



***SITE PLAN & ARCHITECTURAL
REVIEW INFORMATION HANDOUT
APPENDIX A – PARKING STANDARDS***

**Deposit for Minor or Major SPAR:
[See Fee Schedule.](#)**

(The final fee is dependent on each project application. Please read and sign the [Cost Recovery Form.](#))

Parking Standards

The following standards were derived to guide the design of parking lots constructed in the City of Petaluma. Additional standards pertaining to parking and loading are contained in the City Zoning Ordinance, Article 20 and the SMART Code of the Central Petaluma Specific Plan.

Number of Parking Spaces

1. The minimum number of parking spaces required for each use is specified in Chapter 11.060 of the Implementing Zoning Ordinance and the SMART Code for the Central Petaluma Specific Plan.
2. Up to thirty (30) percent of the minimum required parking spaces may be reduced in size to accommodate compact cars, except when unistall spaces are the standard.
3. The required number of safe and conveniently accessible parking spaces shall be provided for the physically disabled in accordance with the applicable Building Code. Locations near building entrances are required by the applicable Building Code. Parking spaces abutting landscape islands are encouraged.
4. Parking spaces required in industrially zoned areas that exceed current employment needs may be reserved as landscaped area, subject to approval by the Director, or as requested by the Planning Commission.

Dimensions of Parking Spaces and Driveways

*** Please see Table 1 and Figure 1.**

1. Standard parking stalls shall measure a minimum of nine (9) feet wide by nineteen (19) feet long, except that end stalls shall measure a minimum of ten (10) feet wide.
2. Compact car stalls shall measure a minimum of eight (8) feet wide by sixteen (16) feet long, except that end stalls shall measure a minimum of twelve (9) feet wide by nineteen (16) feet long.
3. Parking stalls for disabled persons shall comply with the California Building Code.
4. Driveway curb cuts should be per City Standards or as determined by the City Engineer.
5. One-way drives shall measure at least ten (10) feet in width and two-way drives at least twenty (20) feet in width.
6. Covered parking spaces shall measure 10' wide by 20' deep; measurements shall be from interior wall to interior wall.

Design and Layout of Parking and Driveways

1. Residential parking areas for more than four (4) cars and parking lots in all commercial and industrial zones must be designed to prevent the backing of vehicles onto any public street right-of-way.

2. Dead end ninety (90) degree angle parking should be provided with adequate turning room (See Figure 4).
3. End row parking spaces shall be protected from the turning movements of other vehicles with landscape areas.
4. Parking lots shall not be permitted in required front yards or street side yards.
5. A minimum distance of twenty (20) feet shall be provided at driveway entrances between the fronting property lines and the first on-site parking spaces to provide adequate vehicular stacking space (See Figure 4).
6. Whenever feasible, curb cuts serving adjacent uses should be combined to minimize the number of entrances onto a public right-of-way. The number of street access driveways should be minimized.
7. Curb cuts on corner lots should be located at the farthest point away from the curb return as is feasible (See Figure 4).
8. When a long driveway having only single ingress is necessary within a development, provisions should be made for the maneuvering of emergency vehicles and the arrangement approved by the City staff prior to its incorporation into the plan.
9. All driveways and parking lots shall be paved with a City approved surface. Alternative paving materials may be used subject to approval. Use of pervious pavement is encouraged. Projects may be required to provide a minimum of 20% of pervious pavement.
10. The front two (2) feet of parking stalls (overhang) may be improved with low growing ground cover instead of paving (See Figure 3).
11. In large parking lots where storm water management is required, innovative designs including bio-swales and other natural materials/plantings are strongly encouraged.

Landscape, Screening, and Lighting

1. Landscaping of parking lots shall conform to the City Landscape Guidelines, including the City's Water Efficiency Ordinance.
2. Residential parking areas for more than four (4) cars and parking lots in all commercial and industrial zones should be screened from the street right-of-way through the use of decorative walls, fences, and/or landscaping.
3. Minimum five (5) feet wide landscape strips (not including vehicular overhangs) should be provided between paved parking surfaces and buildings, fences, and property lines wherever possible. Not more than eight (8) parking stalls should be located in a row without a six (6) foot wide minimum landscape divider strip, exclusive of concrete curbing, (see Figure 3). Alternatives will be considered by the Community Development Director or the Planning Commission.
4. Any lights provided to illuminate a parking facility shall be arranged so as to reflect the light away from adjacent properties and streets (downward lighting). Lighting standards shall not exceed twenty (20) feet

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in height and should be consistent with the architectural design of on-site buildings in terms of style, color and materials.

5. Plant trees to encourage shading.

TABLE 1 – MINIMUM PARKING LOT DIMENSIONS

Angle of Parking Space*	Width of space A	Length of Space B	Width of Angled Space C	Length of Angled Space D	Minimum Back-up Length E
Standard Cars					
Parallel Parking	9'	22'			
30 Degree Angle Parking	9'	19'	18'	17.3'	11.5'
	9.5'	19'	19'	17.7'	11.5'
	10'	19'	20'	18.2'	11.5'
45 Degree Angle Parking	9'	19'	12.7'	19.8'	13'
	9.5'	19'	13.4'	20.2'	13'
	10'	19'	14.1'	20.5'	13'
60 Degree Angle Parking	9'	19'	10.4'	20.9'	17.5'
	9.5'	19'	11'	21.2'	17.5'
	10'	19'	11.5'	21.4'	17.5'
90 Degree Angle Parking	9'	19'	9'	19'	26'
	9.5'	19'	9.5'	19'	24'
	10'	19'	10'	19'	23'
Compact Cars					
Parallel Parking	8'	20'			
30 Degree Angle Parking	8'	16'	15.9'	14.1'	12'
45 Degree Angle Parking	8'	16'	11.2'	16.9'	12'
60 Degree Angle Parking	8'	16'	9.2'	18.4'	14'
90 Degree Angle Parking	8'	16'	8'	16'	22'
Uninstall 60 Degree Parking (SMART Code-Central Petaluma Specific Plan**)	8.5'	18'	8.5'	18'	26'
Uninstall 90 Degree Parking (SMART Code-Central Petaluma Specific Plan**)	8.5'	18'	8.5'	18'	26'

* See Figure 1.

** For properties within the Central Petaluma Specific Plan, please refer to the Specific Plan for dimensions of parking spaces and driveways.

FIGURE 1 - MINIMUM PARKING LOT DIMENSIONS

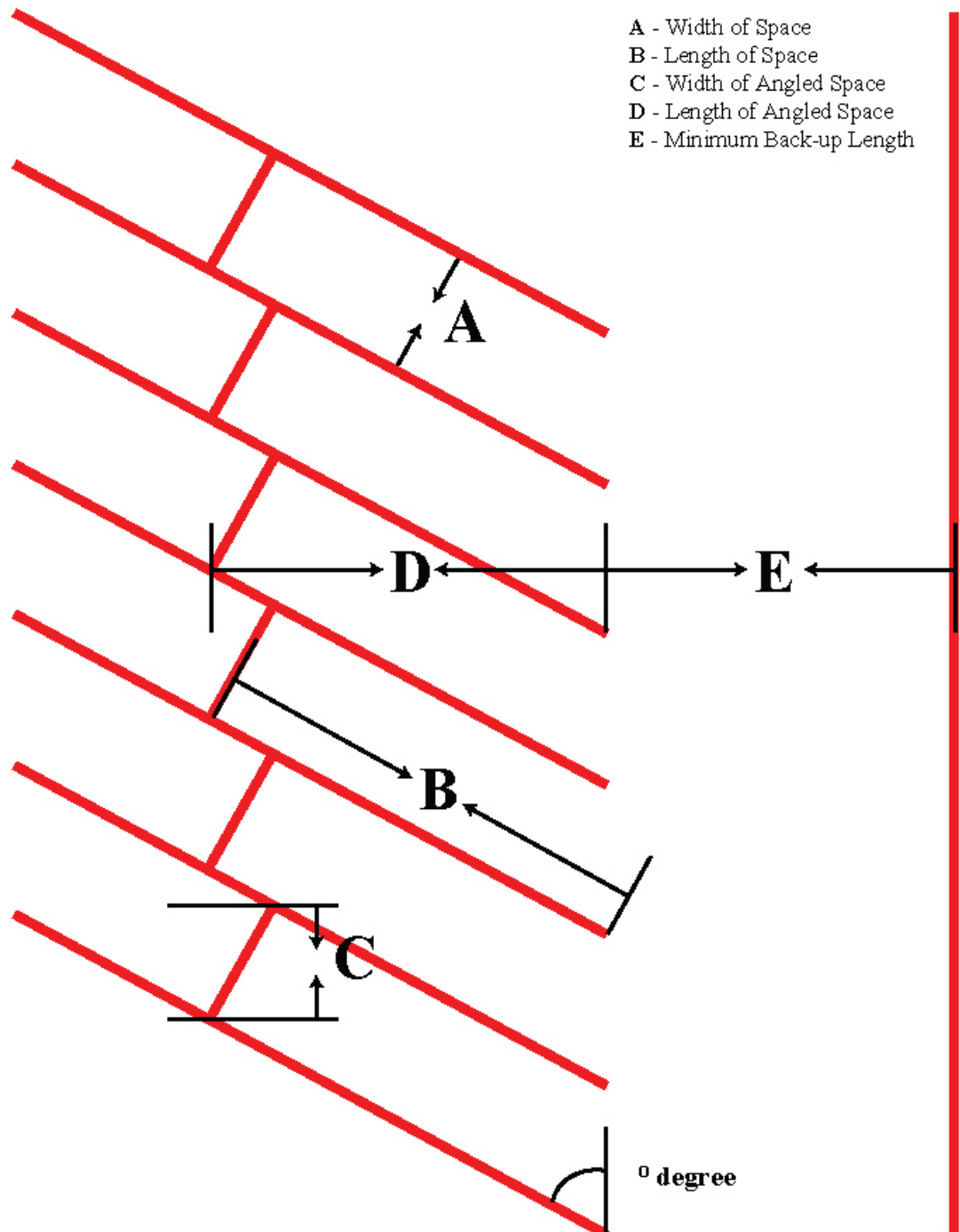


FIGURE 2 - TYPICAL CURB SECTION

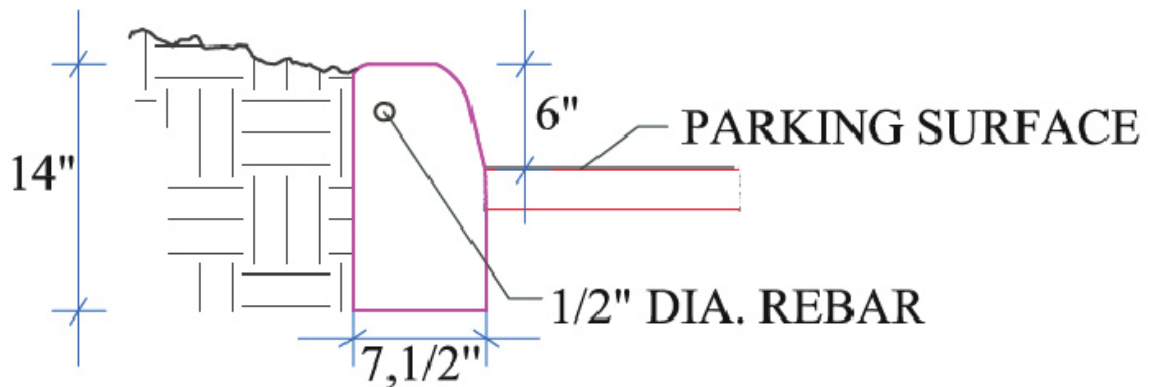


FIGURE 3 - VEHICULAR OVERHANG

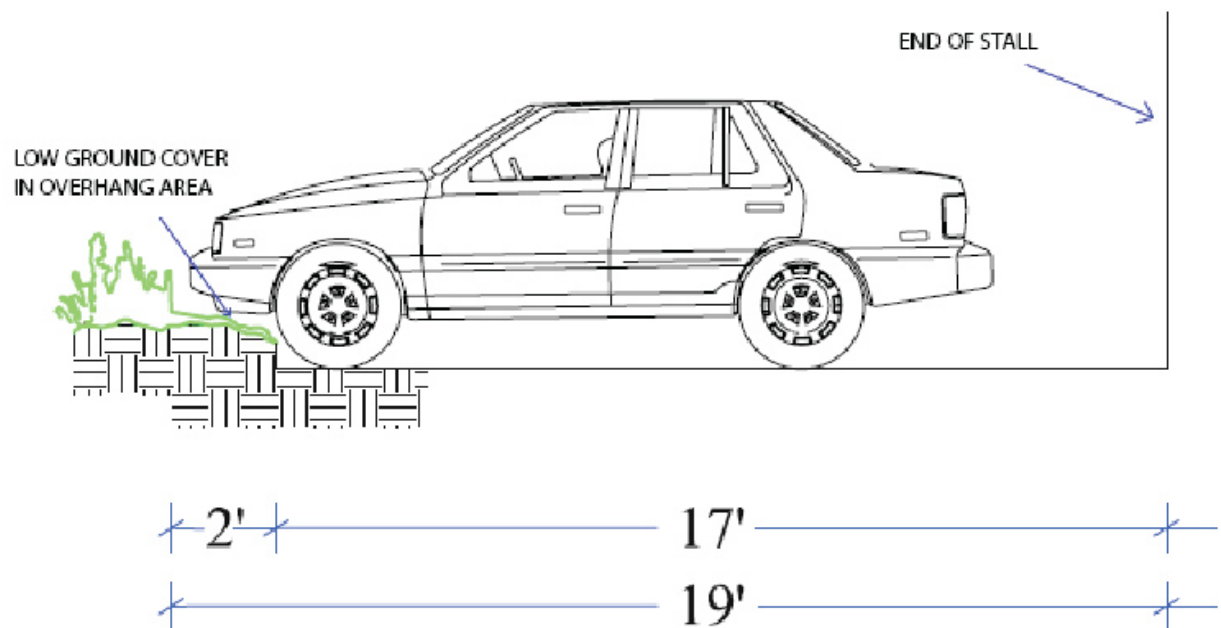
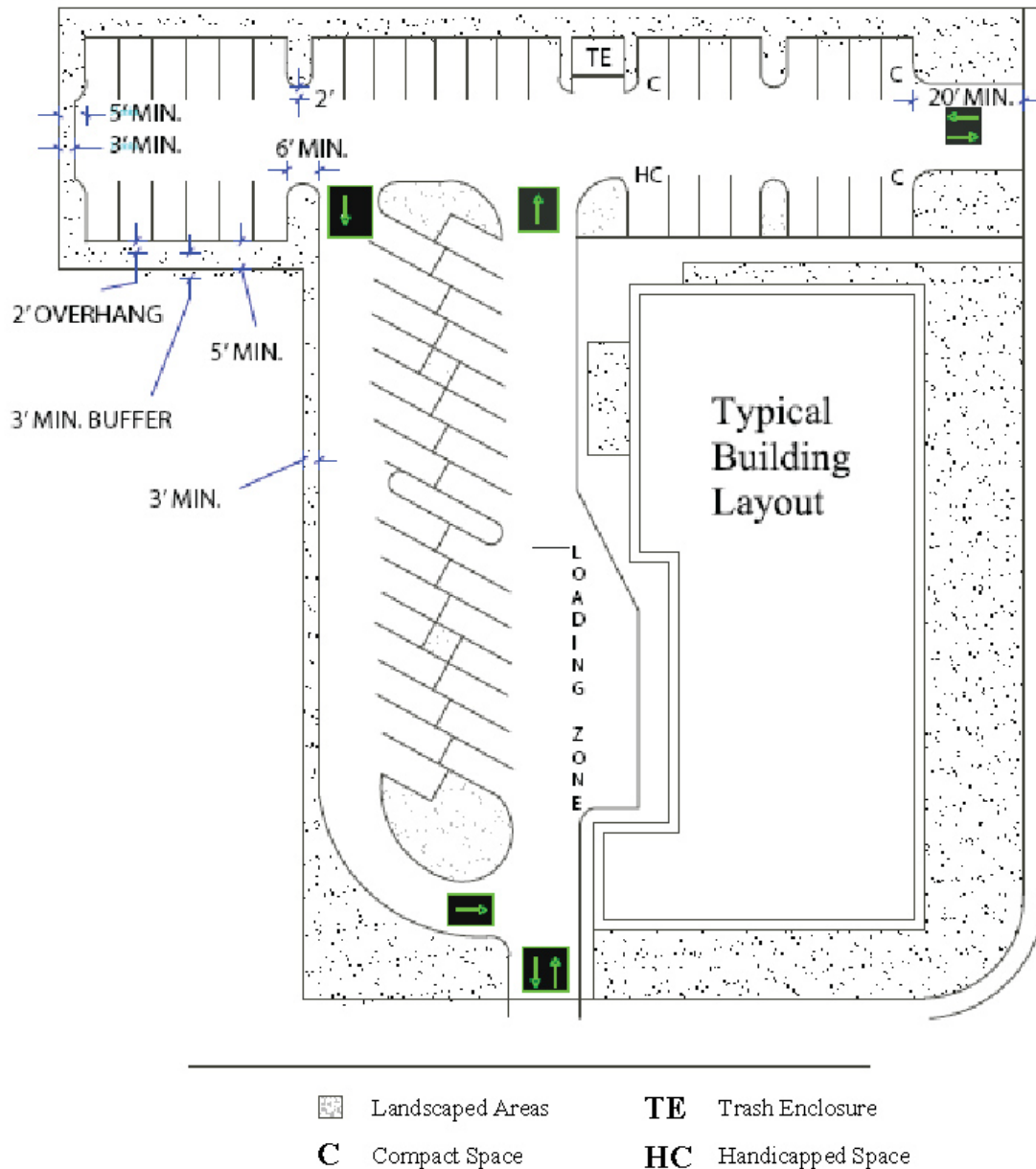


FIGURE 4 - TYPICAL PARKING LAYOUT



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SITE PLAN & ARCHITECTURAL REVIEW INFORMATION HANDOUT APPENDIX B – TRASH ENCLOSURE STANDARDS

Deposit for Minor or Major SPAR:

[See Fee Schedule.](#)

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Trash Enclosure Standards

The following standards were developed to guide the design of refuse collection facilities for commercial, industrial, and multi-family residential developments in the City of Petaluma. Additional regulations regarding the refuse collection facilities are contained in the Implementing Zoning Ordinance, Chapter 14.020 and 14.030.

Number, Size and Type of Containers

1. Multi-family residential developments with five or more dwelling units shall provide area for an equivalency of at least two 30-gallon refuse containers per unit or at least one 1.5 cubic yard bin for each five units. (EXCEPTION: Housing developments for elderly persons need to provide area for an equivalency of only one 30-gallon refuse container per unit.)
2. Commercial and industrial developments shall provide refuse containers in a number and size so as to adequately contain the refuse generated by the development. Waste in excess of one 4-cubic yard container requires portable or stationary compactor service or additional bins.
3. Hazardous or noxious wastes must be contained in a safe and sanitary manner, in accordance with applicable regulations.

Location of Containers

1. Containers shall be consolidated to minimize the number of collection sites, and located so as to reasonably equalize the distance from the building spaces they serve.
2. Containers and enclosures shall be located so as to allow ease of access for collection trucks and direct access to drive areas. Straight-in or circular drives are encouraged to reduce truck maneuvering problems. No parking or other obstructions shall be permitted in the access area for enclosures.
3. Containers and enclosures shall be placed away from public view insofar as is practical.
4. Containers and enclosures shall be situated so that they do not cause excessive nuisance or offense to occupants of nearby buildings.
5. For large projects, designers of refuse collection facilities should consult with the sanitation company.

Construction Details

1. All refuse containers shall be screened with a six-foot high (minimum) fence or wall which conceals containers from all sides and gate(s).
2. Concrete pads of appropriate size and construction shall be provided for containers or groups of containers having a capacity of six 30-gallon cans or more. Aprons shall be provided for loading of bins with capacity of 1.5 cubic yards or more. Recommended construction specifications are shown in Table 3 and Figure 1. Adequate drainage shall be provided around the pad area.
3. Water outlets (hose bibs) for fire safety and sanitation are required within 40 feet of enclosures for refuse containers of total capacity greater than five 30-gallon cans.
4. For storage of recyclable materials, the enclosure area and pad size shall be increased to amply accommodate the extra materials and their containers.
5. The tops of trash enclosures which are directly visible from the second floor of any on or off-site building shall be screened with a roof or overhead trellis.
6. Screening and gates shall be of a durable construction; fences, walls, footings, slabs and curbs shall meet City Building Code requirements. Gates shall be constructed of heavy-gauge metal or of a heavy-gauge metal frame with covering of wood or other suitable material. Gates shall be secured with sturdy hinges or sliders, and latches. For enclosures of six cans or more and for bins, the screening shall be protected at its base by curbs (see Table 3 and Figure 1). If screening is to be situated directly adjacent to parking spaces or drives, it shall be protected by a concrete-curbed buffer strip (minimum 3 feet wide) of landscaping or pavement.
7. The design of the screening shall be compatible with the architectural design of on-site buildings.

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TABLE 1 – DIMENSIONS OF REFUSE CONTAINERS

Standard 30-gallon can

20.5" Diameter x 27" Height

	Height	Depth	Width
1.5 cubic yard bin	43"	36"	80"
2.0 cubic yard bin	47"	39"	80"
3.0 cubic yard bin	58"	48.5"	80"
4.0 cubic yard bin	64"	53.5"	80"

TABLE 2 – EQUIVALENCY TABLE

1.5 cubic yard container =	10 30-gallon cans
2.0 cubic yard container =	14 30-gallon cans
3.0 cubic yard container =	21 30-gallon cans
4.0 cubic yard container =	28 30-gallon cans

TABLE 3 – DIMENSIONS OF PADS

(also see Figure 1)

Container Size	Minimum Pad Size (not including apron)		Minimum Inside Dimension of Curbed Pad Area	
1 to 5 30-gallon cans	Pad not required		Curbing not required	
	Width A	Depth B	Width C	Depth D
6 to 10 30-gallon cans	10'-0"	9'-0"	8'-4"	8'-2"
1.5 to 4 cubic yard bins	10'-0"	9'-0"	8'-4"	8'-2"

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FIGURE 1 - TYPICAL ENCLOSURE

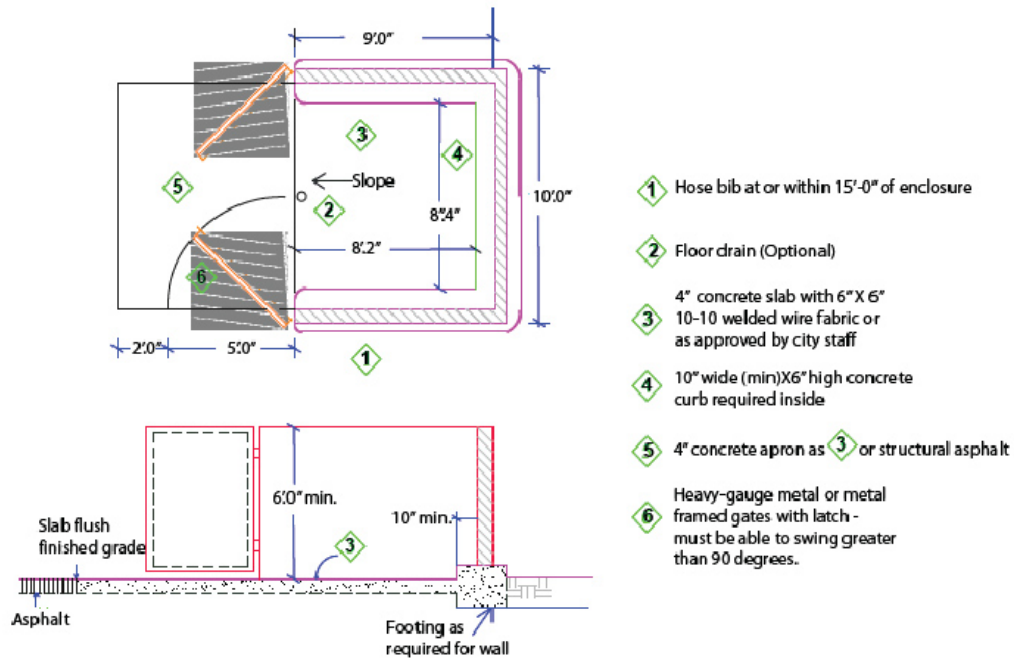
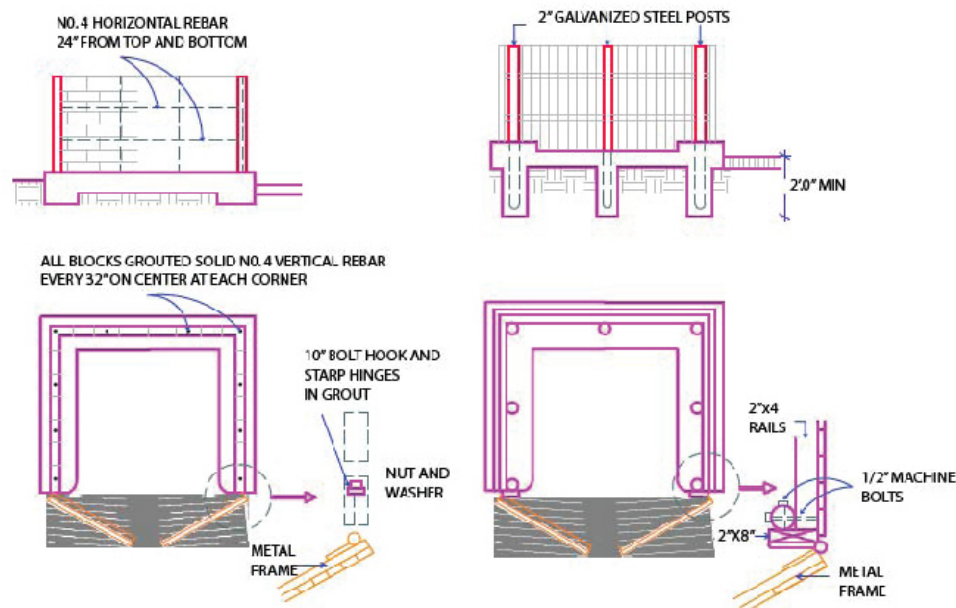


FIGURE 2 - ENCLOSURE DETAILS





***SITE PLAN & ARCHITECTURAL
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APPENDIX C – LANDSCAPE DESIGN
STANDARDS***

Deposit for Minor or Major SPAR:

[See Fee Schedule.](#)

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Landscape Design Standards

The following standards were derived to provide minimum design criteria for the installation of landscaping and irrigation systems in all commercial, industrial, residential and multi-family residential developments.

1. Plants should be of the type which are proven successful in Petaluma's climate and soils.
2. Only landscaping will be permitted in yard areas, with the exception of driveways, sidewalks or other improvements approved by the Site Plan and Architectural Review Committee.
3. All unusable areas in and around parking lots shall be landscaped where practical.
4. Landscaped areas shall be encouraged between asphalt areas and all building structures, fences and property lines. Hardscape may be used where pedestrian access is necessary as determined by the Site Plan and Architectural Review Committee.
5. Landscaping should be concentrated in highly visible locations where it will have the greatest visual impact. Specifically, areas around building entrances and site perimeters should be given extra consideration. Landscaping in parking lots should introduce bio-swale features into most areas not specifically required for driveways or parking spaces.
6. Attractive natural features of existing sites, including existing trees, shall be preserved whenever possible. Trees which must be removed should be documented by a certified arborist and an ASA value should be assigned. Such documentation should be reviewed and evaluated by the City Arborist. The mitigation shall be determined by the Director of Community Development or the Planning Commission (see [Implementing Zoning Ordinance Chapter 17.060 and 17.065](#)).
7. Parcels located along all arterial roads or highway entrances to the City (such as Petaluma Blvd., Lakeville Street, Washington Street, East Washington Street and U.S. 101, etc.) shall be designed with greater than average quality landscaping to visually accommodate the high volume of passing motorists.
8. Electrical transformer boxes and garbage enclosures should be screened with attractive fencing or walls constructed of materials consistent with those used on the primary structure(s).
9. Loading areas, vehicles, parking lots, meters, outdoor storage, etc., should be adequately screened whenever possible.
10. The improvement and dedication of island landscape areas within the public right-of-way in newly developing areas should be encouraged.
11. Plant type should be adaptable to the size and location of the space it is to occupy.

12. Use of recycled landscape materials shall be encouraged.
13. Alternative materials may be substituted for ground cover plantings. Where wood chips are used as part of the landscaping material, it should not be used where it will cause increased public maintenance problems. Appropriate planting material may also be required in addition to ground cover.
14. Trees planted under power or telephone lines shall be of a species which will not conflict with the overhead lines.
15. Motorist and pedestrian views of long expansive building walls, fencing or paving should be visually broken up with intermittently spaced and large groupings of trees, and additional plantings maybe required.
16. The variety of landscape materials should be consistent with the building architecture and street tree master plan and with that found in the surrounding areas. For example, desert or tropical plants would contrast with the downtown iron front buildings.
17. The design and materials used for fencing, street furniture, outdoor lighting and paving should be consistent with the architectural style of the building and the neighborhood.
18. Where appropriate, the areas between street curbs and sidewalks should be improved with street trees, shrubs, ground cover, brick, cobblestone or other decorative materials and shall be maintained by the property owner.
19. Landscape material planted on dedicated City property shall be of a drought resistant, low maintenance variety. Native or adaptive drought resistant plants are also encouraged in all private developments.
20. Unless an extraordinary amount of trees are to be planted (i.e., campground), all trees shall have a trunk diameter of at least three-quarter (3/4) inch as measured one foot above the ground, (fifteen gallon minimum size container). All trees shall be double staked in accordance with approved City standards. Street trees shall conform to the City Street Tree Ordinance. For growing purposes, street trees should be planted in the ground instead of in confined pots or planters. Any tree not on the approved street tree list may be approved for such use if approved by the Public Works Director after review by the appropriate departments and commissions. Application for use of a tree type shown on the approved list must be made on a form provided by the Park and Recreation Department with the applicant to provide all necessary information for appropriate review.
21. All shrubs not used as ground cover shall be at least five (5) gallons in size.
22. Ground cover shall be spaced to allow for complete infill within one (1) year of the date of planting (for example, ivy hypericum, wild strawberry, etc., should be spaced on twelve-inch centers). Loose stones and gravel should not be placed adjacent to streets, driveways, parking spaces or sidewalks.
23. The City reserves the right to inspect and reject any landscape material not in accordance with the approved plan, or if diseased.

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24. Approved irrigation systems should be provided for all landscaping areas in accordance with the City's Water Efficiency Standards.
25. All landscaping shall be maintained in healthy growing condition by the permit holder for a period of 90 days after receiving an occupancy permit.
26. All planting shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning, fertilizing, and regular watering. Whenever necessary, planting shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements (Implementing Zoning Ordinance Chapter 14.030).
27. Adequate soil preparation in accordance with accepted landscape industry practices should be a requirement for all landscape areas. Particular attention should be given to slopes or berm areas with a 5% slope or greater to prevent the loss of plant materials or slope erosion during the watering cycle or wet weather. Refer to the City's Water Resources and Conservation Department for additional conservation techniques which include but are not limited to:
 - A. Use of jute or other biodegradable mesh to hold the plant material in place.
 - B. Use of hydro-mulch which provides slope stabilization and adequate nutrients until the plant material has established itself.
28. Landscaping shall not be located where it will block visibility and create traffic hazards or sight distance problems (Implementing Zoning Ordinance Chapter 14.030).
29. Landscaping should be used in conjunction with required fencing as buffer between land uses where possible.
30. Tree plantings should encourage summer shade on walls, windows, roofs, parking spaces and drives, and walks to help improve energy efficiency and reduce temperatures.
31. Each project shall provide at least one on-site tree for each 500 square feet of open space and at least one tree for each 4 off street uncovered parking stalls. Those trees required, due to the amount of open space, shall be planted in the remainder of the site. Open space, for this purpose has been determined to include all open space areas existing on-site, but excludes parking or drive aisles.
32. Maintenance necessary for various types of plants will be considered in determining the appropriateness of landscaping.
33. Plants which drop seed pods or fruit should not be located where such droppings would cause maintenance or safety problems.
34. Landscaping shall be used to screen parking areas where possible.

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