

# **Scott Ranch**

## **Planned Unit District (PUD) Development Standards**

**August 2022**

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# **Scott Ranch Planned Unit District**

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**Exhibit A:** District Boundary Map

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**Exhibit C:** Preliminary Landscape Plan

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## 1.0 Scott Ranch PUD

- 1.1 Location.** The Scott Ranch PUD is located at the southwest corner of the intersection of D Street and Windsor Drive. The site is largely vacant with the exception of a barn complex accessed from D Street on the north side of Kelly Creek. The site is bordered to the south by the boundary of the City of Petaluma limits and the Urban Growth Boundary. The site is bordered to the west by Helen Putnam Regional Park.
- 1.2 Purpose.** The purpose of the Scott Ranch Planned Unit District (“Scott Ranch PUD”) is to provide project-specific development standards for limited residential development and to preserve and protect open space on the project site. The PUD provides flexibility on lot geometry in order to cluster the single-family homes in two limited areas of the 58.6 acre project site in order to avoid construction on prominent ridgelines, to maximize open space preservation and minimize disturbance to unique biological resources, to facilitate regional park expansion, and to prohibit additional development on the site in perpetuity.

The Scott Ranch PUD includes two distinct districts as identified in Exhibit A to these guidelines. The Residential District is an approximately 11-acre area on either side of Windsor Drive and made up of 28 single family residential lots and four parcels designated for private open space. The remaining 47.43 acres make up the Park/Open Space District, which is to be retained in perpetuity for public recreation and open space as an extension of Helen Putnam Regional Park.

All activity and development within the boundaries of the Scott Ranch PUD are governed by the analysis and mitigation measures of the Final Environmental Impact Report which is incorporated by reference in its entirety and particularly including the approved Fuel Management Plan.

## 2.0 Definitions.

- 2.1 Purpose.** To establish the definitions of terms and phrases that are technical, specialized or that may not reflect common usage.
- 2.2 Definitions of Specialized Terms and Phrases.** All specialized terms and phrases used in the Scott Ranch PUD are defined at City of Petaluma Implementing Zoning Ordinance (“IZO”) Chapter 28 (Glossary), except as noted herein or as described differently in the Final Environmental Impact Report.

## 3.0 Applicability.

- 3.1 Terms.** These regulations apply to all land uses, subdivisions, and development on property within the boundaries of the Scott Ranch PUD as illustrated in Exhibit A and in the same manner provided at IZO §1.040 (Applicability of the Zoning Ordinance).
- 3.2 Location.** These regulations are applicable to the property within the PUD as shown on Exhibit A.
- 3.3 Relationship to IZO.** Except as noted herein, when the Scott Ranch PUD (including the Final Environmental Impact Report) is silent on a matter, the IZO shall apply.

#### 4.0 Land Use District Maps and PUD Unit Plan.

- 4.1 Purpose.** To precisely indicate the areas to be used for each land use within the Scott Ranch PUD.
- 4.2 Land Use Districts Established.** The Scott Ranch PUD is divided into two land use districts:
- a) Residential
  - b) Park/Open Space
- 4.3 Land Use District Maps.** The location and boundary of each land use district in the PUD is shown on Exhibit A.
- 4.4 PUD Unit Plan.** The unit types for the 28 residential units are shown on Exhibit B and further described in the Final Environmental Impact Report.

#### 5.0 Allowed Land Uses and Permit Requirements.

- 5.1 Residential District.** Table 5.1 below outlines allowable land uses in the Residential District.

Table 5.1 Land Uses, Residential District	
Use	Land Use Control
Lodging - Short Term Vacation Rentals	Permitted*
Dwelling, Single House	Permitted
Dwelling, Accessory	Accessory
Dwelling, Junior Accessory	Accessory
Home Occupation	Accessory
Residential Care, Six or Fewer Clients in a Home	Permitted**
Day Care - Small Family	Accessory**
Private Open Space	Permitted

\* Consistent with applicable local regulations

\*\* Consistent with applicable state regulations

- 5.2 Park/Open Space District.** Table 5.2 below outlines allowable land uses in the Park/Open Space District.

Table 5.2 Land Uses, Park/Open Space District	
Use	Land Use Control
Park	Permitted*
Crop Production, Horticulture, Orchard, Vineyard	Permitted
Farm Animal Keeping	Permitted
Zero Emission Vehicles (Battery Charging Station)	Accessory**

\* Park may include ancillary structures and uses, including but not limited to visitor center, restroom facilities, parking lot, etc.

\*\* No discretionary permit required

**5.3 Prohibited Uses and Structures.** The following are prohibited in the Scott Ranch PUD:

- a) Swimming Pools

**6.0 Single Lot Residential Development and Park District Development.**

- 6.1** All single lot development shall be in substantial compliance with the attached Exhibits B and C and with the Final Environmental Impact Report, including the Fuel Management Plan. As to topics not addressed by these documents, Site Plan and Architectural Review shall ensure consistency with IZO Section 16.060 (Hillside Protection).
- 6.2** Site Plan and Architectural Review (SPAR) is required for initial development of the residential component, including associated landscaping and lighting.
- 6.3** Site Plan and Architectural Review is also required for Phase 1 of the Park component of the project, including trails and landscaping, restroom facilities, D Street parking lot, and any exterior visual modifications to the red barn complex.
- 6.4** Any subsequent modifications to the barn complex shall be reviewed consistent with the requirements of the local landmark designation ordinance approved by the City Council.
- 6.5** Site Plan and Architectural Review is not required for subsequent exterior modifications or additions to individual lots within the residential component if consistent with the requirements of applicable PUD guidelines. Any such modifications shall meet all requirements of the building code, including all local modifications.

## 7.0 Residential District Development Standards

DEVELOPMENT FEATURE	RESIDENTIAL STRUCTURES	PRIVATE OPEN SPACE
<b>LOT SIZE</b>		
Minimum Area	5,818 sf	NA
Minimum Width (Interior Lot)	50 ft	NA
Minimum Width (Corner Lot)	55 ft	NA
Minimum Depth	83 ft	NA
<b>SETBACKS</b> Primary structure		
Front	14 ft	Not Permitted
Side (Interior)	5 ft	
Side (Street side)	5 ft	
Aggregate of Side Yard	10 ft	
Rear	9 ft	
Garage front	20 ft	
Kelly Creek and Tributaries	100 ft from centerline	
<b>SETBACKS</b> Accessory structure		
Front	Not permitted	Not Permitted
Side – Interior	5 ft	
Side – Street	5 ft	
Rear	5 ft	
<b>BUILDING HEIGHT</b> Maximum Height		
Principal Building	30 ft as measures from building pad to highest ridge	NA
Accessory Structure	15 ft	NA
<b>FENCING, LANDSCAPING and TREE PRESERVATION</b>	See Section 9.0	
<b>PARKING</b>	See Section 7.0	Not Permitted

## 7.0 Access & Parking.

**7.1 Purpose.** To provide minimum standards for off-street parking within the Scott Ranch PUD.

**7.2 Vehicle Parking Spaces.** Minimum required off-street parking within the Scott Ranch PUD shall be:

- a) Single Family Residential. One covered space plus two additional covered or uncovered spaces are required, for a total of 84 spaces; PUD includes two garage spaces per primary residence plus two uncovered spaces per residential driveway, for a total of 112 spaces. Off street parking may be reduced for creation of JADU or ADU on individual lots.
- b) JADU. None required.
- c) Regional Park. Twenty-seven (27) spaces

**7.3 Bicycle Parking.** Minimum required bicycle parking within the Scott Ranch PUD shall be:

- a) Single Family Residential. At least two bicycle parking spaces shall be provided inside garages of primary residences.
- b) Regional Park. Bicycle parking shall be provided in both parking lots

**7.4 Electrical Vehicle Charging.** Minimum required electrical vehicle charging spaces shall be:

- a) Single Family Residential. Each single family home shall include at least one electrical vehicle charger in the garage for personal use and to facilitate use of electrical vehicles.
- b) Regional Park. Two electrical vehicle chargers shall be provided in each parking lot.

## 8.0 PUD Modifications

**8.1 Modification Procedures:** From time to time, it may be necessary and desirable to modify the PUD. Modification procedures shall be in accordance with IZO Chapter 19 (Planned Unit District and Planned Community District).

## 9.0 Landscaping and Fencing

### 9.1 Procedures and Methods

- a) All landscaping and fencing shall comply with the requirements of the Scott Ranch Fuel Management Plan, including its provisions for HOA maintenance responsibilities.
- b) All landscaping to be maintained by appointed HOA shall

maintain consistency with the approved landscape plan's design and intent.

- c) Other landscape areas not to be maintained by HOA shall be maintained by the homeowner. These areas include the front, side and back yards of each private lot.
- d) Owners of single-family residences can make alterations to their front yard landscapes so long as they follow the Fuel Management Plan and the PUD guidelines and receive approval by the appointed HOA.
- e) Landscaping within the common area shall be consistent with the approved improvement plans. Any future modifications to this area will be subject to HOA oversight and approval.
- f) All landscaping and irrigation shall comply with the City of Petaluma Water Conservation Ordinance or any other applicable landscape irrigation requirements like applicable Water Shortage Contingency Plan regulations, but in the event of any conflict the Fuel Management Plan shall control. that may be adopted in the future.
- g) Future replacement of plants may be allowed if plants used are from the proposed plant lists as shown on the approved landscape plan. The Planning Director must approve modifications to the approved plant list.
- h) All fencing and fence replacement must match design and detail shown in the approved landscape construction plans and remain consistent with the Fuel Management Plan. Modifications to the approved fence design may be approved in accordance with Section 19.040.E.4 of the Implementing Zoning Ordinance, the Fuel Management Plan and as well as the requirements of the CC&R's.
- i) Shared side yard access paths shall not be blocked and must be kept clear for accessibility. Homeowners shall be held responsible for keeping the pathways clear. HOA shall manage repairs and upkeep of side yard access pathways. Landscape areas that serve to filter storm water runoff shall be planted with plant material approved for bio-retention areas.
- j) Bark mulch must be kept at a minimum 3" depth in all landscape areas.
- k) Proposed street trees should be maintained in good health and be replaced if in poor health or condition and shall be replaced with species recommended in the approved landscape plans.

## **9.2 Preservation of Existing Landscape Elements**

- a) Any existing protected native and heritage tree or any tree or plant located within the delineated riparian tree canopy drip line, shall be preserved, and maintained as recommended by a certified arborist

except as described in the Final Environmental Impact Report.

- b) Encroachment of landscaping, grading or any other form of intrusion into the tree root zone or canopy drip line is not allowed, unless for maintenance purposes approved and overseen by a certified arborist.
- c) Tree mitigation requirements shall follow the City of Petaluma's Tree Preservation Chapter, IZO Chapter 17, (or as amended) as necessary to mitigate future removal of any trees shown on the approved landscape construction plans.

## **10.0 Exterior Lighting**

**10.1 Procedures and Methods:** The exterior lighting standards shall be consistent with the performance standards as stipulated in IZO Chapter 21 or other applicable code section as subsequently adopted by the City of Petaluma.

**10.2 Single Lot Lighting.** All exterior lighting shall be downward facing and shielded to minimize light impacts across property lines and maximize dark sky in the area.

## **11.0 Consistency with local code**

**11.1 Applicability.** All development as part of the Scott Ranch project shall be designed and constructed in compliance with local code provisions adopted by the City of Petaluma as of the dates of completeness of project applications, as well as the following provisions later adopted by the City.

**11.2 All Electric.** The Scott Ranch development, including both the residential and park/open space districts shall be all electric. No natural gas infrastructure shall be allowed or subsequently installed.

**11.3 Accessory Dwelling Units.** The internal conversion of units to accommodate Accessory Dwelling Units and/or Junior Accessory Dwelling Units is encouraged to provide alternative housing options and increase units within the existing footprint of development approved as part of the Scott Ranch project.

**11.4 California Building Code and Local Amendments.** Construction of the residential district of the Scott Ranch shall comply with the 2022 California Building Code and local amendments thereto.

## **12.0 Publicly Accessible Open Space**

**12.1 Applicability:** Parcel "B," the approximately 47 acres to be retained for public recreation and as open space and protected habitat, shall be an accessible public open space.