



## MULTIFAMILY OBJECTIVE DESIGN STANDARDS CHECKLIST

Submit as a checklist item for a Planning Permit. Check with Community Development Department staff to determine whether this form is required. *For more information about the objective design standards, see Cotati Municipal Code Section 17.39.030.*

**A. Neighborhood Compatibility.** The purpose of the neighborhood compatibility design standards is to minimize impacts to established neighborhoods and their distinctive characteristics by requiring new multifamily development projects to include features most relevant to the Cotati community. Design characteristics that differentiate one neighborhood from another add variety to a city. These differentiated neighborhoods create a sense of ownership and when done well create a visual diversity that make cities and towns interesting.

Neighborhood Compatibility Standards	Yes	No	N/A
For multifamily projects fronting onto an existing or proposed public street: Are buildings oriented so that individual entries, porches, and landscaping face the street?	<input type="checkbox"/>	<input type="checkbox"/>	
Are all parking lots, parking spaces, carports, garages, and other parking areas set back from the street and/or screened from public view? (street-facing parking lots, parking spaces, carports, and garages are not allowed).	<input type="checkbox"/>	<input type="checkbox"/>	
Is the third story (or higher) of the multifamily building set back at least thirty feet from any property line adjacent to properties with single-family residences?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**B. Building Design.** The intent of these building design standards is to enhance the quality and character of neighborhoods with new multifamily developments by requiring design features compatible with traditional craftsman style homes.

Building Design Standards	Yes	No	N/A
1. Buildings shall include traditional design features of craftsman style homes as follows:			
Do visible roof designs incorporate low to moderately pitched roofs (gabled or hipped) with slopes ranging between 4:12 and 9:12?	<input type="checkbox"/>	<input type="checkbox"/>	
Are other roof types (such as flat, parapet, butterfly, and shed) <b>not</b> a visible element of the architecture (A dormer, porch, or architectural projection may have a shed roof, a shed roof with a projecting dormer(s) is permissible)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Do rooflines/eaves extend past the wall of the building by at least eighteen inches?	<input type="checkbox"/>	<input type="checkbox"/>	
Do eaves include exposed roof beams and/or rafters?	<input type="checkbox"/>	<input type="checkbox"/>	
Do the upper portions (quarter to half) of windows include divided lights or simulated divided lights? (Tinted and reflective glass is prohibited).	<input type="checkbox"/>	<input type="checkbox"/>	
Are windows double hung, single hung, casement, or fixed?	<input type="checkbox"/>	<input type="checkbox"/>	
Do windows include a wood surround with a width of at least four inches?	<input type="checkbox"/>	<input type="checkbox"/>	
Do exterior entry doors include recessed panels and/or glazing?	<input type="checkbox"/>	<input type="checkbox"/>	

Do exterior entry doors include a wood surround with a width of at least four inches?	<input type="checkbox"/>	<input type="checkbox"/>	
Do exterior walls include at least two of the following materials: solid wood or concrete based “wood” siding, solid wood or concrete based shingle siding, stucco, brick, or stone? (Materials such as T1-11 siding, particle board, vinyl, and EIFS are prohibited).	<input type="checkbox"/>	<input type="checkbox"/>	
Are building materials and details consistent on all elevations?	<input type="checkbox"/>	<input type="checkbox"/>	
Do all ground-level residential units fronting onto a public street, plaza, park, or courtyard have their primary access from a porch?	<input type="checkbox"/>	<input type="checkbox"/>	
Do porches have at least six feet of clear depth and eight feet of clear width?	<input type="checkbox"/>	<input type="checkbox"/>	
Are porches covered with a roof that is supported by square/rectangular columns (may be straight or tapered)? (Cantilevered roofs are not permitted)	<input type="checkbox"/>	<input type="checkbox"/>	
Are affordable units and market rate units in the same development constructed of the same exterior materials and details so that the units are not distinguishable?	<input type="checkbox"/>	<input type="checkbox"/>	
Do blank walls that exceed twenty linear feet contain at least one window or entry?	<input type="checkbox"/>	<input type="checkbox"/>	
Do walls without entries or windows include tall plantings such as shrubs and trees or an art feature?	<input type="checkbox"/>	<input type="checkbox"/>	
Buildings over three stories that have a frontage upon a street, adjacent public park, or public open space must provide a ground-floor elevation that is distinctive from the upper stories: Is a material change or horizontal articulation provided with a dimension of at least ten feet between the first floor and upper floors along at least seventy-five percent of the building façade?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are covered front porches of existing homes to remain on the project site kept open?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Where one or more windows are proposed ten feet or less from a side lot line, or ten feet from another residential structure on the same site: Are the windows oriented and/or screened by an architectural feature to provide privacy for the residents of both structures?	<input type="checkbox"/>	<input type="checkbox"/>	
Do entry points into multifamily housing use articulation, projections, or other distinguishing characteristics to highlight the point of entry?	<input type="checkbox"/>	<input type="checkbox"/>	
Are all roof-mounted and/or ground-mounted equipment (with the exception of solar panels) screened from view using architectural and/or landscape features?	<input type="checkbox"/>	<input type="checkbox"/>	

**C. Massing/Articulation.** The intent of massing/articulation standards is to require building designs that minimize the perceived scale of large buildings to enhance the pedestrian experience through a variety of details.

<b>Massing/Articulation Standards</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>
Are at least two features (balconies, cantilevers, dormers, bay windows, porches, and individualized entries) incorporated into each project building façade?	<input type="checkbox"/>	<input type="checkbox"/>	
Does each building facade facing a street, public park, or publicly accessible outdoor space incorporate a horizontal offset with a minimum depth of eighteen inches, for every fifty feet of continuous building wall length?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are rooflines vertically articulated at least every fifty feet along the street frontage, by varying rooflines, height and/or building form?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**D. Usable Open Space/Landscape.** The intent of the open space/landscape standards is to require new multifamily development to support a high quality of life with appropriate usable open space, indoor and outdoor community amenities, retention of heritage trees, and new planting of trees, shrubs, and ground cover that add variety and interest. “Usable open space” means on-site area or areas, accessible to the residents of the development it serves and designed for safe and convenient active use for recreational, leisure, and social activities.

<b>Usable Open Space/Landscape Standards</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>
Does the project provide permanently maintained usable open space and/or amenities in the total amount of at least one hundred fifty square feet per unit?	<input type="checkbox"/>	<input type="checkbox"/>	
For projects directly adjacent to a public park or directly across a local street from a public park: Is at least forty-eight square feet of common and/or private usable open space provided per unit on the project site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Do all ground-level units include a private porch and/or private patio/garden?	<input type="checkbox"/>	<input type="checkbox"/>	
Does each private porch or private patio/yard include clear dimensions of at least six feet by eight feet?	<input type="checkbox"/>	<input type="checkbox"/>	
For projects of more than ten units: Is a common open space provided (may be a courtyard or rooftop terrace)? (May be waived for projects directly adjacent to a public park or directly across the street from a public park).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Do projects of more than ten units include at least three of the following additional usable open space amenities <b>onsite</b> ? (Select “Yes” for the three that apply)			<input type="checkbox"/>
i. Private balconies above the ground floor.	<input type="checkbox"/>		
ii. Playground.	<input type="checkbox"/>		
iii. Swimming pool.	<input type="checkbox"/>		

iv. Community center. (Interior portions of the building devoted to recreational and social uses count as usable open space up to a maximum of fifteen percent of the total usable open space requirement for the development. Other uses such as offices, utility rooms, or hallways are not counted as usable open space.	<input type="checkbox"/>		
v. Community garden.	<input type="checkbox"/>		
vi. Play/sport court(s) – teen/adult (i.e., bocce ball, basketball).	<input type="checkbox"/>		
vii. Courtyard.	<input type="checkbox"/>		
viii. Rooftop terrace.	<input type="checkbox"/>		
Is outdoor seating provided at common usable open space areas?	<input type="checkbox"/>	<input type="checkbox"/>	
Are playground areas visible to multiple units to provide casual surveillance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are playground areas separated from vehicular traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are benches or picnic tables provided at playground areas for adults that accompany younger children?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Configuration of Usable Open Space.</b> Required usable open space areas shall be designed and located as follows:			
Are courtyards fully or partially enclosed on at least two sides by buildings that include residential units and/or community buildings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Do courtyards have a dimension of at least twenty feet, and include hardscape, landscaping, and seating with a table(s)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Do rooftop terraces include tables, chairs, and landscaping?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are rooftop terraces designed to ensure that interior noise levels of adjacent uses are in compliance with Section <a href="#">17.30.050</a> (Noise Standards)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does open space landscaping comply with requirements of Chapter <a href="#">17.34</a> (Water Efficient Landscaping Standards)?	<input type="checkbox"/>	<input type="checkbox"/>	
<b>If the project is a common interest development:</b> Is a homeowner’s association (HOA) or similar entity in place to control and maintain the required open space, and are provisions for control and maintenance included in property covenants?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Does the project preserve any native oaks that may be located on site and avoid development within the root zones of any such oaks? (Black, valley, or live oak with a minimum circumference of twelve inches measured fifty-four inches above the natural grade).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the project preserve any native oaks that may be located on site and avoid development within the root zones of any such oaks? (Black, valley, or live oak with a minimum circumference of twelve inches measured fifty-four inches above the natural grade).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**E. Outdoor Lighting.** The intent of outdoor lighting standards is to require high quality lighting fixtures to provide safety and security for persons and property, and to minimize light pollution, sky glow, and glare.

Outdoor Lighting Standards	Yes	No	N/A
Is outdoor lighting installed along all vehicular access ways and pedestrian walkways, in compliance with Section <a href="#">17.30.060</a> (Outdoor lighting)?	<input type="checkbox"/>	<input type="checkbox"/>	
Is lighting shielded and directed downward onto the driveways and walkways within the development and away from adjacent properties to eliminate glare and minimize light trespass?	<input type="checkbox"/>	<input type="checkbox"/>	
Do all covered and enclosed parking areas contain lighting of at least one foot-candle, and are such light fixtures screened with full cutoff luminaires to minimize sky glow and glare onto public sidewalks and adjacent residences?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are all lighting fixtures/lamps energy efficient and have a warm light to minimize sky glow?	<input type="checkbox"/>	<input type="checkbox"/>	
Are any/all night lights 3000K (Kelvin Color Temperature Scale) or less?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are lights with an on/off timer at or below 4000K color temperature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is proposed lighting shown on the required landscape plan and supported by a photometric analysis?	<input type="checkbox"/>	<input type="checkbox"/>	

**F. Site Design.** Site design standards ensure the integration of new multifamily development into the surrounding neighborhood and enhance the appearance, safety, convenience, and social interaction through circulation connectivity. Further, these standards identify the appropriate location and appearance of parking and other features serving these developments.

Site Design Standards	Yes	No	N/A

Does the project provide or extend streets as shown in the adopted Cotati General Plan or any applicable adopted specific plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For dwelling units abutting common open space areas: Does at least one window overlook the common open space?	<input type="checkbox"/>	<input type="checkbox"/>	
Are accessory structures and uses (e.g., bicycle storage, garages, carports, laundry rooms, recreation facilities, etc.) designed with an architectural style, exterior colors, and materials consistent with the project dwelling unit's design?	<input type="checkbox"/>	<input type="checkbox"/>	
Are all parking areas (covered and uncovered), screened from public street frontages? (Screening may be accomplished through building placement, landscaping, a planted earth berm, planted fencing, topography, or some combination of the above.)	<input type="checkbox"/>	<input type="checkbox"/>	
Is landscaping used for screening purposes at least fifteen feet wide (from the back of sidewalk or street curb to the parking lot paving, whichever is greater) and at least three feet tall?	<input type="checkbox"/>	<input type="checkbox"/>	
Are structures listed on Table 9.1-1 of the Cotati General Plan background report (Buildings Potentially Eligible for the California Register) preserved/restored in their existing location and incorporated into the proposed development?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are street and driveway designs at the minimum widths established by the City or Fire District?	<input type="checkbox"/>	<input type="checkbox"/>	
Is a pedestrian walkway system provided to connect each unit to facilities within the project?	<input type="checkbox"/>	<input type="checkbox"/>	
Is a pedestrian walkway system provided to connect each unit to public streets?	<input type="checkbox"/>	<input type="checkbox"/>	
Is a pedestrian walkway system provided to connect each unit to public pedestrian/bicycle paths abutting the project where legally permissible?	<input type="checkbox"/>	<input type="checkbox"/>	
Are street trees provided within all planter strips and/or tree wells? (Except in cases where the Public Works standards call for a contiguous sidewalk or no sidewalk).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the area paved for walkways, driveways, and/or other hardcover pavement a <b>maximum</b> of forty percent of the front setback area?	<input type="checkbox"/>	<input type="checkbox"/>	
Is off-street parking located so that garage doors, carports, and open parking spaces are <b>not</b> visible from the street fronting the parcel?	<input type="checkbox"/>	<input type="checkbox"/>	

**G. Accessory Elements.** The intent of accessory elements standards is to ensure that certain accessory uses are provided and appropriately screened.

<b>Accessory Elements Standards</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>
Is perimeter fencing along public streets constructed of decorative iron, pre-painted welded steel, stone, wood pickets, or a combination of such materials? (Chain-link fencing is prohibited).	<input type="checkbox"/>	<input type="checkbox"/>	
Is solid fencing between private yards and common open spaces at or below four and one-half feet in height?	<input type="checkbox"/>	<input type="checkbox"/>	
Is rooftop equipment (solar panels are exempt) screened from visibility? (The point of view for determining visibility shall be five feet above grade at a distance of two hundred feet).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are all exterior trash, recycling, storage utility boxes, wood service poles, electric and gas meters, fire sprinkler valves and backflow preventers and transformers, or other ground-mounted infrastructure screened from view?	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Refuse Containers</b>			
Four units or less may be served by individual garbage containers. Do individual garbage cans fit in the garage or into a special enclosure?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If the project is five units or more, are dumpsters for garbage collection provided and stored within a roofed enclosure of adequate size to accommodate the needed dumpsters with walls of at least six feet tall?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
When dumpsters are to be used: Has the applicant coordinated with the refuse pickup provider to determine the size and number of dumpsters required to accommodate all waste streams (landfill, recycling, compost, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Do enclosures utilize wheel stops or curbs to prevent dumpsters from banging into walls of the enclosure?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are all enclosures and gates designed to withstand heavy use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are openings to the enclosure(s) provided so that pedestrians can access the dumpsters without opening the large gates?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is lighting provided at trash enclosures for nighttime security and use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are dumpster enclosures located so that they are at least twenty feet from any dwelling units (including any on abutting properties), and no more than one hundred feet from residential units? (No minimum distance from dwellings is required if dumpsters are located within a fully enclosed room or structure)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Is at least one hundred cubic feet of lockable storage area provided for each dwelling outside of the unit, with no dimension less than thirty inches? (This section does not apply to vertical mixed-use projects)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is each multifamily unit provided a plumbed individual laundry area within the unit or its garage, of a size large enough to accommodate a clothes washer and dryer; or common laundry facilities, for projects of five or more units?	<input type="checkbox"/>	<input type="checkbox"/>	
If located in the garage for an individual unit, is the laundry area designed so that it does not encroach into the required parking area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**H. Mixed Use Developments.** Projects consisting of both commercial and residential uses shall also be consistent with each of the following standards below:

Mixed Use Development Standards	Yes	No	N/A
Does site planning and building design provide pedestrian access from the public street into the nonresidential and residential portions of the project, through courtyards, plazas, and walkways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Do horizontal mixed-use projects include a pedestrian network that connects the residential components of the project with the nonresidential components through courtyards, plazas, and walkways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**I. Solar on Site.** Projects shall include on-site solar photovoltaic panels/equipment to help achieve energy efficiency standards contained within California Code of Regulations Title 24.

Solar On Site Standards	Yes	No
Are on-site solar photovoltaic panels/equipment included?	<input type="checkbox"/>	<input type="checkbox"/>

**J. Additional Objective Standards Within Zoning Code and Specific Plan Areas.** Projects subject to this chapter must comply with all other applicable objective standards within this zoning code, General Plan, and any applicable specific plan. For other applicable objective standards, see Cotati Municipal Code Section 17.39.030J, the City of Cotati Downtown Specific Plan, the Santero Way Specific Plan and other referenced documents for additional objective standards specific to these areas.

Additional Objective Standards	Yes	No
Does the project comply with all other applicable objective standards within the Cotati Municipal Code, General Plan, or any applicable specific plan?	<input type="checkbox"/>	<input type="checkbox"/>