

TABLE 1-1 - ZONES

Zone Symbol	Name of Zone	General Plan Designation Implemented by Zone
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Natural, Rural, and Low Density Zones

OS	Open Space	Open Space
AG	Agriculture	Agriculture
RR	Rural Residential	Rural Residential
R1	Residential 1	Very Low Density Residential

Neighborhood/Residential Zones

R2	Residential 2	Low Density Residential
R3	Residential 3	Diverse Low Density Residential
R4	Residential 4	Medium Density Residential
R5	Residential 5	High Density Residential
MMH	Mobile/Manufactured Home	Mobile/Manufactured Homes

Mixed Use Zones and Commercial Districts

C1	Commercial 1	Neighborhood Commercial
MU1	Mixed Use 1	Mixed Use
MU2	Mixed Use 2	Mixed Use
C2	Commercial 2	Community Commercial

Business, Industrial and Other Special Districts

BP	Business Park District	Business Park
I	Industrial District	Industrial
IAS	Agricultural Support District	Agricultural Support Industry
IRD	River-Dependent Industrial District	River-Dependent Industrial
CF	Civic Facility District	Public/Semi-Public Education

Overlay Zones

-FP	Floodplain	Floodplain
-H	Historic	All
-PRC	Petaluma River Corridor	Petaluma River Corridor

TABLE 2-2 - OS AND AG ZONE DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone	
	OS Open Space	AG Agriculture
Lot size	<i>Minimum area and width required for each lot in a new subdivision.</i>	
Minimum area	N/A	40,000 sf
Minimum width	N/A	150 ft corner lot: 165ft
Minimum depth	N/A	150 ft
Density	<i>Maximum number of dwelling units allowed on a site. The actual number of units allowed will be determined by the City through subdivision or planning permit approval.</i>	
	None allowed	1 unit per lot
Setbacks	<i>Minimum setbacks required. See Section 17.30.xxx for exceptions, reductions, and encroachments. See Chapter 17.42 for any setback requirements applicable to a specific land use.</i>	
Front	40 ft	40 ft
Side - Interior (each)	20 ft	20 ft
Side - Street side	40 ft	40 ft
Rear	40 ft	40 ft
Garage front	40 ft	40 ft
Accessory structures	Front: Side: Street Side: Rear:	Not permitted in the front setback 4 feet 40 feet 5 feet
Site coverage	<i>Maximum percentage of the total lot area (excluding pools) that may be covered by structures and pavement.</i>	
Maximum coverage	NA	NA
Height limit	<i>Maximum allowable height of structures. See Section 17.30.xxx for height measurement requirements, and height limit exceptions.</i>	
Maximum height	Principal building: 30 ft Accessory building: 15 ft	Principal building: 30 ft Accessory building: 15 ft
Fencing	See Section 17.30.xxx (Fences, Walls, and Screening)	
Landscaping	See Chapter 17.xx (Landscaping Standards)	
Parking	See Chapter 17.xx (Parking and Loading)	
Usable Open Space	NA	NA
Signs	See Chapter 17.xx (Signs)	

TABLE 2-3 - RR AND R1 ZONE DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone	
	RR Rural Residential	R1 Residential 1
Lot size	<i>Minimum area and width required for each lot in a new subdivision.</i>	
Minimum area	2 acres	40,000 sf
Minimum width	150 ft corner lot: 165ft	150 ft corner lot: 165 ft
Minimum depth	150 ft	150 ft
Density	<i>Maximum number of dwelling units allowed on a site. The actual number of units allowed will be determined by the City through subdivision or planning permit approval.</i>	
	Pending	Pending
Setbacks	<i>Minimum setbacks required. See Section 17.30.xxx for exceptions, reductions, and encroachments. See Chapter 17.42 for any setback requirements applicable to a specific land use.</i>	
Front	40 ft	40 ft
Side - Interior (each)	20 ft	15 ft
Side - Street side	40 ft	30 ft
Rear	40 ft	30 ft
Garage front	40 ft	30 ft
Accessory structures	Front: Side: Street Side: Rear:	Not permitted in the front setback 4 feet Pending 5 feet
Site coverage	<i>Maximum percentage of the total lot area (excluding pools) that may be covered by structures and pavement.</i>	
Maximum coverage	NA	NA
Height limit	<i>Maximum allowable height of structures. See Section 17.30.xxx for height measurement requirements, and height limit exceptions.</i>	
Maximum height	Principal building: 30 ft Accessory dwelling: Pending Accessory building: Pending	Principal building: 30 ft Accessory dwelling: Pending Accessory building: Pending
Usable Open Space	NA	NA
Fencing	See Section 17.30.xxx (Fences, Walls, and Screening)	
Landscaping	See Chapter 17.xx (Landscaping Standards)	
Parking	See Chapter 17.xx (Parking and Loading)	
Signs	See Chapter 17.xx (Signs)	

TABLE 2-5 – R2 AND R3 ZONE DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone	
	R2 Residential 2	R3 Residential 3
Lot size	<i>Minimum area and width required for each lot in a new subdivision.</i>	
Minimum area	6,000 sf	4,000 sf
Minimum width	50 ft corner lot: 55 ft	40 ft corner lot: 45 ft
Minimum depth	70 ft	70 ft
Density	<i>Maximum number of dwelling units allowed on a site. The actual number of units allowed will be determined by the City through subdivision or planning permit approval.</i>	
	Pending	Pending
Setbacks	<i>Minimum setbacks required. See Section 17.30.xxx for exceptions, reductions, and encroachments. See Chapter 17.42 for any setback requirements applicable to a specific land use.</i>	
Front	20 ft	15 ft
Side - Interior (each)	5 ft	3 ft
Side – Street side	corner lot: 10 ft reverse corner lot: 15 ft	corner lot: 10 ft reverse corner lot: 10 ft
Rear	20 ft	15 ft
Garage front	20 ft	20 ft
Accessory structures	Front: Not permitted in the front setback Side: 4 feet Street Side: Pending Rear: 5 feet	
Site coverage	<i>Maximum percentage of the total lot area (excluding pools) that may be covered by structures and pavement.</i>	
Maximum coverage	NA	NA
Height limit	<i>Maximum allowable height of structures. See Section 17.30.xxx for height measurement requirements, and height limit exceptions.</i>	
Maximum height	Principal building: 30 ft Accessory dwelling: Pending Accessory building: Pending	Principal building: 30 ft Accessory dwelling: Pending Accessory building: Pending
Usable Open Space	NA	600 sf (ZO 7-604.2)
Fencing	See Section 17.30.xxx (Fences, Walls, and Screening)	
Landscaping	See Chapter 17.xx (Landscaping Standards)	
Parking	See Chapter 17.xx (Parking and Loading)	
Signs	See Chapter 17.xx (Signs)	

TABLE 2-6 – R4 and R5 RESIDENTIAL ZONE DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone	
	R4 Residential 4	R5 Residential 5
Lot size	<i>Minimum area and width required for each lot in a new subdivision.</i>	
Minimum area	3,500 sf	1,500 sf
Minimum width	35 ft corner lot: 40 ft	NA
Minimum depth	70 ft	NA
Density	<i>Maximum number of dwelling units allowed on a site. The actual number of units allowed will be determined by the City through subdivision or planning permit approval.</i>	
	Pending	Pending
Setbacks	<i>Minimum setbacks required. See Section 17.30.xxx for exceptions, reductions, and encroachments. See Chapter 17.42 for any setback requirements applicable to a specific land use.</i>	
Front	10 ft	0 ft
Side - Interior (each)	0 ft	0 ft
Side - Street side	10 ft	0 ft
Rear	10 ft	0 ft
Garage front	20 ft	0 ft
Accessory structures	Front: Side: Street Side: Rear:	Not permitted in the front setback 4 feet Pending 5 feet
Site coverage	<i>Maximum percentage of the total lot area (excluding pools) that may be covered by structures and pavement.</i>	
Maximum coverage	NA	NA
Height limit	<i>Maximum allowable height of structures. See Section 17.30.xxx for height measurement requirements, and height limit exceptions.</i>	
Maximum height	Principal building: 30 ft Accessory dwelling: Pending Accessory building: Pending	Principal building: 45 ft Accessory dwelling: Pending Accessory building: Pending
Usable Open Space	400 sf/unit	300 sf/ unit may include common space
Fencing	See Section 17.30.xxx (Fences, Walls, and Screening)	
Landscaping	See Chapter 17.xx (Landscaping Standards)	
Parking	See Chapter 17.xx (Parking and Loading)	
Signs	See Chapter 17.xx (Signs)	

TABLE 2-8 – c1 AND C2 COMMERCIAL ZONE DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone	
	C1 Commercial 1	C2 Commercial 2
Lot size	<i>Minimum area and width required for each lot in a new subdivision.</i>	
Minimum area	NA	NA
Minimum width	NA	NA
Minimum depth	NA	NA
Density	<i>Maximum number of dwelling units allowed on a site. The actual number of units allowed will be determined by the City through subdivision or planning permit approval.</i>	
	NA	NA
Setbacks	<i>Minimum setbacks required. See Section 17.30.xxx for exceptions, reductions, and encroachments. See Chapter 17.42 for any setback requirements applicable to a specific land use.</i>	
Front	0 ft	0 ft
Side - Interior (each)	0 ft Abutting an R district: 15 ft plus 1 foot of additional setback for each foot of building height over 20 ft	0 ft Abutting an R district: 15 ft plus 1 foot of additional setback for each foot of building height over 20 ft 0 ft
Side - Street side	0 ft	0 ft
Rear	0 ft Abutting an R district: 15 ft plus 1 foot of additional setback for each foot of building height over 20 ft	0 ft Abutting an R district: 15 ft plus 1 foot of additional setback for each foot of building height over 20 ft
Garage front	NA	NA
Accessory structures	Pending	
Site coverage	<i>Maximum percentage of the total lot area (excluding pools) that may be covered by structures and pavement.</i>	
Floor Area Ratio	.8	1.2
Height limit	<i>Maximum allowable height of structures. See Section 17.30.xxx for height measurement requirements, and height limit exceptions.</i>	
Maximum height	Principal building: 30 ft Accessory building: Pending	Principal building: 40 ft Accessory building: Pending
Fencing	See Section 17.30.xxx (Fences, Walls, and Screening)	
Landscaping	See Chapter 17.xx (Landscaping Standards)	
Parking	See Chapter 17.xx (Parking and Loading)	
Signs	See Chapter 17.xx (Signs)	

TABLE 2-9 – MIXED USE DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone	
	MU1 Mixed Use 1	MU2 Mixed Use 2
Lot size	<i>Minimum area and width required for each lot in a new subdivision.</i>	
Minimum area	NA	2,000 sf
Minimum width	NA	NA
Minimum depth	NA	NA
Density	<i>Maximum number of dwelling units allowed on a site. The actual number of units allowed will be determined by the City through subdivision or planning permit approval.</i>	
	Pending	Pending
Setbacks	<i>Minimum setbacks required. See Section 17.30.xxx for exceptions, reductions, and encroachments. See Chapter 17.42 for any setback requirements applicable to a specific land use.</i>	
Front	0 ft	0 ft minimum 10 ft maximum
Side - Interior (each)	0 ft Abutting an R district: 15 ft plus 1 foot of additional setback for each foot of building height over 20 ft	0 ft minimum 10 ft maximum
Side - Street side	0 ft	0 ft minimum 10 ft maximum
Rear	0 ft Abutting an R district: 15 ft plus 1 foot of additional setback for each foot of building height over 20 ft	0 ft
Garage front	NA	Pending
Accessory structures	Front: Side: Street Side: Rear:	Not permitted in the front setback 4 feet Pending 5 feet
Site coverage	<i>Maximum percentage of the total lot area (excluding pools) that may be covered by structures and pavement.</i>	
	2.5 Floor Area Ratio	80 % lot coverage
Height limit	<i>Maximum allowable height of structures. See Section 17.30.xxx for height measurement requirements, and height limit exceptions.</i>	
Maximum height	Principal building: 30 ft When more than 30 ft from abutting property line, one additional foot of height is permitted with each additional of setback over 30 ft for a maximum height of 45 ft Accessory building: 20 ft	Principal building: 45 ft Accessory building: 20 ft
Usable Open Space	30 square feet per unit Minimum depth of this space shall be 3 feet Usable common space is strongly encouraged	

	Requirement by Zone	
Development Feature	MU1 Mixed Use 1	MU2 Mixed Use 2
Fencing	See Section 17.30.xxx (Fences, Walls, and Screening)	
Landscaping	See Chapter 17.xx (Landscaping Standards)	
Parking	See Chapter 17.xx (Parking and Loading)	
Signs	See Chapter 17.xx (Signs)	

TABLE 2-11 – BUSINESS PARK & INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone	
	BP Business Park	I Industrial
Lot size	<i>Minimum area and width required for each lot in a new subdivision.</i>	
Minimum area	20,000 sf	20,000 sf
Minimum width	100 ft corner lot: 110 ft	100 ft corner lot: 110 ft
Minimum depth	100 ft	100 ft
Density	<i>Maximum number of dwelling units allowed on a site. The actual number of units allowed will be determined by the City through subdivision or planning permit approval.</i>	
	NA	NA
Setbacks	<i>Minimum setbacks required. See Section 17.30.xxx for exceptions, reductions, and encroachments. See Chapter 17.42 for any setback requirements applicable to a specific land use.</i>	
Front	0	0
Side - Interior (each)	0 Adjacent to a residential use: 20 ft	0 Adjacent to a non-industrial use: 20 ft
Side - Street side	0	0
Rear	0 Adjacent to a residential use: 20 ft	0 Adjacent to a non-industrial use: 20 ft
Garage front	NA	NA
Accessory structures	Front: Not permitted in the front setback Side: 4 feet Street Side: Pending Rear: 5 feet	
Site coverage	<i>Maximum percentage of the total lot area (excluding pools) that may be covered by structures and pavement.</i>	
Floor Area Ratio	1.5	.6
Height limit	<i>Maximum allowable height of structures. See Section 17.30.xxx for height measurement requirements, and height limit exceptions.</i>	
Maximum height	Principal building: 45 ft Accessory building: Pending	Principal building: 40 ft Accessory building: Pending
Fencing	See Section 17.30.xxx (Fences, Walls, and Screening)	
Landscaping	See Chapter 17.xx (Landscaping Standards)	
Parking	See Chapter 17.xx (Parking and Loading)	
Signs	See Chapter 17.xx (Signs)	

TABLE 2-12 – SPECIAL DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone	
	CF Civic Facility	FW Floodway
Lot size	<i>Minimum area and width required for each lot in a new subdivision.</i>	
Minimum area	NA	
Minimum width	NA	
Minimum depth	NA	
Density	<i>Maximum number of dwelling units allowed on a site. The actual number of units allowed will be determined by the City through subdivision or planning permit approval.</i>	
	NA	
Setbacks	<i>Minimum setbacks required. See Section 17.30.xxx for exceptions, reductions, and encroachments. See Chapter 17.42 for any setback requirements applicable to a specific land use.</i>	
Front	Setback required on adjacent property	
Side - Interior (each)	Setback required on adjacent property	
Side - Street side		
Rear	Setback required on adjacent property	
Garage front		
Accessory structures	Front: Side: Street Side: Rear:	Not permitted in the front setback 4 feet Pending 5 feet
Site coverage	<i>Maximum percentage of the total lot area (excluding pools) that may be covered by structures and pavement.</i>	
Floor Area Ratio		
Height limit	<i>Maximum allowable height of structures. See Section 17.30.xxx for height measurement requirements, and height limit exceptions.</i>	
Maximum height	Principal building: 30 ft When more than 30 ft from abutting property line, one additional foot of height is permitted with each additional of setback over 30 ft for a maximum height of 45 ft Accessory building: 20 ft	Principal building: 40 ft Accessory building: 20 ft
Fencing	See Section 17.30.xxx (Fences, Walls, and Screening)	
Landscaping	See Chapter 17.xx (Landscaping Standards)	
Parking	See Chapter 17.xx (Parking and Loading)	
Signs	See Chapter 17.xx (Signs)	