City of Sebastopol
Planning Commission Staff Report

Meeting Date:	May 23, 2023
Agenda Item:	7A
To:	Design Review Board
From:	Design Guideline Subcommittee Kari Svanstrom, Planning Director
Subject:	Objective Design Standards Project Update
Recommendation:	Receive Report

Introduction/Background:

The State of California has adopted legislation in recent years that impact the ability of a local jurisdiction to implement their adopted discretionary Design Guidelines and requirements for certain residential projects, including certain multi-family residential development (vis SB35) and, most recently, SB9 for single family residential zones related to additional units on single family parcels through either lot subdivisions ("lot splits") and developing homes on a newly subdivided lot or through the conversion of existing single-family homes into multiple units.

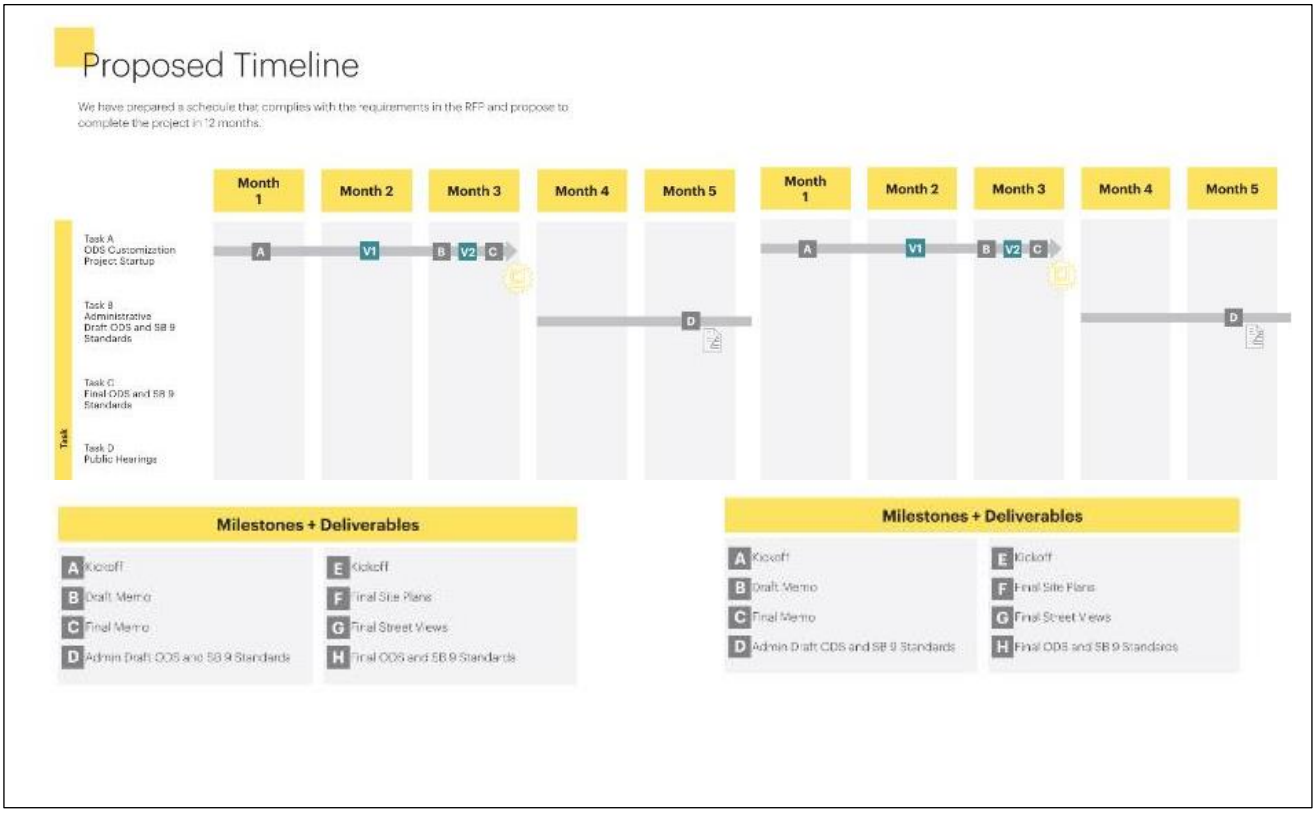
The City Council created a Design Guideline Subcommittee in 2019 to address updates to the City's Design Guidelines and in response to these state laws. The committee includes Paul Fritz from the Planning Commission, Design Review Board members Lars Langberg and Christine Level, and, until his retirement from Council, Patrick Slayter (the Council decided to let this committee continue with out council representation due to the technical nature of the committee). This committee has already developed Standard Conditions of Approval, which can be utilized for both standard city projects, and streamlined (SB35) projects.

Discussion:

The Design Guideline Subcommittee is now working with Planning staff and Opticos, the City's consultant for this project, to develop Objective Design Standards and SB9 standards. Once adopted, the Objective Design Standards (ODS) can be utilized for SB35 applications which are exempt from the normal 'discretionary' design review process. The SB9 standards will be adopted to guide development requirements for lot splits of single family zoned properties in compliance with state law.

It is anticipated that these will also provide more certainty for both developers and the community in terms of the intent of the existing design guidelines. Note, this will not replace the existing design guidelines, which would still be administered by the Design Review Board.

Staff began working with Opticos on the project in September 2022, and the ODS/SB9 project kicked off with the Design Guideline Subcommittee in November, and is anticipated to be approximate 8-9 months. The Design Guideline Subcommittee has met several times since then. The first phase of the project, and have completed the first step, an assessment of the existing conditions; and have met regarding the direction for development of the ODS and SB9 standards. The consultant is working on a draft of these, anticipating a series of meetings with the Subcommittee starting in late March through June. The final recommended ODS and SB9 standards will then go through a series of review hearings with the Design Review Board, Planning Commission, and City Council.



General Plan Consistency:

This action supports the following City Council Goals:

Goal 4.1 - Create a Safe, Healthy and Attractive Environment for Residents and Visitors

Goal 7 - Provide and Develop a Plan for the Future for the City of Sebastopol with the Implementation of the new General Plan

7.2.1 Incorporate the Small Town Character values into the City's land use policies

7.2.2 Review, evaluate and update the Design Review Guidelines

Goal 9 - Enhance housing opportunities in Sebastopol and, when possible, provide assistance to housing projects.

9.1.3 Engage with community on housing issues and suggested review of City policies to facilitate a positive jobs/housing balance.

The following General Plan Actions:

Goal CD 1: Preserve and Enhance Sebastopol's Unique Character, Design, and Sense of Place as a Small, Compact Town

Policy CD 1-1: Ensure that new development is constructed in a manner consistent with the City's Design Guidelines, and any design guidelines for specific areas or types of development.

Policy CD 1-2: Ensure that new residential and commercial development is sensitive to the surrounding architecture, topography, landscaping, character, scale, and ambiance of the surrounding neighborhood.

Policy CD 1-3: Discourage repetitive designs in residential and commercial areas, while establishing a cohesive visual relationship between structures and their surroundings.

Policy CD 1-6: Maintain and enforce Zoning Ordinance provisions and design guidelines that prohibit auto-centric strip development.

Policy CD 1-12: Require the design of new residential development to be consistent with the City's design guidelines, to ensure that new development contributes to the small town character of Sebastopol.

Financial Impact:

The project is being supported by a state planning grant (SB2 grant) funding, and the City's General Plan Update fund.

Public Comment:

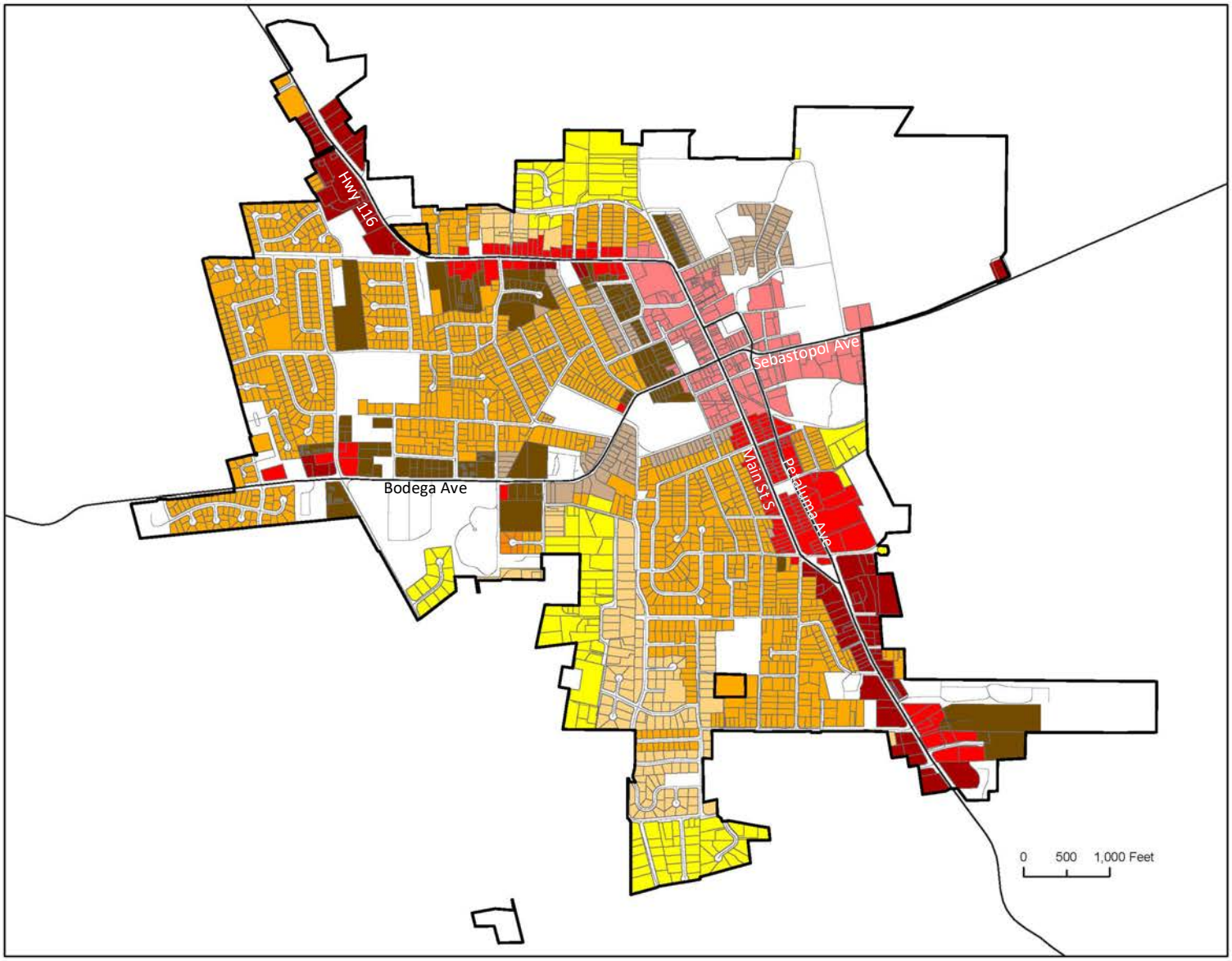
No public comments have been received as of the writing of this staff report.

Recommendation:

Receive report

Attachments:

Existing Conditions Memo/Chapter



Analysis of Existing Conditions and Physical Character for SB9 and ODS Areas

City of Sebastopol
January 2023

OPTICOS

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Table of Content

Introduction

Purpose.

The purpose of this analysis is to evaluate the parcels in the study area for their unique physical characteristics, as well as shared characteristics. In addition, the analysis identifies building or site features that promote pedestrian-oriented development and building design. Last, the analysis identifies the types of buildings that can fit, if allowed, on the variety of parcels in each of the nine zones in the study area. This information will be used to advise on how to prepare SB9 and ODS standards accordingly.

The overall study area is focused on two distinct sub-areas:

- The single-family zoning districts that are subject to SB9 which allows up to two lots on any single-family parcel and up to two units in each lot (See Chapter 1), and
- The multi-family and commercial zoning districts subject to the Housing Accountability Act (HAA) for multifamily projects of two or more units and mixed-use projects with at least two-thirds housing. These projects can only be required to meet the Objective Design Standards (See Chapter 2).

SB9 Areas (Chapter 1). The zones included in these areas are:

- R2 Single-family Residential
- R3 Single-family Residential
- R4 Single-family Residential

ODS Area (Chapter 2). The zones included in these areas are:

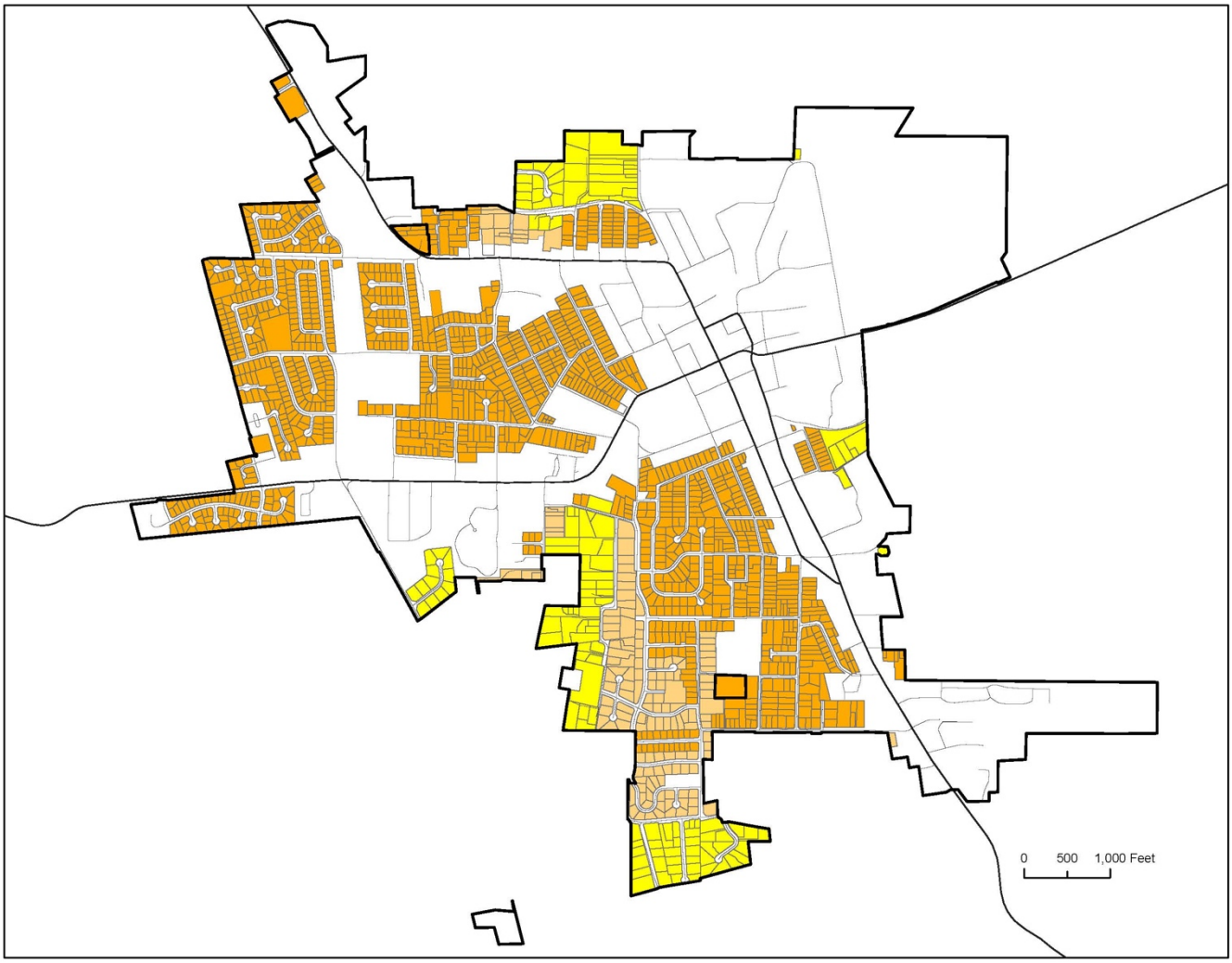
- R5 Single-family and Multifamily Residential
- R6 Single-family and Multifamily Residential
- R7 Multifamily Residential
- CO Office Commercial
- CG General Commercial
- CD Central Core (Downtown)

Chapter 1: SB9 Areas

Overview

Zones

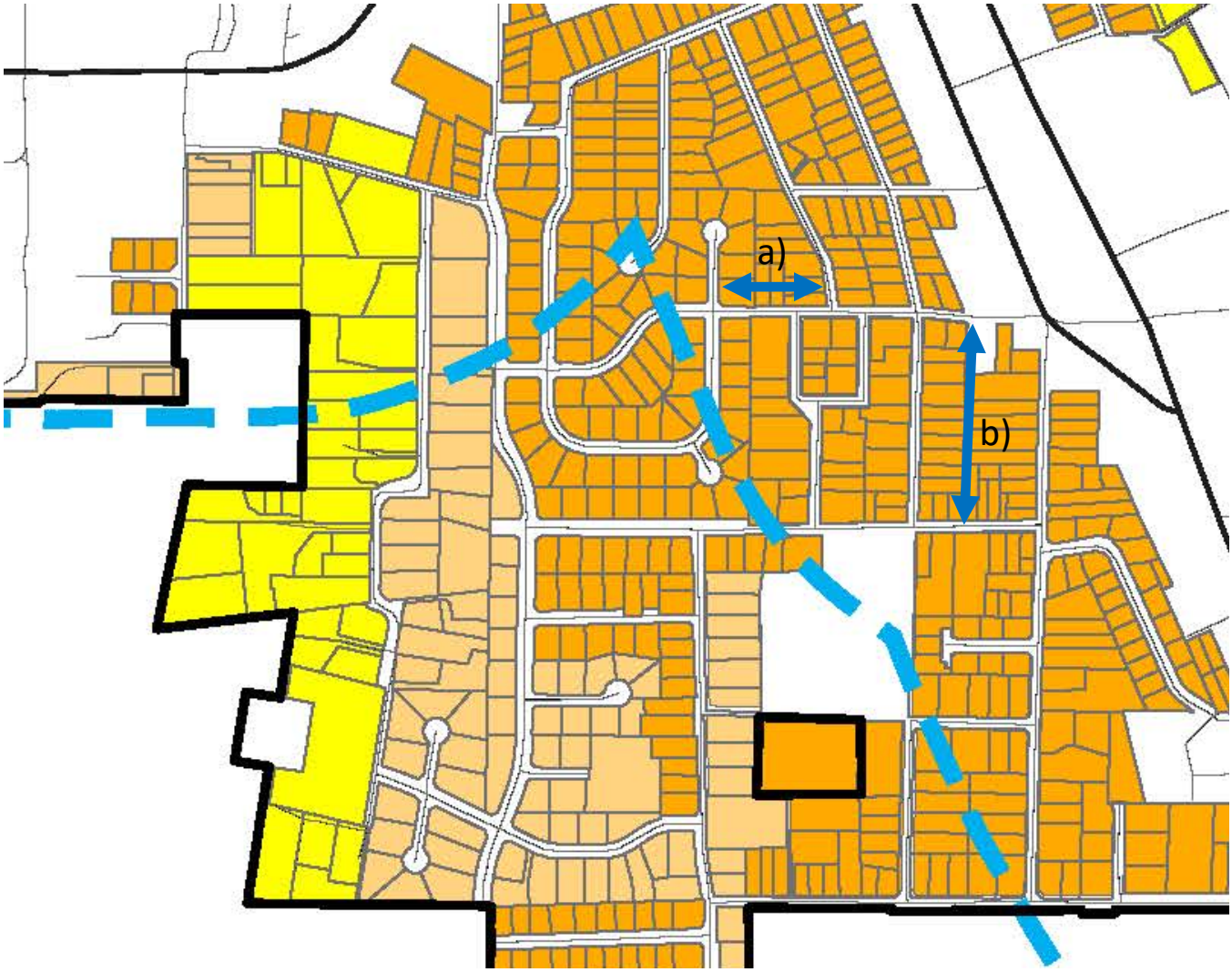
- R2 Single-Family Residential
- R3 Single-Family Residential
- R4 Single-Family Residential



Block Sizes in SB9 Areas

Blocks in these areas are typically located behind major corridors with low connectivity in the street network. In the R2 and R3 zones, there is very limited street connectivity, with no pedestrian or vehicular connection in blocks over 1,000 feet long. In the R4 zone, cul-de-sacs are present and block depth ranges between 600 and 700 feet; these conditions are a barrier to walkability.

Typical Block Sizes in the SB9 Areas



Key dimensions observed:

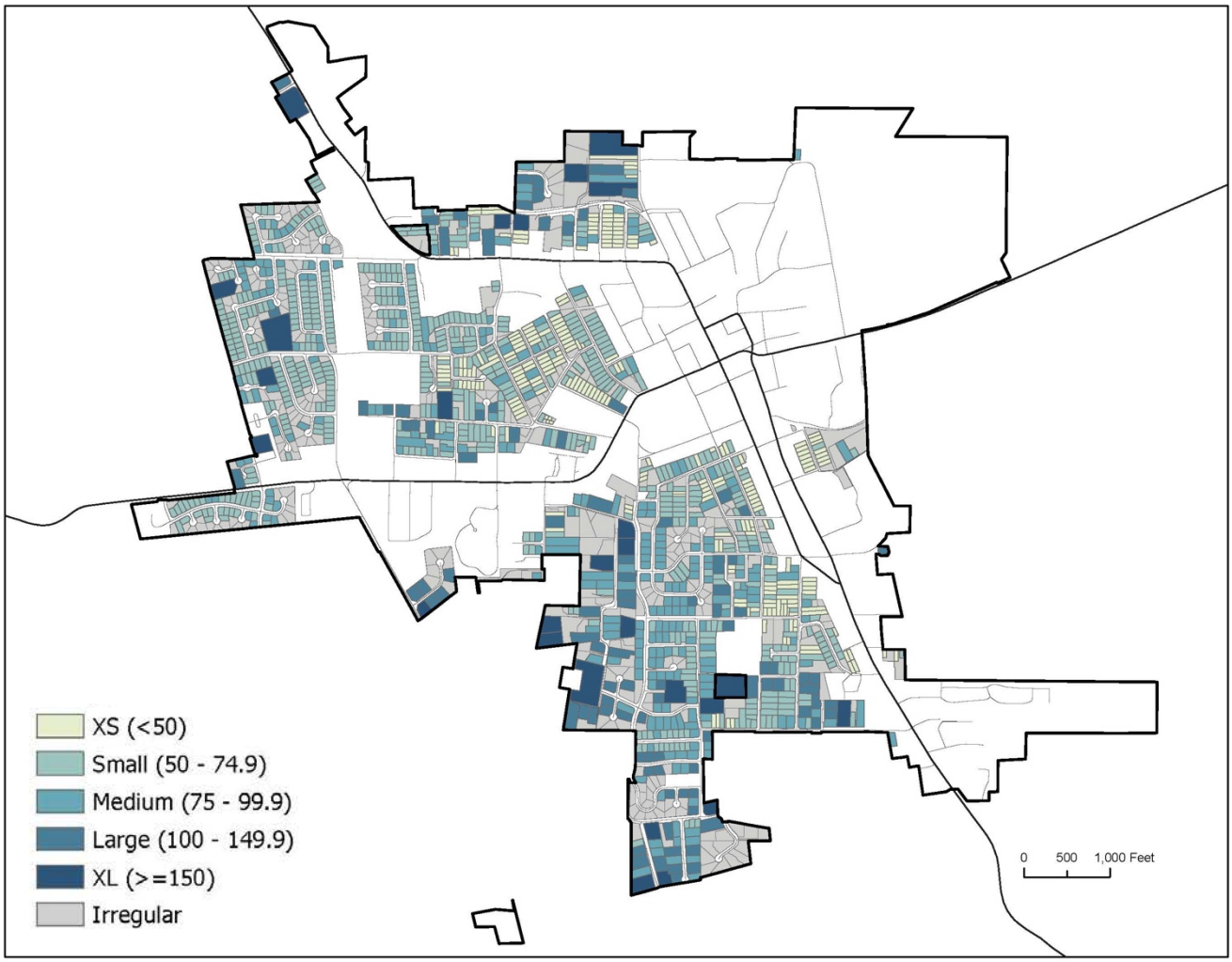
a) Block width: 300 ft
b) Block depth: 600 to 700 ft

– – 1/4 Mile: 5 min walk to nearby services, food, shops

Lot Sizes in SB9 Areas

Lot width and depth are critical determinants of the housing types that can fit on a lot. The analysis evaluated existing lot widths and depths and grouped them into broad categories where the range of sizes directly relates to the range of housing types that can physically fit on the studied lots.

Typical Lot Sizes in the SB9 Areas (See next page for Tables with detailed information by zone)



Lot Sizes in SB9 Areas (Continued)

	Quantity in each zone			
Lot Width (ft.)	**R2**	**R3**	**R4**	**Building Types that Fit on Existing Lots**
<50	2	2	35	Duplex Side-by-Side, Duplex Stacked, Courtyard, and Townhouse
≥50, <75	9	7	696	
≥75, <100	13	28	261	
≥100, <150	41	51	79	
≥150	15	8	9	
Irregular*	57	49	247	To be determined

	Quantity in each zone		
Lot Depth (ft.)	**R2**	**R3**	**R4**
<100	1	0	57
>100, <130	9	29	520
>130, <150	4	14	163
>150, <200	29	25	271
>200	37	28	69
Irregular*	57	49	247

**Irregular: This represents lots in the study area that include sides of varying lengths than the regular lots with clear width and depth categories dimensions. As part of the process, each of these lots will be studied further to determine which lot width and lot depth group best reflects their size.*

Architectural Styles in SB9 Areas

Typical buildings in this area predominantly feature a late-20th-century vernacular construction.

Examples of Styles in the SB9 Areas

Example of a house in R2

Example of a house in R2

Example of a house in R4

Example of a house in R3

Example of a house in R4

Example of a house in R2

Materials in SB9 Areas

Typical buildings in this area predominantly feature materials such as siding with trim, brick, wood posts, and stone veneer.

Materials in the SB9 Areas

Example of raised, covered entry with brick

Example of Projecting Porch with wood posts

Example of chimney with stone veneer

Example of Engaged Porch with wood siding

Example of garage with siding

Example of windows with siding and trim

Summary of Findings and Observations

The table below identifies the key characteristics of each of the zones subject to SB9 ("SB9 Area"), as well as shared characteristics (see text in blue), that may serve as a reference for developing the set of SB9 standards.

Prevalent Pattern	R2	R3	R4
Lot Width	>100, <150 ft	>100, <150 ft	>50, <75 ft
Lot Depth	>200	>200	>100, <130
Front Setback	20-30 ft	20-30 ft	10-20 ft
Building Footprint[1]	Medium-to-Large	Medium-to-Large	Medium
Height	1-2 stories	1-2 stories	1-2 stories
Building Types	Single-family House	Single-family House	Single-family House
Frontage Types	Porch	Porch	Porch, Stoop
Parking Location	Front Façade, Side Driveway	Front Façade, Side Driveway	Front Façade, Side Driveway, Detached Garage in Rear Yard

[1] Building footprint size assumptions: Small is < 40ft long, Medium is up to 60 ft long, and Large is > 60 ft long

Summary of Findings and Observations (Continued)

Observations:

- *R2 and R3 could be addressed through standards for wide lots and R4 through a set of standards for narrow lots.*
- *SB9 standards can provide additional form and frontage standards.*

The following existing zoning standards for interior lots conflict with certain requirements of SB9 (Government Code Sections 65852.21 and 66411.7):

	Existing Zoning Standard	SB9 Requirement
Minimum Lot Area	R2: 17,500 sf	1,200 sf min.
	R3: 8,000 sf	
	R4: 5,000 sf	
Minimum Setbacks: Side Yard	R2: 10% of lot width, not to exceed 15 ft.	Up to 4 ft. max.
	R3: 10% of lot width, or 10 ft., whichever is greater, not to exceed 15 ft.	
	R4: 10% of lot width, or 5 ft., whichever is greater, not to exceed 9 ft.	
Minimum Setbacks: Rear Yard	R2: 20% of the lot depth, no less than 20 ft. nor greater than 35 ft.	Up to 4 ft. max.
	R3: 20% of the lot depth, no less than 20 ft. nor greater than 30 ft.	
	R4: 20% of the lot depth, no less than 20 ft. nor greater than 30 ft.	
Minimum Off-street Parking	3 per 2 units if one bedroom or less, otherwise 2 spaces per unit	Up to one space per unit

The following existing Zoning Standards prevent the minimum required SB9 outcomes (i.e., two 800-square feet units on each lot):

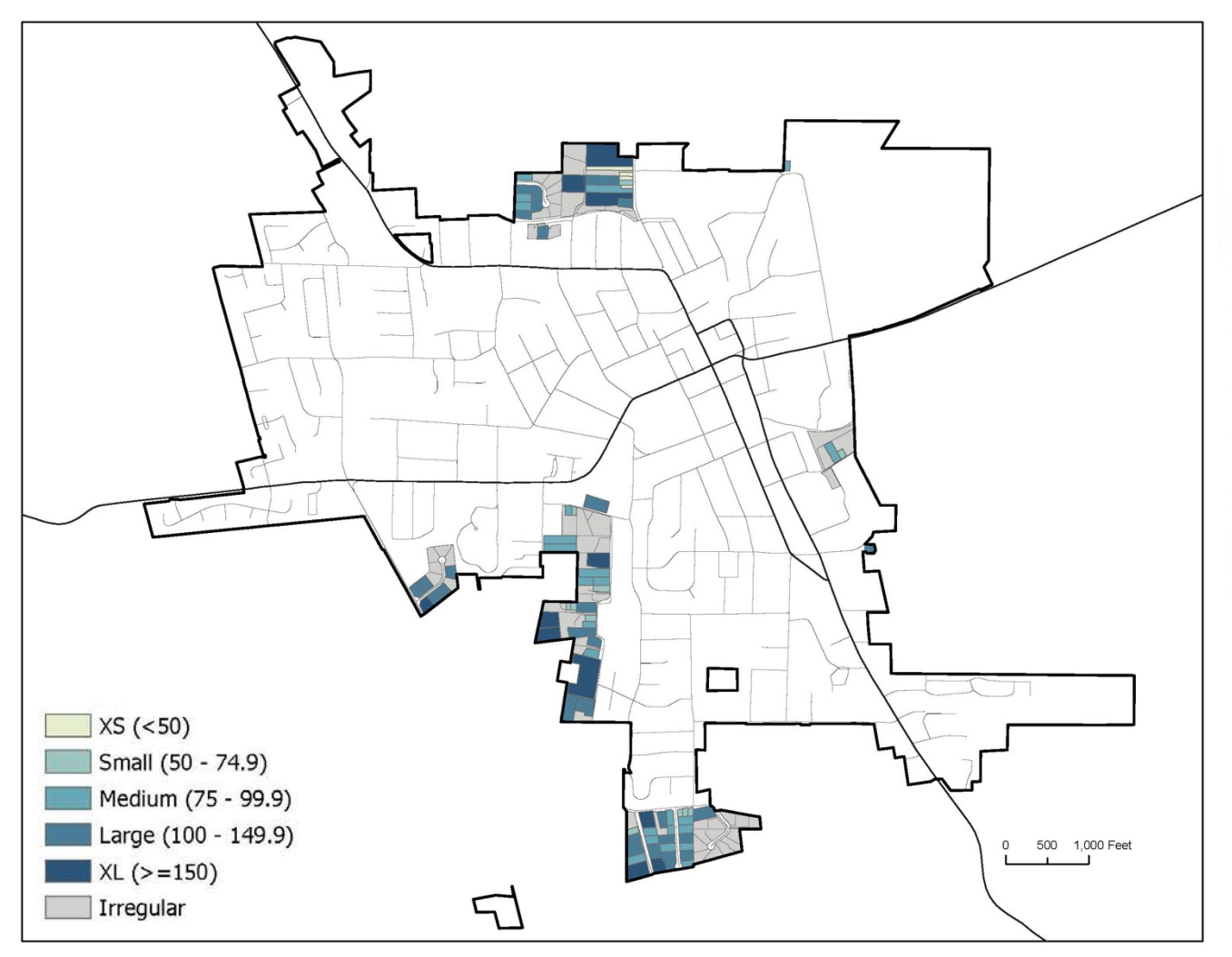
- *Min. Lot Area*
- *Min. Lot Width*
- *Max. Lot Coverage*
- *Min. Setbacks*
- *Min. Parking Spaces*

R2 Single-Family Residential

Overview of Zone

The purpose of the R2 District is to implement the "Low Density Residential" land use category of the General Plan, and the General Plan goal of preserving the community's rural agricultural setting and residential character. The R2 District allows densities up to approximately 2.5 units per acre.
This is a low-density residential zone with buildings ranging from one to two stories, low street connectivity, and a streetscape defined by front yards and parking garages. This is a 'semi-rural' zoning district, that was formally known as the 'Residential-Agricultural' zoning district. Street frontages are more rural in character; currently, larger lots (100 feet in width) are not required to construct curb/gutter/sidewalks, and typically accommodate stormwater on-site (i.e., not connected to the City's stormwater system). Some R2 parcels are connected to City water infrastructure, but not the sewer system (i.e., with on-site septic systems).

Existing Parcels in the R2 Zone

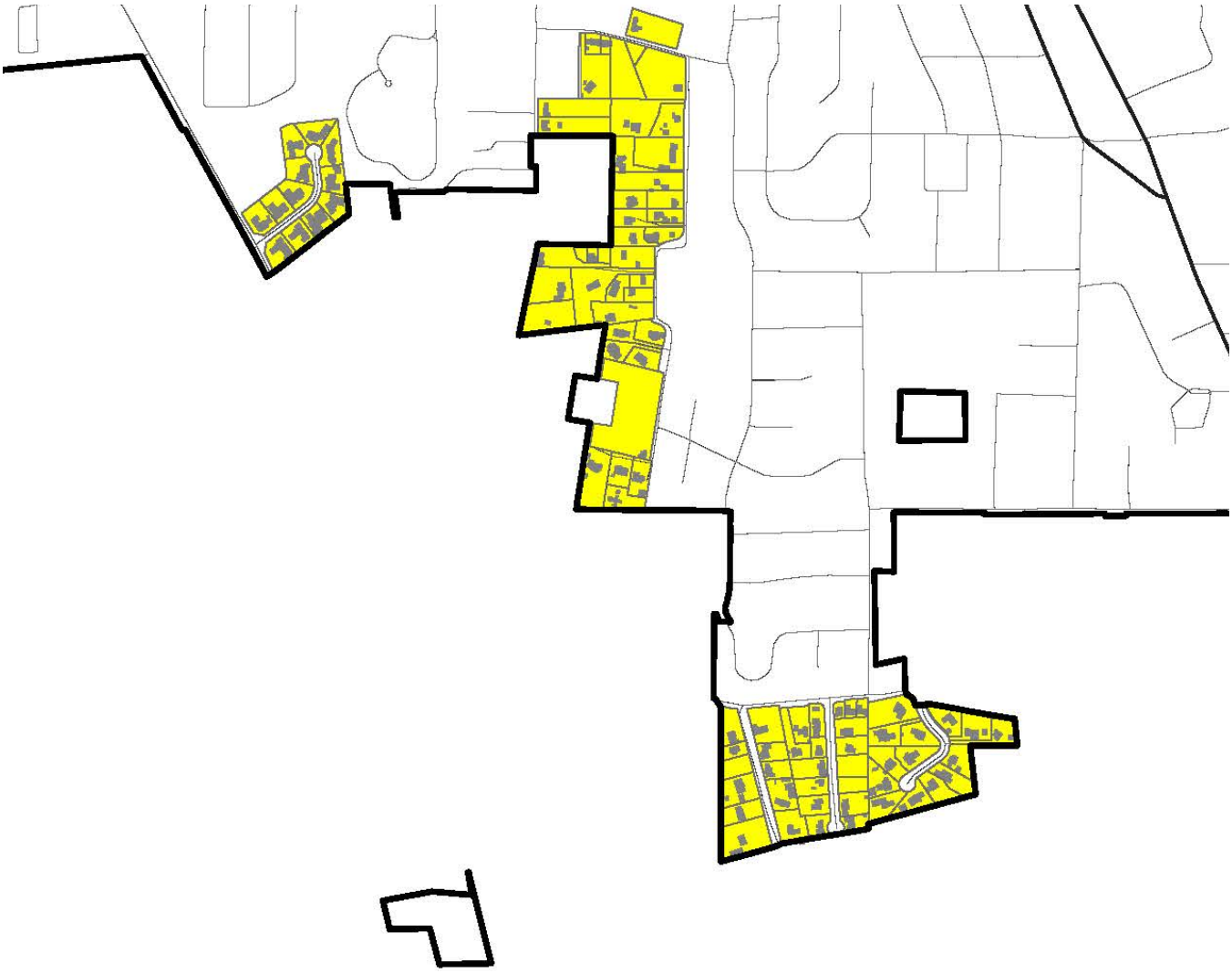


Typical use: Single-family house

Built Form – Building Setbacks

Buildings in this zone are mostly detached with medium-to-large footprints and the typical front setbacks range from 20 feet to 30 feet

Typical Building Footprints in the R2 Zone



Built Form – Parking Location

- Access: Front of the lot
- Location:
  - Behind the building via a side drive
  - Garage along the front facade

Typical Parking Locations in the R2 Zone

Example of side driveway on N Main St

Example of side driveway on N Main St

Example of garage on front facade on Lynch Rd

Example of garage on front façade at Leland St

Building Types

The prevalent building type found in this zone is the Single-family house. This type varies from one to two-story buildings.

Typical Building Types in the R2 Zone

Example of a Duplex on N Main St

Example of a Single-family house on Jean Dr

Example of a Single-family house on Jean Dr

Example of a Single-family house on First St

Example of a Single-family house on Mitchell Ct

Example of a Single-family house on Meadow Ct

Frontage Types

The prevalent frontage type found in this zone is the Porch. Additional stairs or ramps are commonly used to address sloped sites.

Typical Frontage Types in the R2 Zone

Example of Projecting Porch

Example of Projecting Porch

Example of Engaged Porch

Example of Projecting Porch with ramp

Example of Terraced Front Yard

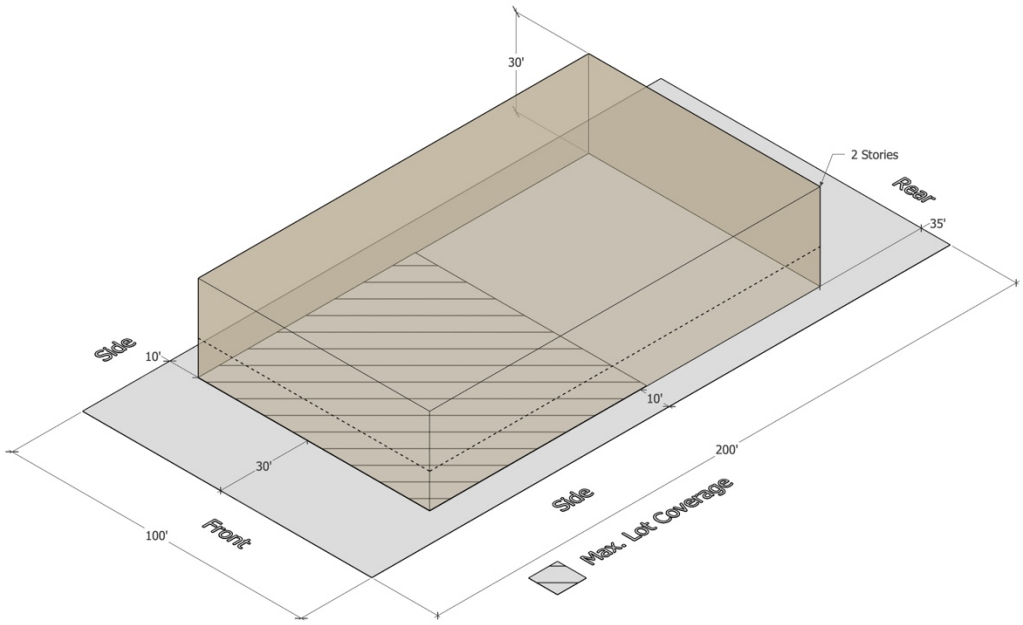
Example of Engaged Porch

Projecting Porch: A porch that is open on three sides.
Engaged Porch: A porch that is open on up to two sides.

Zoning Envelope

Zoning regulations set limits on where buildings can fit on any given site, how tall the buildings can be, and how much of the lot they can occupy.

Zoning Envelope in the R2 Zone



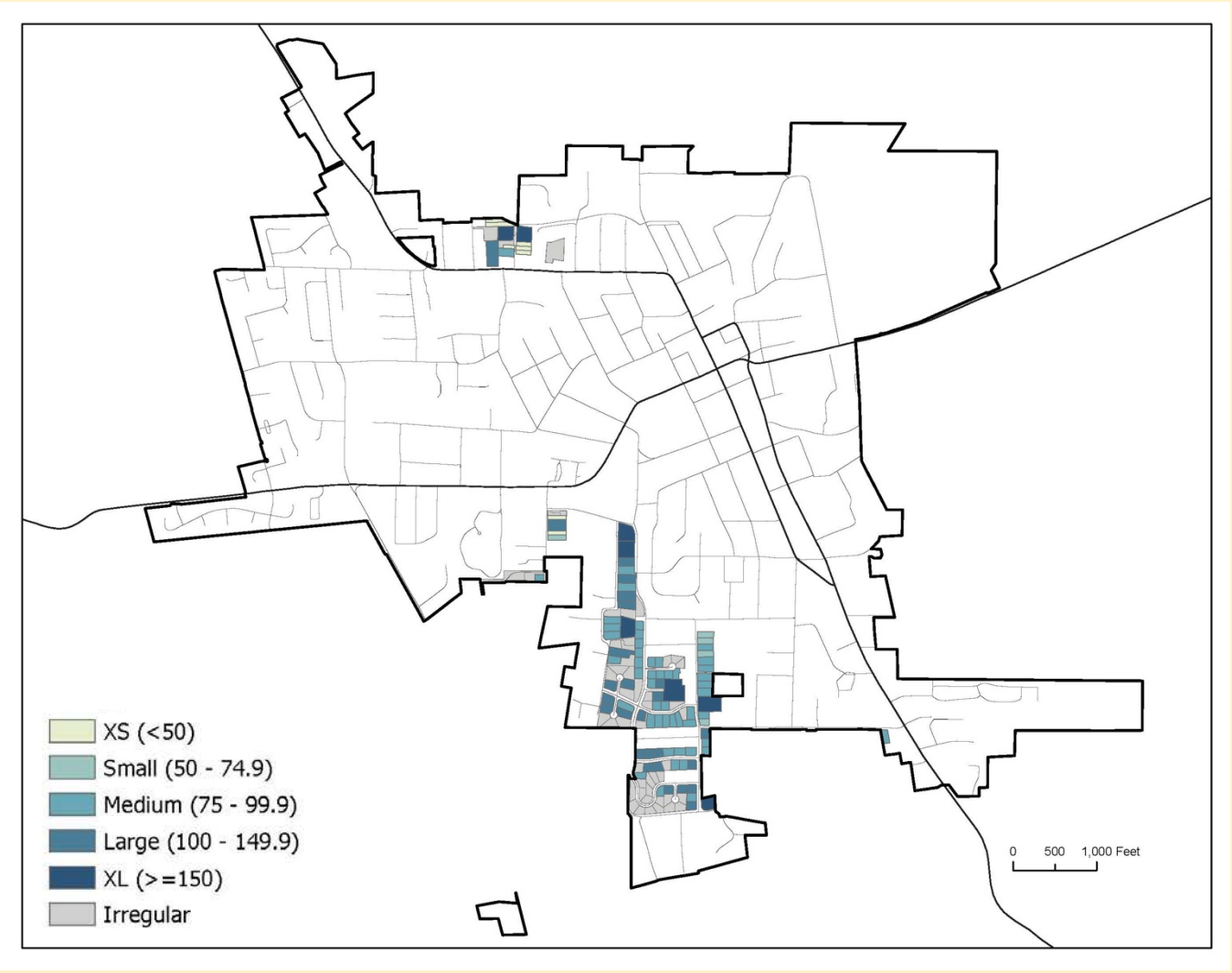
Zoning Standards for Single-family - Interior Lot
Density: 2.5 du/ac max.
FAR: N/A
Lot Area: 17,500 sf. min.
Lot Width: 80 ft. min.
Front Setback: 30 ft. min., Side Setback: 10% of lot width, not to exceed 15 ft., Rear Setback: 20% of lot depth, no less than 20 ft. nor greater than 35 ft.
Height: 2 stories, 30 ft. max.
Lot Coverage: > 15,000 sf and < 30,000 sf. = 30% max.
Open Space: N/A
Parking: 2 spaces min.

R3 Single-Family Residential

Overview of Zone

The purpose of the R3 District is to implement the "Medium Density Residential" land use category of the General Plan, and the General Plan goal of preserving Sebastopol's character and image. This district is applicable to single-family residential areas with densities up to approximately 5.4 units per acre.
This is a medium-density residential zone with buildings ranging from one to two stories, low street connectivity, and a streetscape defined by front yards and parking garages. This is a 'semi-rural' zoning district, that was formally known as the 'Rural-Residential' zoning district.

Existing Parcels in the R3 Zone



Typical use: Single-family house

Built Form – Building Setbacks

Buildings in this zone are mostly detached with medium-to-large footprints, and the typical front setbacks range from 20 feet to 30 feet.

Typical Building Footprints in the R3 Zone

Built Form – Parking Location

- Access: Front of the lot
- Location:
  - Behind the building via a side drive
  - Garage along the front facade

Typical Parking Locations in the R3 Zone

Example of driveway for flag-shaped lot on Woodland Ave

Example of garage on front façade on Meadowlark Dr

Example of side driveway on Dufranc Ave

Example of garage at Side Street on Hawthorne Ct

Building Types

The prevalent building type found in this zone is the Single-family house. This type varies from one to two-story buildings.

Typical Building Types in the R3 Zone

Example of a Single-family house on Shaun Ct

Example of a Single-family house on First St

Example of a Single-family house on Jewell Ave

Example of a Single-family house on Jewell Ave

Example of a Single-family house on West St

Example of a Single-family house on McFarlane Ave

Frontage Types

The prevalent frontage type found in this zone is the Porch. Additional stairs or ramps are commonly used to address sloped sites.

Typical Frontage Types in the R3 Zone

Example of Engaged Porch

Example of Projecting Porch

Example of raised, covered entry

Example of Projecting Porch

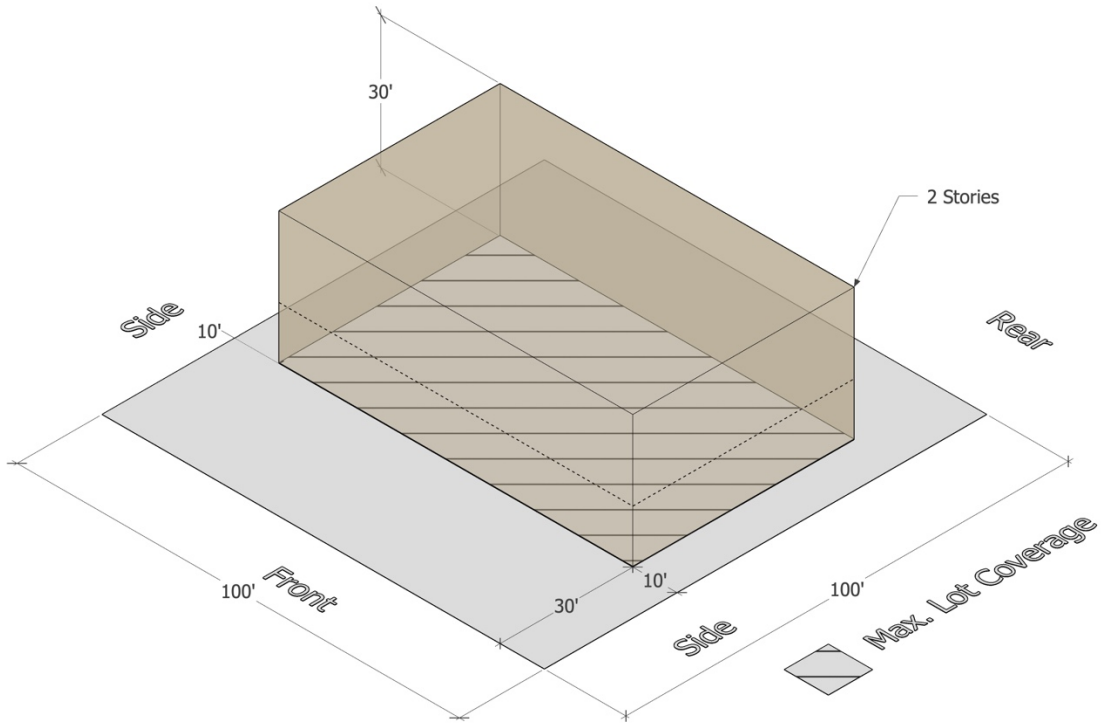
Example of Projecting Porch

Example of Projecting Porch

Zoning Envelope

Zoning regulations set limits on where buildings can fit on any given site, how tall the buildings can be, and how much of the lot they can occupy.

Zoning Envelope in the R3 Zone



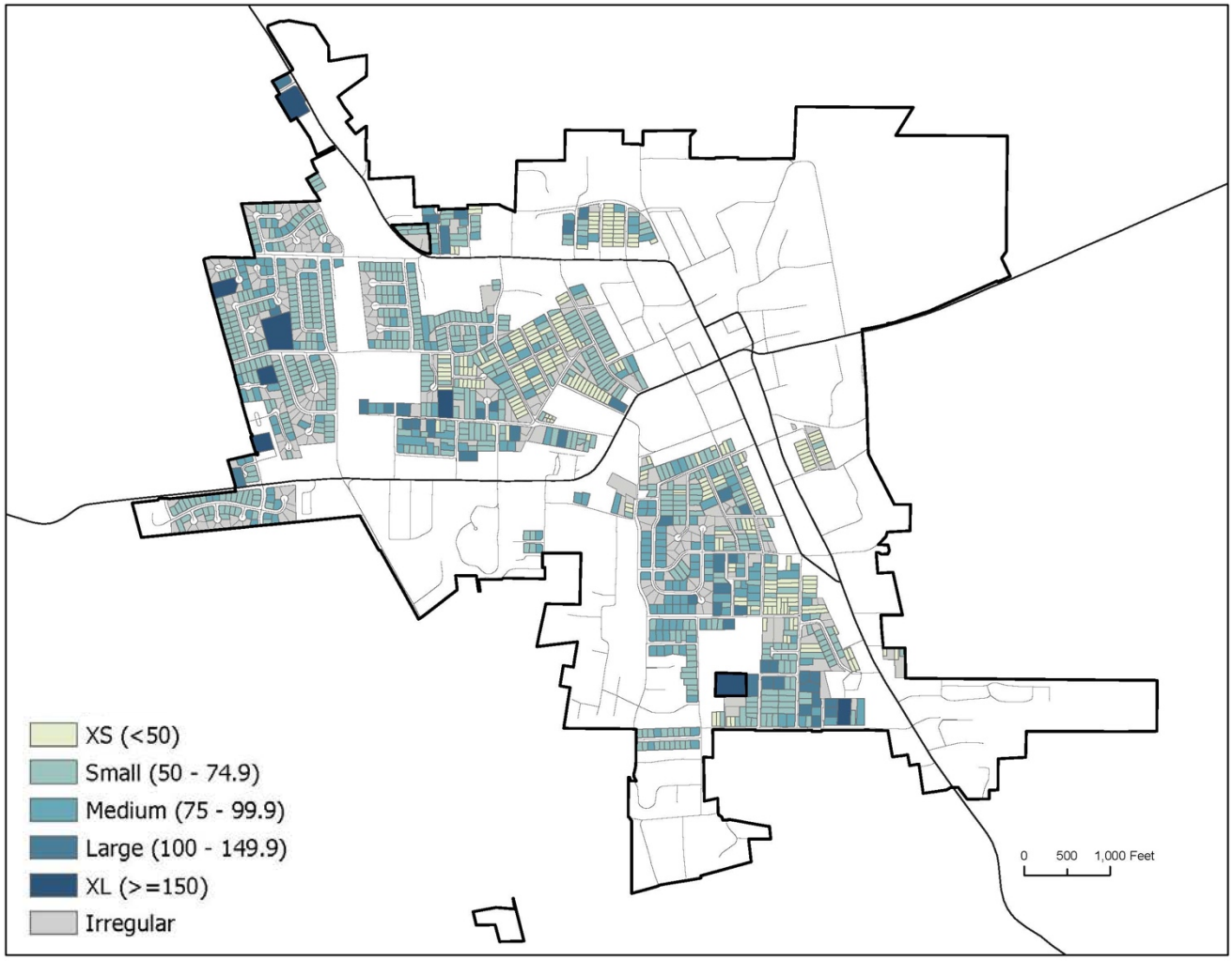
Zoning Standards for Single-family - Interior Lot
Density: 5.4 du/ac max.
FAR: N/A
Lot Area: 8,000 sf. min.
Lot Width: 70 ft. min.
Front Setback: 30 ft., Side Setback: 10% of lot width, Rear Setback: 20 % of lot depth
Height: 2 stories, 30 ft. max.
Lot Coverage: > 5,000 sf and < 15,000 sf = 40%
Open Space: N/A
Parking: 2 spaces min.

R4 Single-Family Residential

Overview of Zone

The purpose of the R4 District is to implement the "Medium Density Residential" land use category of the General Plan. This district is applicable to single-family residential areas with densities up to approximately 8.7 units per acre. This zoning district is the largest (numerically and in land area of the single-family zoning districts, and encompasses both some of the oldest neighborhoods and more recent subdivisions/neighborhoods.
This is a medium-density residential zone with buildings ranging from one to two stories, moderate street connectivity, and a streetscape defined by front yards and parking garages.

Existing Parcels in the R4 Zone

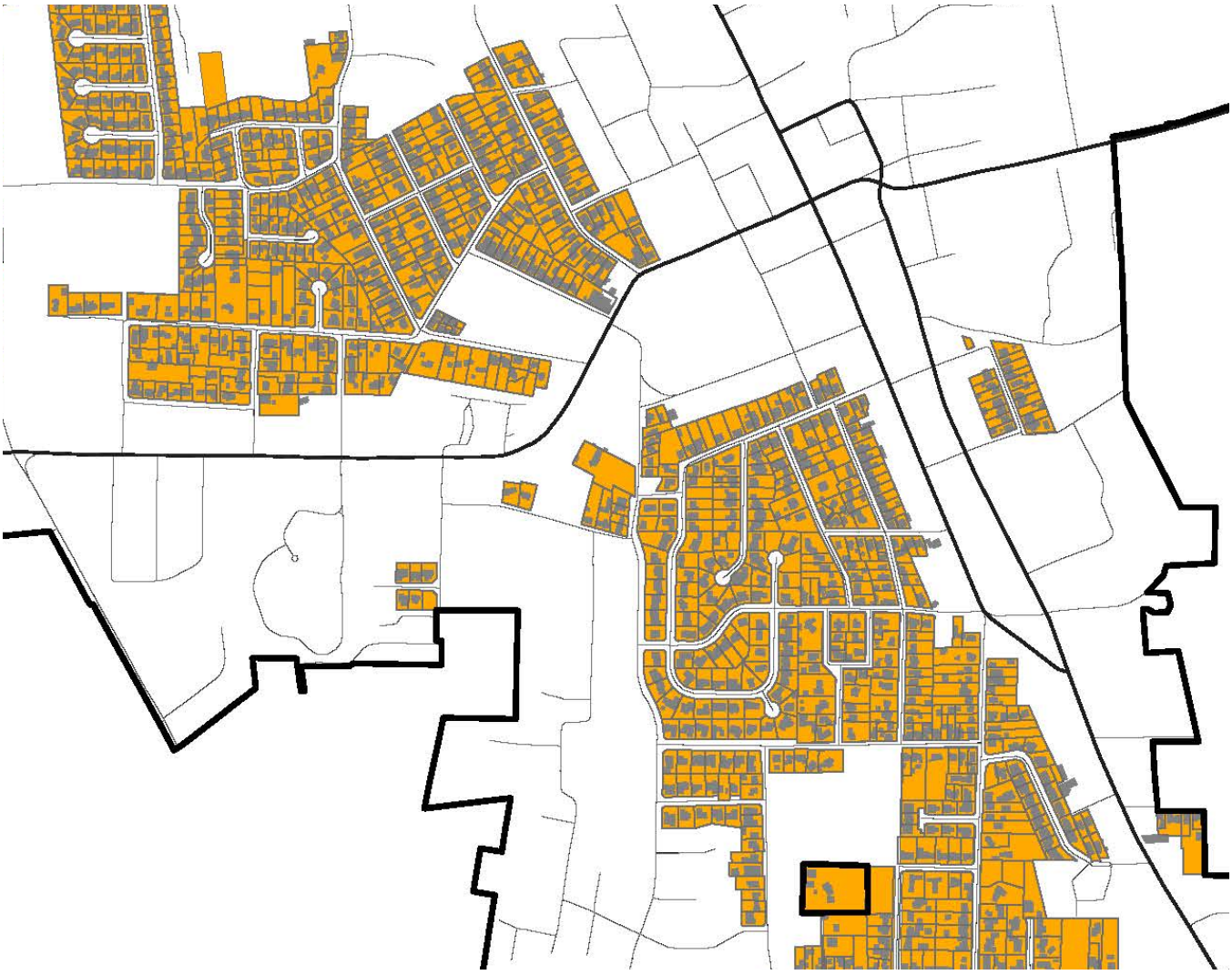


Typical use: Single-family house

Built Form – Building Setbacks

Buildings in this zone are mostly detached with medium footprints, and the typical front setbacks range from 10 feet to 20 feet.

Typical Building Footprints in the R4 Zone



Built Form – Parking Location

- Access: Front of the lot
- Location:
  - Behind the building via a side drive
  - Garage along the front facade

Typical Parking Locations in the R4 Zone

Example of garage on front façade on Fellers Ln

Example of garages on front façade on Hansen Ln

Example of side driveway on Calder Ave

Example of side driveway on Jesse St

Building Types

The prevalent building type found in this zone is the Single-family house. This type varies from one to two-story buildings.

Typical Building Types in the R4 Zone

Example of a Single-family house on May Ct

Example of a Single-family house on Valley View Dr

Example of a Single-family house on Hansen Ln

Example of a Single-family house on Litchfield Ave

Example of a Single-family house on Litchfield Ave

Example of a Single-family house on Calder Ave

Frontage Types

The prevalent frontage types found in this zone are the Porch and Stoop.

Typical Frontage Types in the R4 Zone

Example of Engaged Porch

Example of Engaged Porch

Example of Projecting Porch

Example of Stoop

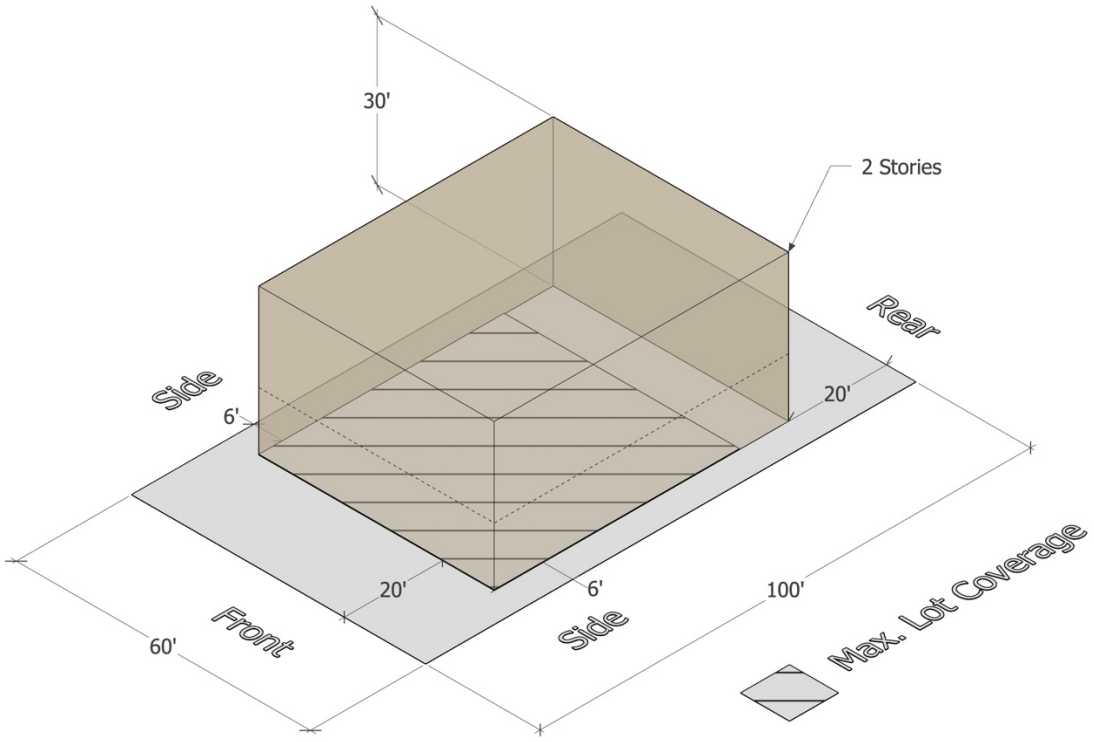
Example of Engaged Porch

Example of raised, covered entry

Zoning Envelope

Zoning regulations set limits on where buildings can fit on any given site, how tall the buildings can be, and how much of the lot they can occupy.

Zoning Envelope in the R4 Zone



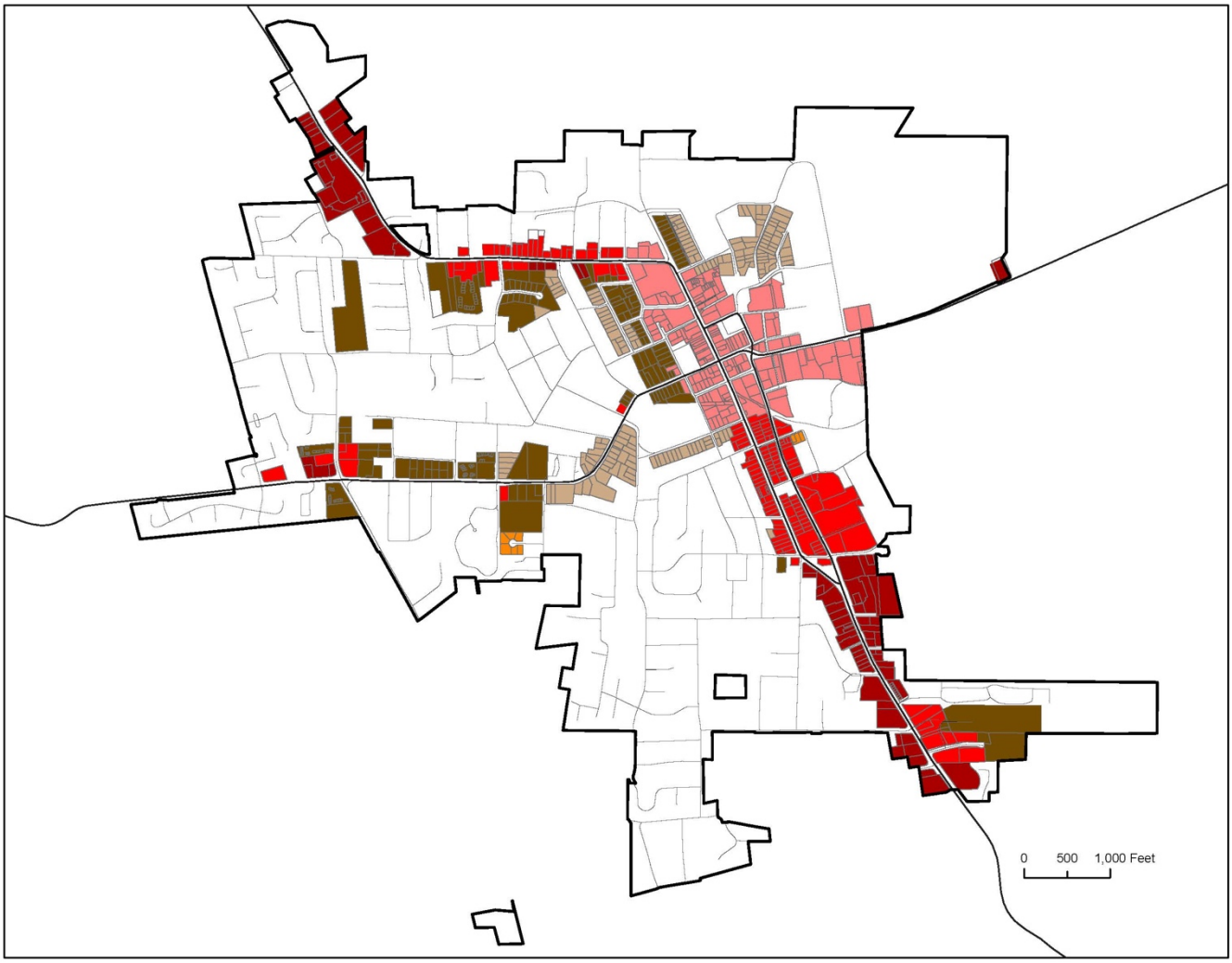
Zoning Standards for Single-family - Interior Lot
Density: 8.7 du/ac max.
FAR: N/A
Lot Area: 5,000 sf. min.
Lot Width: 50 ft. min.
Front Setback: 20 ft., Side Setback: 10% of lot width, Rear Setback: 20% of lot depth
Height: 2 stories, 30 ft. max.
Lot Coverage: > 5,000 sf and < 15,000 sf = 40%
Open Space: N/A
Parking: 2 spaces min.

Chapter 2: ODS Areas

Overview

Zones

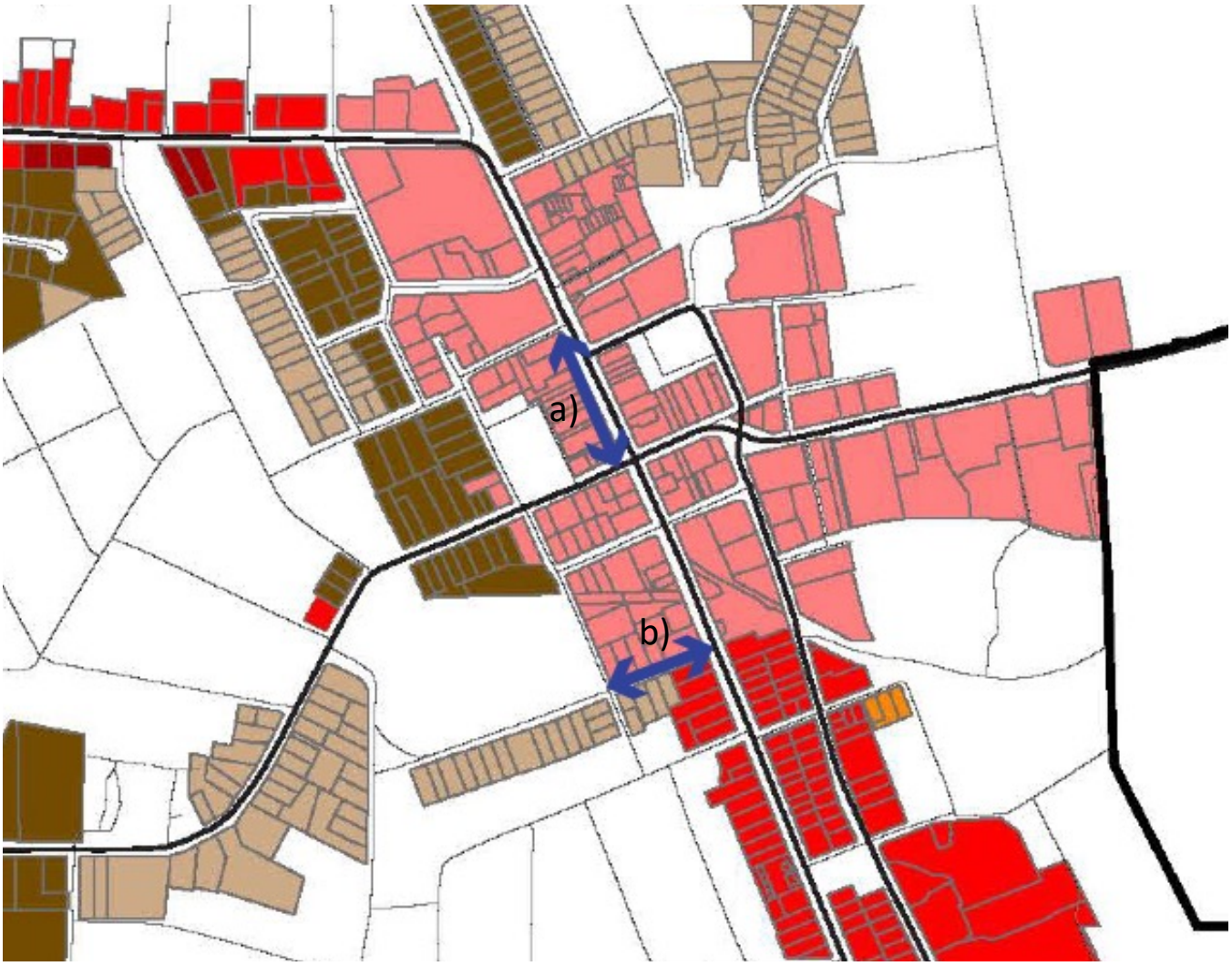
- 2.1 R5 Single-Family and Multifamily Residential
- 2.2 R6 Single-Family and Multifamily Residential
- 2.3 R7 Multifamily Residential
- 2.4 CO Office Commercial
- 2.5 CG General Commercial
- 2.6 CD Central Core (Downtown)



Block Sizes in ODS Areas

Residential blocks in this area are typically located behind major corridors with an interconnected grid providing moderate street connectivity. The commercial blocks are defined by a well-defined grid and high street connectivity with a typical block of 400 feet, and a depth that varies from 200 feet to 400 feet.

Typical Block Sizes in the ODS Areas



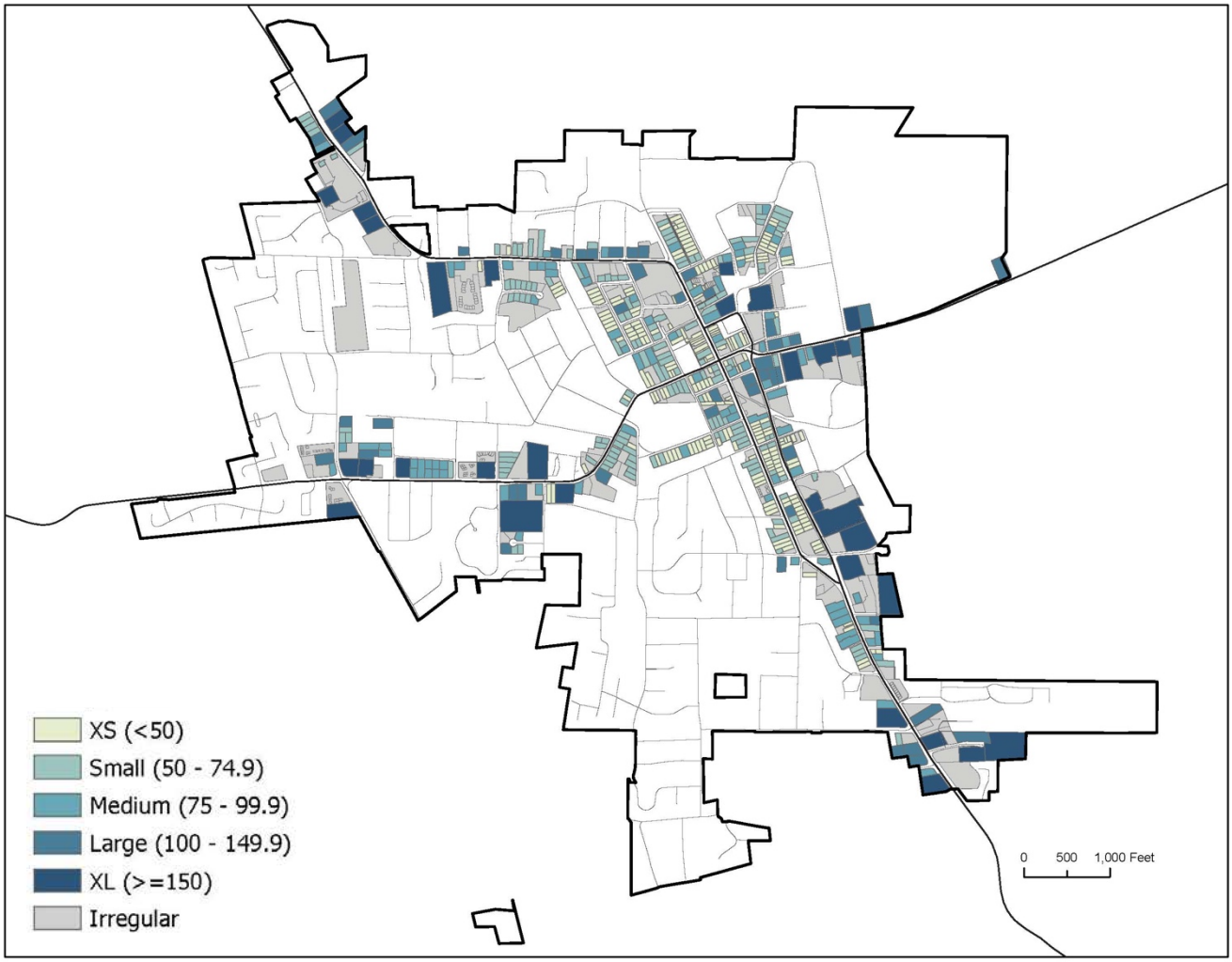
Key dimensions observed:

a) Block width: 400 ft
b) Block depth: 200 ft to 400 ft

Lot Sizes in ODS Areas

Lot width and depth are critical determinants of which housing types can fit on a lot. The analysis for these areas evaluated the existing lot widths and depths and grouped them into broad categories where the range of size directly relates to the range of housing types that can physically fit on the studied lots.

Typical Lot Sizes in the ODS Areas. (See next page for Tables with detailed information by zone)



Lot Sizes in ODS Areas (Continued)

	Quantity in Each Zone						
Lot Width	**R5**	**R6**	**R7**	**CD**	**CO**	**CG**	**Building Types that Fit Existing Lots**
<50	1	18	10	39	18	4	Townhouse
≥50, <75	2	93	47	36	69	16	Duplex, Fourplex, Multiplex, Townhouse
≥75, <100	1	15	23	19	11	16	Multiplex, Townhouse
≥100, <150	2	6	9	22	15	11	Cottage Court, Courtyard, Townhouse
≥150	0	2	8	8	7	10	Cottage Court, Courtyard, Townhouse
Irregular*	3	31	117	57	36	45	To be determined

	Quantity in Each Zone					
Lot Depth	**R5**	**R6**	**R7**	**CD**	**CO**	**CG**
<100	1	14	5	23	22	4
>100, <130	4	45	36	38	45	5
>130, <150	1	36	23	18	16	5
>150, <200	0	28	14	27	19	16
>200	0	11	19	18	18	27
Irregular*	3	31	117	57	36	45

**Irregular: This represents all the lots in the ODS study area that include more sides of varying lengths than the regular lots with clear width and depth categories dimensions. As part of the process, each of these lots will be studied further to determine which lot width and lot depth group best reflects their size.*

Architectural Styles in ODS Areas

Typical buildings in this area predominantly feature a late-20th-century vernacular construction.

Examples of Styles in the ODS Areas

Example of 3 Townhouses in R7

Example of Triplex in R7

Example of Mixed-Use building in Central Core (Downtown)

Example of Mixed-Use building in Office Commercial

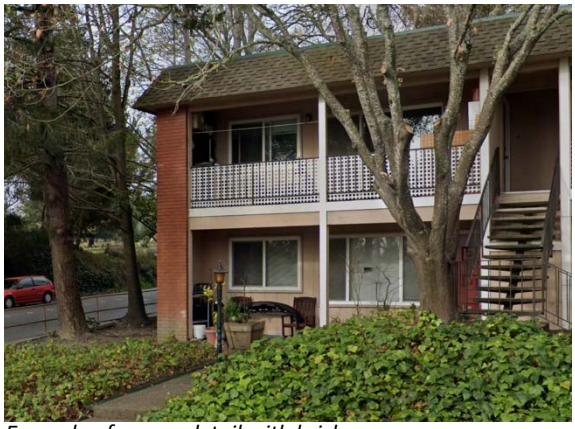
Example of house in Office Commercial

Example of house converted to commercial use in Office Commercial

Materials in ODS Areas

Typical buildings in this area predominantly feature materials such as siding with trim, brick, wood posts, stone veneer, and stucco.

Materials in the ODS Areas



Example of corner detail with brick

Example of ground floor with brick and stucco; upper story with siding

Example of front façade with stucco

Example of corner element with stone veneer

Example of shingle siding

Example of metal panel wall cladding

Summary of Findings

The table below identifies the key characteristics of each of the six zones in the ODS study area, as well as shared characteristics (see text in blue), that may serve as a reference for developing the ODS.

Prevalent Pattern	R5	R6	R7
Lot Width	>50, <75 ft & >100, <150 ft	>50, <75 ft	>50, <75 ft
Front Setback	20-30 ft	0 ft (Sloped) & 20-30 ft (Regular)	10-20 ft
Building Footprint[1]	Medium	Small-to-Medium	Medium-to-Large
Height	1-2 stories	1-2 stories	2 stories
Building Types	Attached Single-family House (Duplex)	Attached Single-family House (Duplex)	Multifamily
Frontage Types	Recessed Entry	Porch, Stoop	Stoop
Parking Location	Along Front Façade	Along Front Façade, Rear via Side Driveway	Along Front Façade, Side of Building

Prevalent Pattern	CO	CG	CD
Lot Width	>50, <75 ft	>50, <75 ft & >75, <100ft	<50 ft
Front Setback	0 ft, 10-20 ft, & Large Parking Lot	Large Parking Lot	0 ft & Large Parking Lot
Building Footprint[1]	Small, Large	Small, Large	Small, Large
Height	1-2 stories	1-2 stories	1-2 stories
Building Types	Commercial, Office, Main Street, Single-family House	Commercial, Office	Commercial, Main Street
Frontage Types	Porch, Shopfront	Porch, Shopfront	Stoop, Shopfront
Parking Location	On-street, Front of Lot between Building and Street, Side Driveway	Front of Lot between Building and Street, Side Driveway	On-street, Front of Lot between Building and Street

[1] Building footprint size assumptions: Small is < 40ft long, Medium is up to 60 ft long, and Large is > 60 ft long

Summary of Findings (Continued)

Observations:

- *In residential zones, the current standards often generate buildings with a two-car garage dominating the front façade and a wide curb cut at the front of the lot. These conditions do not contribute to an appealing public realm.*
- *In the commercial zones, the current standards sometimes generate buildings that front a large parking lot located between the street and the building, instead of a building that directly fronts the street. This condition negatively affects the public realm and the pedestrian experience.*
- *ODS zones can improve/revise existing standards in CD to reinforce Downtown's character as a "Main Street" environment with attached buildings that define a street wall and sidewalks activated by entrances and active ground floor uses.*
- *ODS zones can provide a greater palette of Building Types (See table below) and Frontage Types coordinated to a variety of physical conditions.*

  The table below identifies the Toolkit building types that can fit on the existing lots in the ODS areas.

Lot Size	Width In Feet	Duplex	Cottage Court	Fourplex	Multiplex	Courtyard	Townhouse
Extra Small	<50						✓
Small	≥50, <75	✓		✓	✓		✓
Medium	≥75, <100	✓		✓	✓		✓
Large	≥100, <150	✓	✓	✓	✓	✓	✓
Extra Large	≥150	✓	✓	✓	✓	✓	✓

Existing Zoning Standards that could be revised for better outcomes:

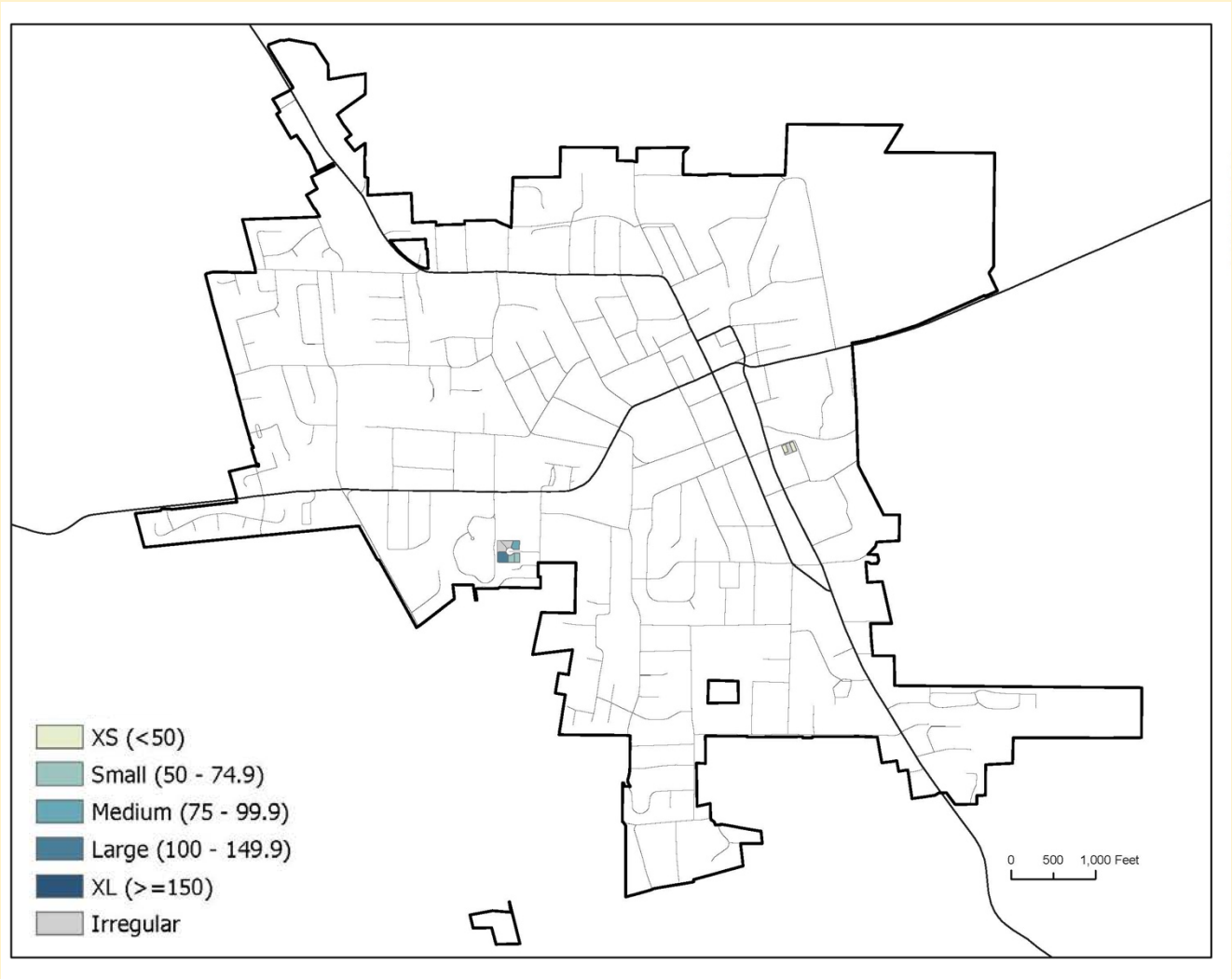
- *Min. Lot Area*
- *Min. Lot Width*
- *Max. Lot Coverage*
- *Min. Setbacks*
- *Min. Parking Spaces*

R5 Single-Family and Multifamily Residential

Overview of Zone

The purpose of the R5 District is to implement the upper end of the "Medium Density Residential" land use category of the General Plan. This district is applicable to areas appropriate for high density single-family, townhome, condominium, duplex, triplex, and fourplex residential uses and allows densities up to 12 units per acre.
This is a residential zone with buildings ranging from one to two stories, low-to-moderate street connectivity, and a streetscape defined by front yards and parking garages.

Existing Parcels in the R5 Zone



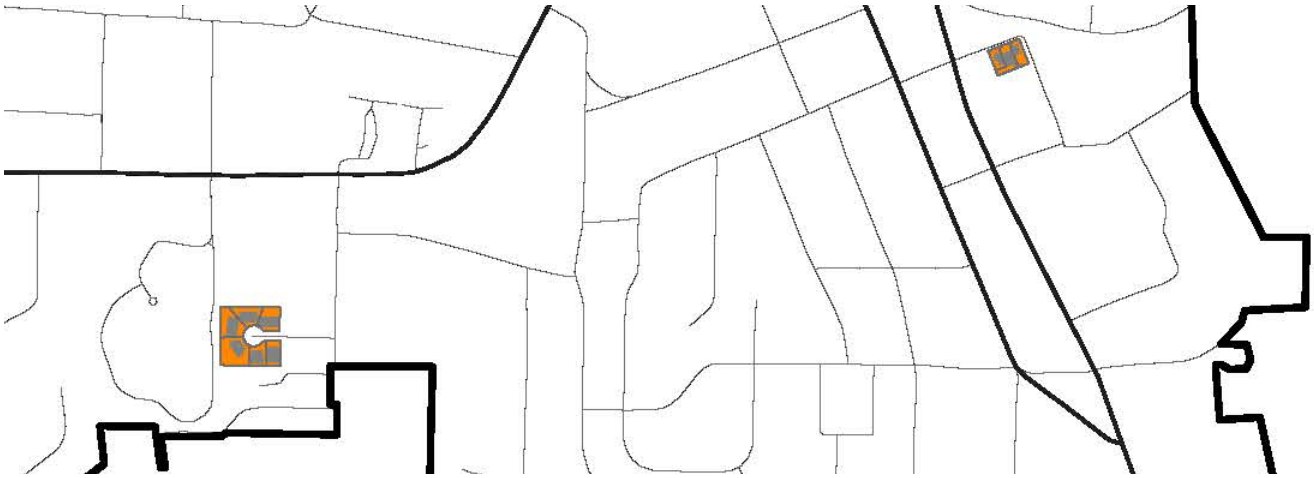
Typical use:
Single-family house and Attached Single-family house (locally referred to as “Duplex”).

Max Density: 12 du/ac

Built Form – Building Setbacks

Buildings in this zone are mostly attached Single-family houses (Duplexes) with medium footprints and typical front setbacks ranging from 20 feet to 30 feet.

Typical Building Footprints in the R5 Zone



Built Form – Parking Location

- Access: Front of the lot
  - Location: Garage along the front facade

Typical Parking Locations in the R5 Zone

Example of garages on front facade

Example of parking spaces between the building and street

Building Types

The prevalent building type found in this zone is the attached Single-family house (Duplex). This type varies from one to two-story buildings.

Typical Building Types in the R5 Zone

Example of attached Single-family house on Stefenoni CT

Example of attached Single-family house on Stefenoni CT

Frontage Types

The prevalent Frontage type found in this zone is the Recessed Entry. Frontage types in this zone are not visible from Front Street as the parking garages dominate the design of the Front Façade.

Typical Frontage Types in the R5 Zone

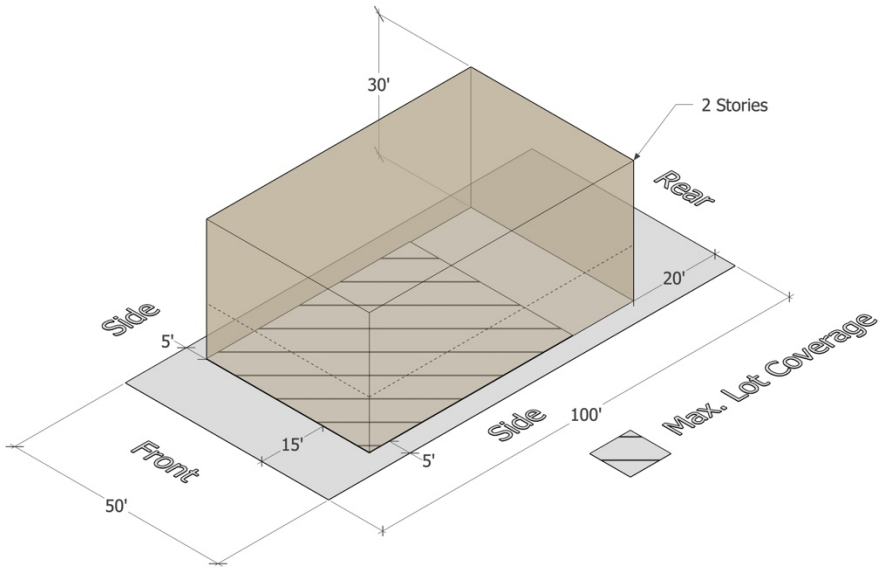
Example of Recessed Entry.

Example of Recessed Entry

Zoning Envelope

Zoning regulations set limits on where buildings can fit on any given site, how tall the buildings can be, and how much of the lot they can occupy.

Zoning Envelope in the R5 Zone



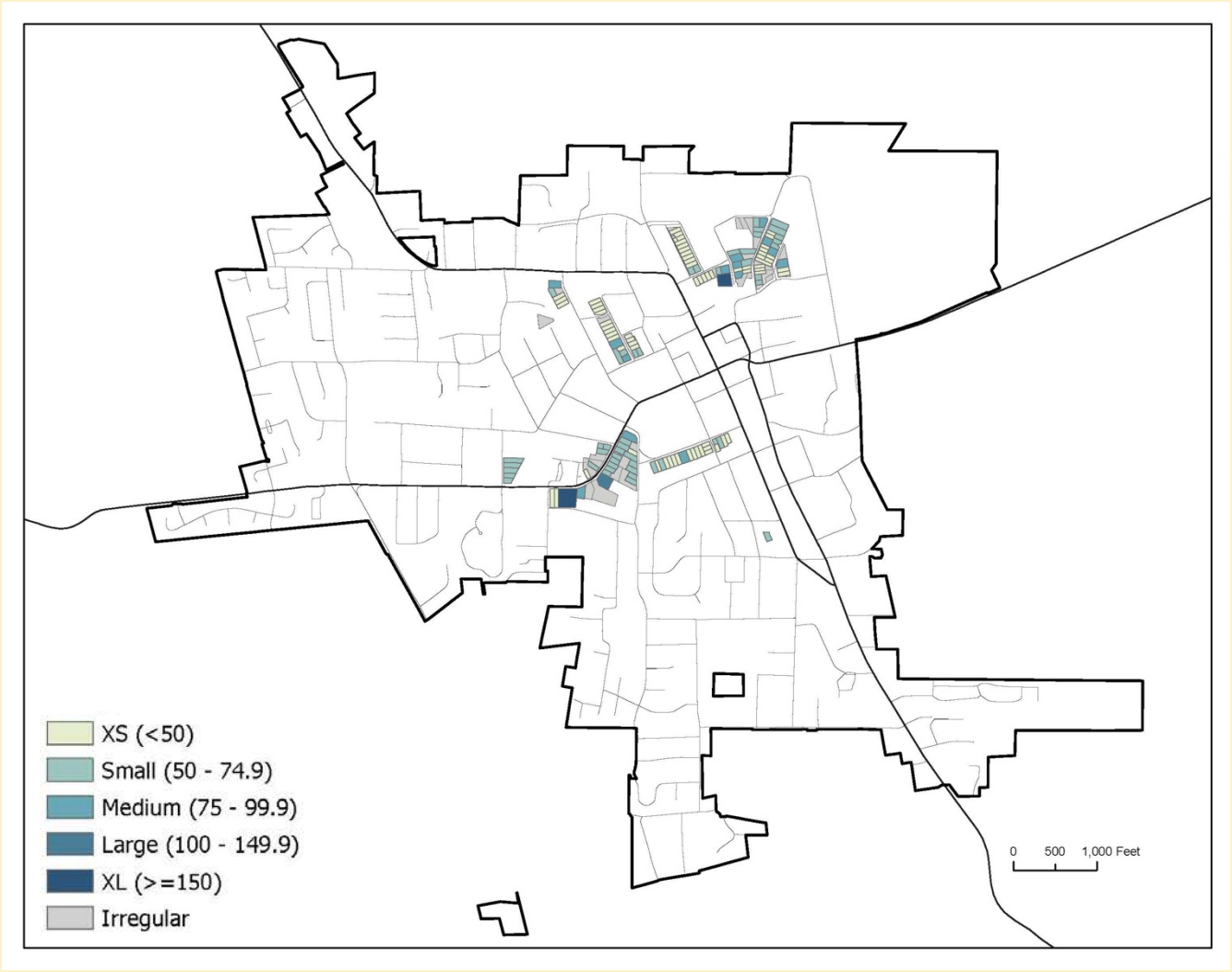
Zoning Standards for attached Single-family (Duplex) - Interior Lot
Density: 12 du/ac max.
FAR: N/A
Lot Area: 4,000 sf. min.
Lot Width: 40 ft. min.
Front Setback: 15 ft. min., Side Setback: 10 % of lot width, Rear Setback: 20% of lot depth
Height: 2 stories, 30 ft. max.
Lot Coverage: ≤ 5,000 sf = 50% max.
Open Space: N/A
Parking: 2 spaces min.

R6 Single-Family and Multifamily Residential

Overview of Zone

The purpose of the R6 District is to implement the lower end of the "High Density Residential" land use category of the General Plan. This district is applicable to areas appropriate for attached single-family development, including townhome and condominium, and multifamily development and allows densities from approximately 12.1 to 17.4 units per acre.
This is a residential zone with buildings ranging from one to two stories, limited street connectivity due to steep sites, and a streetscape defined by front yards and parking garages.

Existing Parcels in the R6 Zone



Typical use:
Single-family house and Attached Single-family house (locally referred to as “Duplex”). This zoning district also allows smaller-scale multi-family development, and many areas are transitions between single-family and multi-family or civic uses.

Max Density: 17.4 du/ac

Built Form – Building Setbacks

Buildings in this zone are mostly attached Single-family houses (Duplexes) with small-to-medium footprints and front setbacks ranging from zero feet to at least 30 feet on steep sites, and 20 feet on sites with a moderate slope.

Typical Building Footprints in the R6 Zone

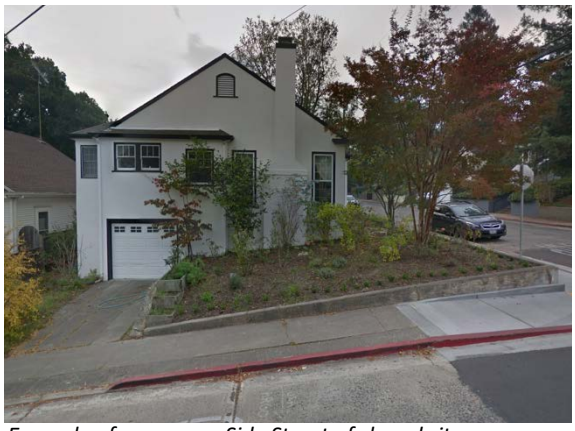
Built Form – Parking Location

- Access: Front of the lot
- Location:
  - Behind the building via a side drive
  - Garage along the front facade

Typical Parking Locations in the R6 Zone

Example of garages on front façade on steep site

Example of garage on front facade on steep site



Example of garage on Side Street of sloped site

Example of long driveway on sloped site

Building Types

The prevalent building type found in this zone is the attached Single-family house (Duplex). This type varies from one to two-stories.

Typical Building Types in the R6 Zone

Example of Front-to-Back Duplex on Johnson St

Example of Side-by-Side Duplex on Flynn St

Example of Side-by-Side Duplex on Fore Way

Example of Side-by-Side Duplex on Jewell Ave

Example of Single-family house on West St

Example of Single-family house on S High St

Frontage Types

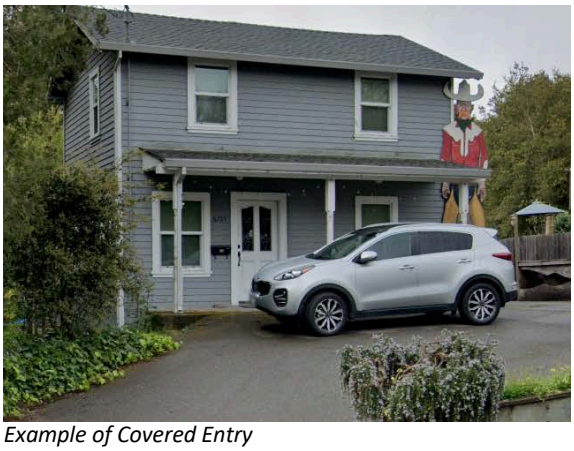
The prevalent frontage types found in this zone are the Porch and Stoop.

Typical Frontage Types in the R6 Zone

Example of Engaged Porch

Example of Stoop

Example of Projecting Porch



Example of Covered Entry

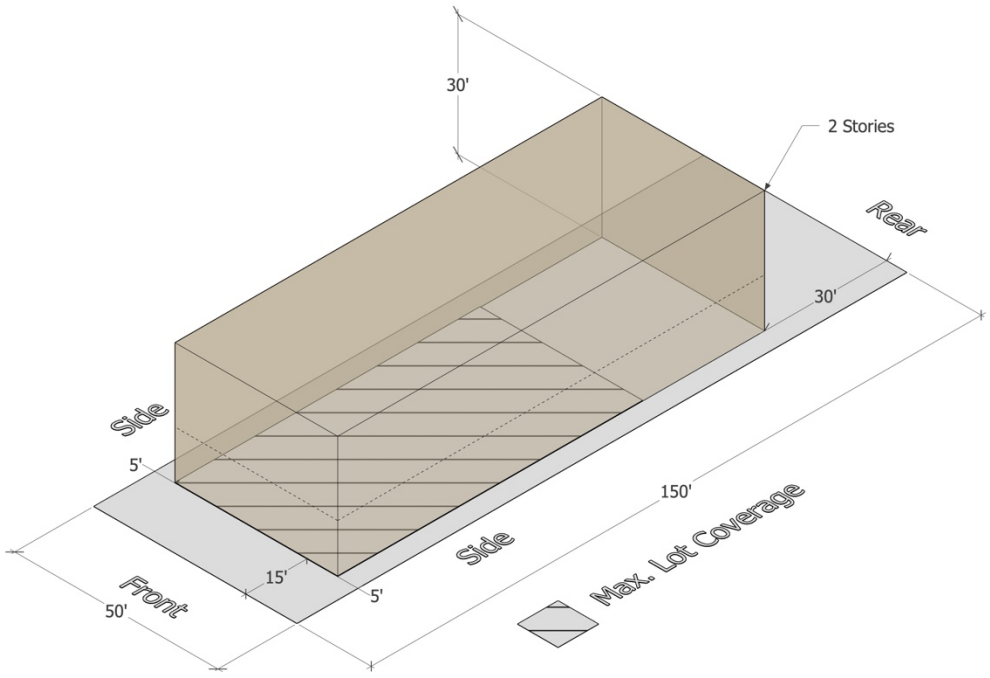
Note: For the purposes of objective standards, a porch is distinct from a covered entry by being deep and wide enough (approximately 5 feet deep by 10 feet wide) to fit chairs or other seating.

Projecting Porch: A porch that is open on three sides.
Engaged Porch: A porch that is open on up to two sides.

Zoning Envelope

Zoning regulations set limits on where buildings can fit on any given site, how tall the buildings can be, and how much of the lot they can occupy.

Zoning Envelope in the R6 Zone



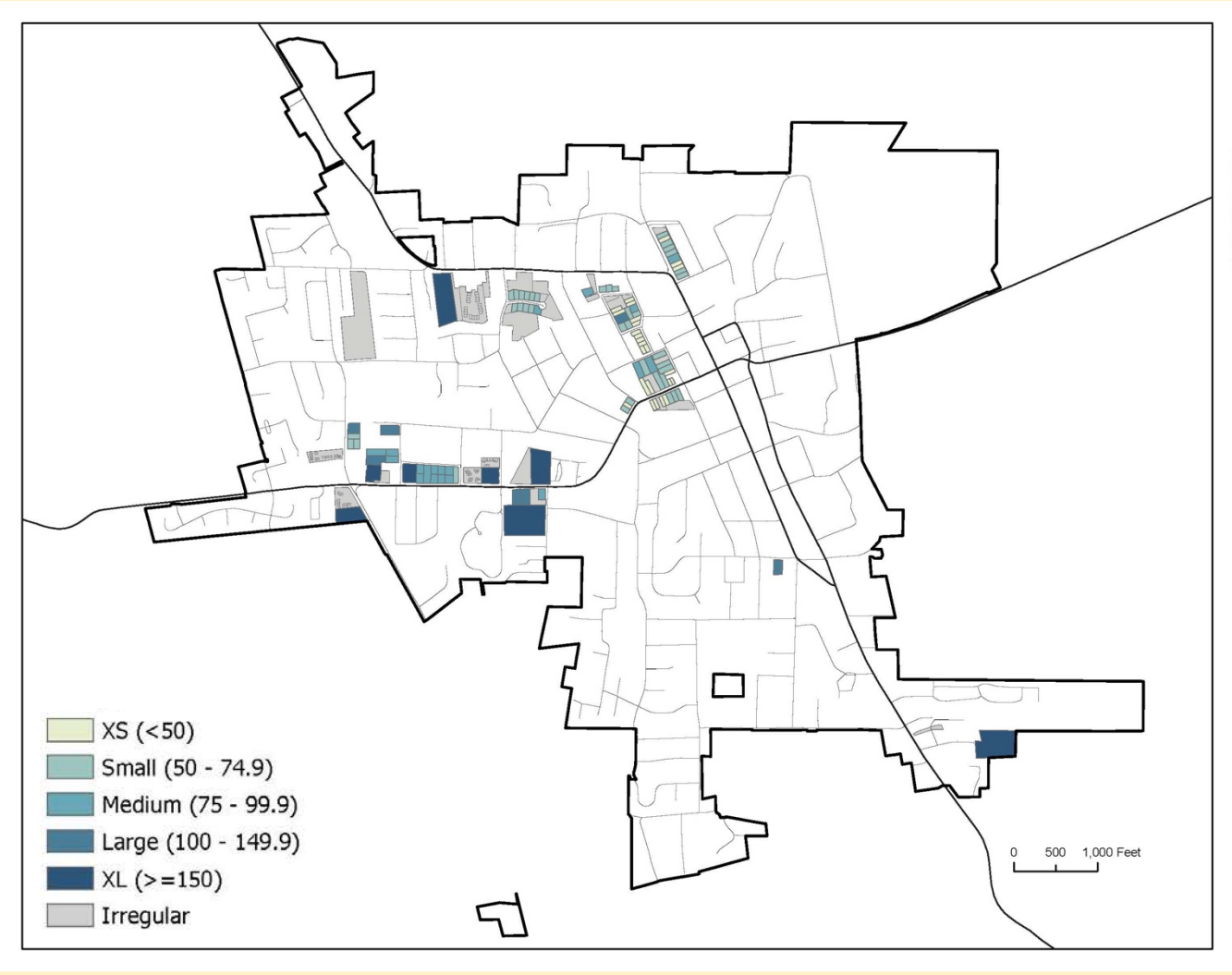
Zoning Standards for attached Single-family (Duplex) - Interior Lot
Density: 17.4 du/ac max.
FAR: N/A
Lot Area: 4,000 sf. min.
Lot Width: 45 ft. min.
Front Setback: 15 ft. min., Side Setback: 10% of lot width, Rear Setback: 20% of lot depth
Height: 2 stories, 30 ft. max.
Lot Coverage: ≤ 5,000 sf = 50% max.
Open Space: N/A
Parking: 2 spaces min.

R7 Multifamily Residential

Overview of Zone

The purpose of the R7 District is to implement the "High Density Residential" land use category of the General Plan. This district is applicable to those lands within that category which are appropriate for densities from approximately 12.1 to 25 units per acre.
This is a multifamily residential zone with buildings of two stories, moderate-to-high street connectivity, and a streetscape defined by typically small front yards.

Existing Parcels in the R7 Zone



Typical use: Multifamily buildings

Density: 25 du/ac

Built Form – Building Setbacks

Buildings in this zone are mostly attached with medium-to-large footprints and the typical front setbacks range from 10 feet to 20 feet

Typical Building Footprints in the R7 Zone

Built Form – Parking Location

- Access: Front of the lot
- Location:
  - Attached and detached garage or carport via a side drive
  - Garage along the front facade

Typical Parking Locations in the R7 Zone

Example of detached carport at side of building

Aerial view of grouped parking in detached carports

Example of parking spaces at Front Street

Example of attached garage at side of building

Example of side drive to rear parking area

Example of side drive to detached garage

Building Types

The prevalent building type found in this zone is the Multifamily, including Duplexes, Townhouses and multi-unit apartment buildings. These types are commonly two stories.

Typical Building Types in the R7 Zone

Example of Townhouses on Nelson Way

Example of Townhouses on Bodega Ave

Example of Side-by-Side Duplex on Bately Ct

Example of attached houses on Strout St

Example of Multi-unit building on Pleasant Hill Ave

Example of Multi-unit building on Virginia Ave

Frontage Types

The prevalent frontage types found in this zone are Stoops and Porches.

Typical Frontage Types in the R7 Zone

Example of Stoop

Example of Stoop covered by 2nd floor stairs

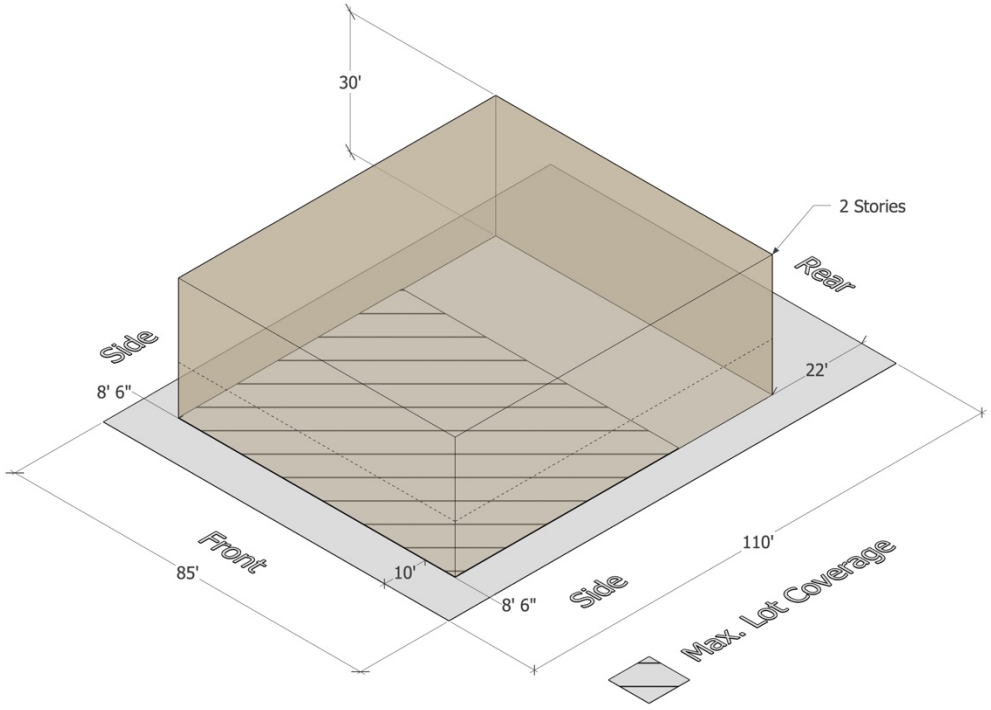
Example of Projecting Porches

Example of Engaged Porch

Zoning Envelope

Zoning regulations set limits on where buildings can fit on any given site, how tall the buildings can be, and how much of the lot they can occupy.

Zoning Envelope in the R7 Zone



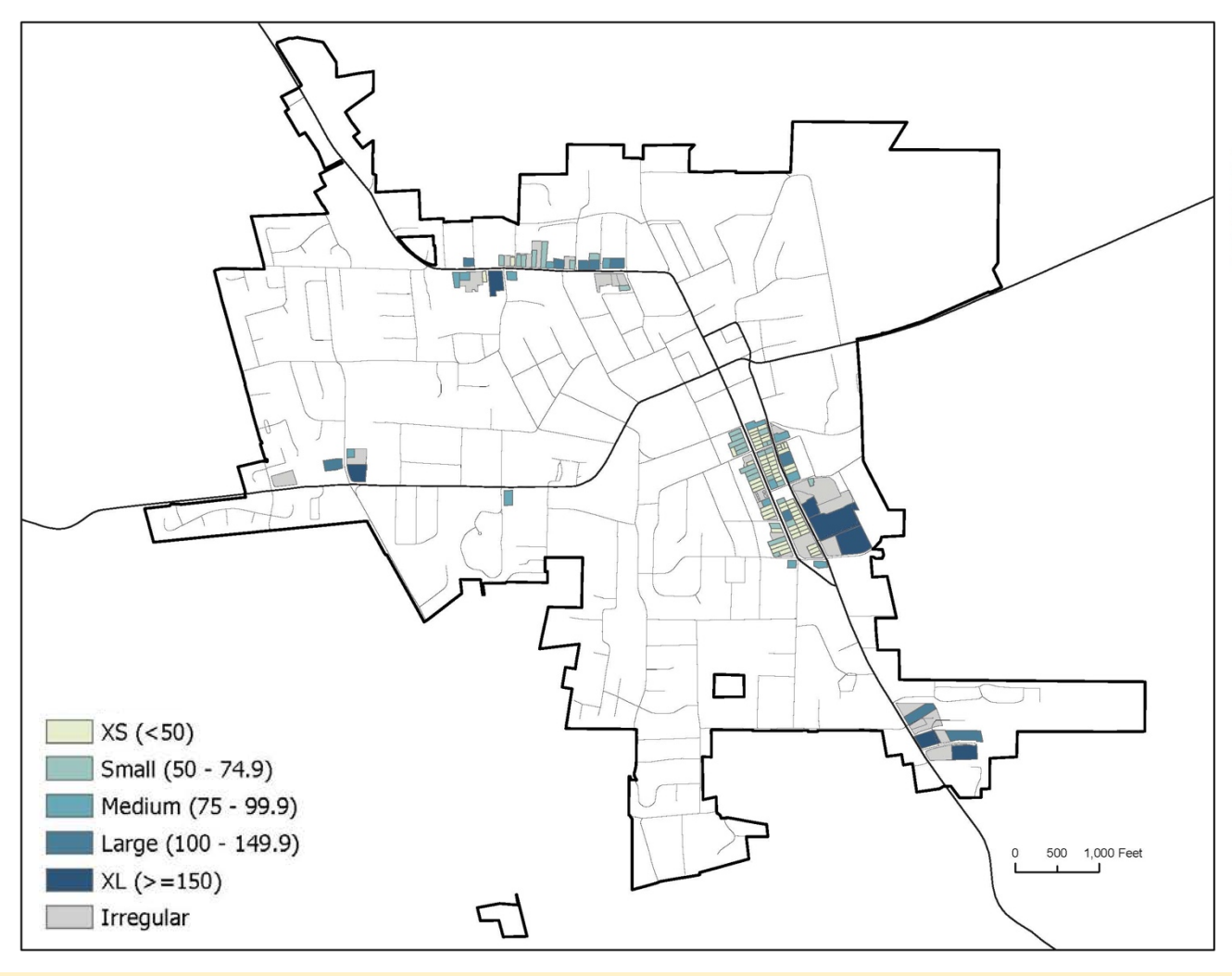
Zoning Standards for Multifamily - Interior Lot
Density: 25 du/ac min.
FAR: N/A
Lot Area: 8,000 sf. min.
Lot Width: 80 ft. min.
Front Setback: 10 ft. min., Side Setback: 10% of lot width, Rear Setback: 20% of lot depth
Height: 2 stories, 30 ft. max.
Lot Coverage: > 5,000 sf and < 15,000 sf = 40% max.
Open Space: 50 sf/du min.
Parking: 1.5 spaces per unit (1bed) min.

CO Office Commercial

Overview of Zone

The CO District is intended to create, preserve, and enhance areas containing a mixture of professional, medical, administrative, and general offices, residential, and small-scale retail uses and to encourage mixed-use developments of commercial and residential uses. This district is typically appropriate along major thoroughfares and adjacent to residential neighborhoods. This zone has high street connectivity, contains buildings ranging from one to two stories, and has a streetscape defined by front yards or building facades featuring many porches, a few shopfronts and a few parking lots. Many House-scale buildings are present along the north side of Healdsburg Avenue, both sides of S. Main Street and the west side of Petaluma Avenue. Some of the houses along S. Main Street and Petaluma Avenue have been converted to commercial use or multiple units. S. Main Street contains many historic houses, whereas Petaluma Avenue contains a mix of historic and modern houses. This zone is mostly flat; however, parcels on the north side of Healdsburg Avenue and west side of S. Main Street are sloped and have been developed with retaining walls at the front.

Existing Parcels in the CO Zone



Typical use: Commercial buildings

Max FAR: 1.5 (not including residential)
Built Form – Building Setbacks

Buildings in this zone are detached with mostly small and large footprints (north side of Healdsburg Avenue, both sides of S. Main Street, and west side of Petaluma Avenue) and some larger footprints. Small setbacks (0 to 10 feet) are present on the south side of Healdsburg Avenue and portions of the east side of S. Main Street. In all other areas, setback are at least 10 feet and include some larger setbacks when parking spaces are in front of the lot between the sidewalk and the building(s).

Typical Building Footprints in the CO Zone

Built Form – Parking Location

On-street parking is always present. Parking is typically accessed from the front of the lots, through side driveways for parking areas behind the buildings, or between buildings and the street.

Typical Parking Locations in the CO Zone

Example of on-street parking

Example of side driveway to rear parking area

Example of parking between buildings and the street

Example of on-street parking and side driveway to rear parking area

Aerial view of side drive to rear parking area

Building Types

The prevalent building type found in this zone is the commercial building. This type is typically a one- or two-story building.

Typical Building Types in the CO Zone

Example of commercial building on S Main St

Example of Single-family house on S Main St

Example of office building on Petaluma Ave

Example of commercial building on Healdsburg Ave

Example of main street building with Shopfronts on Petaluma Ave

Example of commercial uses in converted houses in front and residential buildings in rear on S. Main St

Frontage Types

The prevalent frontage types found in this zone are Porches and Shopfronts.

Typical Frontage Types in the CO Zone

Example of Projecting Porch

Example of Shopfront

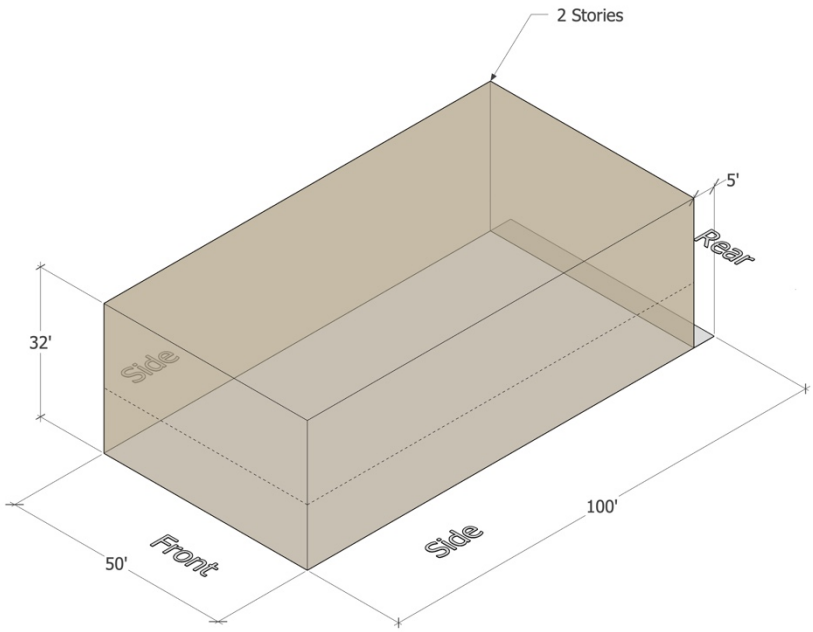
Example of Shopfront

Example of Engaged Porch

Zoning Envelope

Zoning regulations set limits on where buildings can fit on any given site, how tall the buildings can be, and how much of the lot they can occupy.

Zoning Envelope in the CO Zone



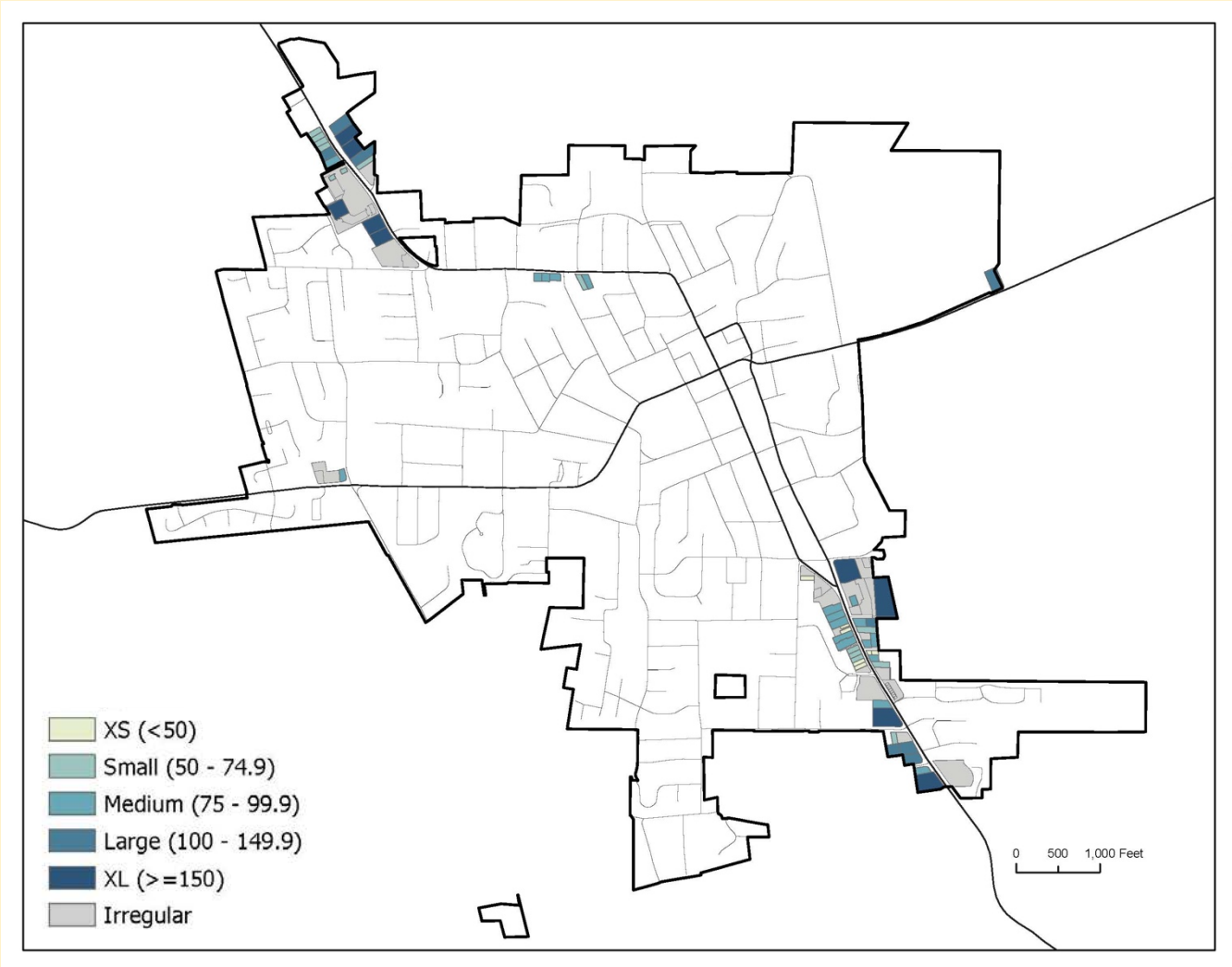
Zoning Standards for Multifamily - Interior Lot
Density: 1 du/2,900 sf lot area max.
FAR: 1.5 max.
Lot Area: 6,000 sf. min.
Lot Width: 60 ft. min.
Front Setback: 0 ft min., Side Setback: 0 ft min., Rear Setback: 5 ft min.
Height: 2 stories, 32 ft. max.
Lot Coverage: N/A
Open Space: 50 sf/du min.
Parking: 1.5 spaces per unit (1bed) min.

CG General Commercial

Overview of Zone

The CG District provides areas for commercial uses with clusters of street-front stores. This district permits primarily local-serving retail establishments, specialty shops, banks, professional offices, motels, residential uses, and business and personal services that are typically appropriate along major thoroughfares as well as regional commercial uses. The following types of retail uses are discouraged: factory outlets, large regional-serving shopping centers, and other similar retail uses generating high traffic volumes.
This is a mixed-use zone with buildings ranging from one to two stories, high street connectivity, and a streetscape defined by front yards or building facades featuring shopfronts, as well as parking lots. This district includes shopping centers on both the north and south sides of town as well as stand-alone commercial and mixed-use lots/buildings.

Existing Parcels in the CG Zone



Typical use: Commercial buildings

Max. FAR: 1.5 (not including residential)
Built Form – Building Setbacks

Buildings in this zone are detached with mostly large footprints and some small footprints. The typical front setback is set by parking areas between the building(s) and the street.

Typical Building Footprints in the CG Zone

Built Form – Parking Location

Parking is typically accessed from the front of the lots between buildings and the street. In a few situations, parking is located at the side of the building and accessed via a driveway from the front.

Typical Parking Locations in the CG Zone

Example of parking between buildings and the street

Example of parking between buildings and the street

Example of parking between buildings and the street

Example of parking between buildings and the street

Example of parking located at the side of the building

Example of parking located at the side of the building

Building Types

The prevalent building type found in this zone is the commercial building. This type is commonly a one-story building

Typical Building Types in the CG Zone

Example of commercial strip mall on Gravenstein Hwy N

Example of commercial strip mall on Gravenstein Hwy N

Example of commercial building on Gravenstein Hwy N

Example of office building on Gravenstein Hwy N

Example of commercial building on Healdsburg Ave

Example of office use in a converted house on Gravenstein Hwy S

Frontage Types

The prevalent frontage types found in this zone are Porches and Shopfronts.

Typical Frontage Types in the CG Zone

Example of recessed entry

Example of Engaged Porch

Example of Shopfronts and Gallery

Example of Shopfronts

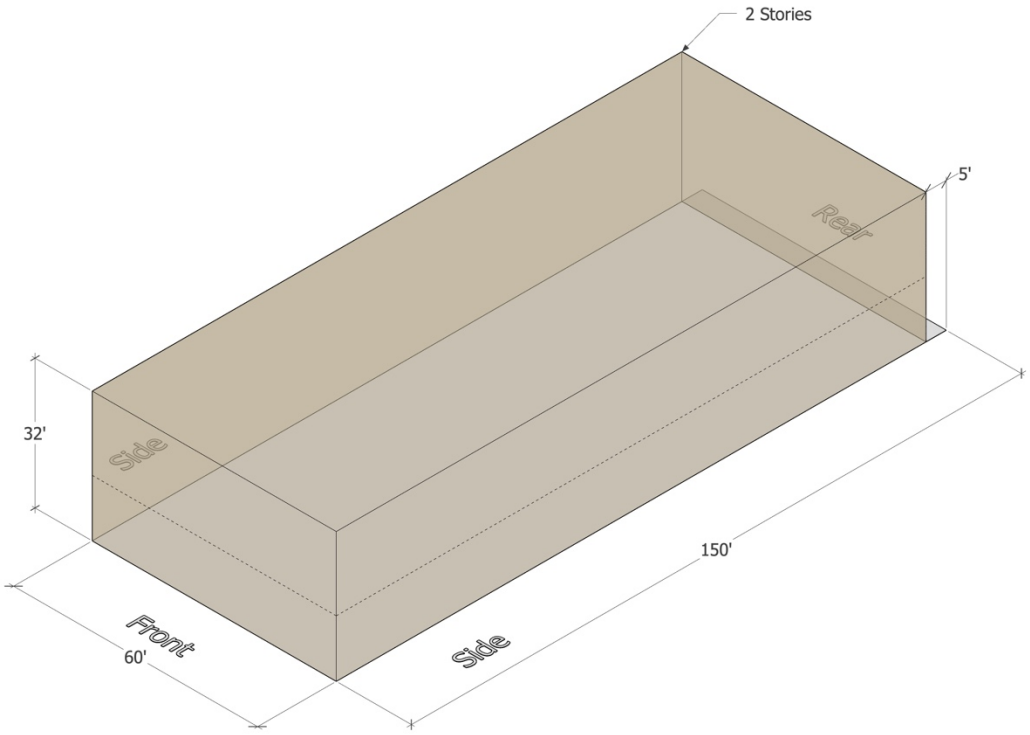
Example of Shopfronts

Example of Projecting Porch

Zoning Envelope

Zoning regulations set limits on where buildings can fit on any given site, how tall the buildings can be, and how much of the lot they can occupy.

Zoning Envelope in the CG Zone



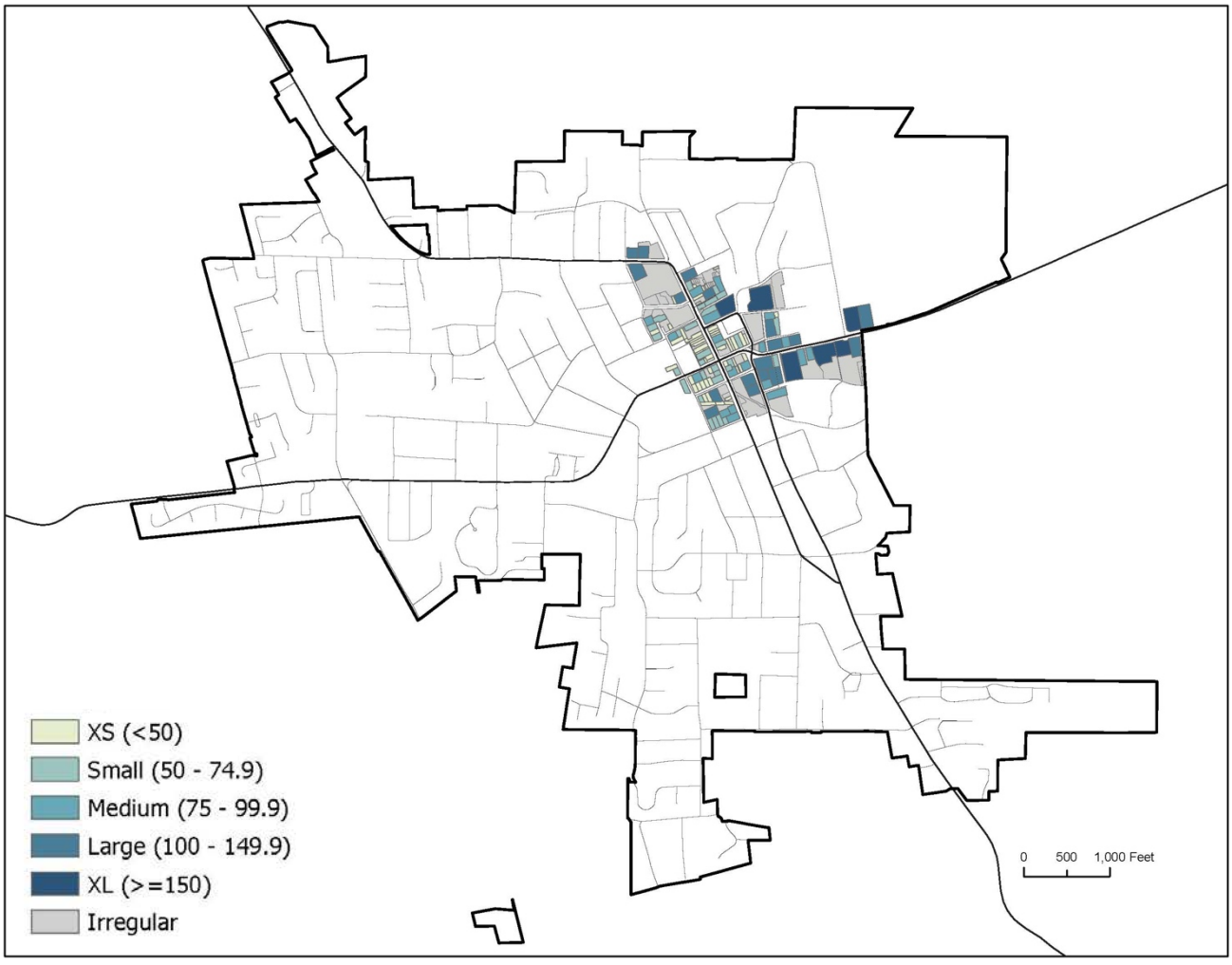
Zoning Standards for Multifamily - Interior Lot
Density: 1 du/ 2,000 sf lot are max.
FAR: 1.5 max.
Lot Area: 6,000 sf. min.
Lot Width: None
Front Setback: 0 ft min., Side Setback: 0 ft min., Rear Setback: 5 ft min.
Height: 2 stories, 32 ft. max.
Lot Coverage: N/A
Open Space: 50 sf/du min.
Parking: 1.5 spaces per unit (1bed) min.

CD Central Core (Downtown)

Overview of Zone

The CD District is intended to create, preserve, and enhance the downtown area as the historic retail core of Sebastopol. This district provides for a range of uses, including office, retail, restaurant, service, and other commercial uses, while allowing for residential growth, including mixed-use and affordable housing development, with the intent of increasing the vibrancy of the City's central downtown area, and it is noted that the CD District is not applied to the entire downtown.
This is a mixed-use zone with buildings ranging from one to two stories, high street connectivity, and a streetscape defined building facades featuring shopfronts, a few parking lots and a few front yards.

Existing Parcels in the CD Zone



Typical use: Commercial buildings

Max. FAR: 2.5 (not including residential)

Built Form – Building Setbacks

Buildings in this zone are mostly attached with small and large footprints. The typical front setbacks are 0 feet or defined by parking areas between the buildings and the street.

Typical Building Footprints in the CD Zone.

Built Form – Parking Location

On-street parking is always present. Parking is accessed from the front of the lots, through side driveways for parking areas at the side or behind the buildings, or between buildings and the street.

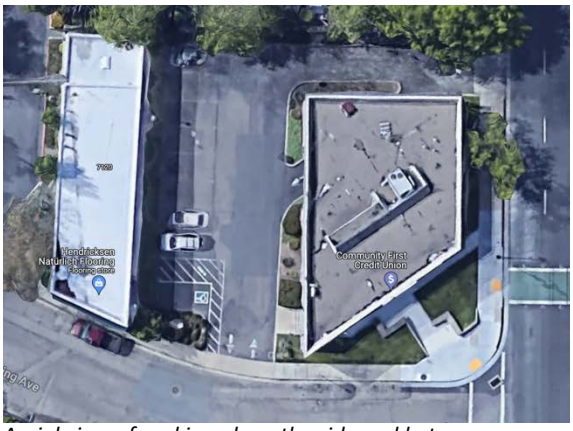
Typical Parking Locations in the CD Zone

Example of parking between buildings and the street

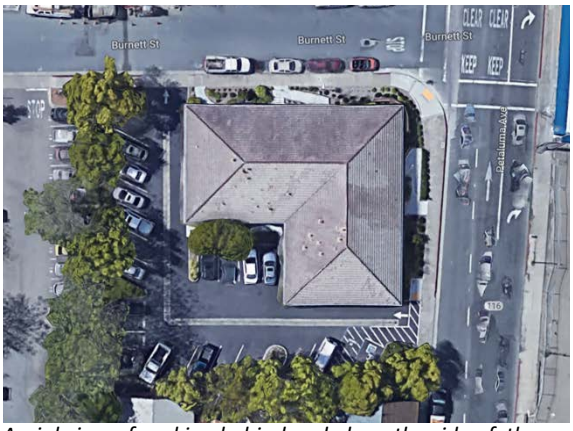
Example of on-street parking

Example of parking along side of building

Example of parking between buildings and the street



Aerial view of parking along the side and between buildings



Aerial view of parking behind and along the side of the building

Building Types

The prevalent building type found in this zone is the Mixed-use Building. This type is commonly a two-story building.

Typical Building Types in the CD Zone

Example of Commercial building on N Main St

Example of Mixed-use building on N Main St

Example of Mixed-use building on N Main St

Example of Mixed-use building on N Main St

Example of Mixed-use building on N Main St

Example of Mixed-use building on N Main St

Frontage Types

The prevalent frontage types found in this zone are the Shopfront and Stoop.

Typical Frontage Types in the CD Zone

Example of Shopfront

Example of Shopfront

Example of Shopfront

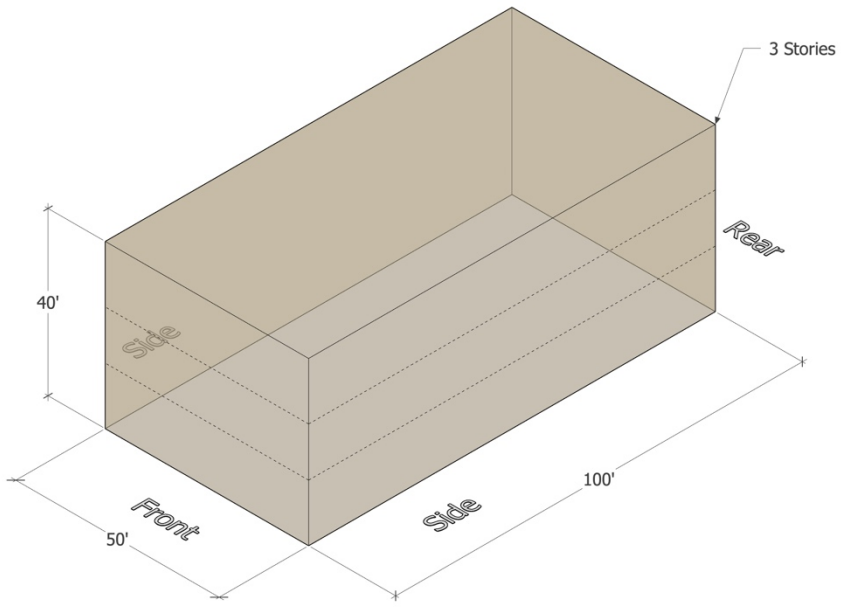

Example of Stoop

Example of Gallery

Zoning Envelope

Zoning regulations set limits on where buildings can fit on any given site, how tall the buildings can be, and how much of the lot they can occupy.

Zoning Envelope in the CD Zone



Zoning Standards for Multifamily - Interior Lot
Density: 1 du/1,000 sf lot area max.
FAR: 2.5 max.
Lot Area: 6,000 sf. min.
Lot Width: None
Front Setback: 0 ft. min., Side Setback: 0 ft min., Rear Setback: 0 ft min.
Height: 3 stories, 40 ft. max.
Lot Coverage: N/A
Open Space: 50 sf/du min.
Parking: 1.5 spaces per unit (1bed) min.

SB9 and ODS Summary of Key Findings

The table below identifies the Key Findings from the analysis of SB9 and ODS areas.

SB9 Areas
Current standards prevent required SB9 outcomes.
R2 and R3 could be addressed through standards for wide lots and R4 through a set of standards for narrow lots.
SB9 standards can provide additional form and frontage standards to improve the public realm/streetscape.
Many building facades are dominated by parking garages. This condition can be improved by regulating the maximum width (e.g., 1-care wide along front façade, 2-cars wide at a certain distance behind the façade, and no limit when behind the building).
Many lot frontages devote much area to parking and impervious surfaces. This condition can be improved by regulating parking location and the amount of off-street spaces.
Current standards do not clearly address sloped lots. This condition can be addressed through new standards that address sloped topography.
ODS Areas
In residential zones (R5, R6, and R7), the current standards often generate buildings with a two-car garage dominating the front façade and a wide curb cut at the front of the lot. These conditions do not contribute to an appealing public realm.
In the commercial zones (CO and CG), the current standards sometimes generate buildings that front a large parking lot located between the street and the building, instead of a building that directly fronts the street. This condition negatively affects the public realm and the pedestrian experience.
ODS zones can improve/revise existing standards in CD to reinforce Downtown's character as a "Main Street" environment with attached buildings that define a street wall and sidewalks activated by entrances and active ground floor uses.
ODS zones can provide a greater palette of Building Types and Frontage Types to both provide certainty about built form and improve the interface between individual buildings and the public realm.
Current standards do not clearly address sloped lots. This condition can be addressed through new standards that address sloped topography.

Appendix

This section includes a complete set of maps for analysis done in SB9 and ODS areas.