060*
9. Appeal – *IZO section 24.070*
10. Issuance of Permit or License – *IZO section 24.080*

Permit Implementation, Time Limits, and Extensions

1. Purpose
2. Effective Date of Permits
3. Effect of Permit Approval
4. Effect of Permit Denial
5. Applications Deemed Approved
6. Permits to Run with the Land
7. Performance Guarantees
8. Permit Time Limits, Extensions, and Expiration
9. Changes to an Approved Project
10. Permit Revocation or Modification

Development Agreements – Update IZO chapter 23

1. Purpose
2. Application Requirements
3. Notices and Hearing
4. Standards of Review, Findings, and Decision
5. Amendment or Cancellation
6. Recordation
7. Periodic Review
8. Modification or Termination

Subdivision Procedures and Standards

Update existing ordinance to be consistent with the Subdivision Map act and add new sections as noted.

Applicability and Administration of Subdivision Regulations

1. Purpose of Article
2. Authority
3. Applicability
4. Responsibility for Administration
5. Advisory Agency
6. Authority for Subdivision Decisions
7. Type of Subdivision Approval Required
8. Applications Deemed Approved
9. Exceptions to Subdivision Standards
10. Appeals
11. Enforcement of Subdivision Regulations

Tentative Map Filing and Processing

1. Purpose of Chapter
2. Tentative Map Preparation, Application Contents
3. Tentative Map Filing, Initial Processing
4. Evaluation of Application
5. Planning Commission Review and Recommendation
6. Council Review and Decision
7. Tentative Map Approval or Disapproval
8. Conditions of Approval
9. Effective Date of Tentative Map Approval
10. Changes to Approved Tentative Map or Conditions
11. Completion of Subdivision Process
12. Vesting Tentative Maps
13. Tentative Map Time Limits and Expiration
14. Extensions of Time for Tentative Maps

Parcel Maps and Final Maps

1. Purpose
2. Parcel Maps
3. Waiver of Parcel Map
4. Parcel Map Form and Content
5. Filing and Processing of Parcel Maps
6. Parcel Map Approval
7. Final Maps
8. Final Map Form and Content
9. Filing and Processing of Final Maps
10. Final Map Approval
11. Final Parcel Map and Final Map Expiration

12. Supplemental Information Sheets
13. Amendments to Recorded Maps

New Topics

The following topics would be added since they are not included in the current ordinance. City Council has previously directed staff to address requirements for condominium conversions.

- Certificates of Compliance
- Certificates of Correction
- Condominiums and Condominium Conversion
- Lot Line Adjustment
- Parcel Merger
- Reversion to Acreage

Dedications and Exactions – IZO Section 4.050. Update and move to this section.

1. Purpose
2. Applicability

Right of Way Abandonments/Easement Vacations

Subdivision Design and Improvement Requirements

1. Purpose
2. Applicability of Design and Improvement Standards
3. Subdivision Design Standards
4. Site Preparation and Subdivision Construction
5. Subdivision Improvement Requirements
6. Improvement Plans
7. Installation of Improvements
8. Improvement Agreements and Security
9. Soils Reports

Development Code Administration

Administrative Responsibility

1. Purpose
2. Planning Agency
3. City Council
4. Planning Commission
5. Site Planning and Architectural Review Committee
6. Community Development Director, Zoning Administrator, Hearing Officer
7. City Engineer

Nonconforming Uses, Structures, and Parcels – IZO chapter 22

1. Purpose
2. Definitions
3. Restrictions on Nonconforming Structures and Uses
4. Residential Exemptions
5. Loss of Nonconforming Status
6. Nonconforming Parcel
7. Nonconforming Due to Lack of Land Use Permit

Appeals – IZO section 24.070

1. Purpose
2. Appeal Subjects and Jurisdiction
3. Processing of Appeals
4. Directed Referral

Amendments – IZO chapter 25

1. Purpose
2. Processing, Notice and Hearing
3. Commission Action on Amendment
4. Council Action on Amendment
5. Findings

Public Hearings

1. Purpose
2. Notice of Hearing
3. Scheduling of Hearing
4. Hearing Procedure
5. Notice of Decision

Enforcement and Penalties

1. Purpose
2. Building Permits and Business Licenses
3. Authority for Enforcement
4. Violations
5. Remedies are Cumulative
6. Inspection
7. Initial Enforcement Action
8. Legal Remedies
9. Recovery of Costs
10. Additional Permit Processing Fees
11. Reinspection Fees
12. Nuisance Abatement

Glossary

Definitions – IZO chapter 27

Index

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