



REPORT DATE: August 13, 2008

TO: Planning Commission
Design Review Board

FROM: Steve Chase, Planning and Environmental Services Director

CONTACT: Patricia S. Miller, Manager, Current Planning
Patricia W. Saley, Contract Planner

SUBJECT: Discussion of Building Intensity Standards in the General
Plan/Coastal Land Use Plan

APPLICANT

City of Goleta
130 Cremona, Suite B
Goleta, California 93117

REQUEST

Two public workshops are scheduled with the Planning Commission and Design Review Board (DRB) to discuss and make recommendations to the City Council regarding building intensity standards contained in Tables 2-1 through 2-4 of the General Plan/Coastal Land Use Plan (GP/CLUP). The first workshop is scheduled for August 18th and will include a staff presentation and roundtable discussion of the relevant issues with the Planning Commission and DRB. The second workshop is planned for September 15th at which point a recommendation will be made for the City Council's consideration in the fall. Public input will be taken at both workshops.

RECOMMENDATION

That the Planning Commission and Design Review Board hold a public workshop on the building intensity standards, take public input, give staff direction regarding additional information and research on the issue, and continue the public workshop to September 15th.

JURISDICTION

The two workshops are intended to provide a forum for discussion of the building design standards included in Tables 2-1 through 2-4 of the GP/CLUP. Pursuant to State

Planning Law Section 65354, the Planning Commission is required to make a written recommendation to the City Council on the amendment of a general plan. As building standards relate to building massing and design, input from the Design Review Board is also being solicited. Final action on the amendment is the responsibility of the City Council under Section 65356.

BACKGROUND

Land Use Tables: The Goleta General Plan/Coastal Land Use Plan includes four tables (Attachment 1) that provide information about allowable uses and standards for the following categories of land uses:

- Table 2-1 – Residential Use
- Table 2-2 – Commercial Use
- Table 2-3 – Office and Industrial Use
- Table 2-4 – Other Land Use

These four tables include *Standards for Density and Building Intensity* that provide recommended standards for “Maximum Permitted Density” for residential projects and “Maximum Floor Area Ratios” and “Maximum Structure Height” for non-residential projects. Some of the standards provided in the tables are internally inconsistent, e.g., a 35 foot maximum building height is allowed in a particular zone, typically associated with a three-story building, whereas the maximum floor area ratio is 0.30 which is typically a one-story building. Examples of existing and proposed buildings and projects that are well-designed but exceed the standards will be provided at the workshop.

Recent case law and General Plan Guidelines changes: Traditionally, density, building height, building coverage and lot coverage standards have been included in the Zoning Code rather than the General Plan. Consequently, as part of the Track 2 General Plan Amendments, Staff had originally recommended that the building intensity standards included in the land use tables be relocated to the Zoning Code.

Planning and the City Attorney’s staff researched the issue and found that recent case law and changes to the Office of Planning and Research’s General Plan Guidelines have directed that standards be included in General Plans. However, the research showed that typically the standards are recommended and provide for some flexibility, e.g., they provide for a range of residential density, commercial floor area ratios and height averages rather than maximums. The City Attorney’s advisory memorandum on this matter was attached to the Track 2 General Plan Amendment staff report and is available for review upon request.

Staff’s research included reviewing recent city general plans to see how building intensity standards are addressed. These newer plans typically provide for a range of densities, floor area ratios and building heights, rather than maximums. Examples of standards in the Sonoma, Petaluma and Santa Cruz General Plans are provided in Attachment 3 to illustrate how ranges and averages can be used to guide development.

City Council Action on June 17, 2008: Based on input from the City Attorney as discussed above, on June 17, 2008, the City Council adopted staff's two recommendations relating to building intensity standards:

1. The Council amended the four land use tables and Glossary as follows (new text is underlined):
 - Standards for Density and Building Intensity:
Recommended Standards for Density
Maximum Residential Density...
Recommended Standards for building Intensity
Maximum FAR, Structure Heights, Lot Coverage, Open Space, etc.
 - New footnote 4 added to the four land use tables:
"The standards for building intensity recommended by this General Plan pursuant to Government Code Section 65302(a) may be revised by a Resolution of the decision-making body of the City for specific projects based upon a finding of good cause."
 - Addition to Glossary:
"Good cause is defined as a better site or architectural design, will result in better resource protection, will provide a significant community benefit and/or does not create an adverse impact to the community character, aesthetics or public views."
2. The Council directed staff study the Building Intensity Standards included in the four tables and consider a range of standards for discussion with the Planning Commission and DRB with the intention of framing recommendations to the City Council in the near future. Of particular concern are:
 - Building Height - Tables 2-1 through 2-4 set maximum height caps for most zone districts. We would like to discuss restating those numeric values as an average, so as to accommodate architectural projections. As a point of reference, the Zoning Code provides for height averaging.
 - Floor Area Ratios – We would like to discuss reevaluating the numeric values and restate them in a range rather than maximums.

DISCUSSION AND RECOMMENDATION

On August 18th, Staff's intent is to briefly review the background of the building intensity standards issue outlined in this report, then present schematics showing well-designed projects that use the land efficiently and are compatible with their surroundings. The FAR, lot coverage and other standards associated with these projects will be provided for comparison with the standards in the existing land use tables.

After public testimony, the Planning Commission and Design Review Board will be asked to provide direction so that staff can present further examples and possible ranges of building intensity standards at the September 15th workshop. At the conclusion of that workshop, recommendations will be formulated for City Council consideration in the near future.

APPEALS PROCEDURES

Any recommendations made at these two workshops, as well as any staff recommendation, will be automatically forwarded to the City Council for consideration in fall 2008.

Submitted By:

Patricia W. Saley
Contract Planner

Patricia S. Miller
Planning Commission Secretary/
Current Planning Manager

ATTACHMENTS:

1. Land use tables from General Plan/Coastal Land Use Plan
2. Sample Building Intensity Standards from other Cities in California

Attachment 1

Land use tables from General Plan/Coastal Land Use Plan:

Table 2-1 – Residential Use

Table 2-2 – Commercial Use

Table 2-3 – Office and Industrial Use

Table 2-4 – Other Land Use

**TABLE 2-1
ALLOWABLE USES AND STANDARDS FOR RESIDENTIAL USE CATEGORIES**

Allowed Uses and Standards	Residential Use Categories				
	R-SF	R-P	R-MD	R-HD	R-MHP
Residential Uses					
One Single-Family Detached Dwelling per Lot	X	X	-	-	-
Single-Family Attached and Detached Dwellings	X	X	X	X	-
Multiunit Apartment Dwellings	-	X	X	X	-
Mobile Home Parks	-	-	-	-	X
Second (Accessory) Residential Units	X	X	-	-	-
Assisted-Living Residential Units	-	-	X	X	-
Other Uses					
Religious Institutions	X	X	X	X	-
Small-Scale Residential Care Facility	X	X	-	-	-
Small-Scale Day Care Center	X	X	X	X	X
Public and Quasi-public Uses	X	X	X	X	-
Accessory Uses					
Home Occupations	X	X	X	X	X
Standards for Density and Building Intensity					
<i>Recommended Standards for Permitted Density</i>					
Maximum Permitted Density (units/acres)	5 or less	5.01–13	20	30	15
Minimum Permitted Density (units/acres)	N/A	N/A	15	15	N/A
<i>Recommended Standards for Building Intensity</i>					
Maximum Floor Area Ratios (FAR)	N/A	0.30	0.50	1.10	N/A
Maximum Structure Height (Inland Area)	25 feet	35 feet	35 feet	35 feet	25 feet
Maximum Structure Height (Coastal Zone)	25 feet	25 feet	25 feet	25 feet	25 feet
Maximum Lot Coverage Ratio	N/A	0.30	0.30	0.40	N/A
Minimum Open Space Ratio	N/A	0.40	N/A	N/A	N/A
Minimum Lot Size	7,000 s.f.	4,500 s.f.	N/A	N/A	2,500 s.f.
Notes:					
1. Use Categories: R-SF– Single-Family Residential; R-P – Planned Residential; R-MD – Medium-Density Residential; R-HD – High-Density Residential; R-MHP – Mobile Home Park.					
2. X indicates use is allowed in the use category; - indicates use not allowed.					
3. General Note: Some uses requiring approval of a conditional use permit are set forth in text policies, and others are specified in the zoning code.					
4. Allowable exceptions to the FAR and other standards are set forth as incentives or concessions in the Housing Element for certain affordable housing opportunity sites.					
5. The standards for building intensity recommended by this General Plan pursuant to Government Code Section 65302(a) may be revised by a Resolution of the decision-making body of the City for specific projects based upon a finding of good cause.					
5. 4.N/A = Not applicable.					

Allowed Uses and Standards	Commercial Use Categories					
	C-R	C-C	C-OT	C-VS	C-I	C-G
<p>Notes:</p> <ol style="list-style-type: none"> 1. Use Categories: C-R – Regional Commercial; C-C – Community Commercial; C-OT – Old Town Commercial; C-VS – Visitor Commercial; C-I – Intersection; Commercial; C-G – General Commercial. 2. X indicates use is allowed in the use category; – indicates use not allowed. 3. General Note: Some uses requiring approval of a conditional use permit are as set forth in text policies, and others are specified in the zoning code. 4. Wholesale trade is permitted within the C-R use category, provided that it is an integral part of a retail trade use. 5. <u>The standards for building intensity recommended by this General Plan pursuant to Government Code Section 65302(a) may be revised by a Resolution of the decision-making body of the City for specific projects based upon a finding of good cause.</u> 5.6. N/A = Not applicable. 						

**TABLE 2-3
ALLOWABLE USES AND STANDARDS FOR OFFICE AND
INDUSTRIAL USE CATEGORIES**

Allowed Uses and Standards	Office and Industrial Use Categories			
	I-BP	I-OI	I-S	I-G
Industrial (Manufacturing)				
General Manufacturing – No Noxious Impacts	X	–	X	X
General Manufacturing – Potential Noxious Impacts	–	–	–	X
Research and Development	X	X	–	X
Scientific and Similar Instruments	X	X	–	X
Bio-Medical Technology	X	X	–	X
Other Advanced Technology	X	X	–	X
Transportation and Utilities				
Transportation (other than right-of-way)	–	–	X	X
Wireless Communications/Telecommunications	X	X	X	X
Utilities	X	X	–	–
Retail Trade				
Building/Landscape Materials and Equipment	–	X	–	X
Eating and Drinking Establishments	X	X	–	–
Other Retail Trade Establishments	X	X	–	–
Services (Including Offices)				
Finance, Insurance, and Real Estate	X	X	–	–
Personal Services	X	X	–	–
Business Services	X	X	–	–
Information Technology Services	X	X	–	–
Professional Services	–	X	–	–
Medical and Health-Related Services	–	X	–	–
Educational Services	–	X	–	–
Entertainment and Recreation Services	–	X	–	–
Building and Construction Services	–	–	X	X
Other Services	–	–	X	X
Auto-Related Uses				
Automotive Sales and Rentals	–	–	X	X
Auto Repair and Painting	–	–	X	X
Auto Wrecking Yard/Junk Yard	–	–	X	X
Auto Service (Gas) Station	–	–	–	X
Wholesale Trade and Storage				
General Wholesale Trade	–	–	X	X
Warehousing – General	– X*	–	X	X
Warehousing – Self-Storage	–	–	X	X
Outdoor Storage	–	–	X	X
Residential Uses				
Residential Units	–	X	–	–
One Caretaker Unit Per Parcel	X	X	X	X
Assisted-Living Residential Units	–	X	–	–
Other Uses				
Public and Quasi-public Uses	X	X	X	X
Religious Institutions	–	X	–	–
Standards for Density and Building Intensity				
<i>Recommended Standards for Density</i>				
Maximum Residential Density	N/A	20units/acre	N/A	N/A
<i>Recommended Standards for Building Intensity</i>				
Maximum FAR	0.40	0.40	0.60	0.30
Maximum FAR for Hotels (with Hotel Overlay)	0.50	0.50	N/A	N/A
Maximum Structure Heights	35 feet	35 feet	35 feet	35 feet
Maximum Lot Coverage Ratio	0.35	0.40	N/A	N/A
Minimum Open Space/Landscaping Ratio	0.30	0.10	0.10	0.10
Minimum Lot Size	N/A	N/A	N/A	N/A
Notes:				

Allowed Uses and Standards	Office and Industrial Use Categories			
	I-BP	I-OI	I-S	I-G
<p>1. Use Categories: I-BP – Business Park; I-OI – Office and Institutional; I-S – Service Industrial; I-G – General Industrial.</p> <p>2. X indicates use is allowed in the use category; - indicates use not allowed.</p> <p>3. General Note: Some uses requiring approval of a conditional use permit are set forth in text policies, and others are specified in the zoning code.</p> <p>4. <u>The standards for building intensity recommended by this General Plan pursuant to Government Code Section 65302(a) may be revised by a Resolution of the decision-making body of the City for specific projects based upon a finding of good cause.</u></p> <p>4-5. N/A = Not applicable.</p> <p>* “Warehousing is allowed in Business Park (I-BP) land uses if it’s in association with a permitted use.</p>				

**TABLE 2-4
ALLOWABLE USES AND STANDARDS FOR OTHER LAND USE CATEGORIES**

Allowed Uses and Standards	Other Land Use Categories			
	AG	OS-PR	OS-AR	P-S
Residential Uses				
One Single-Family Detached Dwelling per Lot	X	-	-	-
Farmworker Residential Units	X	-	-	-
Second Residential Dwelling Unit	X	-	-	-
Caretaker Residential Unit	-	-	X	X
Agricultural Uses				
Orchards and Vineyards	X	-	-	-
Row Crop Production	X	-	-	-
Specialty Agriculture and Floriculture	X	-	-	-
Livestock Grazing	X	-	-	-
Small-Scale Confined Animal Operations	X	-	-	-
Small-Scale Agricultural Processing	X	-	-	-
Small-Scale Greenhouses	X	-	-	-
Sale of On-Site Agricultural Products	X	-	-	-
Other	X	-	-	-
Open Space and Outdoor Recreation				
Active Recreation	-	-	X	X
Open Space and Passive Recreation	-	X	X	X
Golf Course, including customary ancillary uses and structures	-	-	X	X
Nature Preserve	-	X	X	X
Public and Quasi-public Uses				
General Government Administration	-	-	-	X
Fire Stations	X	-	-	X
Schools (Public and Private)	-	-	-	X
Other Government Facilities	-	-	-	X
Other Uses				
Religious Institutions	-	-	-	X
Small-Scale Residential Care Facility	X	-	-	-
Small-Scale Day Care Center	-	-	-	X
Wireless Communications/Telecommunications	X	-	-	X
Standards for Density and Building Intensity				
<i>Recommended Standards for Density</i>				
Maximum Permitted Density (Units/Acres)	N/A	N/A	N/A	N/A
<i>Recommended Standards for Building Intensity</i>				
Maximum FAR	N/A	N/A	N/A	N/A
Maximum Structure Height	N/A	N/A	N/A	N/A
Maximum Lot Coverage Ratio	N/A	N/A	N/A	N/A
Minimum Open Space Ratio	N/A	N/A	N/A	N/A
Minimum Lot Size	2005 lot size	N/A	N/A	N/A

Allowed Uses and Standards	Other Land Use Categories			
	AG	OS-PR	OS-AR	P-S
<p>Notes:</p> <p>1. Use Categories: AG: Agriculture; OS-PR: Open Space/Passive Recreation; OS-AR: Open Space/Active Recreation; P-S: Public and Quasi-public Uses.</p> <p>2. X indicates use is allowed in the use category; - indicates use not allowed.</p> <p>3. General Note: Some uses requiring approval of a conditional use permit are set forth in text policies, and others are specified in the zoning code.</p> <p>4. <u>The standards for building intensity recommended by this General Plan pursuant to Government Code Section 65302(a) may be revised by a Resolution of the decision-making body of the City for specific projects based upon a finding of good cause.</u></p> <p>4.5. N/A = Not applicable.</p>				

Attachment 2

Sample Building Intensity Standards From other Cities in California:

**City of Santa Cruz
City of Petaluma
City of Sonoma**

**City of Santa Cruz
Draft General Plan Excerpt
July 24, 2008**

General Plan Land Use Designations

The General Plan Land Use Map depicts the proposed organization of land uses and the intended future use of each parcel of land within the Santa Cruz Planning Area. Table LU-2 shows the proposed total acreage for each land use category.

[Note: Table LU-2 will be added when the General Plan land use map has been finalized.]

Allowed uses and the standards of density and intensity are specified below for each land use designation. All densities and intensities are based on gross acres. The allowable development density for residential land use is defined as the minimum and maximum number of permanent dwelling units per acre over the entire project or development site. A mix of residential densities may be used to achieve that average. The actual development density that can be accommodated on any one individual site will depend on many factors, including but not limited to architectural design, parking requirements, landscaping, street layout, and neighborhood compatibility. For nonresidential uses, including commercial, office, and industrial uses, development intensity is expressed as an average Floor Area Ratio (FAR). FAR is a measure of the total building floor area in proportion to the size of the building's lot. Specifically, FAR is the gross floor area permitted on a site divided by the total net area of the site, expressed in decimals.

[MAP: GP designations]

Residential Densities

Residential density is the number of permanent residential dwelling units per gross acre of land. Santa Cruz's residential land use designations come in a variety of densities, so that a range of housing types and opportunities can be provided in the city.

Each residential designation establishes a maximum and a minimum development density. A site's density must be at or above the minimum unless constraints associated with the natural environment require a lower density. A site's density must not exceed the maximum requirement, except as otherwise permitted or encouraged by policies and programs in this Plan.

Residential units within a single development project may be clustered on a site in order to respond to the site's topography and environmental factors, provided that the site's overall density does not exceed the maximum density. (In clustered development, a number of dwelling units are placed in closer proximity than usual, or are attached, to protect resources and views and allow for siting that is sensitive to adjacent uses.

Residential uses are encouraged as part of mixed-use developments in commercial districts. The residential density for these projects is controlled by the maximum FAR for the commercial district plus the development standards in the Zoning Ordinance and Building Code.

Residential Designations

Very-Low-Density Residential (VL), 0.1 to 1 du/ac. Intended to provide a rural transition area between undeveloped land and single-family residential neighborhoods. Also applied to areas with significant environmental constraints. Large-lot, single-family homes are typically developed under this designation.

Low-Density Residential (L), 1.1 to 10 du/ac. Provides for single-family residential neighborhoods typically comprising detached homes. Santa Cruz’s low-density residential areas include a wide variety of architectural styles.

Low-Medium-Density Residential (LM), 10.1 to 20 du/ac. Provides for moderately higher densities in areas with a mix of single-family and multifamily residential uses. Accommodates a variety of residential building types that can fit within a single-family neighborhood, including low-rise apartments, condominiums, and townhomes. Also includes areas with historic boarding houses that have been converted to multifamily residential use.

Medium-Density Residential (M), 20.1 to 30 du/ac. Accommodates a mix of single family and multifamily residential uses, including low-rise apartments, condominiums and townhomes. This land use category has been designated for some single-family neighborhoods with a historic pattern of small lots. It is the intent of the Plan that, in areas designated M where detached single-family homes are prevalent, new development should reflect the scale and character of the then-existing homes.

High-Density Residential (H), 30.1 to 55 du/ac. Accommodates mid-rise multifamily buildings, typically apartments, in areas where increased densities and building heights are appropriate. Used in locations where the City’s goal is to provide for intensive infill housing.

Commercial Designations

Santa Cruz’s commercial designations accommodate a variety of retail and office uses, including neighborhood-serving uses as well as businesses that serve the entire region. All commercial designations allow mixed-use developments that provide permanent residential dwelling units.

Neighborhood Commercial (NC), 0.25 to 1.5 FAR. Intended for small-scale commercial uses that serve residential neighborhoods, such as laundromats, grocery stores, and convenience stores. These uses can provide a focal point for the neighborhood and help reduce the number of automobile trips that nearby residents must take.

Community Commercial (CM), 0.25 to 1.75 FAR. Accommodates businesses that serve the general needs of the community, including retail and service and office establishments. Typical uses in these areas include restaurants, grocery stores, furniture stores, general merchandise, medical and legal offices, and auto parts stores, as well as mixed-use projects that include these commercial uses on the ground floor.

Regional Visitor Commercial (RVC), 0.25 to 3.5 FAR. Applies to areas that emphasize a variety of commercial uses that serve Santa Cruz residents as well as visitors. Mixed use development is strongly encouraged in RVC districts. Areas designated RVC include:

.....

For most areas designated RVC, the minimum and maximum development intensity is specified in the Downtown Recovery Plan or the Beach and South of Laurel Comprehensive Area Plan. In areas that are designated RVC but are not addressed in an Area Plan, the minimum FAR is 0.25 and the maximum is 1.75.

Office (OF), 0.25 to 1.75 FAR. Provides for small-scale office uses and mixed-use projects. Typical uses include dental offices, limited-hour medical clinics, and insurance agents.

Mixed-Use Designations

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Mixed-Use Medium Density (MXMD), 0.75 to 1.75 FAR, 10 to 30 du/ac. This designation may be applied to sites along the Mission Street corridor between Swift Street and Laurel Street. It accommodates mixed-use development at a scale that is similar to existing buildings along the corridor. The typical commercial uses are similar to those in the Community Commercial (CM) designation, and pedestrian-oriented commercial uses are encouraged on the ground floor.

Mixed-Use High Density (MXHD), 1.0 to 2.75 FAR, 10 to 55 du/ac. This designation may be applied to sites along the Ocean Street, Water Street, and Soquel Avenue corridors. The typical commercial uses are similar to those in the Community Commercial (CM) designation, and pedestrian-oriented commercial uses are encouraged on the ground floor.

The MXHD designation allows a maximum FAR of 1.75 as of right, including a maximum of 30 dwelling units per acre. However, a project that meets a number of specific criteria, as determined by the Planning Commission, may have an FAR of up to 2.75, including up to 55 dwelling units per acre. Details are contained in the Zoning Ordinance.

Mixed-Use Visitor Commercial (MXVC), 1.0 to 2.75 FAR, 0 to 55 du/ac. This designation may be applied to sites along the Ocean Street corridor, as well as sites within 1,000 feet of Ocean Street's centerline and which front on Water Street, Soquel Avenue, May Avenue, or Broadway. The designation is intended to encourage high quality visitor-serving commercial development along Ocean Street, particularly hotels and motels. However, it also accommodates other multistory commercial development, such as office buildings.

Public and Institutional Designations

Community Facilities (CF), 0 to 2.5 FAR. Designates existing and potential community facilities, including schools, government offices, community buildings such as the Civic Auditorium, sewer and water facilities, and the City landfill. Also applies to land used by State highways.

UCSC Development (UC). Applies to land that is owned by the University of California, including the UCSC campus and the University's off-campus research facilities and residential developments. The City does not have jurisdiction over new development in these areas. Instead, new development is governed by UCSC's Long Range Development Plan (LRDP) and any specific facility plans, such as the Marine Science Campus Coastal LRDP.

Park and Open Space Designations

Coastal Recreation (CR), 0 to 0.1 FAR. Includes beaches and other lands along the coastline that are used for outdoor recreation, such as swimming, boating, fishing, surfing, and picnicking. Also includes limited development of structures and vehicle parking to support these recreational uses.

Parks (PK), 0 to 0.1 FAR. Includes neighborhood, community, and regional parks that are owned by the City, County, or State, and which are used by residents and visitors for passive or active recreation. Also allows limited development of structures to support these recreational uses.

Natural Areas (NA), 0 to 0.1 FAR. Includes land that should remain in an undeveloped state in order to protect vegetation or wildlife habitat, ensure public safety, or provide for public recreation. Areas designated NA may include public recreational and educational uses. The suitability of these uses is determined by the Planning Commission on a case-by-case basis, and any such uses must be consistent with the Natural Resources and Conservation chapter of this General Plan.

City of Petaluma General Plan Excerpt Adopted May 2008

Commercial

Neighborhood Commercial (0.8 maximum FAR). Neighborhood Commercial provides for shopping centers, typically 10 acres or less in size, with off-street parking, or clusters of street-front stores that serve the surrounding neighborhood.

Community Commercial (1.2 maximum FAR). This category includes shopping centers and commercial districts, including regionally-oriented centers.

Mixed Use (outside of the CPSP)

Mixed Use (2.5 maximum FAR). This classification requires a robust combination of uses, including retail, residential, service commercial, and/or offices. Development is oriented toward the pedestrian, with parking provided, to the extent possible, in larger common areas or garages. Maximum FAR including both residential and non-residential uses is 2.5, and maximum residential density is 30 d.u./acre.

The Community Design, Character, and Sustainable Building Element provides direction as to the intent of the Mixed Use classification in certain areas of the city. For example, along corridors such as Washington Street and Petaluma Boulevard the intent of mixed use is to recognize a broad range of uses along those corridors including both commercial and residential uses; a mixture of uses on these smaller individual parcels is encouraged but not required.

Densities and FARs within the boundary of the Central Petaluma Specific Plan (CPSP) shall be undertaken in accordance with the CPSP.

Business Park

Business Park (1.5 to 3.0 variable maximum FAR). This classification is intended for business and professional offices, technology park clusters, research and development, light industrial operations, and visitor service establishments, with retail only as a secondary use. The maximum FAR is 1.5, although an FAR of 3.0 is attainable if all required parking is structured. Refer to the Development Code for more details.

Industrial

Industrial (0.6 maximum FAR). This designation is intended to provide and protect industrial lands for the full range of manufacturing, industrial and/or food

processing/preparation, general service (e.g. may include but not be limited to businesses that provide service in conjunction with retail components such as major vehicle motor and body repair, tire servicing and sales, etc.), warehousing, storage and distribution operations. Small restaurants and service commercial may be allowed as ancillary uses, subject to appropriate standards.

Agriculture. Lands that are actively and primarily used for grazing, or the production or sale of food and fiber. Parcels subject to seasonal or historic inundation and identified by FEMA as areas warranting special consideration are included.

Agricultural Support Industry (maximum FAR as per the CPSP). This designation allows for food processing, feed mills and related industrial uses which provide direct support to agricultural uses located in the Petaluma area. Agricultural uses include traditional dairy and poultry operations, but may also include organic farming and food processing and any other related uses that are consistent with supporting local agricultural production. All sites of this designation are within the boundaries of the Central Petaluma SP.

River-Dependent Industrial (maximum FAR as per the CPSP). Heavy industrial manufacturing, raw material processing and related uses that require river access as an integral part of daily operations for the purpose of regularly shipping or receiving raw materials and finished products by water transport (commercial tonnage). Businesses that locate on properties with this designation shall be dependent on the Petaluma River for transporting a significant portion of its goods and materials.

Public and Educational

Public/Semi-Public. Public/Semi-Public includes proposed gateways, public utility facilities, government offices, and community service uses (e.g. churches) and lands.

Education. Education contains lands owned and operated by the elementary, secondary, or community college districts, as well as private and/or parochial schools. The Education classification does not include preschool facilities, nor does it preclude future regulations from allowing public or private schools in any other designated areas.

City of Sonoma General Plan Excerpt Adopted October 2006

2006–2020 General Plan Update

COMMUNITY DEVELOPMENT ELEMENT

ed through contracts with the City that typically run for a period of thirty years, at a minimum.

both low- and moderate-income inclusionary units, its unique requirement is noted in the definition.

The Housing Element establishes a 20% inclusionary requirement for all residential development of five units or more. (In developments of more than five but fewer than 10 units, the inclusionary requirement is one unit.) Inclusionary units must be affordable at least to moderate income households. Because this requirement is applied across the board, it generally is not referenced in the land use definitions. However, because the Sonoma Residential designation requires

Definitions

The General Plan designations, their purposes, and their corresponding allowed residential densities and building intensities are summarized in Table CDE-3 (following). As discussed above, densities shown for designations that allow housing may be increased by permissible second units and possible density bonuses of up to 25% for units affordable to lower income households.

Table CDE-3: Land Use Definitions

Land Use Category	Density ¹ and Intensity
Residential Designations	
<p><i>Rural Residential:</i> This designation is intended to preserve areas of lower density development within the city limits, especially adjacent to hillsides and in established low density neighborhoods. Day care facilities, fire stations, post offices, and similar activities may be allowed subject to use permit review. Home occupations are allowed, but retail and office uses are not.</p>	<p><i>Density:</i> Up to 2 residential units per acre. <i>Intensity:</i> 35-foot height limit (two stories) and maximum 40% lot coverage for residential development. Floor Area Ratio: 0.2</p>
<p><i>Low Density Residential:</i> This designation is intended primarily for single-family housing and duplexes, with attached or clustered development allowed by use permit, in association with related public improvements such as streets. Other uses compatible with the primary use may be allowed subject to use permit review, including transitional housing, schools, day care facilities, churches, fire stations, post offices, nursing homes, convalescent hospitals, and parking areas. Home occupations are allowed, but retail and office uses are not.</p>	<p><i>Density:</i> 2—5 residential units per acre. <i>Intensity:</i> 35-foot height limit (two stories) and maximum 40% lot coverage for residential development. Floor Area Ratio: 0.35</p>
<p><i>Sonoma Residential:</i> This designation, which usually applies to properties at least 3 acres in size, has three purposes: 1) to ensure a variety of unit types and lot sizes in new development, 2) to provide sufficient flexibility in site planning and design to allow individual developments to respond to site and neighborhood conditions, and 3) to ensure a range of housing prices and living opportunities for middle-income households. Through this designation housing units of different price ranges are mingled rather than segregated. A 20% inclusionary requirement applies to new development and half of the inclusionary units must be affordable to low income households. Home occupations are allowed, but retail and office uses are not.</p>	<p><i>Density:</i> 3—8 residential units per acre. <i>Intensity:</i> 35-foot height limit (two stories) and maximum 40% lot coverage for residential development. Floor Area Ratio: 0.35</p>

Table CDE-3: Land Use Definitions, Con't.

Land Use Category	Density ¹ and Intensity
Residential Designations, Con't.	
<p><i>Medium Density Residential:</i> This designation is intended to provide opportunities for multi-family housing and related public improvements, especially in transition areas between higher density and single-family development. Transitional housing, schools, day care facilities, churches, fire stations, post offices, nursing homes, convalescent hospitals, parking areas, and similar activities may be allowed subject to use permit review. Home occupations are allowed, but retail and office uses are not.</p>	<p><i>Density:</i> 7—11 residential units per acre. <i>Intensity:</i> 30-foot height limit (two stories) and maximum 50% lot coverage for residential development. Floor Area Ratio: 0.50</p>
<p><i>High Density Residential:</i> This designation is intended to provide opportunities for relatively dense multi-family housing and related public improvements, especially close to commercial centers and mixed use development. Transitional housing, schools, day care facilities, churches, fire stations, post offices, nursing homes, convalescent hospitals, parking areas, and similar activities may be allowed subject to use permit review. Home occupations are allowed, but retail and office uses are not.</p>	<p><i>Density:</i> 11—15 residential units per acre. <i>Intensity:</i> 30-foot height limit (two stories) and maximum 60% lot coverage for residential development. Floor Area Ratio: 0.70</p>
<p><i>Housing Opportunity:</i> This designation identifies sites suitable for higher density and affordable development, especially close to commercial centers and mixed use areas, and is intended to provide opportunities for low and very low income households. Uses other than housing and associated improvements are not allowed. Home occupations are allowed.</p>	<p><i>Density:</i> 15—25 residential units per acre. <i>Intensity:</i> 36-foot height limit (three stories) and maximum 60% lot coverage for residential development. Floor Area Ratio: 0.70</p>
<p><i>Mobile Home:</i> This designation is intended to acknowledge existing mobile home parks. Home occupations are allowed, but retail and office uses are not.</p>	<p><i>Density:</i> Up to 7 mobile homes per acre. <i>Intensity:</i> 16-foot height limit (one-story) and a maximum of 50% site coverage for mobile homes. Common facilities and buildings may be 30 feet in height. Floor Area Ratio: 0.30</p>
Commercial, Mixed Use, and Industrial Designations	
<p><i>Commercial:</i> This designation is intended to provide areas for retail, hotel, service, medical, and office development, in association with apartments and mixed-use developments and necessary public improvements. Schools, day care facilities, fire stations, post offices, emergency shelters, and similar activities may be allowed subject to use permit review. Heavy manufacturing and industrial uses are not allowed.</p>	<p><i>Density:</i> Up to 20 residential units per acre. Density limitation does not apply to hotels. <i>Intensity:</i> 36-foot height limit and maximum lot coverage ranging from 70% to 100%, depending on Development Code standards. Floor Area Ratio: 0.6 to 2.0</p>