

SUBDIVISIONS

20.30.010

registered under separate ownership. Each such boundary line shall be made a lot line. (Ord. 1046 NCS §1 (part), 1972; prior code §22.7.406.)

20.28.100 Depth twice width.

A lot depth in excess of twice the width shall be avoided whenever possible. (Ord. 1046 NCS §1 (part), 1972; prior code §22.7.407.)

20.28.110 Nonconforming property remnants.

No remnants of property shall be left in the subdivision which do not conform to lot requirements, or are not required for a private utility or public purpose. (Ord. 1046 NCS §1 (part) 1972; prior code §22.7.408.)

20.28.120 Lot numbering.

Lot numbers shall begin with the number "1" and shall continue consecutively through the tract with no omissions or duplications, and no block designations shall be used. (Ord. 1046 NCS §1 (part), 1972; prior code §22.7.409.)

20.28.130 Lots with double frontage — Layout regulations — Variance.

Lots having double frontage shall not be approved except where necessitated by topographic or other unusual conditions. The width of each block shall be sufficient for an ultimate layout of two tiers of lots therein of a size required by the provisions of this title unless the general layout in the vicinity, lines of ownership, topographical conditions, or locations of arterial streets or freeways justify or make necessary a variation from this requirement. (Ord. 1046 NCS §1 (part), 1972; prior code §22.7.410.)

20.28.140 Flag lots.

A flag lot shall only be permitted in a hard-to-develop or infill area, upon recommendation of the community development director. In such cases, the access strip shall not be less than thirty feet in width and shall not exceed one lot in depth, and one hundred twenty-five feet unless approved by the city engineer, fire marshal and community development director. Up to two flag lots are permitted to utilize one driveway access strip. (Ord. 1785 NCS §8, 1990; Ord. 1372 B NCS §3, 1979; Ord. 1046 NCS §1 (part), 1972; prior code §22.7.411.)

CHAPTER 20.30

CONVERSIONS TO COMMUNITY HOUSING

20.30.010 Purposes of chapter and findings.

In order to provide for the housing needs of all economic segments of the community, the city council declares that the purposes of this chapter are as follows:

- A. To insure a reasonable balance of rental and ownership housing in Petaluma and a variety of individual choices of tenure, type, price and location of housing;
- B. To maintain the supply of rental and mobile home housing opportunities for low and moderate-income persons and families; and
- C. To reduce and avoid the displacement of long-term residents, particularly senior citizens and families with school age children, who may be required to move from the community due to a shortage of replacement rental and mobile home housing opportunities.

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The city council finds and declares that when the number of vacancies being offered for rent or lease in the city is equal to or less than three percent of the total number of such dwelling units offered for and under rental or lease agreement in the city, a housing shortage exists which is inconsistent with the purposes of this chapter and with the declared goals and objectives of the city relating to its housing element of its general plan.

The council further finds that the conversion of existing apartment buildings or mobile home parks into community housing diminishes the supply of rental and mobile home housing opportunities and displaces residents and will tend to require them to move outside of Petaluma when a housing shortage exists. (Ord. 1519 NCS §1, 1982; Ord. 1341 NCS §1 (part), 1978.)

20.30.020 Definitions.

- A. "Apartment" means a dwelling in a structure designed or used to house two or more families, as the term "family" is defined in the city zoning ordinance, living independently of each other.
- B. "Community housing" means condominiums, planned developments, community apartment projects and stock cooperatives.
- C. "Mobile home" means a transportable structure or trailer coach built on a chassis for future movement, and designed to be used as a dwelling without permanent foundation when connected to the required utilities, and intended for occupancy by one family. No such structure shall be deemed to be a mobile home which is less than eight feet nor greater than fourteen feet in width for a single section, nor less than thirty-two feet nor greater than seventy feet in length for a single section.
- D. "Mobile home park" means any project, intended, designed or equipped, in accordance with the requirements of Article 21, to provide for the accommodation of mobile homes for residential occupancy.
- E. "Project" means the entire parcel of real property, including all structures thereon, all or part of which is rented or leased for residential purposes and is proposed to be divided, as land or air space, into two or more lots, parcels, units or rights of exclusive occupancy. "Project" includes mobile home park as defined in subsection D of this section.
- F. "Vacancy deficiency" means the number of vacant apartment units needed to raise the vacancy rate to three percent.
- G. "Vacancy rate" means the number of apartments being offered for rent or lease in the city shown as a percentage of the total number of apartments offered for or under rental or lease agreement in the city. (Ord. 1519 NCS §2, 1982; Ord. 1341 NCS §1 (part), 1978.)

20.30.025 Scope.

Projects are subject to the provisions of this chapter and the other provisions of this code. (Ord. 1341 NCS §1 (part), 1978.)

20.30.030 Determination of vacancy rate and surplus.

In April and November of each year, the director of planning shall determine the vacancy rate and the vacancy surplus, if any. New market priced rental units available to the general public, for which a certificate of use and occupancy has been issued since the last vacancy survey, shall be added on a unit-for-unit basis to either reduce the "vacancy deficiency" or increase the "vacancy surplus." (Ord. 1341 NCS §1 (part), 1978.)

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20.30.040 Tentative and parcel maps.

- A. Unless there is a vacancy surplus as of the most recent determination pursuant to Section 20.30.030, no application for approval of a tentative or parcel map for a project subject to the provisions of this chapter shall be filed.
- B. When the vacancy surplus, as of the most recent determination pursuant to Section 20.30.030, plus forty percent of the vacancy surplus is greater than or equal to the total number of rental apartments being proposed for conversion to community housing, an application for approval of a tentative or parcel map may be filed with the planning department.
- C. An application for approval of a tentative or parcel map for a project subject to the provisions of this chapter may be filed, regardless of whether there is a vacancy surplus, if two-thirds of all of the adult tenants lawfully in possession indicate their desire to convert such project to community housing.

Such desire shall be indicated by the tenant's signature on a form which contains the statement that the project may be converted to community housing if two-thirds of all of the adult tenants lawfully in possession so desire and that the tenant, by signing such statement, irrevocably expresses his or her consent to such conversions. Such statement shall provide that conversion may require the tenant to find other housing which may not be available in Petaluma. Such statement shall also include the tenant's printed name and address. No other words or provisions shall appear on such statements.

- D. An application for a tentative or parcel map may be filed with the planning department if the applicant has within the

preceding sixty days obtained certificates of occupancy for a like number of new rental apartment units within the city limits.

(Ord. 1344 NCS §§1, 2, 1979; Ord. 1341 NCS §1 (part), 1978.)

20.30.042 Mobile home parks conversions.

The provisions of this section shall govern the application procedure for the conversion of mobile home parks into community housing as defined in this chapter.

- A. No application for such conversion may be filed without the written approval of two-thirds of all the adult tenants lawfully in possession of mobile homes in a mobile home park.
- B. Such desire shall be indicated by the tenant's signature on a form which contains the statement that the project may be converted to community housing if two-thirds of all the adult tenants lawfully in possession so desire and that the tenant, by signing such statement, irrevocably expresses his or her consent to such conversions. Such statement shall provide that conversion may require the tenant to find other housing which may not be available in Petaluma. Such statement shall also include the tenant's name and address. No other words or provisions shall appear on statements.

(Ord. 1519 NCS §3, 1982.)

20.30.045 Application — Contents.

In addition to the other requirements of this title, tentative and final maps shall be accompanied by such information prescribed by the planning director which will assist in determining whether the proposed project would be consistent with the purposes of this chapter. (Ord. 1344 NCS §3, 1979.)

20.30.050

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20.30.050 Action of planning commission.

The planning commission, consistent with the purposes of this chapter, shall make a determination and recommendation to the city council pursuant to Section 20.30.030 on a tentative or parcel map filed or otherwise prepared for a project subject to the provisions of this chapter.

In addition to such other grounds as provided by law, the planning commission may recommend disapproval of the map if the number of lots, parcels, units of rights of exclusive occupancy proposed exceeds the vacancy surplus on the date of filing by more than forty percent or if such project is inconsistent with the purposes of this chapter. (Ord. 1341 NCS §1 (part), 1978.)

CHAPTER 20.32**STREETS****I. Streets****20.32.010 Conformance generally.**

The subdivision design shall conform to the pattern of arterials designated in the Petaluma general plan, and where applicable, the environmental design plan, and to any future street plan lines designated by the planning commission and approved by the city council. Whenever a subdivision fronts on a designated arterial, it shall be included in said tract and shall be platted by the subdivider in the location indicated. (Ord. 1046 NCS §1 (part), 1972; prior code §22.7.501.)

20.32.020 Minimum standards.

Where higher standards have not been established as specified in Section 20.32.010,

all streets and arterials shall be platted according to the following minimum, except that in difficult-to-develop land surrounded by developed areas a lesser standard approved by resolution of the city council may be utilized upon recommendation of the community development and engineering departments. A planned community or planned unit development, if designed with a comprehensive circulation and parking system, including separate pedestrian ways, may justify modification of standards. Higher standards may be required, in the discretion of the city engineer, where streets are to serve commercial or industrial property or where probable traffic conditions warrant. Private streets shall not be permitted except as set out in Section 20.28.020.

Type of Street	Right of Way	Pavement
Arterial	86 feet	64 feet
Collector	60 feet	40 feet
Local	50 feet	36 feet
Cul-de-sac	44 feet	32 feet

(Ord. 1372 B NCS §1, 1979; Ord. 1046 NCS §1 (part), 1972; prior code §22.7.502.)

20.32.030 Street pattern generally.

The street pattern in the subdivision shall be in general conformity with a plan for the most advantageous development of adjoining areas and the entire neighborhood or district. The principles in Sections 20.32.040 through 20.32.090 shall be observed. (Ord. 1046 NCS §1 (part), 1972; prior code §22.7.503.)

20.32.040 Alignment with existing or planned streets.

Where appropriate to the design and terrain, proposed streets shall be continuous and in alignment with existing, planned or platted streets with which they are to connect. (Ord. 1046 NCS §1 (part), 1972; prior code §22.7.503.1.)