

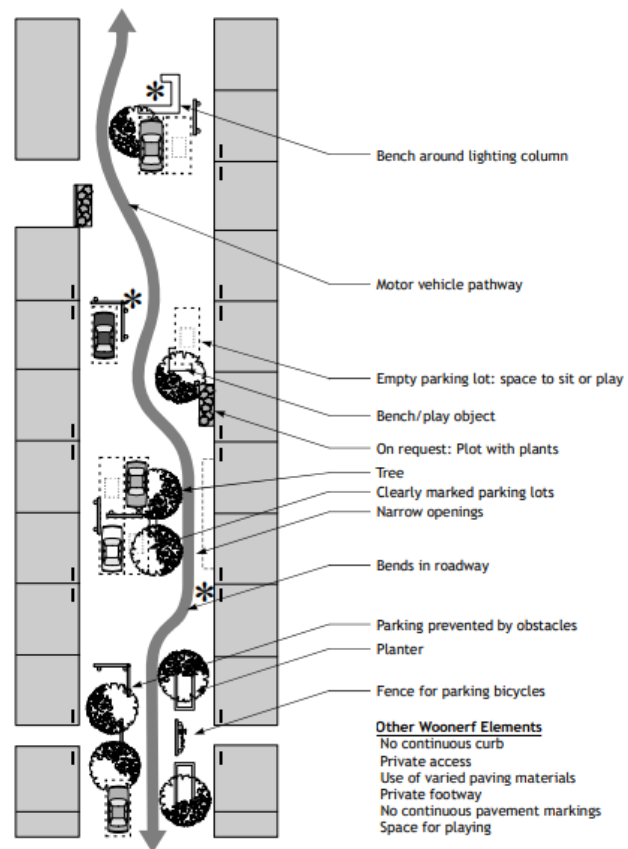


Woonerf Standards for New Development

Effective November 24, 2022, each new multifamily residential development in Cotati is required to contain one or more woonerfs--internal driveways designed as shared multi-modal spaces that function as recreation and/or social spaces for residents. Pedestrians and bicycles have priority in woonerfs, and motor vehicles are subject to traffic calming and reduced speed limits so that drivers slow down and proceed with caution to allow all users to feel welcome and safe.

Please note that this document is a summary of the Woonerf Standards. Refer to the “Woonerf Objective Design Standards” and Cotati Municipal Code Section 17.36.100F for full details, and contact the Department of Community Development at 707-665-3636 to discuss the application of the Woonerf Standards to your project.

- ✓ All internal driveways in a multifamily residential development shall be designed as woonerfs, except those with heavy vehicular circulation. To the extent possible, developments shall be designed to distribute motor vehicle traffic so that internal driveways are suitable for woonerfs.
- ✓ Woonerfs may accommodate one- or two-way traffic
- ✓ Woonerf design standards are intended to be applied to driveways located near residential unit entries, common areas, and other amenities.
- ✓ Each woonerf shall have a clear entrance and exit delineated with signage, a change in pavement texture or color, and traffic calming features.



Example of Woonerf Design



Woonerf Standards for New Development

- ✓ Woonerf entrances must be located at least 20 feet from an intersection with a public street or non-woonerf driveway, or 60 feet from an arterial street.
- ✓ The minimum length of a woonerf is 60 feet. The woonerf width should vary along its length to provide for traffic calming, seating, other amenities, and safe motor vehicle passing.
- ✓ Woonerfs shall not have continuous curbs; rather, varying pavement, planters, decorative bollards, and other features shall be used to exclude automobiles from pedestrian-only areas.
- ✓ Traffic calming features must be located at least every 100 feet within the woonerf, and forward visibility for motorists shall be limited to the extent possible by chicanes, landscaped planters, or other traffic calming features.
- ✓ The speed limit within a woonerf shall be posted at 8 miles per hour.
- ✓ Each woonerf shall incorporate a variety of amenities, including outdoor seating, landscaping, bicycle parking, and pedestrian scale lighting. Seating areas shall be provided at a minimum of every 100 feet. Play areas and equipment, drinking fountains, trash and recycling receptacles, and other amenities may also be provided.
- ✓ The woonerf surface shall be constructed of decorative stamped, scored, and/or colored asphalt or concrete.
- ✓ Intermittent automobile parking is allowed within a woonerf, with parallel parking preferred. Tandem parking in front of garages, and parking within 35 feet of woonerf entrances/exits, is not allowed. Parking spaces shall be delineated by elements such as bollards and landscaping.
- ✓ Emergency vehicle access is required as determined by the Fire Marshal.

