

MARTIN FARM SUBDIVISION PUD DEVELOPMENT STANDARDS

1.0 PURPOSE

The purpose of the Planned Unit District (PUD) zone for the Martin Farm Subdivision is to establish the form and function of a unique parcel of land currently developed with important historic structures. The uses and standards established by this District are designed to create compatible development of this site with adjacent residential and commercial properties, and to integrate the site's existing historic architecture with future new construction. The subject property is uniquely located at a gateway to the City of Petaluma, between high-density residential development and a commercial complex. The existing historic home and water tower are City landmarks, and should not only be preserved but also emphasized by sensitive and compatible new development. The PUD zoning is compatible with the General Plan designation Mixed Use.

2.0 Permitted Principal Uses

The following are the principal uses permitted in the Martin Farm Subdivision PUD for Single Family Units (Lots 1 through 16) and for the Martin Farm House Building (Lot 17).

2.1 Single Family Lots 1-16

- Single-family Residence.
- Small Residential Care Facility.
- Small Family Care Home.

2.2 Martin Farm House, Lot 17

- Administrative, executive and professional offices.
- One residential unit (comprising all or a portion of the building).
- Research and development offices.
- Museums.
- The office building may be converted to a mixed use of residential and offices, but may only have one (1) residential unit, be it all or some of the structure.

3.0 Permitted Accessory Uses/Structures

- Decks not more than 18 inches above grade and not closer than 3 feet to side and rear property lines; except at back yards that abut the Sonoma County Water Agency (Washington Creek) property, decks may extend to that property line.
- Attached or detached trellises and arbors in the back yards – not more than eleven feet in height and not closer than 3 feet to any property line.
- Private hot tubs and swimming pools, in accordance with the provisions of Section 21-203 of the Petaluma Zoning Ordinance.
- Home occupations, in accordance with the provisions of Section 21-204 of the Petaluma Zoning Ordinance.
- Mechanical equipment such as air-conditioning units located at the rear of the house.
- At lot 11 only, one detached accessory building at least 5 feet to any property line, not more than 9 feet to the mid-point of the roof and not larger than 50 square feet.
- At lot 13 only, an accessory dwelling (granny) unit in the water tower.

4.0 Conditional Uses

- Bed and Breakfast or Inn, in the Martin Farm House building only.

5.0 Prohibited Uses

- No building additions that result in an increase of the building footprint or the lot coverage shall be allowed.
- No new projections (bay windows, balconies, etc) shall be allowed (except trellises).
- Garage conversions into dwelling units or living space.
- Accessory dwellings/granny units, except for the approved unit in the Lot 13 water tower.
- Minor and Major Telecommunication Facilities
- Detached accessory buildings, except at lot 11 pursuant to 3.0.

6.0 Development Standards

Development shall be consistent with the approved P.U.D. plan and development plans.

7.0 Maximum Height

All buildings shall not exceed the height as shown on the approved architectural elevations.

8.0 Landscaping

Landscape areas shall be as depicted on the approved Martin Farm Subdivision, Landscaping Sheets.

- The intent of the landscape plan shall be to integrate the existing historic residence and water tower with the new buildings, and providing visual and

physical relief for owners and site users. At the common areas and lot 17, the landscape plan shall be rural in nature, reinforcing the theme of a "fine country home and ranch". From East Washington Street, the landscaping shall provide a pleasant gateway into the city.

- All landscaping located within each Lot shall be maintained by the owner to the standards established by the original design.

9.0 Signs

- The only signs allowed are:
 - The SPARC approved monument sign identifying the businesses/uses in the Martin Farm House building and
 - A bronze plaque no more than 14 by 18 inches on the Martin Farm House building's porch wall listing the building's tenants.
 - Residential development signs as shown on SPARC submittal
- All signs shall have an overall quality of appearance, size, color, materials and location consistent with the historic turn of the century period.

10.0 Fences

- Fencing heights and detailing shall comply with the Fencing Plan and Detailed Drawings. Only open style fencing is allowed along the creek property line.
- Optional use of lattice to provide additional screening above a 6' solid fence, not to exceed 8' in height, is allowed on the site with a fence permit.
- Sound barrier fences as designated in the Environmental Noise Study and as shown on the Fencing Plan.

11.0 Historic Design Guidelines

Both the historical and architectural value of the existing home and water tower are assets to the City and shall be preserved. Other structures shall therefore be harmonious with and accentuate the present historical and architectural character.

According to historical research, the house was designed by Petaluma architect Brainerd Jones. Jones was a noted architect whose works included many of Petaluma and Santa Rosa's residential, governmental, commercial and public buildings constructed during the first decades of the 20th century. His residential designs were unique, effectively combining multiple architectural styles.

Any exterior modification (including new and replaced windows, siding, architectural features, finish materials, paint colors, etc. and proposals which change the streetscape such as publicly visible landscaping, lighting, and mechanical equipment) to lots 12-13 and 17 (the Martin Farm House, water tower, and "barn units") is subject to Historic Design Review. Historic Lot 17 and the water tower on lot 13 are also subject to Article 17 (Preservation of the Cultural and Historic Environment) of the Zoning Ordinance, specifically 17-500.

Design Review of the "barn units" shall ensure continued compatibility with the adjacent historic structures and the *Gateway* designation.

12.0 Exceptions and Modifications to the Standards

- Whenever the standards contained in this PUD program do not address an aspect of physical development or use within the development, the Community Development Director may regulate this development by interpreting the most comparable sections of other City Zoning Districts. The Director may also refer such questions of development standards or uses to either SPARC or the Planning Commission for a decision. Any decision by the Director, SPARC, or Planning Commission may be appealed to the City Council through standard appeal procedures contained in the Zoning Ordinance.
- Exceptions to specific PUD Architectural Standards may be approved by SPARC provided that the overall design concept and desired quality is not compromised by the particular exception.
- Modifications to the PUD may be approved as specified in Article 19A under Sections 507, 508, 509 and 510 of the City of Petaluma Zoning Ordinance.