

County of Sonoma
REVISED STANDARDS FOR HIGH DENSITY RESIDENTIAL

PURPOSE

The Development Standards for High Density Multifamily Residential projects are being revised to remove constraints while preserving residential privacy, quality and open space. The revised standards will encourage high-density urban in-fill housing development that is compatible with surrounding areas and current state laws.

APPLICABILITY

The changes are applicable only to properties zoned as High Density Residential (R3) with sewer and water services in Urban Service Areas.

PERMIT REQUIREMENTS

High-Density Multiple Family Residential Developments in the R3 Zoning District which meet the new R3 Development Standards are considered to be a “use by right.” No Use Permit is required, but Design Review review and approval is required.

DEVELOPMENT STANDARDS

- Height limit of 35 feet or two-stories, whichever is less. Three-story construction of up to 40 feet may be allowed for Affordable Housing developments, and/or where the majority of resident parking is provided under the buildings.
- If the R3 parcel is adjacent to a low density residential zone, the height of any building within 30 feet of the R1 or RR District is limited to 30 feet. Where two-story construction is proposed within this 30 foot perimeter, the second story must be set back at least 5 feet more than the first story.
- Front yard setback is 15 feet, but an unenclosed front porch may extend up to ten (10) feet into the setback if adequate sight distance is provided.
- No garage opening facing the street can be set back less than 20 feet.
- Side yard setbacks are five (5) feet, except where the side yard is adjacent to a street, the side yard setback is 15 feet from the edge of the right-of-way.
- Maximum lot coverage is increased to 60% for all structures.
- Landscaped, usable open recreational area of at least 200 square feet per unit is required. At least 50% of this space must be provided as common open space; the remainder may be provided as private open space such as balconies and private patios. No space with a dimension of less than six (6) feet may be counted toward this requirement.
- Building placement must be staggered or otherwise located so as to maintain privacy.