

**ORDINANCE NO.**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COTATI AMENDING TITLE 17 (LAND USE) OF THE COTATI MUNICIPAL CODE TO ESTABLISH OBJECTIVE DESIGN STANDARDS FOR MULTIFAMILY PLEX HOUSING AND SINGLE FAMILY HOUSING AND TO MAKE UPDATES TO FACILITATE HOUSING DEVELOPMENT**

**WHEREAS**, on March 24, 2015, the Cotati City Council adopted its updated General Plan (Resolution No. 2015-12), which identifies the City’s vision for the future and provides a framework to guide decisions on growth and development consistent with the quality of life desired by Cotati citizens. On March 24, 2015, the Cotati City Council also certified the City of Cotati General Plan Environmental Impact Report (EIR), which reviewed potentially significant environmental effects resulting from the plan’s implementation and developed measures and policies to mitigate those impacts to less-than-significant levels; and

**WHEREAS**, on May 24, 2023, the Cotati City Council adopted the 2023-2031 Housing Element Update to the General Plan (“Housing Element”), which includes goals and policies related to housing, including establishment of objective design standards for multifamily plex and single family housing, and facilitation of increased housing development; and

**WHEREAS**, as described in the Housing Element, Cotati’s population increased 4.4% between 2010 and 2020, compared to the population of Sonoma County as a whole, which increased only 1% between 2010 and 2020, and this growth may increase housing demand in Cotati; and

**WHEREAS**, one of the purposes of Title 17 of the Cotati Municipal Code is to ensure that the General Plan, including the Housing Element, may be implemented, and adoption of changes to the Cotati Land Use Code are necessary to implement the General Plan with regard to its goals; and

**WHEREAS**, one of the purposes of the Cotati Municipal Code is to codify which land uses are allowed and set the standards for said land uses in order to preserve the quality of life in Cotati; and

**WHEREAS**, the Legislature of the State of California has in Government Code Sections 65302, 65560, and 65800 conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

**WHEREAS**, on May 28, 2024, the Planning Commission and City Council of the City of Cotati held a duly noticed joint meeting to discuss options for development of objective design standards for multifamily plex and single family housing as well as options to facilitate housing development, heard public comment, and provided direction to staff to develop a draft ordinance to amend CMC Title 17 (Land Use Code); and

**WHEREAS**, on June 17, 2024, the Planning Commission of the City of Cotati held a duly noticed public hearing to review the proposed ordinance adopting amendments to establish objective design standards for multifamily plex and single family housing, and to make updates to facilitate housing development. After receiving the staff report, reviewing a presentation from the Planning Division, and considering all oral and written comments submitted to the City regarding the Ordinance, the Planning Commission voted to approve a resolution recommending adoption of the proposed ordinance; and

**WHEREAS**, July 9, 2024, the City Council of the City of Cotati held a duly noticed public hearing on the proposed ordinance to establish objective design standards for multifamily plex and single family housing and to make updates to facilitate housing development, received the staff report, reviewed a presentation from the Planning Division, and considered all oral and written comments submitted to the City regarding the Ordinance prior to voting to introduce the Ordinance.

**NOW THEREFORE THE CITY COUNCIL OF THE CITY OF COTATI DOES ORDAIN AS FOLLOWS:**

**SECTION 1: Recitals.**

The above recitals are true and correct and are incorporated into the findings herein.

**SECTION 2: Record**

The Record of Proceedings (“Record”) upon which the City Council makes its decision includes, but is not limited to: 1) the 2015 General Plan, 2) the FEIR certified for the 2015 General Plan, 3) the 2023-2031 Housing Element Update adopted by the City Council in 2023, 4) the Mitigated Negative Declaration certified for the 2023-2031 Housing Element, and 5) all staff reports, City files and records, and other documents prepared for and/or submitted to the City Council related to adoption of the amendments to Title 17 (Land Use) of the Cotati Municipal Code to establish objective design standards for multifamily plex and single family housing, and to make updates to facilitate housing development.

**SECTION 3: General Plan Consistency**

The Council of the City of Cotati does hereby find that the amendments to Title 17 (Land Use) of the Cotati Municipal Code to establish objective design standards for multifamily plex and single family housing, and to make updates to facilitate housing development, as set forth in this Ordinance, are in the best interest of the City in that they will further established goals, policies, and implementation programs of the General Plan, including the Housing Element, to expand housing opportunities, conserve resources, and use land appropriately.

Specifically, these amendments are consistent with and implement the following Housing Element policies and programs:

Program 1-8: Residential Building Decarbonization: Continue to permit and encourage mixed uses and higher densities on in-fill and vacant sites in Priority Development Areas (PDAs) with public serving facilities, such as medical clinics, schools, and grocery stores, to discourage sprawl and encourage short vehicle trips and/or alternative forms of transportation.

Program 2-2: Streamlining Housing Development: Expand existing Objective Design and Development Standards for SB 35 projects to apply to multi-family, single-family and mixed-use projects.

Program 3-1: Zoning for a Variety of Housing Types: Amend the City’s Zoning Code to use the maximum parking requirements in Government Code Section 65915 (State Density Bonus) for all multifamily projects without the need for any developer request by December 2023.

In addition, these amendments are consistent with and implement the following General Plan policies and programs:

Policy CON 2.1: Improve air quality through continuing to require a compact development pattern that focuses growth in and around existing urbanized areas, locating new housing near places of employment, encouraging alternative modes of transportation, and requiring projects to mitigate significant air quality impacts.

Policy CON 3.10: Ensure that the layout and design of new development and significant remodels encourages the use of transportation modes other than automobiles and trucks.

Policy LU 1.1: Maintain a supply of developable mixed-use, commercial, industrial, and residential lands sufficient to meet desired growth and economic needs over the planning period.

Policy LU 2.4: Maintain the character of existing neighborhoods by ensuring new development is compatible in style, size, color, and footprint with the existing residences in the neighborhood.

Policy LU 2.5: Locate medium and higher density housing within easy walking or bicycling distance of

public facilities, services, transit, and major employers.

Policy LU 2.6: Require new residential development to be consistent with the small-town character of Cotati and designed and landscaped in an aesthetically pleasing and sustainable manner.

Policy LU 2.10: Encourage mixed-use, pedestrian-, and transit-oriented development, with a focus on the Hub and major corridors.

**SECTION 4: Compliance with the California Environmental Quality Act.**

The Council of the City of Cotati does hereby find that the proposed ordinance to amend Title 17 (Land Use) of the Cotati Municipal Code to establish objective design standards for multifamily plex and single family housing and to make updates to facilitate housing development is exempt from the California Environmental Quality Act as the proposed ordinance is consistent with the program Final Environmental Impact Report (SCH# 2013082037) for the Cotati General Plan Update that was certified on March 24, 2015 (Resolution Number 2015-11) and the Mitigated Negative Declaration certified for the 2023-2031 Housing Element (SCH # 2013082037) adopted and certified on June 2, 2023; that this ordinance is consistent with and implements the City’s adopted General Plan, including the 2023-2031 Housing Element, and no new environmental impacts peculiar to the project site(s) have been realized or identified, therefore no additional environmental analysis is required under CEQA Section 15183, and therefore pursuant to Section 15168 of the *CEQA Guidelines*, as such no further environmental review is required.

**SECTION 5: Amendment to the Cotati Municipal Code.** Section 17.22.020, Tables 2-2, 2- 3, and 2-4 are amended, as follows:

**17.22.020 Allowable land uses and planning permit requirements.**

**Table 2-2**

**Allowed Land Uses and Permit Requirements for Low Density and Neighborhood Zones**

P Permitted Use, Zoning Clearance required  MUP Minor Use Permit required UP Use Permit required S Permit requirement set by Specific Use Regulations – Use not allowed								
Land Use <sup>(1)</sup>	Permit Required by District							Specific Use Regulations
	OSC	OSR	RR	RVL	NL	NM	NU	
<b>Residential Uses</b>								
Accessory dwelling unit	–	–	P	P	P	P	P	17.42.170

Caretaker quarters	UP	UP	-	-	-	-	-	
Cottage housing	-	-	-	-	S	S	S	17.42.125
Home occupation	-	-	P	P	P	P	P	17.42.080
Junior accessory dwelling unit	-	-	P	P	P	-	-	17.42.170
Low barrier navigation center	-	-	-	-	-	-	-	
Mobilehome park	-	-	UP	UP	UP	UP	UP	17.42.110
Mobile/manufactured home	-	-	P	P	P	P	P	17.42.110
Multifamily Plex housing, 2 units	-	-	-	--	P	P	UP(4)	17.39.040
Multifamily Plex housing, 3 to 9 units	-	-	-	-	P	P	P	17.39.040
Multifamily housing, 10 or more units	-	-	-	-	-	P	P	17.39.030
Organizational house (sorority, monastery, etc.)	-	-	-	-	-	-	UP	
Residential accessory use or structure	-	-	P	P	P	P	P	17.42.160
Residential care facility for the elderly (RCFE)	-	-	UP	UP	UP	UP	UP	
Residential care, 11 or more clients	-	-	UP	UP	UP	UP	UP	
Residential care, 6 or fewer clients, in a single-family dwelling	-	-	P	P	P	P	P	
Residential care, 7 to 10 clients	-	-	UP	UP	UP	UP	UP	
Residential component of a mixed use project	-	-	-	-	P	P	P	17.39.030, 17.39.040, 17.42.100
Rooming or boarding house	-	-	-	-	-	-	UP	
Single-family dwelling	-	-	P	P	P	UP(4)	UP(4)	17.39.050
Supportive housing	-	-	-	-	-	P	P	

(4) Use permit approval shall require that the review authority first find that the location of a proposed single-family dwelling or two-unit multifamily plex development (duplex) on a parcel will not preclude future subdivision and/or development in compliance with the general plan and this Chapter.

**Table 2-3**

**Allowed Land Uses and Permit Requirements for Mixed Use Corridors and Districts**

	<b>Permit Required by District</b>	
--	------------------------------------	--

Land Use <sup>(1)</sup>	CE	CG	CD	CI	IG	PF	Specific Use Regulations
<b>Residential Uses</b>							
Accessory dwelling unit	P	P	P	-	-	-	17.42.170
Emergency/transitional shelter	-	-	S	-	-	S	17.42.072
Home occupation	P	P	P	-	-	-	17.42.080
Live/work unit	UP	UP	P	UP	UP	-	17.42.090
Low barrier navigation center	P	P	-	-	-	-	
Residential care facility for the elderly (RCFE)	UP	MUP	-	-	-	UP	
Residential care facility, 7 or more clients	UP	-	-	-	-	UP	
Residential component of a mixed-use project	P	P	P	-	-	-	17.39.030, 17.39.040, 17.42.100
Supportive housing	P	P	-	-	-	-	

**Table 2-4**

**Allowed Land Uses and Permit Requirements for Downtown Specific Plan Districts**

Land Use <sup>(1)</sup>	Permit Required by District				Specific Use Regulations
	HC	LP	NG	CA	
<b>Residential Uses</b>					
Accessory dwelling unit	P	P	P	P	17.42.170
Emergency/transitional shelter	S	S	S	S	17.42.072
Home occupation	P	P	P	P	17.42.080
Live/work unit	P	P	P	P	17.42.090
Low barrier navigation center	P	P	P	P	
Multifamily housing	S	S	S	S	17.28.050
Residential component of a mixed-use project	P	P	P	P	17.28.050, 17.42.100
Residential care facility for the elderly (RCFE)	-	UP	UP	UP	
Residential care facility, 7 or more clients	-	UP	-	-	
Supportive housing	P	P	P	P	

**SECTION 6: Amendment to the Cotati Municipal Code.** Section 17.24.020, Table 2-4 is amended as follows:

**17.24.020 Zoning district subdivision and density standards.**

Each subdivision and residential development project shall comply with the minimum parcel size and density requirements shown in Table 2-4 for the applicable zoning district.

**Table 2-4  
Parcel Size and Density Standards**

Zoning District_Minimum Parcel Size <sup>(1)</sup>	Residential Density		Minimum Density	Maximum Density
	Area <sup>(2)</sup>	Width <sup>(1)</sup>		
OSC	Determined through subdivision review		1 caretaker unit; no other residential allowed	
OSR	Determined through subdivision review		No residential units allowed	
RR-1.5	1.5 acre	100 ft.	N.A.	1 unit per 1.5 acres
RR-1.0	1 acre	100 ft.	N.A.	1 unit per acre
RVL-0.66	0.66 acre	100 ft.	N.A.	1 unit per 0.66 acres
RVL-0.5	0.5 acre	100 ft.	N.A.	1 unit per 0.5 acres
NL	6,000 sq. ft. <sup>(4)</sup>	60 ft.	4 units per acre <sup>(3)</sup>	6 units per acre
NM	4,000 sq. ft. <sup>(4)</sup>	50 ft.	8 units per acre <sup>(3)</sup>	10 units per acre
NU	2,500sq. ft. <sup>(4)</sup>	40 ft.	12 units per acre <sup>(3)</sup>	15 units per acre
CE	2,500 sq. ft. <sup>(4)</sup>	40 ft.	12 units per acre <sup>(3)</sup>	15 units per acre
CG	2,500 sq. ft. <sup>(4)</sup>	40 ft.	12 units per acre <sup>(3)</sup>	15 units per acre
CD	2,000 sq. ft. <sup>(4)</sup>	20 ft.	12 units per acre <sup>(3)</sup>	15 units per acre
CI	10,000 sq. ft. <sup>(4)</sup>	100 ft.	N.A.	15 units per acre
IG	10,000 sq. ft. <sup>(4)</sup>	100 ft.	N.A.	N.A.
PF	Determined through subdivision review		N.A.	N.A.
SP	Determined by applicable specific plan			

**SECTION 7: Amendment to the Cotati Municipal Code.** Section 17.24.030, Tables 2-9 through 2-14 are amended as follows:

**17.24.030 Zoning district site planning and building standards.**

A. Zoning District Standards. Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements in the following tables, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Site Planning, Design, and Operational Standards) of this title.

**Table 2-9  
NL Zone Standards**

<b>Development Standard NL Zone Requirement</b>	
Setbacks – Minimum setbacks required, as shown in Figure 2-9. See Section 17.30.020 for exceptions.	
Front	20 ft.
Side – Interior (each)	5 ft.; none required between rowhouse units
Side – Street side	10 ft.
Rear	20 ft.
Garage	10 ft. back from street-facing facade of main structure, exclusive of porch.
Accessory structures	See Section 17.42.160 (Residential accessory uses and structures)
Building frontage – Building frontage types allowed, design requirements, and allowed encroachments into setbacks. Frontage types are defined in Section 17.24.040.	
Allowed frontage types	Common yard, porch
Allowed encroachments	See Section 17.30.020(F), Table 3-1
Site coverage – Maximum percentage of site area that may be covered by structures.	
Maximum coverage	40%
Height limit – Maximum allowable height of structures. See Section 17.30.040 for height measurement, and height limit exceptions. See Figure 2-10.	
Main structure	28 ft.
Accessory structures	See Section 17.42.160

**Table 2-10  
NM Zone Standards**

<b>Development Standard NM Zone Requirement</b>	
Setbacks – Minimum setbacks required, as shown in Figure 2-11. See Section 17.30.020 for exceptions.	
Front	15 ft.
Side – Interior (each)	5' for multifamily plex and nonresidential structures; 5' for 1-story building walls and 10' for 2-story and higher building walls for multifamily structures of 10 or more units; none required between rowhouse units
Side – Street side	10 ft.
Rear	15 ft.

Garage	10 ft. back from street-facing facade of main structure, exclusive of porch
Accessory structures	See Section 17.42.160 (Residential accessory uses and structures).
Building frontage – Building frontage types allowed, design requirements, and allowed encroachments into setbacks. Frontage types are defined in Section 17.24.040.	
Allowed frontage types	Common yard, porch
Allowed encroachments	See Section 17.30.020(F), Table 3-1.
Site coverage – Maximum percentage of site area that may be covered by structures.	
Maximum coverage	55%
Height limit – Maximum allowable height of structures. See Section 17.30.040 (Height limits and exceptions) for height measurement requirements, and height limit exceptions. See Figure 2-12.	
Main structure	28 ft.
Maximum dwelling unit size, exclusive of garage and private outdoor space	2,200 sqft. (gross floor area) applied to at least 80% of the dwelling units in a multifamily residential or mixed use development
Accessory structures	See Section 17.42.160.

**Table 2-11**  
**NU Zone Standards**

<b>Development Standard</b>	<b>NU Zone Requirement</b>
Build-to-lines – Required separation of primary structure from specified property line, as shown in Figure 2-13. See Section 17.30.020 for exceptions.	
Front	15 ft.
Setbacks – Minimum setbacks required as shown in Figure 2-13. See Section 17.30.020 for exceptions.	
Front	See build-to-lines required above.
Side – Interior (each)	5 ft. for multifamily plex structures; 5 ft. for 1- story building walls and 10 ft. for 2-story and higher building walls for multifamily structures of 10 or more units and nonresidential structures; none required between rowhouse units
Side – Street side	10 ft.
Rear	10 ft.
Garage	10 ft. back from street-facing facade of main structure, exclusive of porch or stoop
Accessory structures	See Section 17.42.160.

Building frontage – Building frontage types allowed, design requirements, and allowed encroachments into setbacks. Frontage types are defined in Section 17.24.040.	
Allowed frontage types	Common yard, porch, forecourt, stoop
Allowed encroachments	See Section 17.30.020(F), Table 3-1.
Site coverage – Maximum percentage of site area that may be covered by structures.	
Maximum coverage	75%
Height limit – Maximum allowable height of structures. See Section 17.30.040 for height measurement, and height limit exceptions. See Figure 2-14.	
Main structure	35 ft.
Maximum dwelling unit size, exclusive of garage and private outdoor space	2,000 sqft (gross floor area), applied to at least 80% of the dwelling units in a multifamily residential or mixed use development
Accessory structures	See Section 17.42.160.

**Table 2-12**  
**CE Zone Standards**

<b>Development Standard CE Zone Requirement</b>	
Build-to-lines – Required separation of primary structure from specified property line, as shown in Figure 2-15. See Section 17.30.020 for exceptions.	
Front, street side	10 ft.
Setbacks – Minimum setbacks required, as shown in Figure 2-15. See Section 17.30.020 for exceptions.	
Front	See build-to-lines required above
Side – Interior (each)	10 ft. abutting a residential zone, none required otherwise
Side – Street side	See build-to-lines required above
Rear	20 ft. abutting a residential zone, 10 ft. required otherwise
Building frontage – Building frontage types allowed, design requirements, and allowed encroachments into setbacks. Frontage types are defined in Section 17.24.040.	
Allowed frontage types	Porch, forecourt, stoop, shopfront
Allowed encroachments	See Section 17.30.020(F), Table 3-1
Site coverage – Maximum percentage of site area that may be covered by structures.	
Maximum coverage	80%
Height limit – Maximum allowable height of structures. See Section 17.30.040 for height measurement, and height limit exceptions. See Figure 2-16.	

All structures	35 ft.; 45 ft. with use permit; or 45 ft. in compliance with Section 17.30.040(D)
Additional standards for the zone – Standards for buildings, site planning, and/or on-site activities in addition to the above. See Section 17.24.050 (Downtown and corridor frontages and facades).	
Residential projects – Where allowed, ground-floor residential projects and mixed-use projects shall comply with the standards of the NU zone.	

**Table 2-13**

**CG Zone Standards**

<b>Development Standard</b>	<b>CG Zone Requirement</b>
Build-to-lines – Required separation of primary structure from specified property line, as shown in Figure 2-17. See Section 17.30.020 for exceptions.	
Front, street side	0 ft.; except that the build-to-line along the Gravenstein frontage shall be 30 ft. from the highway right-of-way.
Setbacks – Minimum setbacks required as shown in Figure 2-17. See Section 17.30.020 for exceptions.	
Front	See build-to-lines required above
Side – Interior (each)	10 ft. abutting a residential zone, none required otherwise.
Side – Street side	See build-to-lines required above
Rear	20 ft. abutting a residential zone; 10 ft. required otherwise
Building frontage – Building frontage types allowed, design requirements, and allowed encroachments into setbacks. Frontage types are defined in Section 17.24.040.	
Allowed frontage types	Forecourt, stoop, shopfront, gallery
Allowed encroachments	See Section 17.30.020(F), Table 3-1
Site coverage – Maximum percentage of site area that may be covered by structures.	
Maximum coverage	80%
Height limit – Maximum allowable height of structures. See Section 17.30.040 for height measurement, and height limit exceptions. See Figure 2-18.	
All structures	35 ft.; 50 ft. with use permit; or 45 ft. in compliance with Section 17.30.040(D)
Additional standards for the zone – Standards for buildings, site planning, and/or on-site activities in addition to the above. See Section 17.24.050 (Downtown and corridor frontages and facades).	
Residential projects – Where allowed, ground-floor residential projects and mixed-use projects shall comply with the standards of the NU zone.	

**Table 2-14**

**CD Zone Standards**

<b>Development Standard CD Zone Requirement</b>	
Build-to-lines – Required separation of primary structure from specified property line, as shown in Figure 2-19. See Section 17.30.020 for exceptions.	
Front, street side	0 ft.; 15 ft. on Arthur, Charles, Henry, and William Streets, and East Cotati Avenue, in compliance with the La Plaza Specific Plan
Setbacks – Minimum setbacks required as shown in Figure 2-19. See Section 17.30.020 for exceptions.	
Front	See build-to-lines required above
Side – Interior (each)	5 ft. for multifamily plex structures and existing single family; 10 ft. for other uses abutting a residential zone; none required otherwise
Side – Street side	See build-to-lines required above
Rear	10 ft.
Building frontage – Building frontage types allowed, design requirements, and allowed encroachments into setbacks. Frontage types are defined in Section 17.24.040.	
Allowed frontage types	Forecourt, stoop, shopfront, gallery
Allowed encroachments	See Section 17.30.020(F), Table 3-1
Site coverage – Maximum percentage of site area that may be covered by structures.	
Maximum coverage	100%
Height limit – Maximum allowable height of structures. See Section 17.30.040 for height measurement, and height limit exceptions. See Figure 2-20.	
Maximum height	35 ft.; 50 ft. with use permit; or 45 ft. in compliance with Section 17.30.040(D)
Maximum dwelling unit size, exclusive of garage and private outdoor space	2,000 sqft. (gross floor area) applied to at least 80% of the dwelling units in a multifamily residential or mixed use development
Additional standards for the zone – Standards for buildings, site planning, and/or on-site activities in addition to the above. See Section 17.24.050 (Downtown and corridor frontages and facades).	

**SECTION 8: Amendment to the Cotati Municipal Code.** Section 17.28.050(C) is amended as follows:

**17.28.50 Specific plan, downtown (SPD) zoning district.**

C. Development Standards. Subdivision, site planning, building and development standards are determined by the downtown specific plan.

**SECTION 9: Amendment to the Cotati Municipal Code.** Section 17.30.020(E)(3) and Table 3-1 are amended as follows:

**17.30.020 Build-to-lines and setbacks.**

E. Limitations on the Use of Setbacks.

3. Vehicle Parking and Storage. No setback shall be used for parking a motor vehicle, recreational vehicle (RV), boat, trailer, farm equipment, or other vehicle, except as provided by Section 17.36.090(A) of this title, and except that an operable automobile or truck of one-ton capacity or less, in regular use, may be

parked within a paved driveway that serves a single-family residence or two-unit multifamily plex development (duplex). A garage, carport, or any other structure for sheltering a parking space within the RR, RVL, NL, NM, or NU zoning districts shall comply with the setback requirements of the applicable zoning district, and the requirements of Section 17.42.160(F)(2) of this title.

**Table 3-1  
Allowed Projections Into Setbacks**

Projecting Feature	Allowed Projection into Specified Setback		
	Front Setback	Side Setback	Rear Setback
Attached deck, landing, porch, stairway – Uncovered, unenclosed, and less than 30 in. above grade	5 ft.	May project to property line	May project to property line
Balcony, attached deck, landing, porch, stoop, stairway – Which may be roofed but is otherwise unenclosed	5 ft.	20% of side setback <sup>(1)</sup>	20% of setback <sup>(1)</sup>
Balcony, attached deck, landing, porch, stairway – Covered and enclosed		Not allowed in setback	
Balcony, attached deck, landing, porch, stairway – Uncovered and unenclosed, 30 in. or more above grade	5 ft.	36 in. <sup>(1)</sup>	5 ft. <sup>(1)</sup>
Bay window, or similar projecting feature	36 in.	20% of setback <sup>(1)</sup>	36 in.

**SECTION 10: Amendment to the Cotati Municipal Code.** Section 17.36.050(A)(1) and Table 3-7 are amended as follows, and Section 17.36.050(F)(3) is deleted:

**17.36.050 Number of automobile parking spaces required.**

Each land use shall be provided the number of off-street automobile parking spaces required by this section. See Section 17.36.070 for off-street parking requirements for bicycles and motorcycles.

**A. Parking Requirements by Land Use.**

1. Each land use shall provide the number of off-street parking spaces required by Table 3-7, except where a greater number of spaces is required through discretionary permit review, or where a reduction of parking is granted in compliance with Section 17.36.080 (Reduction of parking requirements). Minimum automobile parking requirements shall not be imposed or enforced on a residential, commercial, or other development project, if the project is located within one-half mile of public transit, unless specific findings are made within thirty days of submittal to the city of a complete application, consistent with Government Code Section 65853.2. Multifamily residential developments providing no more than 1.5 parking spaces per dwelling unit (averaged across the total number of dwelling units) shall submit a parking management plan as part of the planning permit application(s) required by this land use code, describing how the provided parking will be sufficient to serve the parking needs of the proposed development without impacts to the surrounding neighborhood.

**Table 3-7  
Parking Requirements by Land Use**

Accessory dwelling unit or junior accessory dwelling unit	See Section 17.42.170 (Accessory dwelling units/junior accessory dwelling units)
Live/work units	1 space for each unit
Multifamily housing	
Studio units and one-bedroom units	1 space for each unit
Two- and three-bedroom units	1.5 spaces for each unit
Four-bedroom units and above	2 spaces for each unit, or less as required by the review authority
Guest parking	1 space for each 4 units
Organizational house	1 space for each bedroom
Residential care homes	
Six or fewer clients	2 spaces
Seven or more clients	1 space for each 2 beds, plus 1 space for each 4 beds for guests and employees
Rooming or boarding houses	1 space for each bedroom
Senior housing projects	1 space for each two units, plus 1 guest parking space for each 10 units. Reduced parking may be provided in compliance with Section 17.36.080(C). (Reduced parking for senior housing projects)
Single-family dwellings including mobilehome units and manufactured housing	2 spaces

F. Nonconforming Parking. A structure with nonconforming off-street parking may be physically changed or undergo a change in use subject to the following provisions:

~~3. Waiver by Commission. The commission may waive covered parking requirements when a nonconforming structure is proposed for rehabilitation if the commission determines, in compliance with Section 17.62.050 (Use permit and minor use permit), that the existing structure location, lot size, or topography renders the requirement infeasible or unnecessary.~~

**SECTION 11: Amendment to the Cotati Municipal Code.** Section 17.36.060(A) is amended as follows:

**17.36.060 Disabled parking requirements.**

A. Accessibility Requirements. Parking lots and facilities shall be designed to provide for access by the physically disabled from public rights-of-way, across intervening parking spaces, and into structures, including parking spaces specifically designed and located for the use of the disabled/handicapped, shall be required. Standards for the facilities shall be based on the standards of the American Standards Association and/or other applicable guidelines.

**SECTION 12: Amendment to the Cotati Municipal Code.** Section 17.36.070 is amended as follows:

**17.36.070 Bicycle and motorcycle parking.**

A. Bicycle Parking. Each multifamily residential development and nonresidential land use shall provide bicycle parking in compliance with this section.

1. Number of Bicycle Spaces Required.

- a. Multifamily residential uses shall provide bicycle parking spaces equal to a minimum of one bicycle space for every four dwelling units or fraction thereof, with a minimum of two bicycle spaces. For multifamily developments of fourteen or more dwelling units, a minimum of seventy-five percent of bicycle parking spaces or fraction thereof shall be long-term parking and the remaining spaces may be short-term parking. The number of long-term bicycle parking spaces may be reduced by the review authority if dwelling units are provided with a private garage or private, ground-floor, enclosed storage space that will accommodate a bicycle.
- b. Non-residential uses shall provide bicycle parking spaces equal to a minimum of one bicycle space for every ten automobile spaces or fraction thereof, with a minimum of two bicycle spaces. A minimum of twenty-five percent of bicycle parking spaces or fraction thereof shall be long-term parking and the remaining spaces may be short-term parking.

2. Bicycle Parking Design and Devices.

- a. Short term bicycle parking spaces are typically in the form of bicycle racks. Bicycle racks must meet the following criteria:
  - i. Supports the bicycle upright by its frame in two places;
  - ii. Prevents the wheel of the bicycle from tipping over;
  - iii. Enables the bicycle frame and at least one wheel to be secured to the rack with a U-lock;
  - iv. Rack is constructed of materials that resist cutting by manual tools such as bolt cutters, hand saws, abrasive cutting cables, and pipe cutters.

b. Long term bicycle parking protects the entire bicycle and its components from theft, vandalism, and inclement weather.

i. Bicycle lockers. A bicycle locker is a fully enclosed space for one bicycle, accessible only to the owner of the bicycle. A bicycle locker must be equipped with an internally mounted key-actuated or electronic locking mechanism, and not lockable with a user-provided lock. Groups of internal-lock bicycle lockers may share a common electronic access mechanism provided that each locker is accessible only to its assigned user. Bicycle lockers shall be constructed of molded plastic/fiberglass, solid metal, or perforated metal.

ii. Restricted-access bicycle enclosure. A restricted-access bicycle enclosure is a covered or indoor locked area containing within it one bicycle rack space for each bicycle to be accommodated and accessible only to the owners of the bicycles parked within it.

3. Bicycle Parking Space Location and Layout.

- a. Short-term bicycle parking facilities that consist of permanently anchored bicycle racks shall be located in a convenient, highly visible, and well-lighted area within fifty feet of the primary entrance of each structure they are intended to serve, and within view of pedestrian traffic.
- b. Long-term bicycle parking facilities for tenant and occupant use shall be conveniently accessible by pedestrians from the street and shall be at least as convenient and close to building entrances as the nearest non-disabled automobile parking space.
- c. All bicycle parking spaces provided shall be on a hard and stable surface.

- d. All bicycle parking facilities shall be securely anchored to the surface so they cannot be easily removed and shall be of sufficient strength to resist vandalism and theft.
- e. All bicycle parking facilities within vehicle parking areas shall be separated by a curb or other physical barrier to protect bicycles from damage by automobiles and other moving vehicles.
- f. Short-term bicycle parking facilities are subject to and shall meet all the following requirements:
  - i. The facilities shall be located at least three feet away from any wall, fence, or other structure.
  - ii. When multiple short-term bicycle parking facilities are installed together in sequence, they shall be installed at least three feet apart and located in a configuration that provides space for parked bicycles to be aligned parallel to each other.
  - iii. The facilities shall be installed in a clear space at least two feet in width by six feet in length to allow sufficient space between parked bicycles, with minimum overhead clearance of seven feet.
  - iv. Permanently anchored bicycle racks shall be installed to allow the frame and one or both wheels of the bicycle to be securely locked to the rack.

**B. Motorcycle Parking.** Each parking lot with twenty-five or more automobile parking spaces shall provide motorcycle parking spaces conveniently located near the primary entrance of a structure, accessed by the same aisles that provide access to the motor vehicle parking spaces in the parking lot.

- 1. **Number of Spaces Required.** A minimum of one motorcycle parking space shall be provided for each twenty-five automobile spaces or fraction thereof.
- 2. **Space Dimensions.** A motorcycle parking space shall have minimum dimensions of four feet by seven feet.

**SECTION 13: Amendment to the Cotati Municipal Code.** Sections 17.36.080(A-E) are amended as follows:

**17.36.080 Reduction of parking requirements.**

- A. Shared Parking.** Where two or more adjacent uses have distinct and differing peak parking usage periods, (e.g., a theater and a bank), a reduction in the required number of parking spaces may be allowed by the review authority. Approval shall also require a parking management plan and recorded covenant running with the land, recorded by the owner of the parking facility, guaranteeing that the required parking will be maintained exclusively for the use or activity served for the duration of the use or activity, in compliance with Section 17.36.120 (Designation of off-site parking and loading spaces) of this chapter.
- B. Reduction of Parking.** The review authority may reduce the number of parking spaces required by Section 17.36.050 (Number of parking spaces required) of this chapter, based on quantitative information provided by the applicant that documents the need for fewer spaces (e.g., sales receipts, documentation of customer frequency, information on parking standards required for the proposed land use by other cities, etc.).
- C. Reduced Parking for Restricted Senior Housing Projects.** The review authority may reduce the number of parking spaces required by Section 17.36.050 (Number of parking spaces required) for senior housing projects, for persons aged fifty-five and over, based on quantitative information provided by the applicant that documents the need for fewer spaces for these types of residential development projects.
- D. Shared On-Site Parking for Mixed Use Projects.** The use of shared parking provisions shall be incorporated into mixed use projects in compliance with Section 17.42.100 (Mixed use projects).
- E. Street or Public Parking Lot Parking for Residential Uses.** A portion of the required parking for a residential use may be located on a public street or in a public parking lot with use permit approval.

**SECTION 14: Amendment to the Cotati Municipal Code.** Sections 17.36.090(A)(1), (A)(3), (A)(4), (B), (B)(1), (D), (F), and (H), and Table 3-9 are amended as follows:

**17.36.090 Parking design and development standards.**

Automobile parking areas shall be designed and constructed in compliance with the following standards:

A. Location of Parking. Off-street parking areas shall be located as follows:

1. Residential Parking. Parking for a residential use shall be located on the same property as each residential unit served, except for mixed use projects developed in compliance with Section 17.42.100 and projects developed with shared and/or street or public parking lot parking spaces in compliance with Section 17.36.080 of this title. Garage parking shall be located in compliance with the garage setback requirements of the applicable zoning district in Article 2 (Community and Project Design), and Section 17.42.160(F)(2) of this title. The location of parking shall also comply with the requirements of subsections (A)(3) of this section.

3. Parking Adjacent to Streets. No parking space or parking aisle shall be located between a building, and a public or private street, except for:

4. Parking Within Required Setbacks. No parking space or parking aisle shall occupy a required front or street side setback, with the exception that driveways that access parking spaces or garages for a single-family residence or a two-unit multifamily plex development (duplex) may also be used for parking. No driveway shall be located between a residential structure and the street in the street side setback of a corner lot, with the exception of a driveway accessing parking spaces or a garage to the rear of the residential structure directly from the side street. No residential parking space for a single-family dwelling shall occupy a required internal side or rear setback, except within an enclosed garage that complies with the garage setback requirements of Section 17.42.160(F)(2) of this title. See also Section 17.30.020(E)(3) of this title. Uncovered parking spaces or aisles for multifamily residential projects may occupy the rear or interior side setback, provided that a minimum thirty-inch-wide landscape area is maintained between the parking or aisles and the property line, and curbing or wheel stops are provided in compliance with Section 17.36.090(J) of this title.

B. Access to Parking. Access to parking shall be provided as follows for all parking areas other than for individual single-family residences and two-unit multifamily plex developments (duplexes). Site design shall minimize the amount of paved surfaces and driveway lengths while providing for safe and suitable access for vehicular circulation.

1. Parking areas shall provide suitable maneuvering area so that vehicles exit to a street in a forward direction. Parking lots shall be designed to prevent access at any point other than at designated access drives. Single-family residences and two-unit multifamily plex developments (duplexes) are exempt from this requirement.

D. Parking Stall and Parking Aisle Dimensions. Each parking stall and parking aisle for all land uses shall comply with the minimum dimension requirements in Tables 3-8 and 3-9, and as illustrated in Figure 3-11. Residential garages shall comply with the “Minimum Parking Stall Dimensions” in Table 3-8.

**Table 3-9  
Parking Aisle Width**

Type of Parking Aisle	Minimum Parking Aisle Width
Where the number of parking spaces to be served is less than four, or where vehicle movement is one-way	12 feet

Where parking spaces for four or more cars are accessed by a two-way aisle, and:	
Where the spaces are at an angle of 45 degrees to the aisle.	15 feet
Where the spaces are at an angle of greater than 45 degrees, but less than 60 degrees to the aisle.	18 feet
Where the spaces are at an angle of greater than 60 degrees, but less than 90 degrees to the aisle.	20 feet
Where the spaces are at an angle of 90 degrees or greater to the aisle.	24 feet

F. Lighting. The lighting of parking spaces, parking aisles, parking lots, and driveways shall comply with Section 17.30.060 (Outdoor lighting) of this title.

H. Parking Stall Striping and Identification. Parking stalls shall be clearly outlined with four-inch-wide lines painted on the parking surface. Car pool stalls shall be clearly identified for car pool use only. The striping and identification shall be continuously maintained in a clear and visible manner. Changes to any parking stall or lot shall require the prior approval of a re-striping plan by the director.

**SECTION 15: Amendment to the Cotati Municipal Code.** Sections 17.36.100(B), (C), and (F) are amended as follows:

**17.36.100 Driveways and Site Access**

B. Location of Driveways.

1. No driveway shall provide access to a site across a front property line in the CE, CG, and CD zoning districts unless no access to parking at the rear of the parcel can be obtained from an alley, street side property line, or across adjacent parcels.
2. Distance from Street Corner. No driveway shall be located less than one hundred fifty feet from the nearest street intersection, as measured from the centerline of the driveway to the centerline of the nearest travel lane of the intersecting street. A lesser distance may be approved by the city engineer for parcels with street frontages of less than one hundred fifty feet.
3. Driveway Spacing. Driveways shall be separated along the street frontage as follows:
  - a. Single-Family and Plex Multifamily Residential Development. Driveways shall be separated by at least six feet, unless a shared, single driveway is approved by the review authority, or a greater separation is required by the City Engineer. The six-foot separation does not include the transition or wing sections on each side of the driveway; and
  - b. Multifamily and Nonresidential Development. Where two or more driveways serve the same or adjacent multifamily or nonresidential development, the centerline of the driveways shall be separated by a minimum of fifty feet. Exceptions to this standard shall be subject to the approval of the city engineer.

C. Driveway Width.

1. Single family dwellings. Each parcel with a single family dwelling (excluding accessory dwelling units) shall have a driveway with a minimum width of ten feet and maximum width of twenty feet.

2. Two-unit multifamily plex development (duplex). Each parcel with a duplex development (excluding accessory dwelling units) shall have a driveway with a minimum width of twelve feet and maximum width of twenty feet, or as determined by the fire marshal.
3. Three-unit multifamily plex development (triplex). Each parcel with a triplex development (excluding accessory dwelling units) shall have a driveway with a minimum width of sixteen feet and maximum width of twenty feet, or as determined by the fire marshal.
4. Multifamily development of four or more dwelling units. Each parcel with a multifamily development of four or more dwelling units (excluding accessory dwelling units) shall have a driveway with a minimum width of twenty feet and maximum width of twenty-six feet, or as determined by the fire marshal.
5. Nonresidential Projects. The minimum width of driveways providing access to nonresidential parking spaces and lots shall comply with the requirements for parking aisle widths in Table 3-9. The maximum driveway width shall be thirty feet, exclusive of the width of a median divider.

F. Woonerf (Multi-Use/Multi-Modal Zone). Any internal driveway within a multifamily development of ten units or more, or the residential portion(s) of a horizontal mixed-use project with ten or more residential units, shall be designed as a woonerf in keeping with the standards of this section. Woonerfs or woonerf elements may also be included as a part of other residential projects such as cottage courts, plex housing, and single-family developments and in commercial developments to the extent feasible.

**SECTION 16: Amendment to the Cotati Municipal Code.** Chapter 17.39 is amended as follows:

### **Chapter 17.39**

#### **OBJECTIVE DESIGN STANDARDS**

Sections:

- 17.39.010 Purpose of chapter.
- 17.39.020 Applicability.
- 17.39.030 Multifamily residential objective design standards.
- 17.39.040 Multifamily Plex residential objective design standards.
- 17.39.050 Single family residential objective design standards

#### **17.39.010 Purpose of chapter.**

This chapter establishes objective residential design standards that are clear, specific, and intended to ensure high quality, creative building designs that enhance Cotati's character and livability. These objective standards work to maintain the rural, small-town feel of the community, in harmony with a downtown area, major street corridors, and rail Transit-Oriented Community area that are suitable for intensified development. Consistent with existing state law, objective standards are those that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark. These objective standards can be applied in either ministerial or discretionary design review processes for residential development.

#### **17.39.020 Applicability.**

The provisions of this chapter apply to all residential projects and residential portions of mixed use projects.

#### **17.39.030 Multifamily objective residential design standards.**

These standards apply to all multifamily housing developments of ten or more dwelling units, with the exception of Cottage Housing projects consistent with Section 17.42.125 of this title. Residential developments that are subject to this chapter must be consistent with each of the standards below:

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. Such differentiation can be handled through the public realm (city-initiated enhancements) and further emphasized from building to building or development to development. Distinct neighborhoods create a sense of ownership and a visual diversity that makes cities and towns interesting and more livable.

1. Multifamily projects fronting on an existing or proposed public street shall orient the buildings to the street with individual entries, porches and/or stoops, windows, and landscaping facing the street. Street-facing parking lots, parking spaces, carports, and garages are not allowed.
2. The project shall be designed so that at least seventy-five percent of the length of the facade of each building adjacent to a public street is occupied by habitable space with windows.
3. A third story (or higher) portion of any multifamily building shall be set back a minimum of thirty feet from any property line adjacent to properties in the NL or NM zoning districts that are developed with single-family residences.

**B. Building Design.** The intent of these building design standards is to enhance the quality and character of neighborhoods with new multifamily developments that include design features of traditional residential architectural styles.

1. Buildings shall include design features of traditional residential architectural styles, consisting of:
  - a. Visible roof styles shall incorporate low to moderately pitched roofs (gabled or hipped) with slopes ranging between 4:12 and 9:12. Other roof types such as flat, parapet, butterfly, and shed shall not be visible elements of the architecture, except a dormer, porch, or architectural projection may include a shed roof. A shed roof with a projecting dormer(s) is permissible.
  - b. Rooflines shall extend past the wall of the building with a minimum eave width of eighteen inches and shall include exposed roof beams and/or rafters.
  - c. The upper portion (quarter to half) of a window shall include divided lights or simulated divided lights. Tinted and reflective glass is prohibited.
  - d. Windows shall be limited to double hung, single hung, casement, or fixed, and shall include a wood surround with a minimum width of four inches (nominal).
  - e. Exterior entry doors shall include recessed panels and/or glazing and shall include a wood surround with a minimum width of four inches (nominal). Exterior wall materials shall include at least two of the following materials: solid wood or concrete based wood siding, plywood with vertical solid wood battens of at least two-inch width (nominal), solid wood or concrete based shingle siding, stucco, brick, and stone. Materials such as T1-11 siding, particle board, vinyl, foam, and EIFS are prohibited.
  - f. Building materials and details shall be consistent on all elevations.
  - g. All ground-level residential units fronting onto a public street, plaza, park, or courtyard shall have their primary access from a porch or stoop, the floor of which is a maximum of thirty inches above grade. The porch/stoop shall be a minimum of four feet clear depth and six feet clear width. The porch/stoop shall be open on the front and at least one side, with the exception of a partial enclosure of a maximum height of thirty-six inches (or the minimum height required by the Building Code) above the floor, that is either 1) a half wall or pony wall enclosed with the same materials as the building's exterior, natural stone, or brick, or 2) a wooden balustrade featuring balusters, pickets, or spindles, open horizontal slats, or other decorative woodwork of an open design. Stoops may feature a finished metal railing and balustrade. Porches/stoops shall be covered with a roof that is supported by square/rectangular columns which may be straight and/or tapered. Cantilevered roofs are not permitted.

h. The project shall be designed and constructed so that a minimum of ten percent of the units are one-story and meet Federal and State accessibility standards.

2. Affordable units and market rate units in the same development shall be constructed of the same exterior materials and details such that the units are not distinguishable. Affordable unit types by bedroom count shall be provided in the same proportion as the overall unit mix of the project and shall be distributed evenly throughout the project.

3. Blank walls shall not exceed twenty linear feet without being interrupted by a window or entry. Walls without entries or windows shall include shrubs and trees or art.

4. Buildings over three stories must provide a ground-floor elevation that is distinctive from the upper stories by providing a material change or horizontal articulation with a minimum dimension of ten feet between the first floor and upper floors along at least seventy-five percent of the building facade with frontage upon a street, adjacent public park, or public open space.

5. Covered front porches of existing homes to remain shall not be enclosed.

6. Window Orientation. 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, the windows shall be oriented and/or screened by an architectural feature to provide privacy for the residents of both structures.

7. Entry points into multifamily housing buildings shall be distinguished from the facade using articulation, projections, or other distinguishing characteristics which highlight the point of entry.

8. All roof-mounted and/or ground-mounted equipment with the exception of solar collector panels shall be screened from view using architectural and/or landscape features.

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 and incorporate variety in massing and details to add visual interest.

1. A minimum of two features such as balconies, cantilevers, dormers, bay windows, porches, stoops, and individualized entries, shall be incorporated into each project building facade.

2. The building facade facing a street, public park, or publicly accessible outdoor space shall incorporate a horizontal offset for every fifty feet of continuous building wall length with a minimum depth of eighteen inches.

3. Rooflines shall be vertically articulated at least every fifty feet along the street frontage, by varying rooflines, height and/or building form.

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, 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. Other open spaces such as areas within a street side setback (other than a permitted private porch and/or patio), creek setback, stormwater management facility, wetland/habitat preservation areas, and sloped areas over five percent are not considered "usable open space."

1. Usable Open Space and Amenities. Each multifamily residential project shall provide permanently maintained usable open space and/or amenities. The total amount of usable open space and/or amenities included for the project shall at a minimum provide a total of one hundred fifty square feet of usable common and/or private open space per unit. Projects directly adjacent to a public park or directly across a local street from a public park need to only provide a total of forty-eight square feet of common and/or private usable open space per unit on the project site. Usable open space and/or amenities shall be

provided as follows:

- a. Ground-level units shall include a private porch and/or private patio/garden. Each private porch or private patio/yard shall include a minimum clear dimension of six feet by eight feet.
- b. Projects not directly adjacent to a public park or directly across a local or collector street from a public park, shall include usable common open space which may be a courtyard or rooftop terrace.
- c. Projects shall include a minimum of three of the following additional usable open space amenities:
  - i. Private balconies above the ground floor for each unit
  - ii. Playground.
  - iii. Swimming pool.
  - 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.)
  - v. Community garden.
  - vi. Play/sport court(s) – teen/adult (i.e., bocce ball, basketball).
  - vii. Courtyard.
  - viii. Rooftop terrace.

2. Outdoor seating shall be provided at common usable open space areas.

3. Any playground area must be visible to multiple units to provide casual surveillance and be separated from traffic. Benches or picnic tables for adults that accompany younger children shall be provided.

4. Configuration of Usable Open Space. Required usable open space areas shall be designed and located as follows:

a. Courtyards shall be enclosed fully or partially on a minimum of two sides by buildings that include residential units and/or community buildings with entries and windows facing the courtyard; and shall have a minimum dimension of twenty feet. Courtyards shall at a minimum include hardscape, landscaping, and seating with a table or tables.

b. Rooftop terraces shall include tables, chairs, and landscaping at a minimum. The rooftop terrace shall be designed and constructed to ensure that interior noise levels of adjacent uses are in compliance with Section 17.30.050.

5. Open space landscaping shall comply with the requirements of Chapter 17.34 (Water Efficient Landscaping Standards).

6. Maintenance and Control of Common Open Space. Required common open space shall be controlled and permanently maintained by a homeowners' association (HOA) or similar entity within a common ownership interest development. Provisions for control and maintenance shall be included in property covenants of all common interest developments.

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 shall be installed and maintained along all vehicular access ways and pedestrian walkways, in compliance with Section 17.30.060 (Outdoor lighting). The lighting shall be shielded and directed downward onto the driveways and walkways within the development and away from adjacent properties to eliminate glare and minimize light trespass. Lighting of at least one foot-candle shall also be installed and maintained within all covered and enclosed parking areas and shall be screened with full cutoff luminaires to minimize sky glow and glare onto public sidewalks and adjacent residences. Lighting fixtures/lamps shall be energy efficient and

be a warm light with a broad color spectrum to minimize sky glow. An all-night light shall not exceed 3000K (Kelvin Color Temperature Scale) and lights with an on/off timer shall not exceed 4000K.

Proposed lighting shall be shown on the required landscape plan and supported by a photometric analysis.

F. Site Design. The intent of site design standards is to ensure the integration of new multifamily development into the surrounding neighborhood and to enhance the appearance, safety, convenience, and social interaction of the project through the provision of circulation connectivity. Further, these standards are intended to identify the appropriate location and appearance of parking and other features serving these developments.

1. Project shall provide or extend streets as shown in the adopted Cotati general plan or the adopted specific plan.
2. When dwelling units are abutting common open space areas, a minimum of one window from each dwelling abutting the common open space area shall overlook the common open space.
3. Accessory Structure Design. Accessory structures and uses (e.g., bicycle storage, garages, carports, laundry rooms, recreation facilities, etc.) shall be designed and constructed with an architectural style, exterior colors, and materials that match the structures in the project containing dwelling units.
4. Screen all parking areas, covered and uncovered, 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. Landscaping used for screening purposes shall be no less than fifteen feet wide (from the back of sidewalk or street curb to the parking lot paving, whichever is greater) and no less than three feet tall.
5. Structures listed on Table 9.1-1 (Buildings Potentially Eligible for the California Register) of the Cotati general plan background report shall be preserved/restored in their existing location and incorporated into the proposed development.
6. A pedestrian walkway system shall be provided to connect each unit to facilities within the project, to public streets, and to public pedestrian/bicycle paths abutting the project where legally permissible.
7. Street trees within a planter strip or tree well shall be provided except in cases where the public works standards call for a contiguous sidewalk or no sidewalk.
8. Front Setback Pavement. No more than forty percent of the front setback area shall be paved for walkways, driveways, and/or other hardcover pavement.
9. Parking Location. Off-street parking shall be located so that garage doors, carports, and open parking spaces are not visible from the street fronting the parcel.

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

1. Perimeter fencing utilized along public streets shall be constructed of decorative iron, pre-painted welded steel, stone, or wood pickets or a combination of such materials. Chain-link fencing is prohibited.
2. The height of solid fencing between private yards and common open spaces shall be limited to forty-two inches in height.
3. Screen rooftop equipment (solar panels are exempt) from visibility. The point of view for determining visibility shall be five feet above grade at a distance of two hundred feet.

4. Screen 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.

5. Refuse Containers.

a. Provide dumpsters for refuse collection within a roofed enclosure with walls a minimum of six feet tall. Allow adequate size to accommodate the needed landfill, compost, and recycling containers. All enclosures and gates should be designed to withstand heavy use. Provide wheel stops or curbs to prevent dumpsters from banging into walls of enclosure.

b. Coordinate with the refuse pickup provider to determine the size and number of dumpsters required, and ensure that dumpsters shall accommodate all waste streams (landfill, recycling and compost, etc.).

c. Provide an opening so that pedestrians can access the dumpsters without opening the large gates.

d. Provide lighting at refuse enclosures for nighttime security and use.

e. Locate dumpster enclosures so that no dwelling is closer than twenty feet (including those on abutting properties), or more than one hundred feet from a residential unit. No minimum distance from dwellings is required if dumpsters are located within a fully enclosed room.

6. Storage. A minimum of one hundred cubic feet of lockable storage area shall be provided for each dwelling outside of the unit, with no dimension less than thirty inches. This section does not apply to vertical mixed use.

7. Laundry Facilities. Each unit shall be provided a plumbed individual laundry area within the unit or its garage, of a size large enough to accommodate a clothes washer and dryer. If located in the garage for an individual unit, the laundry area shall not encroach into the required parking area. Alternatively, project applicant may provide common laundry facilities.

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

1. Site planning and building design shall provide for pedestrian access from the public street into the nonresidential and residential portions of the project, through courtyards, plazas, and walkways.

2. Horizontal mixed-use projects shall include a pedestrian network connecting the residential components of the project with the nonresidential components through the provision of courtyards, plazas, and walkways.

3. All building design and site design requirements and criteria identified herein shall be incorporated into mixed-use projects.

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.

J. Additional Objective Standards Within Land Use Code and Specific Plans. Projects subject to this chapter must comply with all other applicable objective standards within this land use code and adopted policies of specific plans.

#### **17.39.040 Multifamily plex objective residential design standards.**

These standards apply to all multifamily plex housing developments that contain two to nine dwelling units, with the exception of Cottage Housing projects consistent with Section 17.42.125 of this title, to which only

the standards of Section 17.39.040(B)(1-5) shall apply. The standards of Section 17.39.040(B)(1-5) may also be applied to structures containing up to four dwelling units that are part of a development of ten or more units that is comprised of single family and/or multifamily structures.

A. Neighborhood Compatibility. The purpose of the neighborhood compatibility design standards is to enhance established neighborhoods and their distinctive characteristics by requiring new multifamily plex development projects of two to nine dwelling units to include features most relevant to the Cotati community.

1. Dwelling units in multifamily plex developments may be contained in a single building or multiple buildings, with the number of units across all buildings in the development totaling no more than nine.
2. The dwelling units within the development that are adjacent to a public street(s) shall be oriented with individual entries, porches, stoops, windows, and landscaping facing the street. Walkways shall lead from the street to the individual entries of the street-facing units.
3. The project shall be designed so that at least fifty percent of the length of the facade of each building adjacent to a public street is occupied by living space with windows.
4. Street-facing parking lots, parking spaces, carports, and garages are not allowed. All parking shall be located behind the street-facing building(s) or at the rear of the lot, with the exception of two-unit (duplex) developments.
5. The maximum height for multifamily plex housing is three stories. A third story must be set back a minimum of thirty feet from any property line adjacent to properties located in lower-density zoning districts that are developed with single-family residences.
6. Any building facade facing a street, public park, or publicly accessible outdoor space shall incorporate a horizontal offset for every fifty feet of continuous building wall length with a minimum depth of thirty-six inches.

B. Building Design. The intent of these building design standards is to enhance the quality and character of neighborhoods with new multifamily plex developments that include design features of traditional architectural residential styles that reflect the character of the Cotati community.

1. Buildings shall include design features of traditional homes consisting of:
  - a. Visible roof styles shall incorporate low to moderately pitched roofs (gabled or hipped) with slopes ranging between 4:12 and 9:12. Other roof types such as flat, parapet, butterfly, and shed shall not be visible elements of the architecture, except a dormer, porch, or architectural projection may include a shed roof. A shed roof with a projecting dormer(s) is permissible.
  - b. Rooflines shall extend past the wall of the building with a minimum eave width of eighteen inches and shall include exposed roof beams and/or rafters.
  - c. The upper portion (quarter to half) of a window shall include divided lights or simulated divided lights. Tinted and reflective glass is prohibited.
  - d. Windows shall be limited to double hung, single hung, casement, or fixed, and shall include a wood surround with a minimum width of four inches (nominal).
  - e. Exterior entry doors shall include recessed panels and/or glazing and shall include a wood surround with a minimum width of four inches (nominal).
  - f. Exterior wall materials shall include at least two of the following materials: solid wood or concrete based wood siding, plywood with vertical solid wood battens of at least two-inch width (nominal), solid wood or concrete based shingle siding, stucco, brick, and stone. Materials such as T1-11 siding, particle board, vinyl, foam, and EIFS are prohibited.
  - g. Building materials and details shall be consistent on all elevations that are visible from a public street.

h. All ground-level residential units fronting onto a public street, plaza, park, or courtyard shall have their primary access from a porch, or in the NU zoning district, a porch or stoop. Porches that serve one or two units shall be a minimum of six feet clear depth and eight feet clear width. Porches that serve three or more units shall be a minimum of six feet clear depth and twelve feet clear width. Stoops shall be a minimum of four feet clear depth and six feet clear width. Porches/stoops shall be open on the front and at least one side, with the exception that porches shall have a partial enclosure of a maximum height of thirty-six inches (or the minimum height required by the Building Code) above the floor. This enclosure shall be either 1) a half wall/pony wall enclosed with the same materials as the building's exterior, natural stone, or brick, or 2) a wooden balustrade featuring balusters, pickets, or spindles, open horizontal slats, or other decorative woodwork of an open design. Stoops may feature a finished metal railing and balustrade. Porches and stoops shall be covered with a roof that is supported by square/rectangular columns which may be straight and/or tapered. Cantilevered roofs are not permitted.

2. Blank walls shall not exceed twenty linear feet without being interrupted by an architectural element, material change, window, or entry.
3. 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, the windows shall be oriented and/or screened by an architectural feature or landscaping to provide privacy for the residents of both structures.
4. Exposed stairs to the upper levels of structures are not permitted on the street-facing facades.
5. All roof-mounted and/or ground-mounted equipment with the exception of solar collector panels shall be screened from view using architectural and/or landscape features.
6. The maximum unit size in gross floor area, exclusive of garages or private open space, for multifamily plex housing development shall be as follows, for at least eighty percent of the development's units or fraction thereof:
  - i. 0 bedroom/studio units: 600 sqft.
  - ii. 1 bedroom units: 900 sqft.
  - iii. 2 bedroom units: 1,200 sqft.
  - iv. 3 bedrooms units: 1,500 sqft.
  - v. 4+ bedroom units: 1,800 sqft.

C. Site Design. The intent of site design standards is to ensure the integration of new multifamily plex development into the surrounding neighborhood and enhance the appearance, safety, convenience, and social interaction of the project. Further, these standards are intended to identify the appropriate location and appearance of parking and other features serving these developments.

1. Each multifamily plex residential project shall provide permanently maintained usable open space. "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. Projects shall provide a minimum of fifty square feet of usable private open space per unit, which may include a porch, stoop, patio, deck, balcony, and/or yard, and a minimum aggregate total of one hundred square feet of usable common open space per unit.
2. Structures shall be separated by a minimum of five feet.
3. The entrances, porches/patios, and at least one window of dwelling units that are not required to be oriented toward a public street shall be oriented toward the common open space in the project.
4. Accessory structures and uses (e.g., bicycle storage, garages, carports, laundry rooms, recreation facilities, etc.) shall be designed and constructed with an architectural style, exterior colors, and materials that match the structures in the project containing dwelling units.

5. Off-street parking, covered and uncovered, for multifamily plex developments of three or more units shall be screened from view from adjacent public streets. Screening may be accomplished through building placement, landscaping, a planted earth berm, planted fencing, topography, or some combination of the above. Landscaping used for screening purposes shall be no less than ten feet wide (from the back of sidewalk or street curb to the parking lot paving, whichever is greater) and no less than three feet tall.

6. Structures listed on Table 9.1-1 (Buildings Potentially Eligible for the California Register) of the Cotati general plan background report shall be preserved/restored in their existing location and incorporated into the proposed development.

7. Landscaping shall comply with the requirements of Chapter 17.34 (Water Efficient Landscaping Standards).

8. Parking Location. Off-street parking shall be located so that garage doors, carports, and open parking spaces are not visible from the street fronting the parcel, with the exception of two-unit (duplex) developments which shall comply with Section 17.36.090 of this title.

9. Outdoor lighting shall be installed and maintained along all vehicular access ways and pedestrian walkways, in compliance with Section 17.30.060 (Outdoor lighting). The lighting shall be shielded and directed downward onto the driveways and walkways within the development and away from adjacent properties to eliminate glare and minimize light trespass. Lighting of at least one foot-candle shall also be installed and maintained within all covered and enclosed parking areas and shall be screened with full cutoff luminaires to minimize sky glow and glare onto public sidewalks and adjacent residences. Lighting fixtures/lamps shall be energy efficient and be a warm light with a broad color spectrum to minimize sky glow. An all-night light shall not exceed 3000K (Kelvin Color Temperature Scale) and lights with an on/off timer shall not exceed 4000K. Proposed lighting shall be shown on the required landscape plan and supported by a photometric analysis.

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

1. Perimeter fencing utilized along public streets shall be constructed of decorative iron, pre-painted welded steel, stone, wood, or a combination of such materials. Chain-link fencing is prohibited.

2. The height of solid fencing between private yards and common open spaces shall be limited to forty-two inches in height.

3. Screen rooftop equipment (solar panels are exempt) from visibility. The point of view for determining visibility shall be five feet above grade at a distance of two hundred feet.

4. Screen 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.

5. Refuse Containers.

a. Four units or less may be served by individual or shared refuse containers, which must fit either in garage(s) or into a special enclosure(s).

b. Projects of five units or more shall provide dumpsters for garbage collection within a roofed enclosure.

c. When dumpsters are required, the project applicant shall coordinate with the refuse pickup

provider to determine the size and number of dumpsters required and ensure that dumpsters shall accommodate all waste streams (landfill, recycling, and compost, etc.).

d. Dumpster enclosures shall be roofed and incorporate walls a minimum of six feet tall. Allow adequate size to accommodate the needed garbage dumpsters, compost, and recycling containers. All enclosures and gates should be designed to withstand heavy use. Provide wheel stops or curbs to prevent dumpsters from banging into walls of enclosure.

e. Provide an opening so that pedestrians can access the dumpsters without opening the large gates.

f. Provide lighting at trash enclosures for nighttime security and use.

g. Locate dumpster enclosures so that no dwelling is closer than twenty feet (including those on abutting properties), or more than one hundred feet from a residential unit. No minimum distance from dwellings is required if dumpsters are located within a fully enclosed room.

6. Laundry Facilities. Each unit shall be provided a plumbed individual laundry area within the unit or its garage, of a size large enough to accommodate a clothes washer and dryer. If located in a garage for an individual unit, the laundry area shall not encroach into the parking area. Alternatively, project applicant may provide common laundry facilities.

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

1. Site planning and building design shall provide for pedestrian access from the public street into the nonresidential and residential portions of the project, through courtyards, plazas, and walkways.

2. Horizontal mixed-use projects shall include a pedestrian network connecting the residential components of the project with the nonresidential components through the provision of courtyards, plazas, and walkways.

3. All building design and site design requirements and criteria identified herein shall be incorporated into mixed-use projects.

F. 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.

G. Additional Objective Standards Within Land Use Code and Specific Plans. Projects subject to this chapter must comply with all other applicable objective standards within this land use code and adopted policies of specific plans.

#### **17.39.050 Single family objective residential design standards.**

These standards apply to all single family homes, with the exception of Cottage Housing projects consistent with Section 17.42.125 of this title and dwelling units that are part of a multifamily housing development. The standards of Section 17.39.040(B)(1-5) may also be applied to structures containing up to four dwelling units that are part of a development of ten or more units that is comprised of single family and/or multifamily structures.

A. Building Design. The intent of these building design standards is to enhance the quality and character of neighborhoods with new single family homes that include design features of traditional residential architectural styles and reflect the character of Cotati's existing housing.

1. Single family homes shall include design features of traditional residential architectural styles as follows:

a. The primary entrance to the dwelling shall be clearly visible from the street and accessed via a front porch that is located on the front façade. The porch shall be a minimum of six feet clear depth

and eight feet clear width. The porch shall be open on the front and at least one side, with the exception of a partial enclosure of a maximum height of thirty-six inches (or the minimum height required by the Building Code) above the floor. This enclosure shall be either 1) a half wall/pony wall enclosed with the same materials as the building's exterior, natural stone, or brick, or 2) a wooden balustrade featuring balusters, pickets, or spindles, open horizontal slats, or other decorative woodwork of an open design. Porches shall be covered with a roof.

b. Building materials and details shall be consistent on all elevations, with the exception of the rear elevation.

c. Exterior wall materials shall include at least two of the following materials: solid wood or concrete based wood siding, plywood with vertical solid wood battens of at least two-inch width (nominal), solid wood or concrete based shingle siding, stucco, brick, and stone. Exterior wall materials such as T1-11 siding, particle board, vinyl, foam, and EIFS are prohibited.

d. The front façade of a garage shall not exceed a width of twenty-five feet.

e. Blank walls shall not exceed twenty linear feet without being interrupted by a window or entry.

f. 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, the windows shall be oriented and/or screened by an architectural feature or landscaping to provide privacy for the residents of both structures.

2. The building design shall comply with **at least five** of the following standards:

a. Visible roof styles shall incorporate low to moderately pitched roofs (gabled or hipped) with slopes ranging between 4:12 and 9:12. Other roof types such as flat, parapet, butterfly, and shed shall not be visible elements of the architecture, except a dormer, porch, or architectural projection may include a shed roof. A shed roof with a projecting dormer(s) is permissible.

b. Rooflines shall extend past the wall of the building with a minimum eave width of eighteen inches and shall include exposed roof beams and/or rafters.

c. Triangular knee braces supporting eaves, beams extending beyond the edge of the roof eaves, and/or decorative exposed roof beams shall be incorporated.

d. The upper portion (quarter to half) of a window shall include divided lights or simulated divided lights. Tinted and reflective glass is prohibited.

e. Windows shall be limited to double hung, single hung, casement, or fixed, and shall include a wood surround with a minimum width of four inches (nominal).

f. Exterior entry doors shall include recessed panels and/or glazing and shall include a wood surround with a minimum width of four inches (nominal).

g. The ground floor of the home shall be raised twelve to thirty inches above natural grade.

h. The roof of the front porch shall be supported by square/rectangular columns at least six inches in width (nominal) which may be straight and/or tapered.

i. The upper story(ies) of the house shall be set back at least thirty-six inches from the first story.

j. Parking shall be provided behind dwelling such that no surface parking, garage, or carport is visible from street. Such parking may be accessed via an alley at the rear or side of the property, or via a driveway in compliance with Section 17.36.090(A)(4).

B. Site Design. The intent of site design standards is to ensure the integration of new single family homes into

the surrounding neighborhood.

1. No more than forty percent of the front setback area shall be paved for walkways, driveways, and/or other hardcover pavement.
2. Perimeter fencing utilized along public streets shall be constructed of decorative iron, pre-painted welded steel, stone, wood, or a combination of such materials. Chain-link fencing is prohibited.
3. All roof-mounted and/or ground-mounted equipment with the exception of solar collector panels shall be screened from view using architectural and/or landscape features. The point of view for determining visibility of roof-mounted equipment shall be five feet above grade at a distance of two hundred feet.
4. Screen 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.
5. Accessory structures and uses shall be designed and constructed with an architectural style, exterior colors, and materials that match the dwelling unit.
6. All landscaping shall comply with the requirements of Chapter 17.34 (Water Efficient Landscaping Standards).
7. Any outdoor lighting on the property shall be in compliance with Section 17.30.060 (Outdoor lighting).

C. Additional Objective Standards Within Land Use Code and Specific Plans. Projects subject to this chapter must comply with all other applicable objective standards within this land use code and adopted policies of specific plans.

**SECTION 17: Amendment to the Cotati Municipal Code.** Sections 17.42.100(A-C) and (D)(1) and (D)(2) are amended as follows:

**17.42.100 Mixed use projects.**

This section provides standards for the design of mixed-use projects, where allowed by Chapter 17.22 (Allowable Land Uses). A mixed-use project combines residential and nonresidential uses on the same site, either as vertical mixed-use, with the residential units located above the nonresidential uses, or horizontal mixed-use, where the commercial and residential uses are located within separate structures and/or residential uses are located at ground level behind street-fronting nonresidential uses. The residential portions of a mixed use project in the NL, NM, NU, CE, CG, and CD zoning districts are subject to Chapter 17.39 Objective Design Standards of this title. Mixed-use projects in the Specific Plan Districts are subject to the objective design standards identified therein.

A. Design Considerations. A mixed-use project with residential uses shall achieve the following objective design standards:

1. All building materials will be low reflective, include noise reducing materials in exterior doors and windows and walls, and between residential and nonresidential uses.
2. The windows and doors of residential units shall be installed so as to not open or view directly into other units and ensure appropriate privacy between residential units and other uses on the site is provided.
3. Site planning and building design shall provide for delineated pedestrian access from the public street into the residential and nonresidential portions of the project, through courtyards, plazas, walkways, or similar features;

4. Site planning and building design shall be compatible with any adjacent and surrounding residential or mixed-use buildings in terms of building design, color, exterior materials and amenities, landscaping, street furniture, lighting, roof styles, scale, and signage.

**B. Mix of Uses.**

1. Allowable Mix of Uses. The following standards apply to the allowable mix of residential and nonresidential uses in a mixed-use project:
  - a. The nonresidential use component shall comprise a minimum of twenty-five percent of the total floor area of the development, or as defined in the applicable specific plan.
  - b. In vertical mixed-use projects, at least sixty percent of the ground floor area of the development must be comprised of nonresidential uses; a maximum of forty percent of the ground floor area may be occupied by residential uses.
  - c. In horizontal mixed-use projects, nonresidential uses must comprise a minimum of fifty percent of the square footage of the public street frontage of the project site.
2. Allowable Nonresidential Uses. A mixed-use project may combine residential uses with any other use allowed in the applicable zoning district as identified by Article 2 (Community and Project Design) of this title, subject to the planning permit requirements for each use.

**C. Density.** The residential component of a mixed-use project shall comply with the density requirements of the general plan, applicable specific plan, Section 17.24.020 (Zoning district subdivision and density standards) of this title, and subsection B of this section.

**D. Site Layout and Project Design Standards.** Each proposed mixed-use project shall comply with the property development standards of the applicable zoning district, and the following requirements:

1. Location of Units. Residential units in mixed-use projects shall not occupy more than fifty percent of the ground floor space within the first seventy-five feet of area measured from each building face adjacent to Old Redwood Highway or Gravenstein Highway (Highway 116). Residential only projects shall locate shared community spaces on the ground floor and incorporate street facing designs consistent with commercial uses in the applicable specific plan and with Chapter 17.24 Zoning District Development Standards of this title.
2. Parking. In order to encourage the development of residential uses in existing and new commercial areas, the use of shared parking provisions shall be incorporated into mixed-use projects in compliance with Section 17.36.080 (Reduction of parking requirements). The review authority may grant automotive parking reductions of up to one hundred percent for commercial land uses (on a case-by-case basis), when significant multimodal transportation infrastructure and curb-demand management is incorporated into the project design and significant impacts resulting from such a reduction are not identified. The review authority may grant automotive parking reductions for residential land uses, with use permit approval.

**SECTION 18: Amendment to the Cotati Municipal Code.** Section 17.42.120 Multifamily and small-lot single family projects is deleted in its entirety.

**SECTION 19: Amendment to the Cotati Municipal Code.** Section 17.42.125(G)(2) is amended to add the following provision:

**17.42.125 Cottage housing projects.**

2. Building Design Standards.
  - a. Exterior design. Each residential structure shall comply with the objective design standards set forth in Section 17.39.040(B)(1-5) of this title.

**SECTION 20: Amendment to the Cotati Municipal Code.** Sections 17.42.160 (A), (E)(3), and (F)(2)(a) are amended as follows:

**17.42.160 Residential accessory uses and structures.**

This section provides standards for residential accessory uses and structures, where allowed by Chapter 17.22 (Allowable Land Uses). These requirements do not apply to residential accessory dwelling units and junior accessory dwelling units, which are instead regulated by Section 17.42.170 (Accessory dwelling units/junior accessory dwelling units).

A. Limitation on Number. Only one residential accessory structure shall be allowed on any parcel in addition to a detached garage, except in the RR and RVL zoning districts. Properties with multifamily dwellings may have multiple residential accessory structures, as long as lot coverage standards are met.

E. Detached Structures. An accessory structure that is detached from the primary structure shall comply with the following standards, except where subsection F of this section establishes a different requirement for a specific type of accessory structure:

3. Coverage and Size Limitations. Where permitted, the aggregate coverage of accessory structures in required side and rear setbacks shall not exceed five hundred square feet for properties developed with a single family home with or without ADUs or JADUs. The maximum site coverage for all structures on a parcel shall comply with the requirements of the applicable zoning district.

F. Standards for Specific Accessory Uses and Structures. The following requirements apply to the specific types of accessory structures listed, in addition to the requirements of subsection A of this section, as applicable.

2. Garages and Carports. A garage, carport, or other structure that shelters vehicles accessory to a single-family dwelling or multifamily plex development shall comply with the following requirements. Covered parking for a multifamily development of ten or more units shall comply with the zoning district standards in Section 17.24.030 of this title. Covered parking for multifamily developments shall also comply with the requirements of Section 17.39.030 or 17.39.040 of this chapter, as applicable.

a. Limitation on Number. Except in the RR and RVL zoning districts, a single parcel shall have only one attached or detached garage or carport per dwelling unit.

**SECTION 21: Amendment to the Cotati Municipal Code.** Section 17.62.020 Table 6-1 is amended as follows:

**17.60.020 Authority for land use and zoning decisions.**

Table 6-1 identifies the review authority as responsible for reviewing and making decisions on each type of application required by this land use code.

**Table 6-1**

**Planning Permit Review Authority**

Type of Decision	Applicable Land Use Code Section	Role of Review Authority <sup>(1)</sup>			
		Design Review Administration	Director	Planning Commission	City Council
<b>Administrative and Legislative</b>					
Interpretation	17.12		Decision <sup>(2)</sup>	Appeal	Appeal
Development Agreement	17.66		Recommend	Recommend	Decision
General Plan Amendment			Recommend	Recommend	Decision
Specific Plan			Recommend	Recommend	Decision
Zoning Map Amendment			Recommend	Recommend	Decision

Type of Decision	Applicable Land Use Code Section	Role of Review Authority <sup>(1)</sup>			
		Design Review Administration	Director	Planning Commission	City Council
Land Use Code Amendment			Recommend	Recommend	Decision
<b>Planning Permit/Development Approval</b>					
Preapplication Conference	17.60.040(A)		Feedback		
Zoning Clearance	17.62.020		Decision	Appeal	Appeal
Minor Use Permit (MUP)	17.62.050		Decision <sup>(2)</sup>	Appeal	Appeal
Use Permit (UP)	17.62.050		Recommend	Decision	Appeal
Minor Variance	17.62.060		Decision <sup>(2)</sup>	Appeal	Appeal
Variance	17.62.060		Recommend	Decision	Appeal
Design Review – Single family dwelling or two-unit multifamily plex (duplex) structure	17.62.040		Decision	Appeal	Appeal
Design Review – All other projects	17.62.040	Recommend	Recommend	Decision	Appeal
Limited Term Permit	17.62.030		Decision	Appeal	Appeal
Sign Permit or Master Sign Plan	17.38.030	Recommend	Decision	Appeal	Appeal
Master Sign Plan	17.38.030	Recommend	Decision	Appeal	Appeal
Tree Permit – Developed parcel	17.54		Decision	Appeal	Appeal
Tree Permit – Undeveloped parcel	17.54	Recommend	Recommend	Decision	Appeal
Tree Permit – Native oak	17.54	Recommend	Recommend	Recommend	Decision

Notes:

(1) “Recommend” means that the review authority makes a recommendation to a higher decisionmaking body; “Decision” means that the review authority makes the final decision on the matter; “Appeal” means that the review authority may consider and decide upon appeals to the decision of an earlier decisionmaking body, in compliance with Chapter 17.84 (Appeals). “Feedback” means that the director shall issue a letter addressing those issues outlined in subsection A of this section.

(2) The director may defer action and refer the request to the commission, so that the commission may instead make the decision.

**SECTION 22: Amendment to the Cotati Municipal Code.** Sections 17.62.040 (C), (E)(1), (E)(2), and (F) are amended as follows:

**17.62.40 Design review.**

C. Review Authority. The director shall have the authority for design review for a single-family dwelling or a two-unit multifamily plex structure (duplex) on one lot, that is not being constructed in conjunction with three or more dwellings in the same subdivision by the same applicant or developer. Design review for all other projects shall be by the commission, based on a recommendation from design review administration, or as necessary by the director, for project approval, approval with modifications, or denial.

E. Design Review Procedure. When design review is required by this section, preliminary and final

design review shall be obtained as follows, prior to the issuance of a building permit:

1. Preliminary Design Review.

a. When Required. Preliminary design review is required for each proposed project as provided by subsection B of this section, except for one single-family dwelling or a two-unit multifamily plex structure (duplex) on an individual parcel not being constructed in conjunction with three or more dwellings by the same developer in the same subdivision. (An applicant that is otherwise not required to have preliminary design review may choose to request preliminary design review.)

b. Issues to Be Considered. Preliminary design review shall consider site planning and design, building architecture, landscaping, pedestrian and vehicle access and circulation, energy and resource conservation, solid waste, and other issues determined by the review authority to be related to site planning and building architecture. Residential development shall be subject to the standards of Chapter 17.39 (Objective Design Standards) of this title.

c. Form of Review. Preliminary design review shall be in the form of a recommendation on the project by the design review administration to the commission.

2. Final Design Review.

a. When Required. Final design review is required for each proposed project as provided by subsection B of this section. Final design review shall be initiated by the applicant only after the completion of commission or council review of any required planning permit.

b. Issues to Be Considered. Final design review shall consider detailed landscaping and irrigation plans, outdoor lighting, exterior materials and colors, exterior site furniture, proposed signs, trash enclosures, and other topics of concern determined by the review authority to be related to those issues. Residential development shall be subject to the standards of Chapter 17.39 (Objective Design Standards) of this title.

F. Project Review Criteria. The review authority shall evaluate each proposed project to ensure that the project:

1. Complies with this section;

2. For residential projects or residential portions of mixed use projects:

a. Complies with Chapter 17.39 (Objective Design Standards) of this title;

b. Is consistent with the general plan and applicable specific plans; and

c. Complies with any applicable city standards and regulations;

3. For nonresidential projects or non-residential portions of mixed use projects:

a. Provides architectural design, building massing and scale appropriate to and compatible with the site surroundings and the community;

b. Provides attractive and desirable site layout and design, including building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.;

c. Provides efficient, safe, and visually attractive public access, circulation and parking;

d. Provides appropriate open space and landscaping, including the use of water-efficient landscaping, and native plants where appropriate;

e. Addresses site planning design considerations related to city services, traffic flows and patterns, and environmental conditions in a manner that ensures maximum aesthetic cohesiveness;

f. Is consistent with the general plan and applicable specific plans; and

g. Complies with any applicable city design guidelines, design standards, and/or design review policies.

**SECTION 23: Amendment to the Cotati Municipal Code.** Section 17.90.020 is amended to amend the definitions of “multifamily housing” and “parking facility,” and to add the definitions of “driveway,” “multifamily plex housing,” “parking aisle,” “parking lot,” “parking space,” and “parking stall,” as follows:

**17.90.020 Definitions of specialized terms and phrases**

“Multifamily housing” means a structure containing two or more dwelling units, a development of multiple structures that each contain two or more dwelling units, or a development of two or more structures each containing a single dwelling unit, located on a single property. Multifamily structures include: duplexes, triplexes, fourplexes (buildings with two, three or four dwelling units, respectively, in the same structure); apartments (five or more units in a single building); townhouse development (two or more attached dwellings where no unit is located over another unit); rowhouses; and other building types containing multiple dwelling units (for example, courtyard housing, stacked flats, etc.). Multifamily housing structures or developments may be under a single ownership with the dwelling units under rental tenancy, or the dwelling units may be individually owned and occupied, such as condominiums.

“Parking facility – Public or commercial” means parking lots or structures operated by the city, or a private entity providing parking for a fee. Does not include towing impound and vehicle storage facilities, which are instead defined under “Storage – Outdoor.”

“Driveway” means a motor vehicular way providing access between a public way and a building, parking area, lot, or structure, passenger loading zone, and/or other off-street area. A driveway may provide access to parking aisles in a parking lot or structure, but does not include parking spaces or stalls except in the case of a single-family home or two-unit multifamily plex (duplex) residential development.

“Multifamily plex housing” means a multifamily structure(s) or development containing two to nine dwelling units.

“Parking aisle” means a motor vehicular way within a parking lot or structure that connects driveways, parking stalls, electric vehicle charging stations, and/or passenger loading zones, and provides maneuvering space for entering and exiting parking stalls.

“Parking lot” means a dedicated area for the parking of motor vehicles, accessed by one or more driveways and featuring parking spaces or stalls and parking aisles.

“Parking space” means an area dedicated for the parking of a motor vehicle. Where specified, a parking space may also refer to a bicycle parking space.

“Parking stall” means a delineated parking space within a parking lot or structure that complies with the minimum dimensions in Section 17.36.090(D) (Table 3-8) and outlined with striped lines as described in Section 17.36.090(H) and Figure 3-11.

“Site coverage” means the percentage of total site area occupied by structures. Structure/building coverage is measured from exterior wall to exterior wall.

**SECTION 24: Repeal of 1990 Residential Design Criteria.** The Residential Design Criteria adopted in 1990 and revised in 1997 are repealed and replaced with Chapter 17.39 Objective Design Standards of the Cotati Municipal Code.

**SECTION 25: Construction and severability.**

It is the intent of the City Council of the City of Cotati to supplement applicable state and federal law and not to duplicate or contradict such law, and this ordinance shall be construed consistently with that intent. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this ordinance, or its application to any other person or circumstance. The City Council of the City of Cotati hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any

one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

**SECTION 26: Effective date.**

This ordinance shall take effect thirty (30) days after its adoption pursuant to the California Government Code.

**SECTION 27: Publication.** The city clerk shall cause this ordinance to be published and/or posted as required in Section 36933 of the California Government Code.

**IT IS HEREBY CERTIFIED** that the foregoing ordinance was duly adopted at a regular meeting of the City Council of the City of Cotati held on August 27, 2024, by the following vote, to wit:

**RESULT:**  
**MOVER:**  
**SECONDER:**  
**AYES:**

Approved: \_\_\_\_\_

Mayor

Attest: \_\_\_\_\_

Kevin Patterson, Deputy City Clerk

Approved as to form:

\_\_\_\_\_

City Attorney

This document is a true and correct copy of Ordinance Number ### and has been published or posted pursuant to law. *California Government Code § 40806*

\_\_\_\_\_

Kevin Patterson, Deputy City Clerk