

ORDINANCE NO. ()

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING CHAPTER 26 OF THE SONOMA COUNTY CODE AMENDING SONOMA COUNTY CODE CHAPTER 26, TO ESTABLISH AN INITIAL SET OF OBJECTIVE DESIGN STANDARDS (ODS) FOR MULTI-UNIT HOUSING DEVELOPMENT PROJECTS TO IMPLEMENT THE SONOMA COUNTY GENERAL PLAN HOUSING ELEMENT POLICY HE-2C AND PROGRAM 12B

The Board of Supervisors of the County of Sonoma, State of California, ordains as follows:

Section I. Purpose and Findings.

The Board finds and declares that adoption of this Ordinance is necessary to implement Program 12b of the Sonoma County General Plan Housing Element while promoting compatibility and livability of new multi-unit housing development projects based on the following facts:

- A. The State of California remains in a critical housing shortage and updates to State housing law continue to reduce or eliminate local government discretion on housing development projects in order to streamline development approvals and increase housing supply. The State Housing Accountability Act and the Housing Crisis Act limit local government's ability to apply discretionary standards or otherwise deny, reduce the density of, or render infeasible housing development projects that comply with local objective standards.
 - i) The Housing Accountability Act (HAA) limits local government's ability to deny, reduce the density of, or make infeasible housing development projects that are consistent with objective local development standards. The HAA is applicable to most housing projects that include two or more dwelling units such as multifamily, mixed-use housing, condominiums, townhomes, subdivisions, farmworker housing, and emergency shelters.
 - ii) The Housing Crisis Act (Senate Bill 330) precludes certain jurisdictions from placing limitations on housing by enacting policies that reduce allowed density, imposing a moratorium on housing, or imposing new design standards that are not objective.
 - iii) Various other streamlining provisions already or soon to be in effect require ministerial processing of certain multi-unit projects, further necessitating design standards to be objective in order to be enforceable.
 - iv) At the August 22, 2023, meeting of the County Board of Supervisors, the Board adopted the 2023-2031 Housing Element of the Sonoma County General Plan.
 - v) Program 12b of the Housing Element commits Sonoma County to the creation and adoption of objective design standards for multifamily and mixed-use housing projects by the end of 2025.
- B. An initial set of Objective Design Standards (ODS) seek to establish basic objective design standards universally applicable to all housing development projects (except projects consisting solely of a single-family dwelling and ADU/JADU), implementing Program 12b of the Housing Element, better complying with State housing law, ensuring livability within new housing

development projects as well as compatibility of new housing projects with surrounding uses, and supporting various goals, objectives, and policies of the General Plan. Further, establishment of Objective Design Standards will streamline housing development by providing clarity to housing developers, reducing time and cost associated with housing development.

- C. In accordance with the provisions of law, the Planning Commission held a public hearing on November 6, 2025, at which time all interested persons were given an opportunity to be heard. The Planning Commission adopted a resolution recommending that the Board of Supervisors adopt the proposed Ordinance.

Section II. Environmental Determination.

The Board further finds and determines that this Ordinance is exempt from the California Environmental Quality Act (“CEQA”), as discussed below.

- 1) California Code of Regulations, Title 14, Division 6, Chapter 3 (“CEQA Guidelines”) CEQA Guidelines Section 15061(b)(3) (the common sense exemption) provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility the project will result in a direct or indirect adverse change in the environment because the code amendments do not make changes to allowed land uses or intensities and instead provide objective design standards where subjective standards previously applied, covering all the same topics and ensuring potential aesthetic impacts are addressed.
- 2) Additionally, or alternatively, this Ordinance is exempt from CEQA under CEQA Guidelines Section 15308, which exempts actions by regulatory agencies for protection of the environment. The proposed amendments would only enhance and improve protections of the environment because current subjective standards are often unenforceable under the Housing Accountability Act and the objective standards are more specific and more restrictive than the current subjective design review standards, thus ensuring greater protections to aesthetic resources. Further, all projects currently reviewed under CEQA will continue to be subject to environmental review.

Section III. General Plan Consistency Finding.

The Ordinance is consistent with and supports the goals, objectives, and policies of the General Plan as it streamlines housing production, ensures livability within new housing developments and compatibility of new developments with existing uses, promotes retention of rural character as appropriate, leaves room for community-specific design, promotes sustainable and climate adapted development, and ensures Sonoma County policy remains in alignment with State regulation. Further, Program 12b of the Housing Element specifically commits Sonoma County to the creation and adoption of Objective Design Standards for multifamily and mixed-use residential projects by the end of 2025. Defining and implementing these standards would not change the current density assigned to any parcel by the General Plan or by zoning. The Ordinance is consistent with individual Elements of the General Plan as discussed below:

- A. The project is consistent with the Housing Element as it implements Program 12b and supports Policy HE-1c, Policy HE-2c by creating objective design standards for multifamily and mixed-use housing development projects. Policy HE-6b is further supported by standards which promote sustainable development.
- B. The project is consistent with the Open Space and Resource Conservation Element Policies OSRC-1f, OSRC-2f, OSRC-4a, OSRC-4b, OSRC-5b, and OSRC-6a as proposed amendments include design standards for discretionary projects among which are provisions to prevent excess light

pollution, encourage pedestrian and bicycle amenities, meet requirements for stormwater infiltration and detention, and promote compatibility with rural character through screening, massing, finishes, and architectural features.

- C. The project is consistent with the Environmental Justice Element Policies EJ-4f and EJ-7a as proposed amendments include provisions to promote physical activity and recreational opportunities as well as standards to decrease privacy issues and reduce exposure to heat in preparation of changing climatic conditions.
- D. The project is consistent with the Water Resources Element Policies WR-1c and WR-4e as amendments include compliance with Low-Impact Development standards for stormwater management and the County's Water Efficient Landscape Ordinance which promotes water conservation.
- E. The project is consistent with the Public Facilities Element Policy PF-2v as standards include the undergrounding of utilities for new housing development projects.

Section IV. Amendments to Chapter 26 of the Sonoma County Code.

Sonoma County Zoning Code Chapter 26, Article 04 (Glossary), Article 06 (Agriculture and Resource Zones), Article 08 (Residential Zones), Article 10 (Commercial Zones), Article 14 (Special Purpose Zones), Article 16 (Supplemental Development Standards), Article 24 (Residential Use Standards), Article 59 (Affordable House District), Article 82 (Design Review), Article 86 (Parking Regulations), Article 88 (General Exceptions and Special Use Standards), Article 89 (Affordable Housing Program Requirements and Incentives), and Article 90 (Local Area Development Guidelines) are amended and Article 83 (Objective Design Standards) is added as shown in Exhibit A to this Ordinance, attached and incorporated herein.

Section V. Severability.

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and every section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

Section VI. Effective Date.

This Ordinance shall be and the same is hereby declared to be in full force and effect thirty (30) days after passage, and shall be published once before the expiration of fifteen (15) days after the date of its passage, with the names of the Supervisors voting for or against the same, in *The Press Democrat*, a newspaper of general circulation published in the County of Sonoma, State of California.

In regular session of the Board of Supervisors of the County of Sonoma, adopted this _____ day of _____ 2025, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Hermosillo:

Rabbitt:

Coursey:

Gore:

Hopkins:

Ayes:

Noes:

Absent:

Abstain:

Whereupon, the Chair declared the above and foregoing Ordinance duly adopted and

SO ORDERED.

Chair, Board of Supervisors

County of Sonoma

ATTEST:

Christina Rivera,
Clerk of the Board of Supervisors

EXHIBIT A

AMENDMENTS TO SONOMA COUNTY CODE CHAPTER 26

The following sections of Sonoma County Code Chapter 26 are amended, as provided below.

Section I. Sonoma County Code Section 26-04-020 (F) is amended to add the following definition, to be inserted in alphabetical order:

Fully shielded light fixture. A light fixture that has a solid opaque barrier, or cap, at the top of the fixture in which the bulb is located. The fixture is articulated so that no bulb is visible below the barrier when viewed at a horizontal angle perpendicular to the fixture.



Section II. Sonoma County Code Section 26-04-020 (H) is amended to add the following definition, to be inserted in alphabetical order:

Housing Development Project. This term has the same meaning as the term is defined in Government Code Section 65589.5 or successor provisions.

Section III. Sonoma County Code Section 26-04-020 (O) is amended to add the following definition, to be inserted in alphabetical order:

Objective Standard. A standard that involves no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.

Section IV. Sonoma County Code Section 26-04-020 (S) is amended to add the following definition, to be inserted in alphabetical order:

Stepback. The horizontal shifting of mass towards the center of a building through a recession of a building wall. Stepbacks are measured inward from the exterior face of building wall(s) of the story below.

Section V. Sonoma County Code Section 26-06-040. – Development standards. for Agriculture and Resource Zones is amended as shown in strike out and underline below.

Section 26-06-040. – Development standards.

F. Increased Building Height. The maximum allowed building height shown in Table 6-2 may be increased with design review approval in accordance with Article 82 and Article 83.

Section VI. Sonoma County Code Section 26-08-030. – Allowed land uses. for Residential Zones is amended as shown in strike out and underline below:

Section 26-08-030. – Allowed land uses.

B. *Additional Planning Permits.*

1. In addition to the permits identified in Table 8-1, design review is required for certain projects in compliance with Article 82 (Design Review), and Article 83 (Objective Design Standards) including the following:
 - a. All planned developments and condominiums with four (4) or more dwelling units ~~in the RR zone.~~
 - b. All dwelling groups, apartments, and similar residential developments with ~~four (4)~~ two (2) or more dwelling units in the R2 and R3 zone-zoning districts.
 - c. Cottage housing developments, except where there are no exterior changes.
2. A zoning permit or other permits may be required in addition to those permits identified in Table 8-1. See individual use regulations sections for additional requirements that may apply.

Section VII. Sonoma County Code Section 26-08-030, Table 8-1 Allowed Land Uses in Residential Zones is amended to include reference to added sections and for clarity of use permission levels as shown in underline below:

Land Use	AR Zone	RR Zone	R1 Zone	R2 Zone	R3 Zone	Use Regulations
Dwelling, Multi-Family	-	-	-	<u>P*/P</u>	<u>P*/P</u>	26-24-120, <u>Article 83</u>

Section VIII. Sonoma County Code Section 26-08-040. – Development standards. for Residential Zones is amended as shown in strikeout and underline below:

Section 26-08-040. – Development standards.

- B. **Combining Zones.** Properties with a combining zone designation as shown in the zoning database (ex. LG local guidelines combining district) may be subject to additional development standards and design guidelines. Where such designations apply, see the appropriate zoning code section for more information on whether the applicable combining zone may modify the development standards.

- D. **Cottage Housing.** In the R1 and R2 ~~and R3~~ zones, cottage housing developments are subject to the standards in Section 26-88-263 (cottage housing developments).
- E. **R2 Multi-Family.** In the R2 zone, multifamily developments of five (5) or more units are subject to the high density residential (R3) development standards, including those listed in Table 8-2 and Table 8-3, and ~~additional R3 design~~ standards listed in ~~26-08-040~~ Article 83.

H. Height Standards.

1. **Increased Building Height.** See Section 26-16-040.A (Increased Building Height).
2. **Solar Impacts - R2 Zone.**
 - a. An application for a new main building in the R2 zone shall include evidence showing compliance with paragraph (2) below if the proposed building:
 - (1) Exceeds fifteen feet (15') in height; and

- (2) Is located on a property with a side yard that abuts a north, northwesterly or northeasterly property line.
- b. The proposed building may not cast a shadow greater than ten percent (10%) of the solar collection absorption area on the adjacent lot at any one (1) time between the hours of 9:00 a.m. to 3:00 p.m. on December 21st local standard time.
- 3. **R3 Increased Height.** In the R3 zone, a maximum building height of three (3) stories and forty feet (40') is allowed with design review approval for:
 - a. ~~Housing opportunity area type "A"~~ Rental Housing Opportunity Program projects; or
 - b. Projects where the majority of resident parking is provided as tuck-under (podium-style) ground floor parking.
- 4. **R3 Abutting R1 and R2.** The following applies to R3 buildings within thirty feet (30') of an abutting R1 or R2 zone:
 - a. The maximum height of a building within thirty feet (30') of the R1 or RR zone is thirty feet (30').
 - b. A second story within thirty feet (30') of the R1 or R2 zone must be set back an additional five feet (5') or more from the first-floor building wall.

L. Planned Developments and Condominiums.

- 1. **Where Allowed.** Planned developments and condominiums are permitted in the RR, R1, R2, and R3 zones.
- 2. **Development Standards.** Lot size, setback, and lot coverage requirements in Table 8-2 do not and Article 83 objective design standards apply to planned developments and condominiums, but may be modified with a Use Permit, except that projects on sites identified by the adopted Housing Element to accommodate the County's Regional Housing Needs Allocation for lower-income units shall be processed as a use by-right in accordance with Government Code Section 65583.2 subsections (h) and (i) or successor provisions.
- 3. **R1 Density.** In the R1 zone, allowed densities for planned developments or condominiums shall be in accordance with the general plan land use element or the B combining district, whichever is more restrictive. Allowed density shall also consider density which could be accommodated following conventional subdivision design, acknowledging topographical variations and permitted conventional lot areas.
- 4. **Common Walls.** Dwelling units in planned developments or condominiums may be attached and share common walls.

5. **Condominium Conversions.** Condominium conversions proposed as part of planned developments or condominiums are subject to the requirements of [Section 26-88-193](#) and applicable Housing Element policies.
6. **Review Criteria.** When reviewing a proposed planned development or condominiums project, the review authority shall consider compatibility with adjacent development, unique characteristics, innovation, the provision of amenities, universal design, and housing affordability among relevant criteria.

Section IX. Sonoma County Code Section 26-08-050. – Multifamily development standards. is deleted, and subsequent sections and related cross-references are renumbered accordingly.

Section X. Sonoma County Code Section 26-10-030. – Development standards. for Commercial Zones is amended as shown in underline below:

Section 26-10-030. – Development standards.

B. Additional Permits.

1. In addition to the permits required by Table 10-1, Design Review is required for all allowed uses in compliance with Article 82 (Design Review), except that design review is not required in the AS zone. Design Review in accordance with Article 83 (Objective Design Standards) shall be required for applicable housing development projects.
2. A zoning permit or other permits may be required in addition to those permits required by Table 10-1. See individual use regulations sections for additional requirements that may apply.

Section XI. Sonoma County Code Section 26-10-030, Table 10-1 Allowed Land Uses in Commercial Zones is amended to include reference to added sections as shown in underline below:

Land Use	CO Zone	C1 Zone	C2 Zone	C3 Zone	LC Zone	CR Zone	AS Zone	K Zone	Use Regulations

Mixed-Use Development	C	P*/C	P*/C	-	P*/C	-	-	C	26-24-120, 26-88-123; <u>Article 83</u>
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Section XII. Sonoma County Code Section 26-14-030, Table 14-1 Allowed Land Uses in Special Purpose Zones is amended to include reference to added sections as shown in underline below:

Land Use	PCRR Zone	PCUR Zone	PCCOM Zone	PF Zone	Use Regulations
Mixed-Use Development	-	-	C	-	26-24-210; 26-88-100; <u>26-24-220; 26-88-123; Article 83</u>

Section XIII. Sonoma County Code Section 26-16-040. – Increased allowed height. for Supplemental Development Standards is amended as shown in underline below:

Section 26-16-040. – Increased allowed height.

- A. In the agricultural and resource-based and residential zones, the maximum allowed building height may be increased with design review approval in accordance with Article 82 or, for housing development projects, with Article 83 (Objective Design Standards).

Section XIV. Sonoma County Code Section 26-24-110. – Cottage housing developments. for Residential Use Standards is amended as shown in underline below:

Section 26-24-110. – Cottage housing developments.

- A. **Definition.** Small-scale, clustered housing units that are comparable in scale and intensity to single-family residential uses in the surrounding neighborhood.
1. **Includes:** Conversion of an existing single-family dwelling to attached cottage housing, detached cottage housing with small, detached units clustered around common open space and designed with a coherent concept.
- B. **Standards.**
1. See Section 26.88.063 (cottage housing developments) and Article 83 (Objective Design Standards).

2. R1 and R2 zones: Up to three (3) cottages per property allowed by right. Four (4) or more cottages requires a use permit.
3. R1 and R2 zones: Allowed only on lots eight thousand (8,000) square feet or more.

Section XV. Sonoma County Code Section 26-24-120. – Dwelling, multi-family. for Residential Use Standards is amended as shown in strikeout and underline below:

Section 26-24-120. – Dwelling, ~~multi-family~~ multifamily.

- A. **Definition.** A dwelling unit that is part of a structure containing 1 or more other dwelling units with all units in the structure on the same parcel. A residential structure with separate dwelling units for three (3) or more families, e~~Each unit has~~ with its own entrance and independent permanent provisions for living, sleeping, eating, cooking, and sanitation.

1. Includes:

- a. Apartments.
- b. Duplexes (including prefabricated and manufactured homes), triplexes, fourplexes, and other multi-unit structures.

2. Excludes:

- a. Attached single-family dwellings (i.e. townhomes).
- b. A single-family dwelling with attached accessory dwelling unit and/or junior accessory dwelling unit.
- b. Mobile home parks.

B. Permits.

1. **Minimum Permit Requirement.** Design review approval is required in accordance with Article 82 (Design Review) and Article 83 (Objective Design Standards).
2. **WH Workforce Housing Combining District.** A Use Permit shall also be required for projects in the WH Combining District that do not meet affordability criteria specified in Sec. 26-75-030.
3. **Housing Element Inventory Sites.** Owner occupied and rental multifamily projects on sites identified by the adopted Housing Element to accommodate the County's Regional Housing Needs Allocation for lower-income units shall be processed as a use by-right in accordance with Government Code Section 65583.2 subsections (h) and (i) or successor provisions.

C.B. Standards.

1. Permanent foundation required.
2. Subject to standards in Article 82 (Design Review) and Article 83 (Objective Design Standards), as applicable.
3. No vacation rental, timeshare, or other transient occupancies are allowed.
2. ~~A single family dwelling with a junior accessory dwelling unit and accessory dwelling unit is not considered a multi-family dwelling.~~

Section XVI. Sonoma County Code Section 26-24-130. – Dwelling, single-family. for Residential Use Standards is amended as shown in underline below:

Section 26-24-130. – Dwelling, single-family.

A. **Definition.** A residential structure designed for occupancy by 1 household with permanent provisions for living, sleeping, eating, cooking, and sanitation.

a. Includes:

- i. Prefabricated, factory-built and manufactured homes.
- ii. A single-family dwelling with an attached ADU and or JADU.
- iii. Attached single-family dwellings such as townhomes.

B. Standards.

1. **Permanent Foundation Required.** Except as allowed by Section (B)(2) below, all single-family dwellings must be on a permanent foundation.
2. **Single-Family Dwellings without a Permanent Foundation.** The following standards apply in the LIA, LEA, DA, RRD, and AR zones
 - a. No more than one (1) single-family dwelling per property may be a manufactured home without a permanent foundation.
 - b. A manufactured home without a permanent foundation requires a zoning permit.
 - c. A zoning permit for a manufactured home without a permanent foundation is subject to the following standards:
 - (1) The manufactured home must be at least twelve feet (12') in width except those that are owned and occupied on the effective date of the ordinance codified in this chapter.

- (2) The manufactured home must be skirted. All skirting shall be of a type approved by the state of California.
 - (3) The manufactured home must have either a garage, carport or awning with a minimum dimension of ten feet (10') by twenty feet (20') for covered parking.
- 3. **Commercial Lots with Commercial Use.** On lots with an existing or proposed commercial use in the CO and C1 zones, one (1) dwelling unit is allowed if compatible with and secondary to the commercial use.
- 4. **Commercial Lots without Commercial Use.** On lots without an existing or proposed commercial use in the CO, C1, C2, C3, and LC zones, one dwelling unit is allowed only if all of the following apply:
 - a. The property is not located within a redevelopment project area identified on the general plan land use map.
 - b. The property has constraints or is of such a size as to make it infeasible to develop with the commercial uses allowed by zoning.
 - c. The unit complies with setbacks, building heights and other standards of the applicable zoning district.
 - d. The unit meets other conditions resulting from the application review process.
- 5. **K Zone.** On lots in the K zone without a commercial or recreational use, one (1) dwelling unit is allowed if all of the following apply:
 - a. The dwelling is expressly allowed by general plan planning area policy.
 - b. The habitable portion of the dwelling is not located within the FEMA 100-year flood elevation or is built so as not to be affected by flooding.
 - c. The property has constraints or is of such a size as to make it infeasible to develop with the commercial uses allowed by the zoning code.
 - d. The dwelling complies with setbacks, building heights and other standards of the applicable zone.
 - e. The property is adjacent to a parcel with a dwelling unit or is located in an area predominantly developed with residential uses.
- 6. **Attached single-family dwellings.** Attached single-family dwellings (such as townhomes) may be permitted as part of a planned development. See Section 26-08-040.

Section XVII. Sonoma County Code Section 26-24-220. – Mixed-use development. for Residential Use Standards is amended as shown in strikeout and underline below:

Section 26-24-220. – Mixed-use development.

B. Standards.

1. See Section 26-88-123 (mixed-use developments) and Article 83 (Objective Design Standards).

Section XVIII. Sonoma County Code Section 26-59-020. – Residential density, building intensity and development criteria. for the AH Affordable Housing Combining District is amended as shown in strikeout and underline below:

Sec. 26-59-020. Residential density, building intensity and development criteria.

- (a) Multi-family residential projects shall meet the design and development criteria in ~~Section 26-24-030 (R3 – High Density Residential)~~ Article 83 (Objective Design Standards).
- (b) Affordable Housing Agreement. All units shall be affordable to low, very low and extremely low income households, and shall be subject to the terms of an affordable housing agreement pursuant to Article 89.
- (c) Design Review. Design review shall be required in the manner provided in Article 82 and Article 83 (Objective Design Standards).

Section XIX. Sonoma County Code Section 26-82-030. – General development standards. for Design Review is amended as shown in strikeout and underline below:

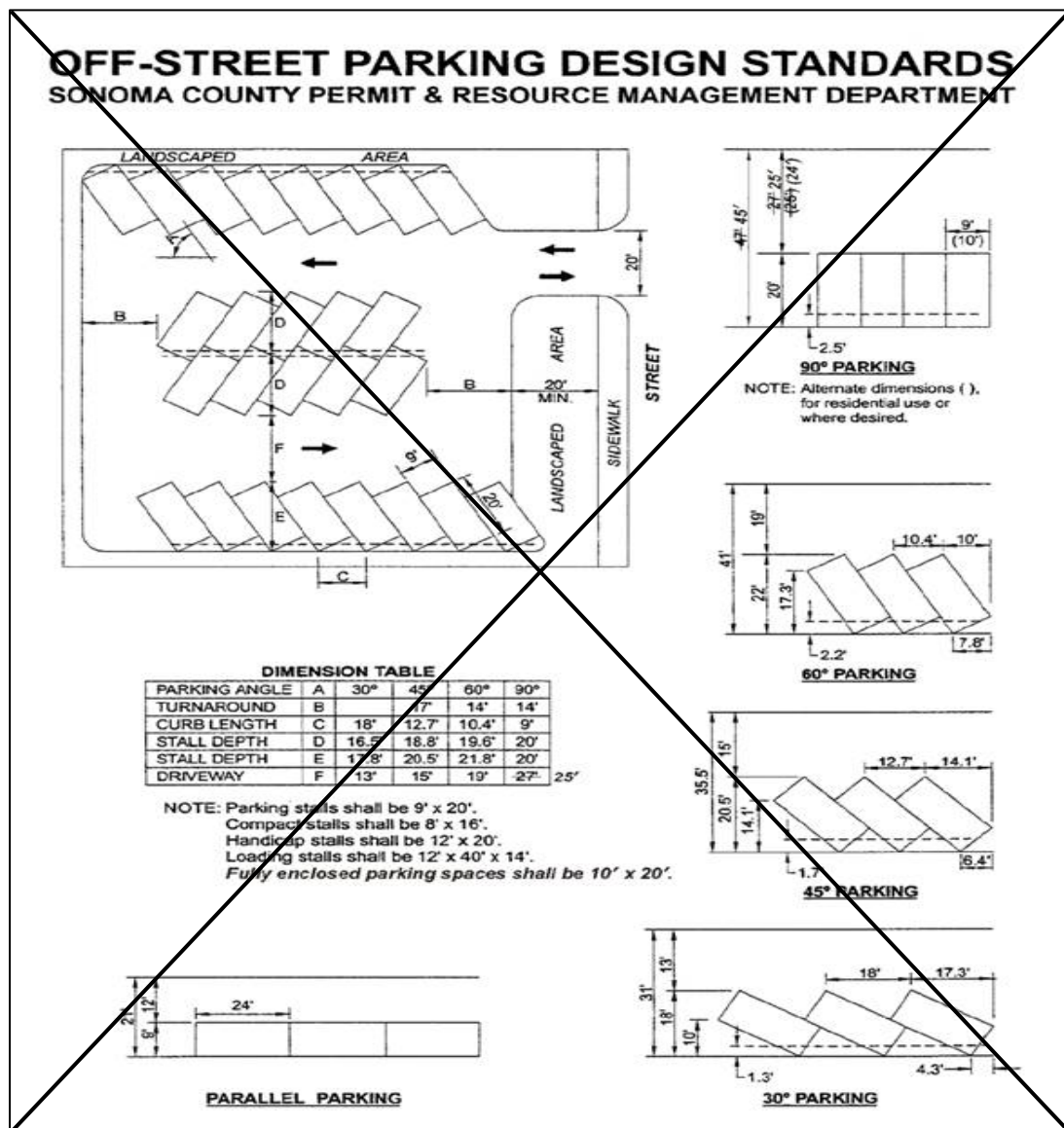
Sec. 26-82-030. General development standards.

The following standards shall apply to all projects requiring design review except for housing development projects subject to and in compliance with Article 83 (Objective Design Standards).

- (a) The orientation of building sites shall be such as to maintain maximum natural topography and cover.
- (b) The design of buildings, fences and other structures shall be evaluated on the basis of harmony with site characteristics and nearby buildings, including historic structures, in regard to height, texture, color, roof characteristics and setback.
- (c) Streets shall be designed and located in such a manner as to maintain and preserve ~~mutual~~ natural topography, cover, significant landmarks and trees; to necessitate minimum cut and fill; and to preserve and enhance views and vistas on or off the subject parcel.

- (d) Horticultural groundcovers and other surfacing shall be used to prevent dust and erosion where natural vegetation and groundcover is disturbed or removed.
- (e) All refuse collection areas shall be enclosed on all sides unless, by nature of the building design, the trash areas are obscured from the adjacent properties and from vehicular and pedestrian traffic. Refuse enclosures shall be of six-foot (6') height with adequate access for refuse vehicles.
- (f) Where nonresidential or high-density residential areas are adjacent to low-density residential areas (R1), the planning director may require six-foot (6') screening in the form of a wall or landscape planting; except, that screen shall be reduced to three feet (3') if within or abutting a required front setback. The height limit may be modified where, because of differences in ground elevation, the purposes of this section would be better met. The precise location and type of screening shall be determined by the planning director.
- (g) The color, size, height, lighting and landscaping of appurtenant signs and structures shall be elevated for compatibility with local architectural motif and the maintenance of view and vistas of natural landscapes, recognized historic landmarks, urban parks or landscaping.
- (h) A complete system of underground utilities shall be provided in accordance with public utility commission regulations.
- (i) All mechanical or air-conditioning apparatus shall be screened from view and baffled for sound.
- (j) Each unit of development, as well as the total development, shall create an environment of desirability and stability. Every structure, when completed and in place, shall have a finished appearance.
- (k) A minimum of eight percent (8%) of all parking lot areas where more than ten (10) parking spaces are provided shall be landscaped. The landscaping shall be uniformly distributed and provision shall be made for its perpetual maintenance.
- ~~(l) The parking layout shall conform to the dimensions on the following diagram. Where two-way traffic is desired, aisle widths shall be a minimum of twenty feet (20'), except where item F of the diagram requires a greater width. The planning director may modify the layout provided the goals of this chapter are achieved. Such modifications may include, but are not limited to parking at other angles than indicated, a combination of parking angles or a herringbone pattern. (Diagram shown at end of this section).~~
- ~~(m) Circulation within a parking area shall be such that:~~
 - ~~(1) A car entering the parking area need not enter a street to reach another side;~~
 - ~~(2) Except for parking areas accommodating three (3) or fewer vehicles, a car entering a street or highway can do so by traveling in a forward direction.~~
- (n) All lighting in parking areas shall be arranged to prevent director glare or illumination onto adjacent properties.

- (c) Off-street parking areas and driveways, exclusive of required landscaping, shall be surfaced with materials approved by the planning director. Paved parking areas shall be painted with lines showing parking spaces and with directional arrows, showing traffic movements.
- (p) Required residential covered off-street parking facilities shall be located on the premises they are intended to serve, and shall not extend into a required front yard or any other required yard abutting a street.
- (q) Off-street parking for other than residential uses shall be on the premises they are intended to serve or within three hundred feet (300') thereof. Where parking is provided on sites other than that of the use, a parking easement stipulating to the permanent reservation of the use of the site for parking, shall be recorded with the county recorder and filed with the building inspector and planning director prior to the issuance of building or zoning permits.



Section XX. Sonoma County Code Section 26-82-050. – Design review requirement. for Design Review is amended as shown in strikeout and underline below:

Sec. 26-82-050. Design review requirement.

- (a) No permit shall be issued for any project requiring design review approval unless and until drawings and plans have been approved by the design review committee or other applicable decision making body as the case may be. All buildings, structures and grounds shall be developed in accordance with the approved drawings and plans.
- (b) The design review committee, composed of three (3) members appointed by the planning director, shall be responsible for and shall have the authority to approve drawings and plans within the meaning of this section. The committee, or other applicable decision-making body as the case may be, shall endeavor to provide that the architectural and general appearance of buildings or structures and grounds are in keeping with the character of the neighborhood and are not detrimental to the orderly and harmonious development of the county and do not impair the desirability of investment or occupation in the neighborhood. When a project is subject to Article 83, the committee's or other applicable decision-making body's authority related to the architectural and general appearance of buildings or structures and grounds is limited to determining whether the housing development project complies with the objective standards of that Article.
- (c) The planning director may waive the above requirement for design review committee approval of a project in the following instances. In such cases, administrative design review approval shall be required as described in (d) below.
 - (1) New commercial, institutional or industrial uses permitted by zoning in existing buildings or uses that have been previously authorized by use permit or design review approval. Approval shall be based on a review of the property to assure compliance with the terms and conditions of the original authorization of the use. Additional conditions may be required to implement the objectives of the Sonoma County general plan, applicable specific or area plans, any local area development guidelines and the Sonoma County Code;
 - (2) Signs for residential, commercial, industrial and institutional uses permitted by this chapter, for which a sign program has been approved, or for appurtenant signs less than thirty-two (32) square feet, which are not located along a designated scenic corridor;
 - (3) Minor facade changes or building additions for residential, institutional, commercial and industrial uses not requiring use permit approval or for such uses for which a use permit has been granted, if such changes or additions involve less than twenty percent (20%) of the existing floor area, do not exceed five thousand (5,000) square feet and are exempt from the provisions of the California Environmental Quality Act;
 - (4) Fruit and produce stands (if exempt from CEQA);

- (5) Bed and breakfast inns (subsequent to use permit approval);
- (6) Any other project requiring design review approval as specified in this chapter which in the opinion of the planning director based on the small scale and the nature of the development should qualify for administrative design review.
- (d) Administrative design review approval shall consist of a formal written waiver specifying conditions, if any. Copies of the written waiver will be distributed to the applicant and any interested persons. The administrative determination is appealable to the design review committee within ten (10) calendar days following the mailing date of the report. An appeal is made by filing the appropriate application and required fees with the county planning department.
- (e) Any interested person may appeal any decision made by the design review committee pursuant to this chapter to the planning commission. An appeal shall be filed in writing with the planning director within ten (10) days after the decision that is the subject of the appeal. The appeal shall specifically state the basis for the appeal and shall be accompanied by the required filing fee.
- (f) The design review committee may, if it deems it advisable, refer any application for design review approval to the planning commission for its decision.

Section XXI. Sonoma County Code Article 83. – Objective Design Standards for Housing Development Projects is added as shown in underline below:

Article 83. – Objective Design Standards for Housing Development Projects.

Sec. 26-83-005. - Purpose.

The purpose of this section is to set forth the minimum standards necessary for community compatibility of housing development projects and to facilitate and expedite the construction of housing by increasing predictability in the approval process. This section establishes objective design standards to streamline review of housing development projects and protect the quality of the County's scenic resources consistent with the intent of the State Housing Accountability Act and other State housing laws, and the Open Space and Resource Conservation Element and Housing Element of the General Plan.

Sec. 26-83-010. - Applicability.

- (a) The standards provided in this section apply to housing development projects, except for those consisting of only a single-family dwelling and accessory dwelling unit and/or a junior accessory dwelling unit.
- (b) Projects complying with the standards of this section require design review approval under Article 82 and remain subject to the procedural and environmental protection provisions of that Article, but are not subject to the discretionary design standards of Section 26-82-030. Projects that do not comply with the standards of this section are subject to discretionary design review approval, including Section 26-82-030.

Sec. 26-83-020. - Relationship to Other Standards

The objective design standards of this section are supplemental and in addition to the development standards for the applicable zoning district, area or specific plan of the project site, General Plan, and proposed use. All other objective zoning code provisions specific to the proposed use apply and prevail in the event of a conflict between those provisions and the objective standards in this Article. Where a conflict occurs between the objective standards of this section and other standards in the General Plan or area and specific plans, the latter shall prevail.

Sec. 26-83-030. – Multi-unit Residential Objective Design Standards.

Housing development projects subject to this Article must be consistent with each of the standards below:

(a) Structure Design.

(1) **Height.** Height limits are those established by the base zoning district except that where buildings are raised to meet Base Flood Elevation (BFE), the maximum height of the structure will be the sum total of the BFE and maximum height allowed by the base zoning district of the parcel.

(2) Massing Breaks.

(i) Blank walls, such as façades without doors, windows, or landscaping treatments, must be no more than 30 feet in length along any street frontage, public park, or public open space.

(ii) Massing breaks must be provided at least every 50 feet along any street frontage, public park, or public open space through the use of varying setbacks, recesses, protrusions, building entries, and/or structural bays.

(iii) Massing breaks must be a minimum of 12 inches deep and 48 inches wide and extend the full height of the building.

(3) **Rooflines.** Rooflines must be articulated at least every 50 feet along the street frontage, through the use of architectural elements such as:

(i) Parapets

(ii) Varying cornices

(iii) Reveals

(iv) Dormers

(v) Varying roof height, gable direction, and/or form

(4) **Façades.** A minimum of 2 of the following features must be incorporated into each building façade:

- (i) Accent materials
- (ii) Balconies
- (iii) Clerestory windows
- (iv) Bay windows
- (v) Patios
- (vi) Individualized entries
- (vii) Columns
- (viii) Arcades
- (ix) Cantilevers
- (x) Flourishes
- (xi) Decorative waterspouts
- (xii) Other protrusions or recesses

(5) Entries.

- (i) Multi-unit frontages facing parcels zoned Low Density Residential (R1) must comply with the following:
 - a. At least half of building entries along the frontage must be placed on exteriors facing the parcels zoned Low Density Residential (R1).
 - b. Balconies, if provided, must be included on exteriors facing the parcels zoned Low Density Residential (R1).
- (ii) Duplexes, triplexes, and fourplexes must comply with the following:
 - a. Individual front doors must be provided for each unit.
 - b. Individual interior stairs must be provided for each unit if stairs are needed.
- (iii) Attached single-family dwellings (townhomes, rowhouses, or other horizontally deployed units) must provide access to each unit on an exterior that faces the street.
- (iv) Street-facing entries must include at least one of the following:
 - a. Porch
 - b. Stoop

- c. Patio
 - d. Portal
 - e. Colonnade
- (v) At least 20 square feet of planted area must be provided between each building entry and adjacent streets.

(6) Windows and Other Openings.

- (i) **Trim.** Trim surrounds must be provided at all exterior window and door openings. In lieu of exterior window trim, windows may be recessed from the wall plane by a minimum of 2 inches.
- (ii) **Sight Lines.** On parallel building faces, window and door placement must be staggered or otherwise designed to avoid sight lines directed into adjacent dwelling windows or doors. Where a proposed building is within 100 feet of another building and not separated by a roadway, screening, or structures, then windows and balcony openings must be either:
 - a. Horizontally offset at least 6 feet from the projection of the adjacent building's sight lines; or
 - b. Oriented or placed on a wall such that the face of the window is angled at least 30 degrees, measured horizontally from the plane perpendicular to the adjacent building's sight lines.
- (iii) **Mixed-use Frontages.** At least 30% of the length of each ground floor nonresidential street frontage must include doors and/or transparent windows with a maximum sill height of 3 feet as measured above grade.

(7) Materials, Finishes, and Themes.

- (i) **Gloss and Reflectance.**
 - a. Exterior finishes with a semi-gloss or gloss designation or exceeding a gloss level of 20 are prohibited.
 - b. Roof materials must not exceed a light reflectance value (LRV) of 70.
- (ii) **Themes.**
 - a. Buildings must carry the same theme on all elevations, using at least 2 of the following approaches:
 - 1. Primary (non-accent) material

2. Primary (non-accent) color
 3. Window detail (sills, frames) and proportions
 4. Repeating recess and or protrusion depth.
- b. Buildings three stories or more must provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first floor and upper floors along at least 75 percent of a building façade with frontage upon a street, public park, or public open space.
1. Material changes include, but are not limited to:
 - i. Changes in physical materials such as stucco to stone or siding
 - ii. Differentiation of orientation or style of a single material
 - iii. Differentiation of color
 2. If a change in color is the only proposed differentiation, then a trim element of a different material or architectural feature along the full length of the differentiated area must be provided to separate the two.
- c. At least 2 materials must be used on any building frontage, in addition to any glazing and railings. Any single material must comprise at least 20% of the building frontage.
- d. Structural underpinnings for decks, additions, retaining walls, or foundation structures that exceed 6 feet in height must include a minimum of 2 of the following features from the main building(s):
1. Materials.
 2. Detailing.
 3. Colors.
- (iii) **Affordable Units.** Affordable units and market rate units in the same development must be constructed of the same exterior materials and details such that the units are not distinguishable.
- (8) **Waste Collection Facilities.** Projects must be provided with collection facilities to accommodate refuse, recycling, and organic waste.
- (i) **Capacity.** Designers must coordinate with the waste collection provider to determine the size and number of containers required to avoid overflowing any of the solid waste, recyclable materials, or organic waste generated on the premises

during the designated removal period. A letter or tabulation demonstrating the adequacy of proposed containers must be provided prior to issuance of any permit.

(ii) **Container Type.**

a. Individual waste bins with dedicated space within garages or dedicated enclosures may be provided for each unit for the following types of projects:

1. Single-family dwellings, including townhomes and detached single-family subdivisions.
2. Duplexes, triplexes, and fourplexes.
3. Condominiums projects including less than 4 dwellings.

b. Communal dumpsters within dedicated enclosures must be provided for the following types of projects:

1. Multifamily projects including 5 or more dwellings.
2. Condominium projects including 5 or more dwellings.
3. Mixed-use projects.

(iii) **Enclosure Design and Access.** In addition to the standards of Section 22-10, waste container enclosures and access must comply with the following:

- a. Driveways or aisles must provide unobstructed access for collection vehicles and personnel with at least the minimum clearance required by the collection methods and vehicles utilized by the designated collector.
- b. Enclosures must be fully enclosed by solid walls on 3 sides, 1 solid collection access gate, and a solid roof. Openings may be provided between the roof and enclosure sides above 6 feet in height to allow for ventilation.
- c. A pedestrian scale ADA-compliant access gate must be provided in addition to collection access gates.
- d. Dumpster enclosures must be located so that no proposed dwelling is closer than 20 feet to, and no more than 100 feet from an enclosure. Dumpster enclosures must not be located closer than 20 feet to dwellings on properties abutting the project site. No minimum distance from dwellings is required if dumpsters are located within a fully enclosed room.

(9) **Utilities and Screening.**

- (i) **Distribution Facilities.** For projects including 4 or more dwelling units, all utility distribution facilities (including but not limited to electric, communication and cable television lines) installed in and for the purpose of supplying service to any

residential development must be placed underground, except for equipment appurtenant to underground facilities, (e.g., surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets, and concealed ducts).

(ii) **Features Requiring Screening.** All the following exterior features must be screened through the use of landscaping and or building features:

a. Roof top equipment.

1. The point of view for determining visibility of rooftop equipment must be 5 feet above grade at a distance of 200 feet.
2. If the roof structure does not provide this screening, an equipment screen must be included in the design.
3. Roof-mounted solar panels are exempt from this requirement.

b. Electric and gas meters

1. Meters must be screened from view or oriented away from street frontages.

c. Fire sprinkler valves

d. Backflow preventers

e. Transformers

(iii) **Sound Baffling.** Screening for all mechanical or air-conditioning apparatus must include sound baffling features.

(10) **Sound Walls.** Sound walls, if proposed or required based on the results of an acoustical analysis, must comply with the following:

- (i) Sound walls must be screened from public rights-of-way at minimum through the use of landscaping. Landscaping must at least be included between or at each massing break. An earth berm may also be provided.
- (ii) The sound wall must have a massing break at minimum every 20 linear feet.
- (iii) The sound wall materials and/or colors must match the theme of the primary building.

(b) Site Design

(1) Parking Areas.

(i) **Parking Area Screening.**

- a. All parking areas, including covered and uncovered parking, must be screened from public street frontages and dwellings on adjacent properties. Screening may be accomplished through building placement, landscaping, a planted earth berm, fencing, or a combination of the former.
 - 1. Planted areas for landscape-only screening must create a buffer of at least 5 feet in depth for the length of the parking area. Plants used for screening must be evergreen and at least 4 feet tall at maturity.
 - 2. Gaps in screening up to 4 feet in width may be provided for pedestrian access between parking areas and adjacent sidewalks. A gap may be provided after every 20 feet of screening included.
 - 3. Where the windows of ground-floor dwelling units face a perpendicular parking area, landscaping of at least 5 feet in height measured from the center of the nearest parking stall must be provided to prevent headlight shine in units.
- b. Proposed garages and carports must include at least 2 of the following from a main building:
 - 1. Colors
 - 2. Building façade materials
 - 3. Detailing
 - 4. Roof materials, except that an exemption from this requirement applies to the roof materials of these structures for parking spaces covered by photovoltaic panels and their support systems.

(ii) **Parking Area Landscaping and Shading.**

- a. At least 8% of each off-street parking area with more than 10 parking spaces must be landscaped.
- b. Landscaped “islands”, “fingers”, or “medians” must be provided every 10 parking spaces.
- c. Trees must be included such that at least 50% of the parking area is shaded by estimated canopy cover at 15-year tree maturity. Planters for canopy trees must be a minimum of 5 feet by 5 feet.
- d. Parking lot landscaping must comply with subsection (b)(2) (Landscaping).

(2) **Landscaping.** Compliance with the following must be demonstrated by a landscape plan with a statement signed and stamped by the architect, landscape architect, or engineer of record.

(i) **Plant Materials.**

- a. Project landscaping, including hydroseeding, must use California native or non-invasive climate-adapted species.
 - b. Plant selections cannot include any plant identified as invasive by the State of California or the California Invasive Plant Council.
 - c. Landscaped areas of 100 square feet or greater must include at least 3 different species in the design.
 - (ii) **Placement.**
 - a. Landscaping must be provided in all required yards.
 - b. Trees and shrubs must be planted so that at maturity they do not interfere with utility lines or visibility of signage from the right-of-way.
 - (iii) **WELO.** All landscaping must comply with Chapter 7D3 (Water Efficient Landscape).
 - (iv) **Stormwater Management.** Adequate drainage and stormwater management must be provided in compliance with Chapter 11, Chapter 11A, and the Storm Water Low-Impact Development (LID) Technical Design Manual, BASMAA Post Construction Manual, or equivalent California Water Board Storm Water Low Impact Development Methodologies.
 - (v) **Fire Safe Design.** All landscaping must follow fire safe guidelines published by the department.
 - (vi) **Maintenance.** Landscaping must be perpetually maintained for the life of the project. A landscape maintenance plan must be submitted that describes minimum routine and periodic maintenance to be performed for all landscaped areas. Maintenance of approved landscaping must include as applicable: watering, mowing, pruning, fertilizing, mulching, litter pickup and removal, clearing of debris and weeds, integrated pest management practices, the removal and timely replacement of dead plants, and the repair and timely replacement of irrigation systems and integrated architectural features consistent with the approved landscape plan.
- (3) **Open Space - Recreational and Leisure Areas.** Multifamily, mixed-use, and condominium developments of 4 or more dwelling units on a single lot must include open recreational and leisure area totaling at least 200 square feet per dwelling unit, except that projects limited to senior occupants need only include at least 150 square feet per dwelling unit.
- (i) **Private Open Space.** Private open space, such as patios and balconies, may account for up to 50% of the total required usable open space. If proposed, private open space must comply with the following standards:

- a. **Access.** Private open space areas must be accessible and usable only by the occupants of a particular dwelling unit.
- b. **Enclosure.** Enclosed private ground-floor open spaces fronting a public street or sidewalk must have an enclosure between 3 and 4 feet in height. The following are allowable enclosure materials:
 - 1. Walls of a color and material that match those used for the main building
 - 2. Wrought iron or dark colored steel, aluminum, or cable fencing
 - 3. Glass or Acrylic
 - 4. Wood

(ii) **Common Open Space.** Remaining required open space must be provided as common open space.

- a. **Access.** Common open space areas and amenities must be accessible to all residents via common walkways.
- b. **Seating.** At least 2 fixed seating elements must be provided in common open space areas. At least 1 of the seating elements must include a shade structure or be placed under a tree canopy or building protrusion.
- c. **Greenery.** At least 60% percent of the common open space must include gardens, groundcover vegetation, and/or other landscaping consistent with subsection (b)(2) (Landscaping), while remaining area may include hardscape.
- d. **Audience.** Developments including 20 units or more must include common open areas for adults and children. Senior-restricted developments need not provide an open area specific for children.

(iii) **Exclusions.** The following areas will not be considered as contributing to the required open space:

- a. Any required front or side yard setback area
- b. Any area used for parking or vehicular circulation
- c. Any area with a dimension of less than 6 feet

(4) **Screening for Neighborhood Compatibility.**

- (i) **Location.** Screening must be provided where mixed-use or high-density residential projects (12 or more dwelling units per acre) abut parcels zoned Low Density Residential (R1).

- (ii) **Height.** Screening must be at least 6 feet in height except that screening within or abutting a required front setback must be no greater than 3 feet in height.

(c) Exterior Lighting. Exterior lighting must comply with the following:

(1) Location and Articulation.

- (i) **Placement.** Lighting must be provided in the following locations:
 - a. All parking areas and structures.
 - b. All pedestrian paths of travel.
 - c. Points of conflict where vehicular traffic flow crosses paths with pedestrians or bicycle facilities.
 - d. All service yards and access to services and utilities.
- (ii) **Fixture Height.**
 - a. Lighting for parking and internal circulation must be no taller than 16 feet.
 - b. Bicycle and pedestrian pathways within the development must be lit by fixtures no taller than 36 inches.
- (iii) **Orientation.** Light fixtures must be fully shielded and oriented downward (opening perpendicular to the ground) and away from adjoining properties and public rights-of-way, so that no on-site light fixture directly illuminates an area off the site.

(2) Color and Intensity.

- (i) Color temperature of exterior light sources must be 3000 Kelvin or lower.
- (ii) Luminaries must not exceed 1,000 lumens per fixture.
- (iii) Total illuminance beyond the property line created by artificial lighting must not exceed 1.0 lux.

(3) Timing. Security lights must be motion activated.

(4) Prohibited Lighting. The following are prohibited:

- (i) Flood lights
- (ii) Uplights
- (iii) Signs emitting light

Section XXII. Sonoma County Code Article 86. – Parking Regulations. is amended as shown in strikeout and underline below:

Article 86. – Parking Regulations

Sec. 26-86-010. Required vehicle parking.

(a) All uses permitted in Chapter 26 of the Sonoma County Code shall provide on-site vehicle parking according to the following formulas.

Use	Parking Spaces
(a) Bicycle Parking	
All commercial, industrial and institutional uses permitted by this chapter	1 bicycle parking space per 5 spaces of required automobile parking
(b) Residential <u>uses</u> (except as otherwise specified by this chapter)	
One single-family dwelling	1 covered space
One duplex	2 covered spaces
One triplex	3 covered spaces
Single mobile homes	1 covered space/unit
Travel trailer parks	1 space/10 coach sites
Condominiums and planned unit developments	1 covered space/unit plus 1 uncovered guest space/unit
Multi-family projects	1 covered parking space plus ½ uncovered guest parking space for each dwelling unit. An additional ½ parking space shall be provided for each dwelling unit having more than 2 bedrooms.
Micro-apartments	1 space per unit

Affordable housing projects provided pursuant to Section 26.89.050 (Density bonus programs)	1 space for each studio or 1-bedroom unit; 2 spaces for each 2- or more bedroom unit
Cottage Housing Developments	1 reserved space per unit, and 1 guest parking space for every 3 units or portion thereof.
SRO facilities	1 space for every 2 SRO rooms, plus 1 space for the management unit or office and 1 space for each employee, if any, on maximum shift.
Low-barrier navigation center	1 space for any management unit or office, 1 space/200 sq.ft. floor area of office space, and 1 space for each employee on maximum shift.
Homeless shelters	1 space for any management unit or office and 1 space for each employee on maximum shift.
Home occupations	1 parking space, in addition to that required by the residential use of the property.
Live/work units	1 parking space, in addition to that required by the residential use of the property. An additional parking space shall be provided for each non-resident employee.
Work/live units	2 spaces/unit (need not be covered)
Senior mobile home parks	1 space per unit PLUS 1 guest parking space for every 3 mobile homes in accordance with Section 26-88-100 (Mobile home parks).
Family mobile home parks	2 spaces per unit PLUS 1 guest parking space for every 3 mobile homes in accordance with Section 26-88-100 (Mobile home parks).
(e) Medical offices, clinics, hospitals and other facilities	
Dental and medical clinics	1 space/200 sq. ft. of floor area whichever is greater
Veterinary hospitals and offices	1 space/250 sq. ft. floor area
Major medical facilities; hospitals	1 space/250 sq. ft. floor area
Group care facilities and resocialization facilities	2 covered spaces
Medical cannabis dispensary	2 spaces, including at least 1 van-accessible space; plus 1 additional space for every 200 square feet of gross floor area, plus 1 additional space for each

	employee on maximum shift; but in no case less than 5 off-street parking spaces
(d) Schools, colleges, universities	
Kindergarten and nursery schools and day care centers	1 space/employee PLUS 1 space/10 children
Elementary and junior high schools	1 space/employee PLUS 1 space/8 students
Senior high schools	1 space/employee PLUS 1 space/6 students
Colleges, universities and institutions of higher learning; business and professional schools and colleges; music and dancing schools	1 space/employee PLUS 1 space/3 students
Large family daycare	At least 3 spaces which may include spaces provided to fulfill residential parking requirements and on-street parking so long as it directly abuts the site.
(e) Places of public assembly	
Auditoriums, community centers	1 space/4 seats or 1 space/75 sq. ft. floor area, whichever is greater
Libraries, museums, art galleries	1 space/300 sq. ft. floor area
Sports arenas, stadiums	1 space/4 seats
Dance halls	1 space/50 sq. ft. floor area
Theaters	1 space/4 seats
Private clubs and lodges	1 space/100 sq. ft. floor area
Churches, chapels	1 space/4 seats or 1 space/75 sq. ft. floor area, whichever is greater
Mortuaries, crematoriums and columbariums	1 space/4 seats in sanctuary
(f) Recreational facilities	
Gymnasiums	1 space/4 fixed seats
Skating rinks	1 space/100 sq. ft. floor area
Bowling alleys	5 spaces/alley
Golf courses	7 spaces/hole

Golf driving ranges	1 space/tee
Miniature golf courses	2 spaces/hole
Billiard and/or pool parlors	2 spaces/table
Swimming pools - public, private and commercial	1 space/100 sq. ft. pool area
Baseball parks	1 space/4 seats
Commercial stables and riding academies	1 space/3 horses
Auto race tracks, horse race tracks	1 space/4 seats
(g) Commercial facilities, offices	
General retail, except as otherwise specified	1 space/200 sq. ft. floor area
Offices including all county offices, except as otherwise specified	1 space/250 sq. ft. floor area with a minimum of 4 spaces
Stores selling furniture and major appliances only	1 space per 500 sq. ft. area
Hotels, motels and similar lodging	1 space/unit plus 1 space for manager
Bed and breakfast inns	1 space/guest room PLUS 2 spaces for the resident family
Motor vehicle sales	1 space/500 sq. ft. floor area or 1 space/2000 sq. ft. of outdoor sales area, with a minimum of 4 spaces
Auto repair shops, body and fender shops	1 space/400 sq. ft. floor area
Self-serve laundries and dry cleaners	1 space/3 washing machines
Self-serve auto washes	2 spaces/stall
Barber shops, beauty and styling	3 spaces/barber or salons stylist, with a minimum of 4 spaces
Health studios	1 space/100 sq. ft. floor area
Contractor's storage yards	1 space/3000 sq. ft. lot area
Nurseries, retail	1 space/2000 sq. ft. site area PLUS 1 15' × 30' loading space/acre
Feed yards, fuel yards, material yards	1 space/2000 sq. ft. site area PLUS 1 15' × 30' loading space/acre

Banks	1 space/250 sq. ft. floor area PLUS 5 tandem land spaces/teller or teller station
Savings and loan and other financial institutions, title companies	1 space/250 sq. ft. floor area
Shopping centers	1 space/200 sq. ft. floor area
Cabinet, plumbing, heating, electrical shops	1 space/500 sq. ft. floor area
General business and professional offices	1 space/250 sq. ft. floor area, with a minimum of 4 spaces
Antique shops, second hand sales	1 space/200 sq. ft. floor area,
Restaurants	1 space/60 sq. ft. dining area
Outdoor markets, flea markets, etc.	1 space/200 sq. ft. sales area, with a minimum of 4 spaces
All uses permitted in the MP (Industrial Park) District	1 space/2000 sq. ft. gross building floor area for warehousing
	1 space/250 sq. ft. gross building floor area for office space for buildings having 15,000 square feet or less of office space
	1 space/275 sq. ft. gross building floor area of office space for buildings having more than 15,000 sq. ft. of office space
	1 space/500 sq. ft. of area devoted to manufacturing

~~(f)~~(b) A portion of the above required parking spaces shall be provided for disabled persons consistent with state and federal law.

~~(g)~~(c) Vehicular and bicycle parking requirements for all uses not specifically enumerated herein shall be determined by the zoning administrator or the planning commission.

~~(h)~~(d) In most cases where mixed uses are proposed, the required parking for the use with the most restrictive parking standard may be utilized to meet the above standards; provided, that the applicant can demonstrate the effectiveness of the parking plan in relation to the proposed uses, and provided that future changes in the use of the property are subject to review by the decision-making body so as to maintain the effectiveness of such plan. Otherwise, each proposed use shall be required to meet its applicable parking standard.

~~(i)~~(e) The above parking standards may be reduced when it has been satisfactorily demonstrated to the planning director or applicable decision-making body that fewer spaces will adequately serve the

specific use or that the applicant has encouraged transit opportunities through one (1) or more of the following:

- (1) Participation in a comprehensive travel demand management (TDM) program including, but not limited to, provision of flex-time, carpooling, and transit passes such that VMT generated by the project is reduced;
 - (2) Provision of transit stops and/or turnouts developed in cooperation with and approved by Sonoma County Transit;
 - (3) Provision of amenities for bicyclists, bus riders, carpoolers and pedestrians beyond those required by this section.
- ~~(f)~~(f) The parking standards may be increased when it is determined that employee parking substantially reduces the number of spaces needed for customer use.
- ~~(g)~~(g) The director may waive the requirement for parking to be covered, subject to administrative design review in accordance with Article 82, only where consistent with the neighborhood character and where either:
- (1) topographic conditions and/or small lot size make the provision of covered parking infeasible; or
 - (2) the parking area will be visually screened from adjacent lots and from the common roadway(s) serving the property.
- ~~(h)~~(h) An exception to the required parking may be made in cases of re-use of existing buildings located within urban service areas or unincorporated communities where it can be demonstrated to the satisfaction of the decisionmaker that the provision of parking meeting the above requirements is not feasible, and the use is of the same or less intensity than the previous use.
- ~~(i)~~(i) The parking required may be reduced by up to twenty percent (20%) of total required spaces when it has been satisfactorily demonstrated to the planning director or applicable decision-making body that:
- (1) adequate parking for the projected use is provided such that the public health and safety is not compromised; and
 - (2) that such design provides greater sustainability through the incorporation of amenities to encourage alternative modes of transportation and VMT reduction to offset GHG emissions from vehicle trips; and/or
 - (3) that the reductions are required in order to implement Low Impact Development (LID) parking lot design, including onsite retention and treatment of stormwater.

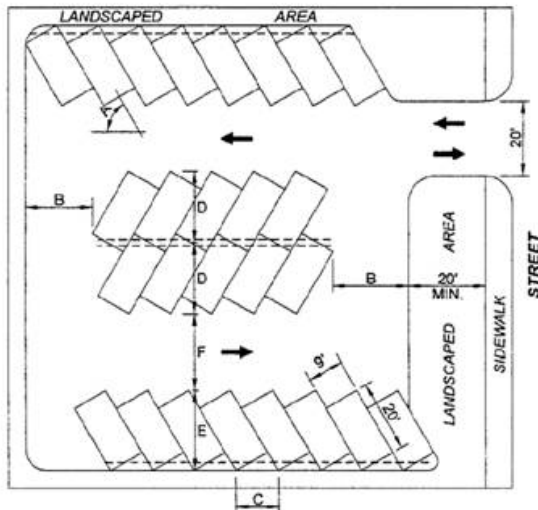
Examples include the provision of covered secured bike parking or bike lockers, showers and changing areas for employees, vegetated swales, and connections to Class I facilities. The parking required may be reduced by ten percent (10%) when at least ten percent (10%) of the total spaces are provided as covered by solar panels. These reductions may be combined but the total reduction in the required number of parking spaces may not exceed twenty percent (20%).

- ~~(h)~~(j) The decision maker may increase the allowable percentage of compact spaces to not more than fifty percent (50%) of the total number of required spaces when the increase is needed to facilitate the provision of solar panels, EV charging stations, LID provisions, covered bike parking, connecting trails and the like.
- ~~(h)~~(k) For the purpose of establishing minimum dimensions for parking spaces, a solar covering shall not cause the "covered parking space requirements" to be triggered in an existing parking lot in order that solar panels may be installed over existing spaces. For new parking areas, dimensions for parking spaces to be covered by solar panels shall be of adequate width to allow doors to open freely.
- ~~(h)~~(l) Notwithstanding, the allowable modifications to required parking spaces and dimensions outlined above do not apply to accessible spaces otherwise required by code.
- (m) Required residential covered off-street parking facilities must be located on-site, and must not extend into a required front yard or street side yard.
- (n) Off-street parking for nonresidential uses must be on or within 300 feet of the project site. Where parking is provided off-site, a parking easement stipulating to the permanent reservation of the use of the site for parking, must be recorded with the county recorder and filed with the building inspector and planning director prior to the issuance of permits.
- (o) All points of vehicular access and vehicular circulation to and from off-street parking areas and driveways and onto public rights-of-way must conform to the [County's driveway and other construction standards](#) as applicable, and be approved by the director of Sonoma Public Infrastructure.
- (p) Parking areas must be delineated using paint or other permanent indicators for individual parking spaces and directional arrows showing the intended direction of traffic movements.
- (q). Circulation within a parking area must comply with the following:
 - (1) A car entering the parking area need not enter a street to reach any other portion of the parking area; and
 - (2) For parking areas accommodating 4 or more vehicles, vehicles entering a street or highway must be able to do so while moving in a forward direction.
- (r) The parking layout must conform to the dimensions on the following diagram (Figure 86-1). Where two-way traffic is desired, aisle widths must be at least 20 feet, except where item F of the diagram requires a greater width. The planning director may modify the layout provided the goals of this chapter are achieved. Such modifications may include, but are not limited to parking at other angles than indicated, a combination of parking angles, or a herringbone pattern.

Figure 86-1. Off-Street Parking Design Standards.

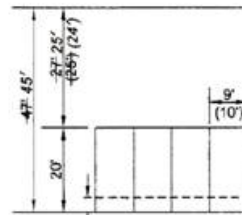
OFF-STREET PARKING DESIGN STANDARDS

SONOMA COUNTY PERMIT & RESOURCE MANAGEMENT DEPARTMENT



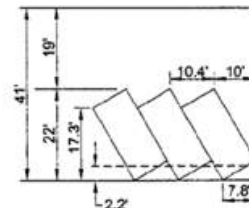
DIMENSION TABLE					
PARKING ANGLE	A	30°	45°	60°	90°
TURNAROUND	B	17'	14'	14'	14'
CURB LENGTH	C	18'	12.7'	10.4'	9'
STALL DEPTH	D	16.5'	18.8'	19.6'	20'
STALL DEPTH	E	17.8'	20.5'	21.8'	20'
DRIVEWAY	F	13'	15'	19'	27'

NOTE: Parking stalls shall be 9' x 20'.
 Compact stalls shall be 8' x 16'.
 Handicap stalls shall be 12' x 20'.
 Loading stalls shall be 12' x 40' x 14'.
 Fully enclosed parking spaces shall be 10' x 20'.

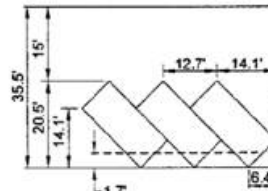


90° PARKING

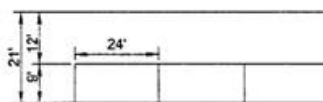
NOTE: Alternate dimensions (), for residential use or where desired.



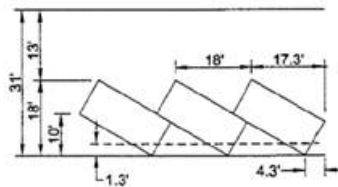
60° PARKING



45° PARKING



PARALLEL PARKING



30° PARKING

Sec. 26-86-020. Required Bbicycle parking and support facilities.

All uses permitted in Chapter 26 of the Sonoma County Code must provide on-site bicycle parking according to the following formulas.

<u>Use</u>	<u>Parking Spaces</u>
<u>All commercial, industrial and institutional uses permitted by this chapter</u>	<u>1 bicycle parking space per 5 spaces of required vehicle parking</u>
<u>Multifamily and mixed-use residential projects</u>	<u>1 bicycle parking space for every 20 bedrooms. Bedrooms are not counted when they are within dwelling units that have a private garage or private, locked storage space sufficient to store a bicycle.</u>

- (a) For nonresidential projects with 50 or more employees, covered bicycle parking or bicycle lockers must be provided at the rate of 1 secured, covered space or locker for every 8 employees. Each covered bicycle space must be at least 3 feet wide and 6 feet long, and have at least 7 feet of overhead clearance. For each 3 covered bicycle spaces or bicycle lockers provided, the required onsite parking requirement is reduced by 1 space. For each shower and changing area provided as set forth in the table below, the required parking is reduced by 3 spaces.
- (b) In addition to the bicycle parking requirements in this section, the additional support facilities shown in the table below are recommended for nonresidential projects with 50 or more employees that are located both within a designated urban service area and within 0.5 miles of a Class 1 bikeway:

Recommended Shower and Changing Facilities		
Type of Land Use	Number of Showers with Changing Area Required for Specified Building Floor Area in Gross Square Feet	
	1 Shower for Each Gender	1 Additional Shower for Each Gender
Commercial, Industrial, or Mixed Use (Nonresidential Portion Only)	50,000 to 150,000 gross square feet	Each 100,000 gross square feet over 150,000

Section XXIII. Sonoma County Code Section 26-88-123. – Mixed use developments. for General Exceptions and Special Use Standards is amended as shown in strikeout and underline below:

Sec. 26-88-123. Mixed-use developments.

- (a) Purpose. This section provides standards for mixed use developments and implements the general plan provisions related to mixed use.
- (b) Limitations on Use.
 - (1) A mixed-use development may combine compatible residential units with commercial or other non-residential land uses allowed in the applicable zoning district, provided that not more than eighty percent (80%) of the total gross project floor space is in residential floor area.
 - (i) In cases where at least twenty percent (20%) of the residential floor area is provided as housing affordable to lower-income households pursuant to Article 89 (Affordable Housing Program Requirements and Incentives), a fifteen percent (15%) increase in maximum lot coverage and a fifteen-foot increase in maximum building height shall be granted over that otherwise allowed in the underlying zone district.
 - (2) Mixed-use developments shall comply with the building intensity limitations of the applicable zoning district.
 - (3) A mixed use shall not be established or used in conjunction with any of the following activities:
 - (i) Adult entertainment activities/businesses;
 - (ii) Automotive and other vehicle repair, services, painting, storage, or upholstery, or the repair of engines, including automobiles, boats, motorcycles, trucks, or recreational vehicles;
 - (iii) Welding, machining, or open flame work;
 - (iv) Storage or shipping of flammable liquids or hazardous materials beyond that normally associated with a residential use; or
 - (v) Any other activity or use determined by the director to be incompatible with residential activities and/or to have the possibility of adversely affecting the health or safety of residents within, or adjacent to, a mixed use project because of the potential for the use to create excessive dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, or other impacts, or to be unreasonably hazardous because of materials, processes, products or wastes.
- ~~(c) Location of Residential Units. Residential units may be located on any floor, provided that the first fifty feet (50') of the ground floor area measured perpendicular to each building face adjacent to any primary street frontage shall be reserved for commercial uses. The restriction against the residential use of this fifty foot area does not apply to entryways, access corridors or stairs. This restriction may be waived or reduced where the applicant can demonstrate that all of the following criteria are met:~~

- ~~(1) The provision of residential uses on the ground floor is necessary in order to provide compatibility with adjacent uses;~~
- ~~(2) The site has an unusual lot configuration, access, or other unique circumstance such that the provision of ground floor residential results in a superior integration of residential and commercial uses on the site; and~~
- ~~(3) The ground floor residential component provides a superior integration of the commercial uses into the surrounding commercial area.~~

~~(d) Design and Development Standards.~~

- ~~(1) Residential Open Space. A minimum of sixty (60) square feet of private usable open space shall be provided for each residential unit within the project. The open space requirement may be met through provision of patios, decks, or enclosed yard areas, but no private space with a dimension of less than six feet (6') shall be counted toward this requirement.~~
- ~~(2) Parking. Projects shall comply with the parking standards set forth in Section 26-86-010 (Parking) for each residential and nonresidential use included in the project, except that the residential parking need not be covered.~~
- ~~(3) Loading and Refuse/Recycling Areas. Commercial loading areas, recycling areas, and refuse storage facilities for the commercial and other nonresidential uses shall be located away from residential units and shall be substantially screened from view from the residential portion of the project. Where appropriate, the project may provide for the shared use of recycling and refuse storage facilities.~~
- ~~(4) Noise. Noise generated by mixed use projects shall be consistent with the general plan noise element.~~

~~(e)~~ Maintenance of Common Facilities. Where there is more than one (1) property owner with shared interest in maintaining common facilities related to lighting, fencing, signs, landscaping, shared parking, etc., a joint owner's association shall be formed, a landscape assessment district shall be established, or a maintenance agreement recorded. If a joint owner's association or a landscape assessment district is established, the association or district shall be obligated and responsible for maintaining common facilities in accordance with the standards and requirements of this chapter and the conditions of any applicable use permit. If a maintenance agreement is recorded, the agreement shall clearly identify those individuals or entities obligated and responsible for maintaining the common facilities in accordance with the standards and requirements of this chapter and the conditions of any applicable use permit. Each agreement, resolution or other document establishing a joint owner's association, a landscape assessment district or a maintenance agreement shall include the county as a third-party beneficiary with the right, but not the obligation, to enforce said agreement, resolution or other document. The agreement, resolution or other document shall be subject to review and approval by the county.

~~(f)~~ Design Review Approval Required. All new mixed-use projects, additions to existing projects, or new nonresidential uses in existing projects, shall be subject to design review approval in accordance with the standards of Article 82 (Design Review) and Article 83 (Objective Design

~~Standards) as applicable. The design of mixed-use projects shall demonstrate compatibility between the different uses and shall take into consideration compatibility with adjacent properties and land uses, and shall include specific design features and screening to properly mitigate any potential impacts, including light impacts, or other compatibility issues. Design review of site plan and layout shall include consideration of proximity and access to transit facilities. Project design shall ensure that privacy between residential units and other uses on the site is maximized.~~

(ge) Criteria for Approval. A mixed-use development shall meet the criteria set forth below:

- (1) The site shall be located within an existing urban service area and adequate sewer and water to serve the intended use;
- (2) The development must comply with the standards and development criteria set forth in this section, Article 82 (Design Review), Article 83 (Objective Design Standards), and the underlying base zone;
- (3) Residential and commercial uses shall be integrated in such a manner as to address noise, hazardous materials, and other land use compatibility issues on site as well as off-site;
- (4) The mixed-use development shall be compatible with surrounding land uses and will not serve to inhibit commercial development on adjacent or nearby commercial parcels.
- (5) Project design must demonstrate compatibility between the different uses within the project and with surrounding land uses. Specific design features and screening must be provided to properly mitigate any potential impacts, including light impacts, or other compatibility issues.
- (6) Project design must consider proximity and access to transit and active transportation facilities.
- (7) Project design must ensure that privacy between residential units and other uses on the site is maximized.
- (8) Loading and Refuse/Recycling Areas. Commercial loading areas, recycling areas, and refuse storage facilities for the commercial and other nonresidential uses must be located away from residential units and must be substantially screened from view from the residential portion of the project. Where appropriate, the project may provide for the shared use of recycling and refuse storage facilities.
- (9) Noise. Noise generated by mixed use projects must be consistent with the general plan noise element.
- (10) Parking. Projects must comply with the parking standards set forth in Article 86 (Parking Regulations) for each residential and nonresidential use included in the project, except that the residential parking need not be covered.
- (11) Residential Open Space. A minimum of 60 square feet of private usable open space must be provided for each residential unit within the project. The open space requirement may be

met through provision of patios, decks, or enclosed yard areas, but no private space with a dimension of less than 6 feet must be counted toward this requirement.

(12) Location of Residential Units. Residential units may be located on any floor, provided that the first fifty feet (50') of the ground floor area measured perpendicular to each building face adjacent to any primary street frontage must be reserved for commercial uses. The restriction against the residential use of this fifty-foot area does not apply to entryways, access corridors or stairs. This restriction may be waived or reduced where the applicant can demonstrate that all of the following criteria are met:

- (i) The provision of residential uses on the ground floor is necessary in order to provide compatibility with adjacent uses;
- (ii) The site has an unusual lot configuration, access, or other unique circumstance such that the provision of ground floor residential results in a superior integration of residential and commercial uses on the site; and
- (iii) The ground floor residential component provides a superior integration of the commercial uses into the surrounding commercial area.

Section XXIV. Sonoma County Code Section 26-89-050. – Density Bonus Program. for Affordable Housing Program Requirements and Incentives is amended as shown in ~~strikeout~~ and underline below:

Sec. 26-89-050 Density Bonus Programs.

E. Housing Opportunity Program bonuses.

- 1. Rental Housing Opportunity Program requirements.** Rental housing projects consisting of two (2) or more base dwelling units may qualify for the Rental Housing Opportunity program.

- c. Rental Housing Opportunity development standards.** A Rental Housing Opportunity development shall comply with all of the development standards established by this Development Code for the R3 (High Density Residential) zone district and Article 83 (Objective Design Standards).

- 2. Ownership Housing Opportunity Area Program requirements.** Only residential projects consisting of four (4) or more base dwelling units may qualify for the Ownership Housing Opportunity Area Program,

- d. Alternatives to development standards.** An applicant for an Ownership Housing Opportunity Area project may propose alternatives to the development standards in Subsection 26-89-050.E.2 above and Article 83 (Objective Design Standards), provided that in no case shall the residential density exceed eleven (11) units per acre. Conditional use permit approval shall be required to authorize alternative development standards. A conditional use permit application for alternative standards shall be processed concurrently with the required design review and subdivision applications.

Section XXV. Sonoma County Code Section 26-90-040. – Permit requirements for all Local Area Guidelines and Standards. is amended as shown in underline below:

Sec. 26-90-040. Permit requirements for all Local Area Guidelines and Standards.

- (a) Design and Site Plan Review Required. Unless specifically exempt within this Division, each discretionary land use permit and ministerial permit that results in exterior modifications or new development within a LG (Local Guidelines) combining zone shall be reviewed and approved in compliance with Chapter 26, Article 82 (Design Review) and Article 83 (Objective Design Standards), and a Design and Site Plan Review or Administrative Design and Site Plan Review Permit shall be required prior to construction permit issuance to implement the provisions of the applicable Local Area Guidelines and Standards. This design and site plan review requirement is in addition to any other required permits (Building Permit, Zoning Permit, Conditional Use Permit, Subdivision, etc.).
