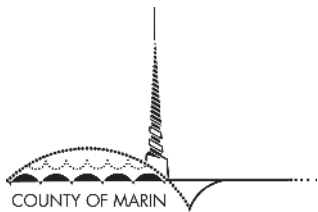

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07.27.2026



OFFSITE OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS (ODDS):

PLANNING COMMISSION WORK SESSION on PROPOSED STREET STANDARDS AND EDITS TO TITLE 24

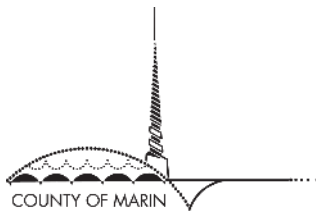


Photo Credit: Jeff Wong

Slide 2

AGENDA

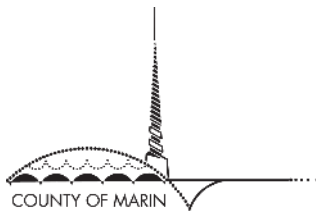
- Process Review
- Street Types Review + Updates
- Exemptions
- Minimum Safety Standards + Findings
- Other Title 24 Edits
- Next Steps



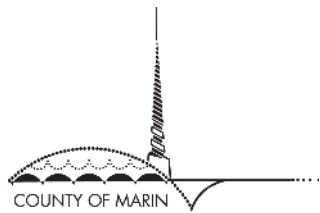
Slide 3

PHASE I SCHEDULE

February-March 2026	Working Group Meeting 1 to present audit findings and confirm direction/objectives.
March-April 2026	Working Group Meeting 2 to evaluate recommended street design standards.
May 2026	Stakeholder meetings and Planning Commission study session to obtain feedback on proposed roadway standards.
June 2026	Working Group Meeting 3 to finalize recommended street standards.
July 2026	Planning Commission public hearing
September 2026	Board of Supervisors workshop
October 2026	Board of Supervisors public hearing



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STREET TYPES REVIEW + UPDATES

A large, stylized yellow graphic of the County of Marin logo, featuring a bridge and the text "COUNTY OF MARIN".

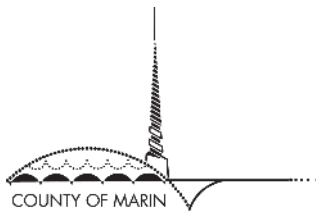
COUNTY OF MARIN

STREET TYPES

Slide 5

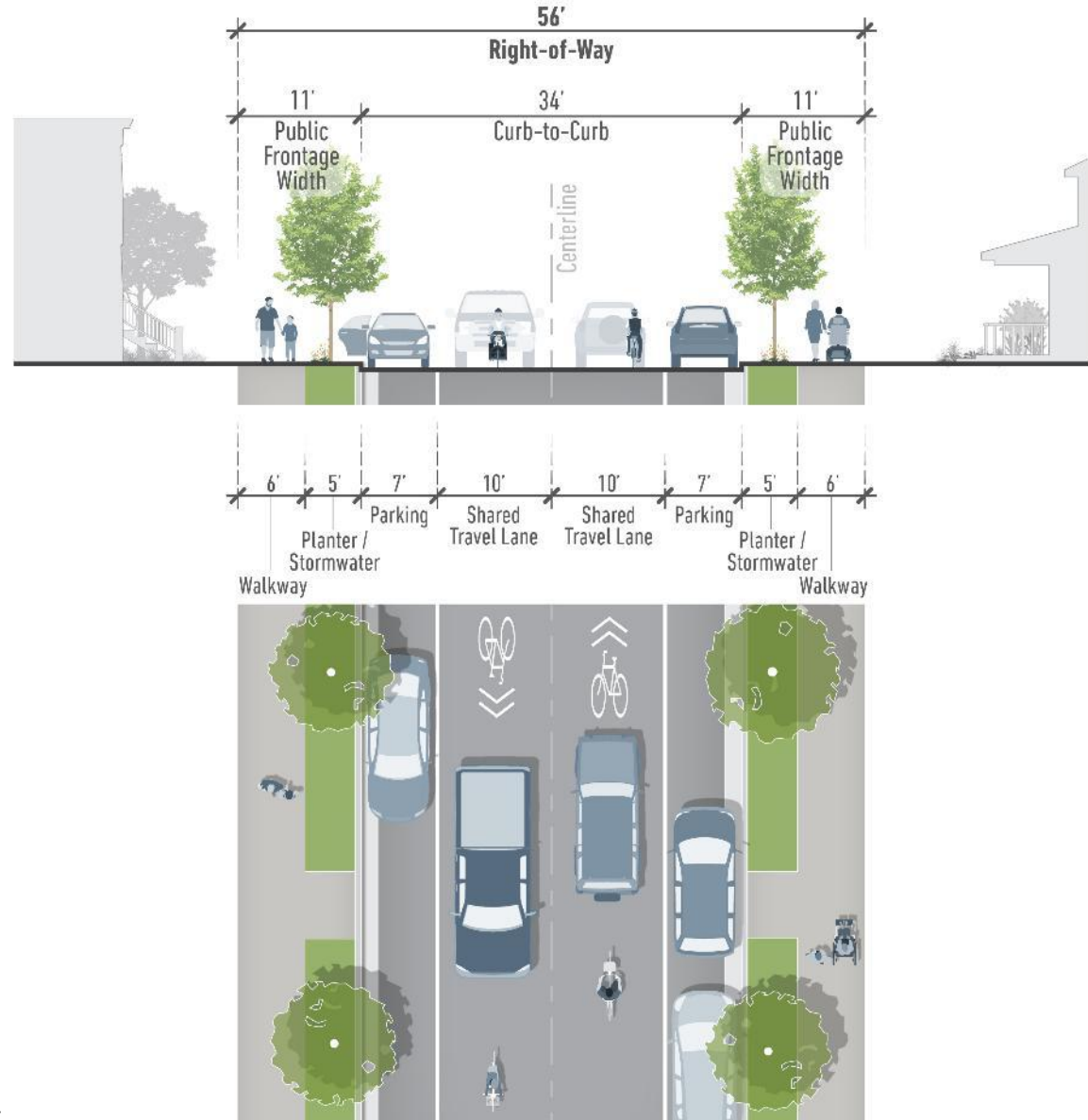
6 Total:

1. Residential
2. Main Street
3. Collector
4. Arterial
5. Industrial/Commercial
6. Alley



RESIDENTIAL ROAD (PREVIOUS)

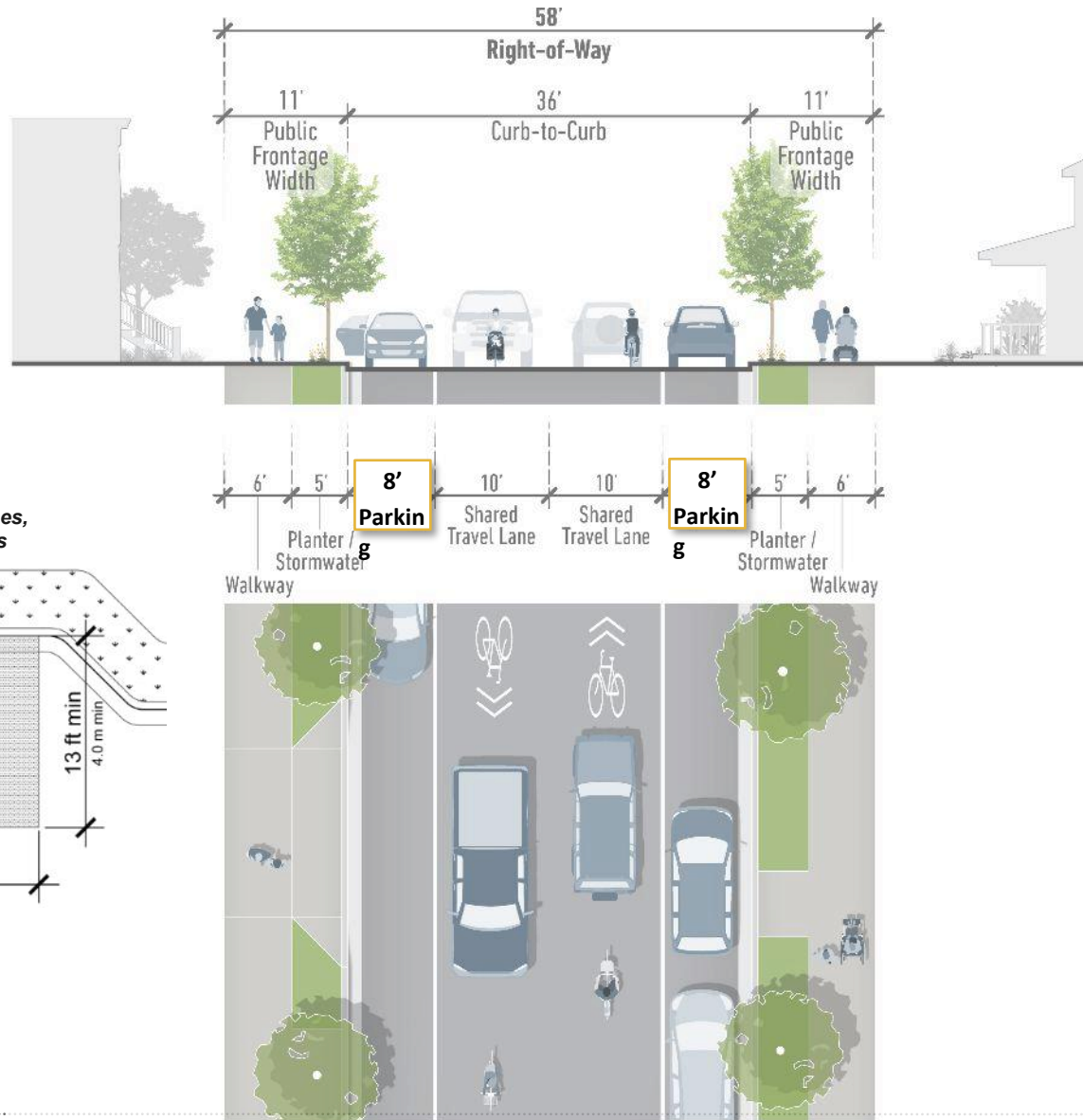
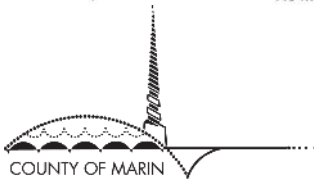
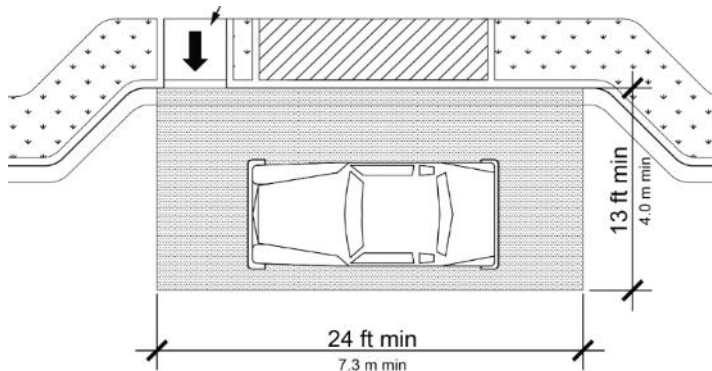
Slide 6



RESIDENTIAL ROAD (UPDATED)

Slide 7

*PROWAG Accessibility Guidelines,
Figure R310.2.1(a) Dimensions*



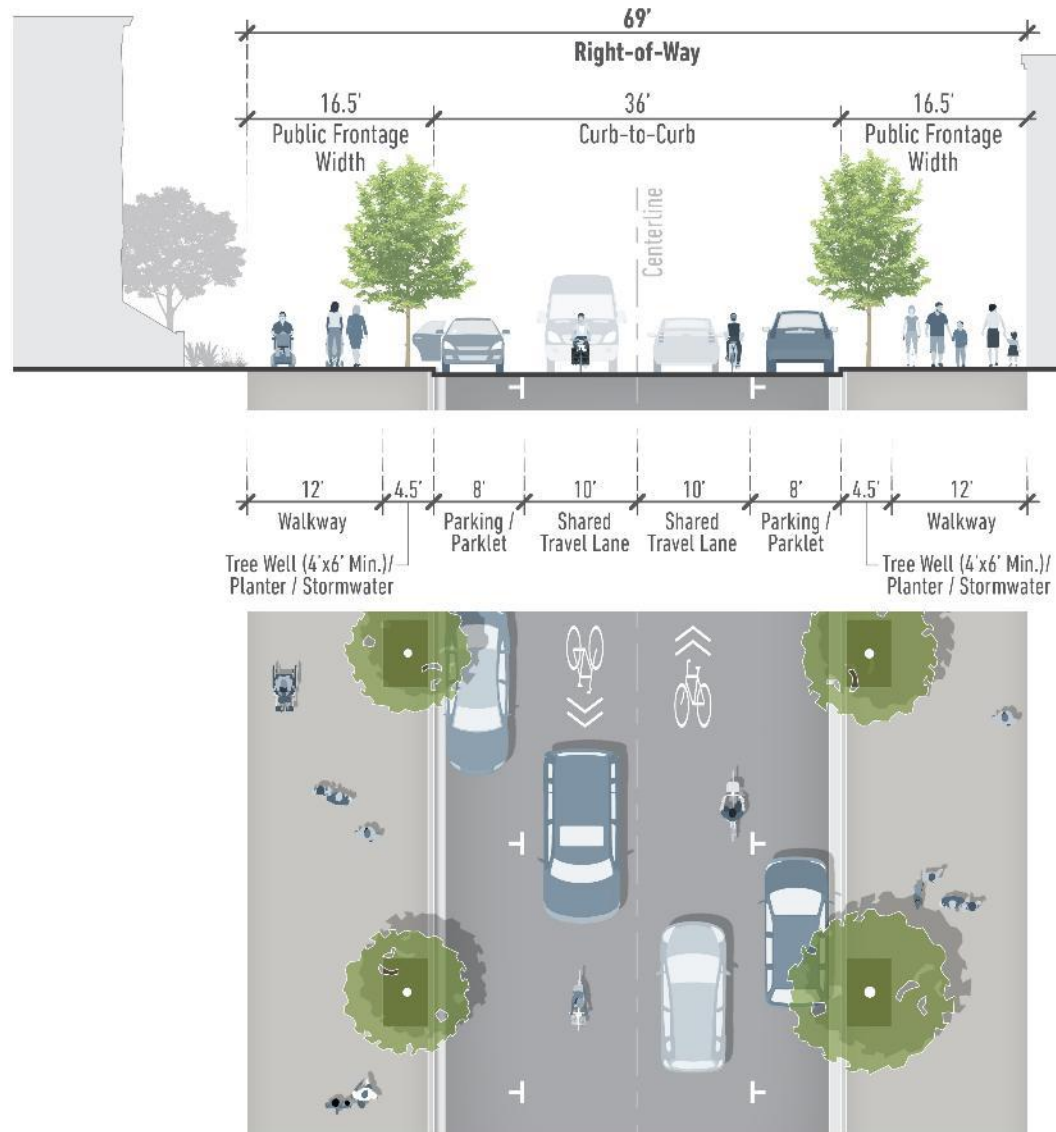
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RESIDENTIAL ROAD



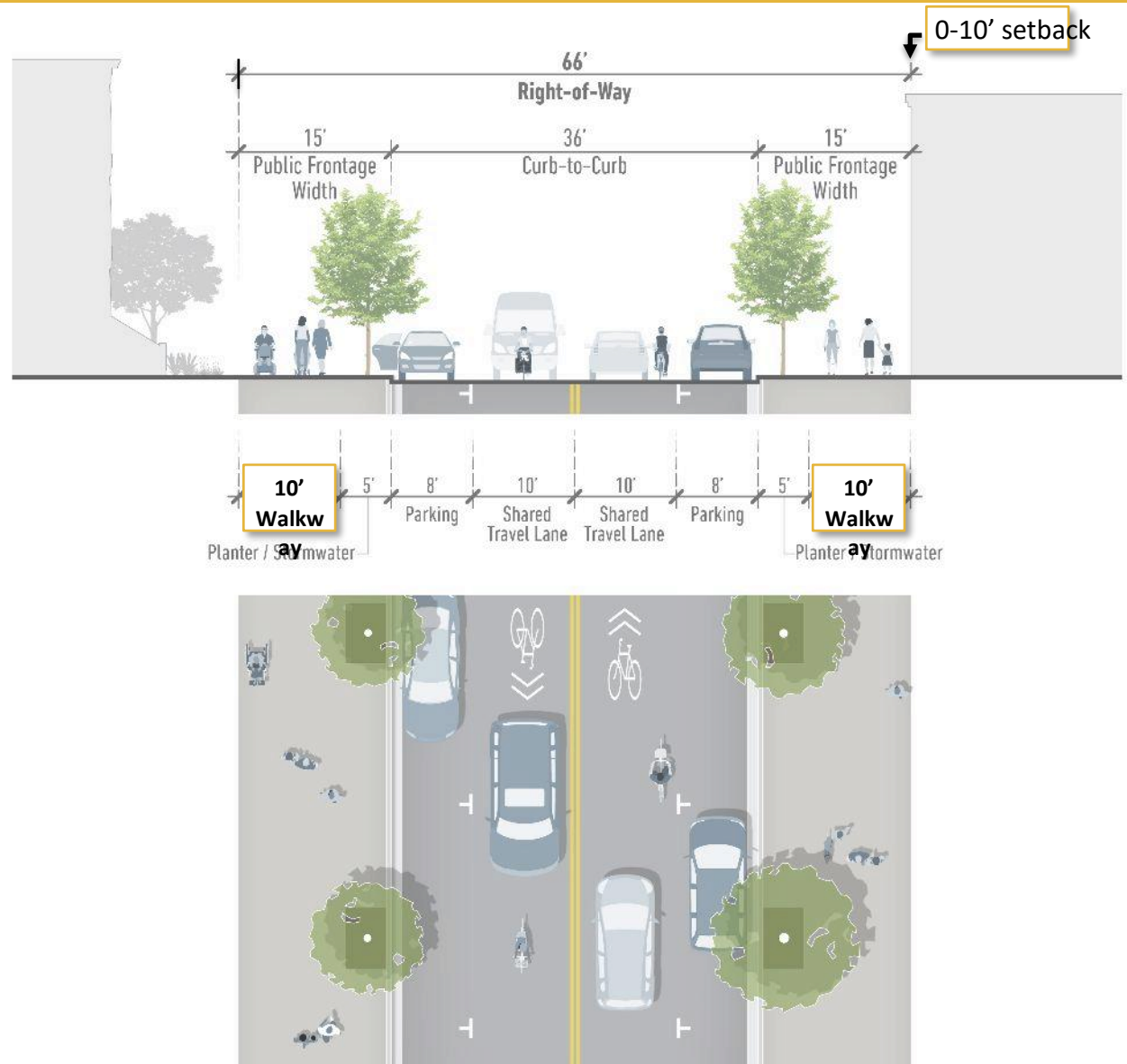
Slide 9

MAIN STREET (PREVIOUS)



Slide 10

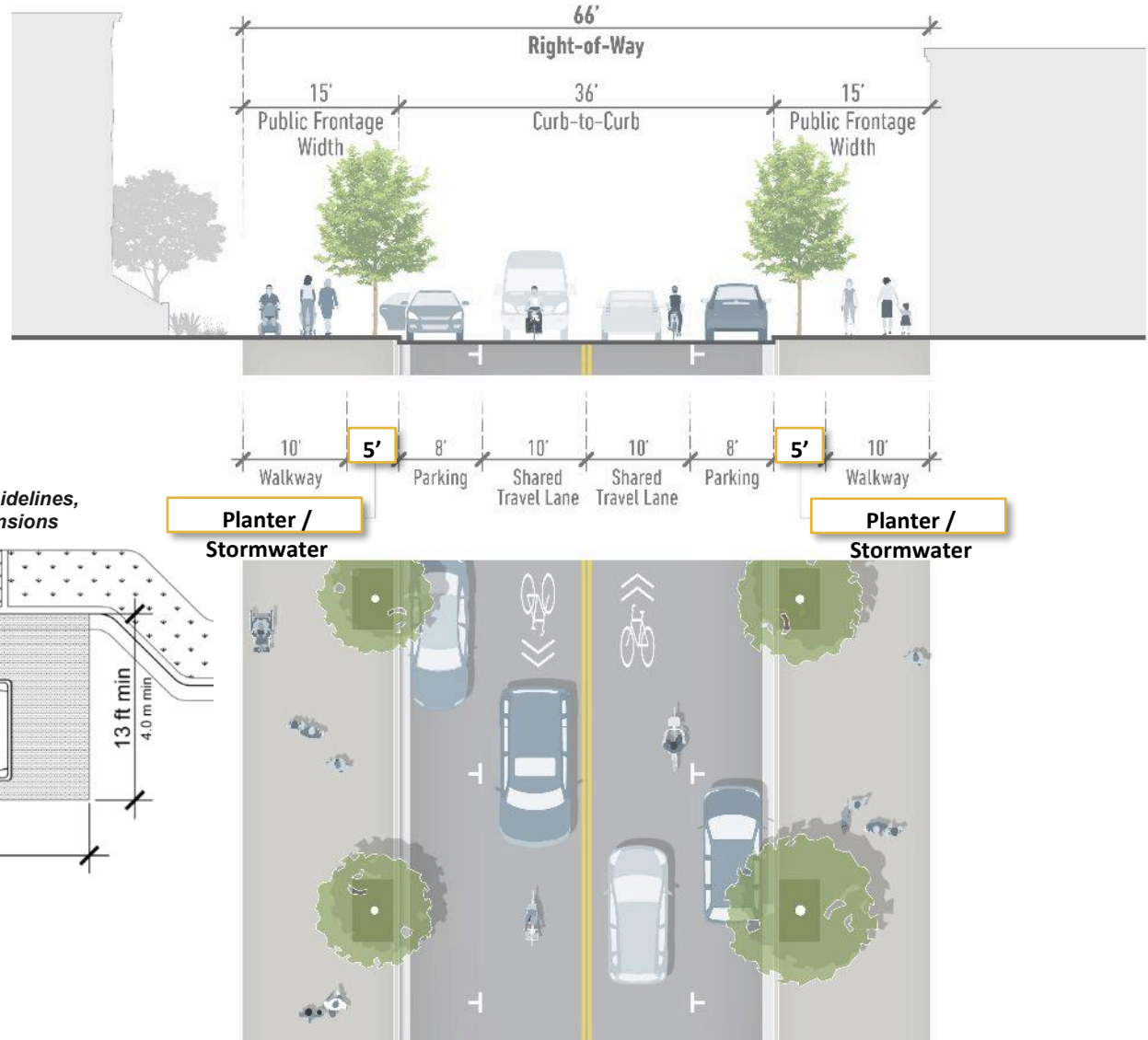
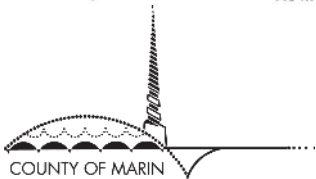
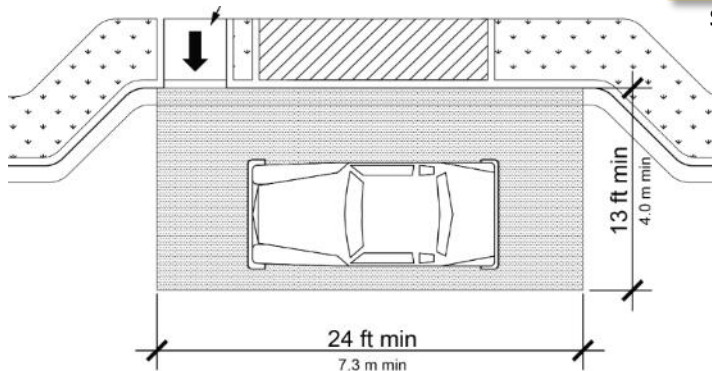
MAIN STREET (UPDATED)



MAIN STREET (UPDATED)

Slide 11

*PROWAG Accessibility Guidelines,
Figure R310.2.1(a) Dimensions*



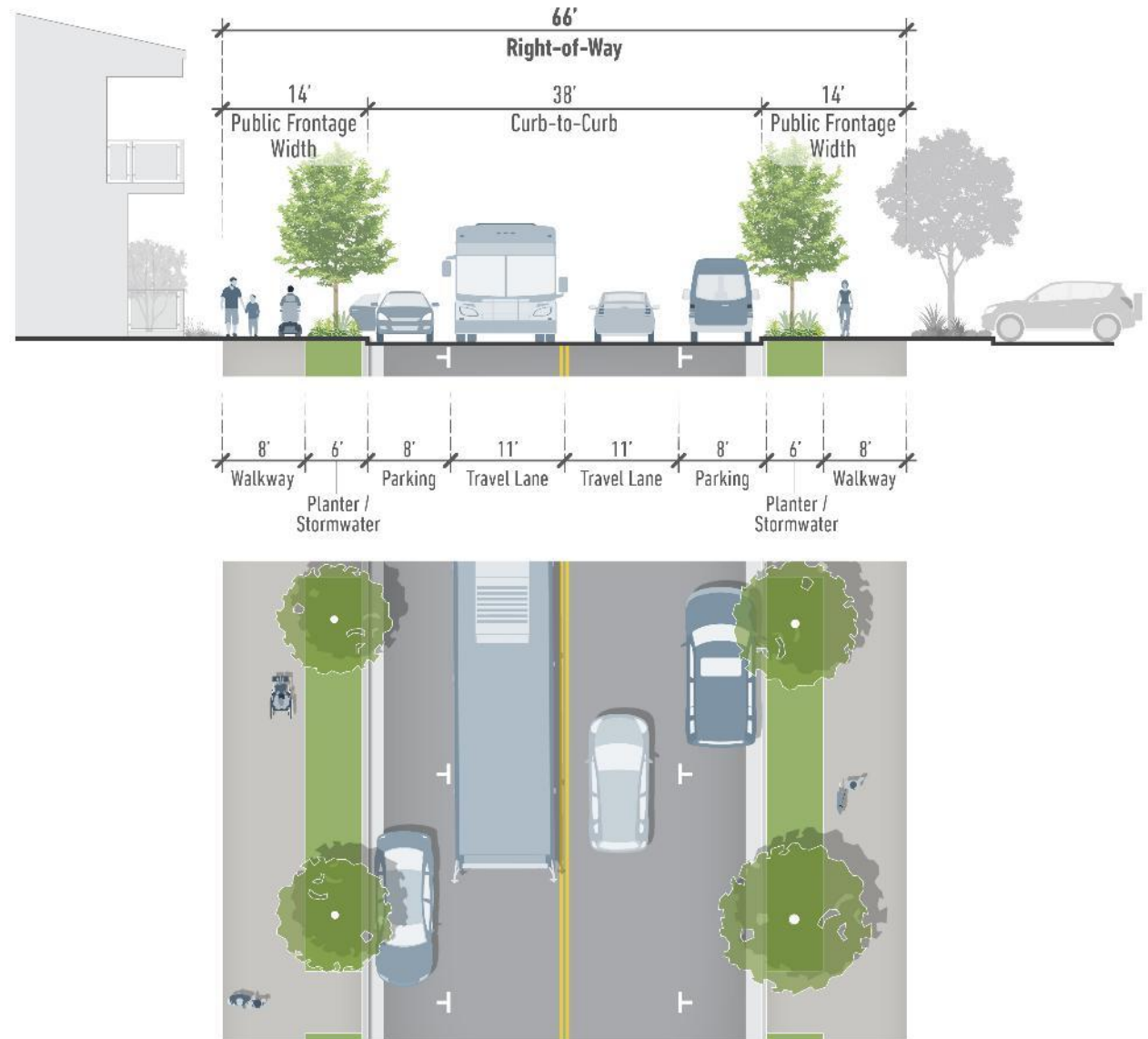
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MAIN STREET



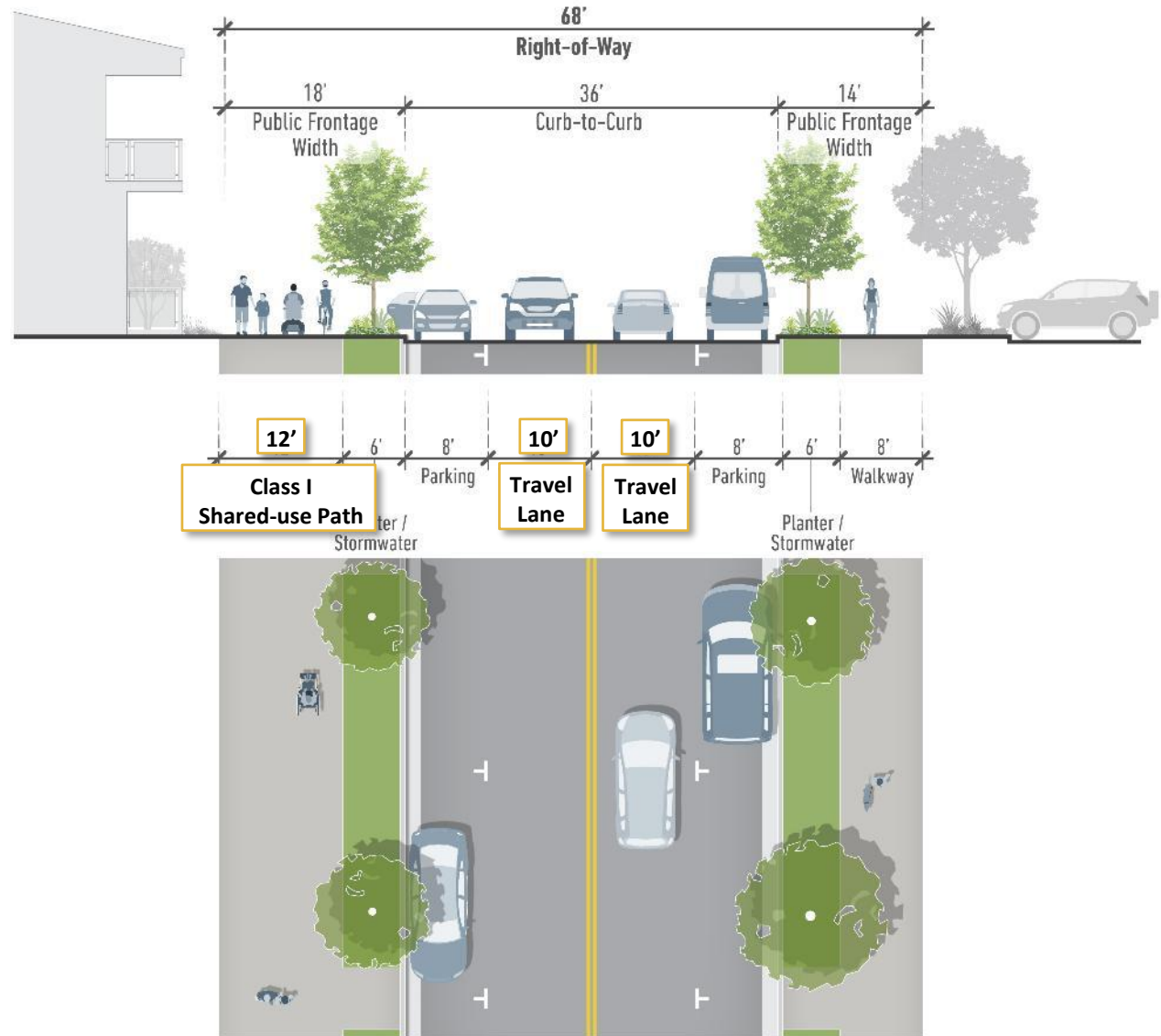
Slide 13

COLLECTOR (PREVIOUS)



Slide 14

COLLECTOR (UPDATED)



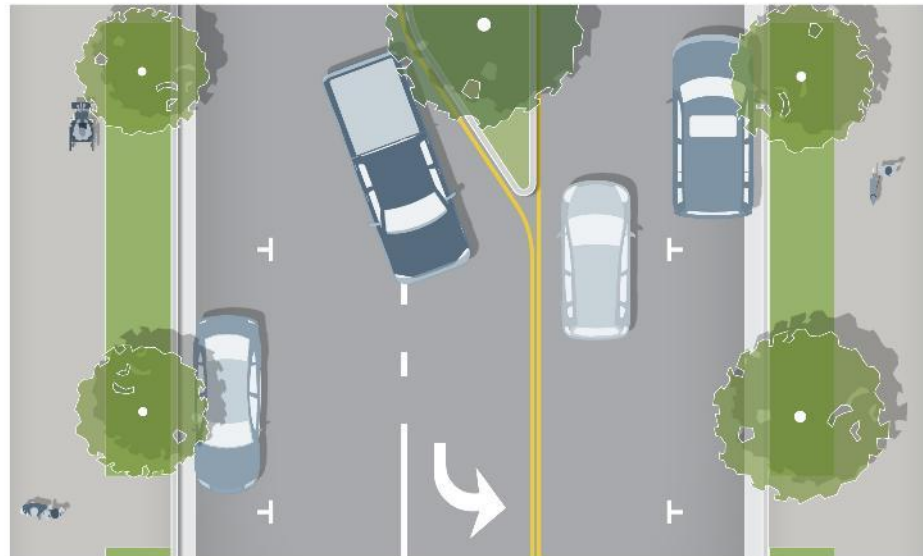
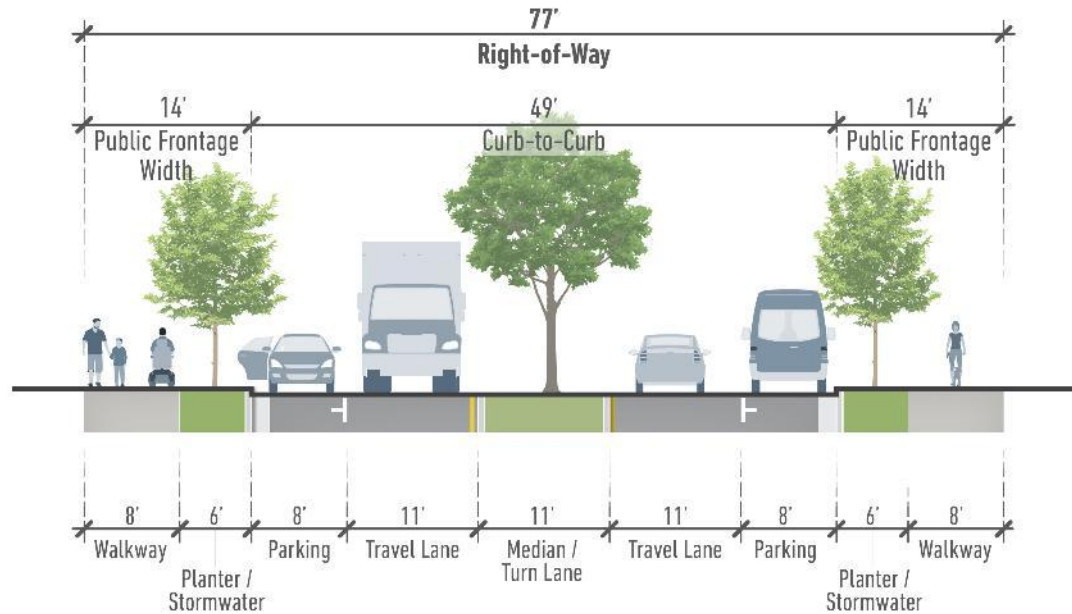
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COLLECTOR



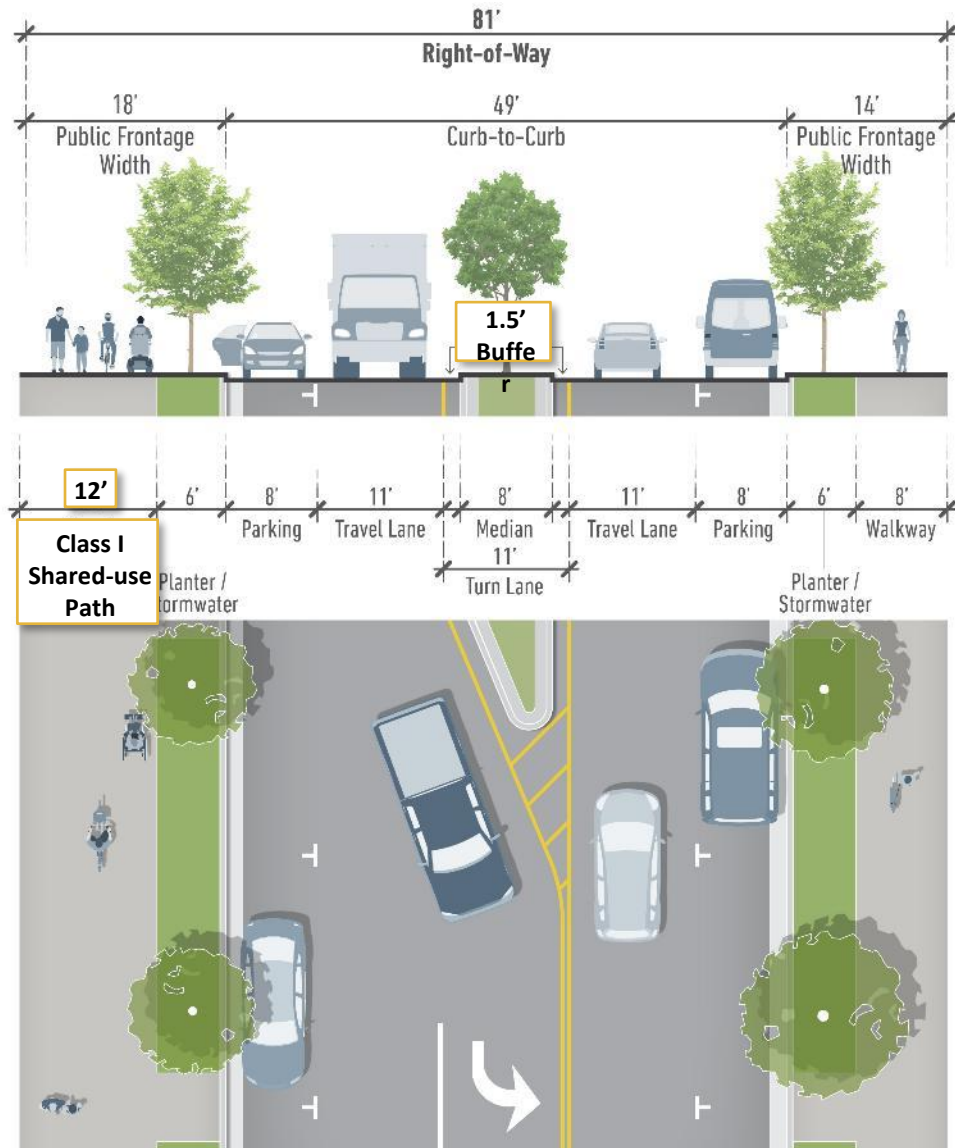
ARTERIAL (PREVIOUS)

Slide 16



ARTERIAL (UPDATED)

Slide 17



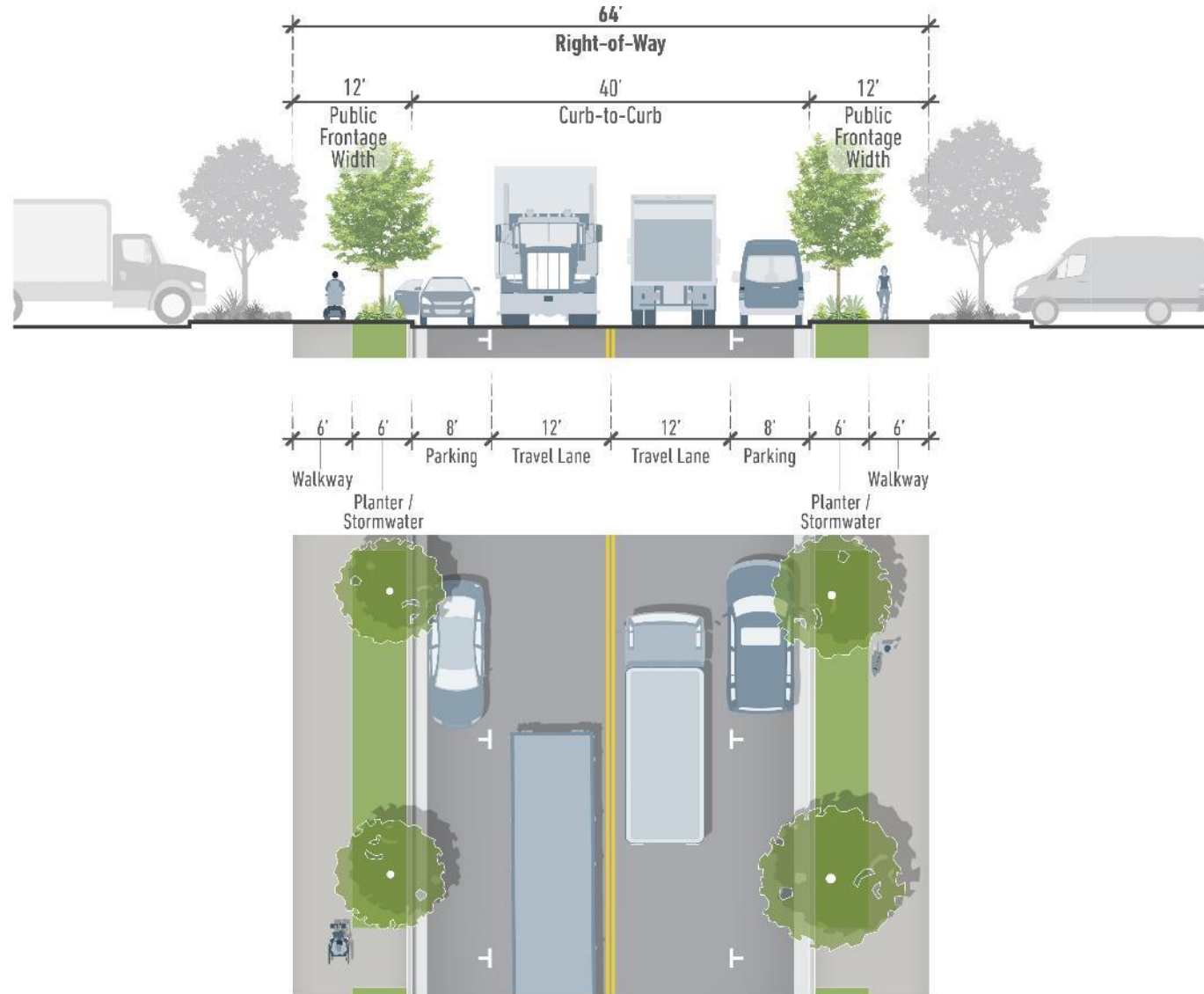
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ARTERIAL



INDUSTRIAL/COMMERCIAL (UNCHANGED)

Slide 19



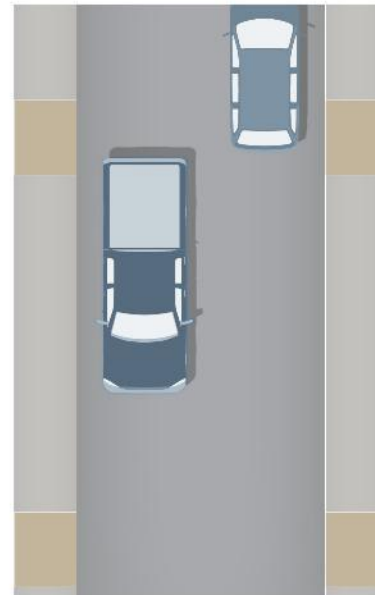
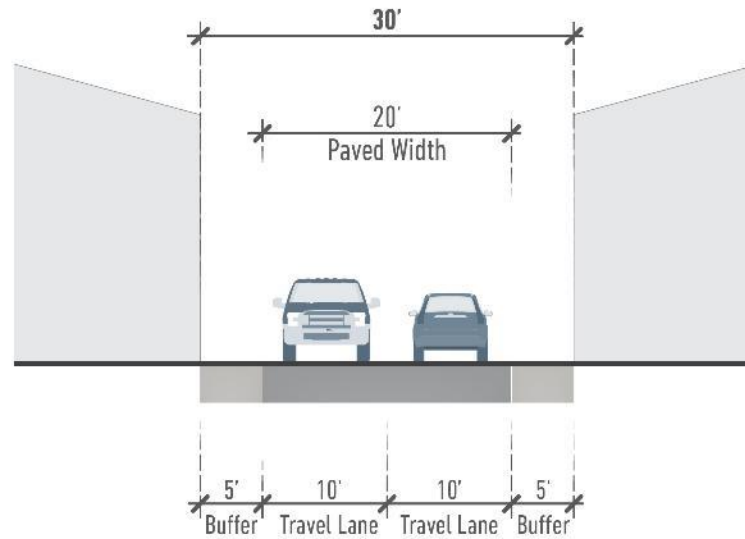
Public Works Department
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INDUSTRIAL/COMMERCIAL



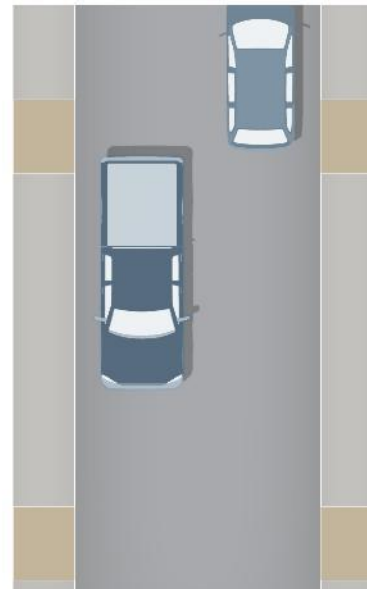
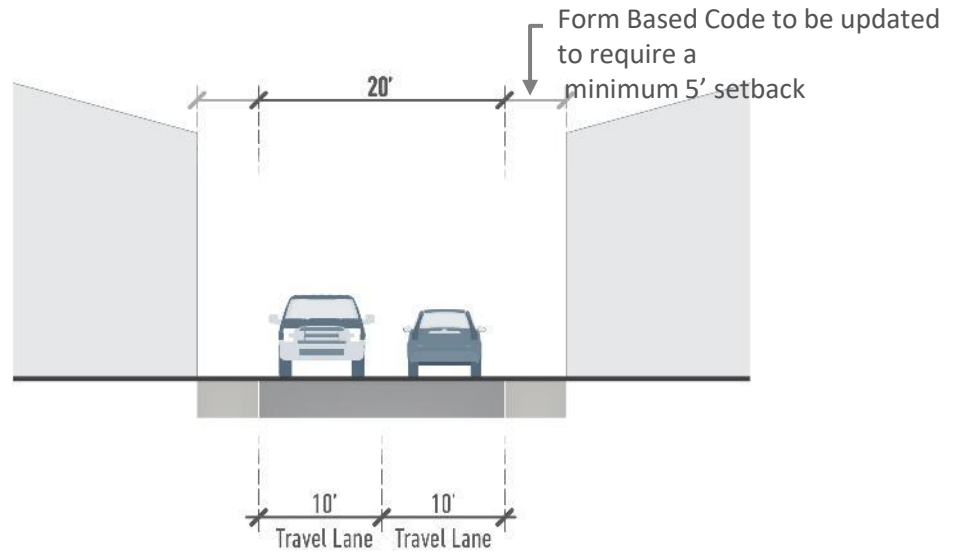
ALLEY (PREVIOUS)

Slide 21



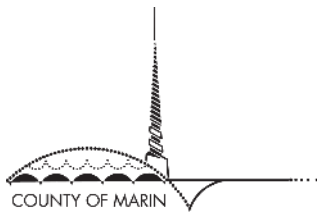
ALLEY (UPDATED)

Slide 22



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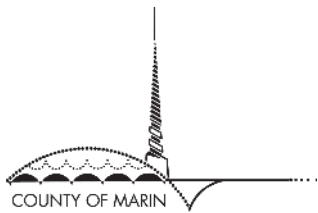
Slide 23



ALLEY



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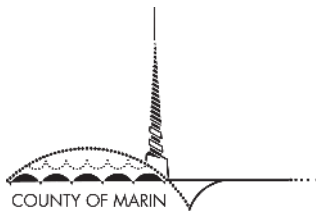
EXEMPTIONS

COUNTY OF MARIN

NON-CONFORMING STREETS

Slide 25

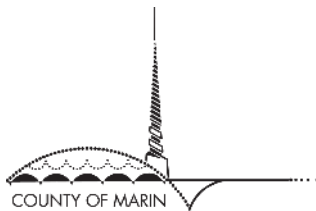
- Allow project to continue an existing street design present within 1,000' in either direction.
- Up to 300' along the project frontage may remain nonconforming, provided the full ROW required by the new standards is dedicated for future improvements.



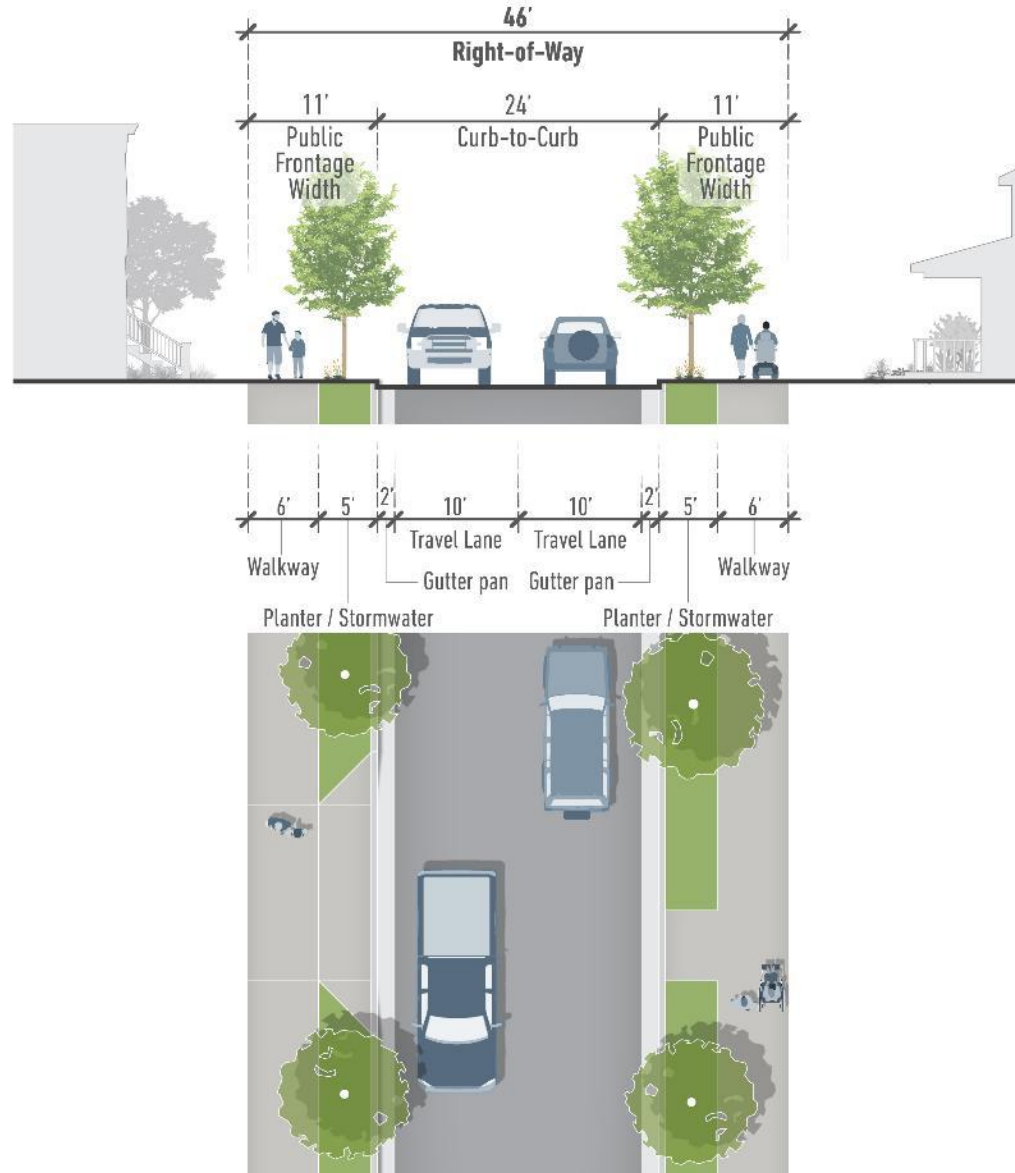
NON-CONFORMING STREETS

Slide 26

- An existing Residential Road that is being retrofitted and serves fewer than six dwelling units may be improved to the Limited Residential Road design standard (e.g., without on-street parking).



LIMITED RESIDENTIAL ROAD



Slide 27

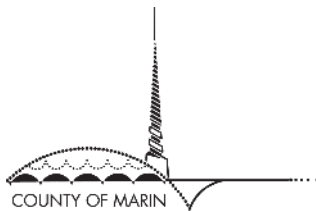
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LIMITED RESIDENTIAL ROAD



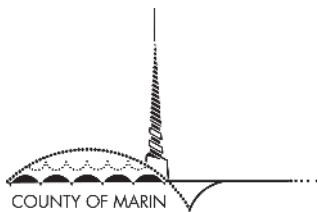
CONNECTOR STREETS: ARTERIALS, COLLECTORS, INDUSTRIAL/COMMERCIAL

- A street that provides through travel between two collector or arterial roadways, and
- Along which no parcels are directly accessed or developed
- Not required to incorporate parking and may include a pedestrian facility on one side of the street only



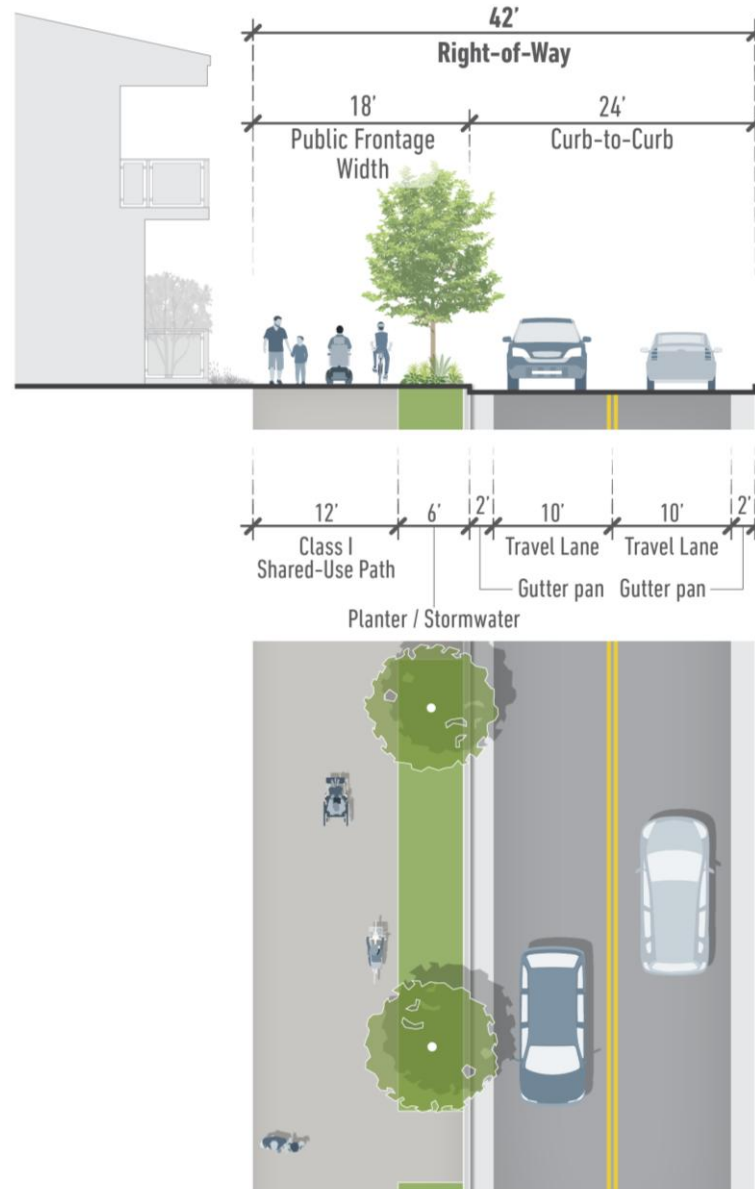
CONNECTOR STREETS: ARTERIALS, COLLECTORS, INDUSTRIAL/COMMERCIAL

Slide 30



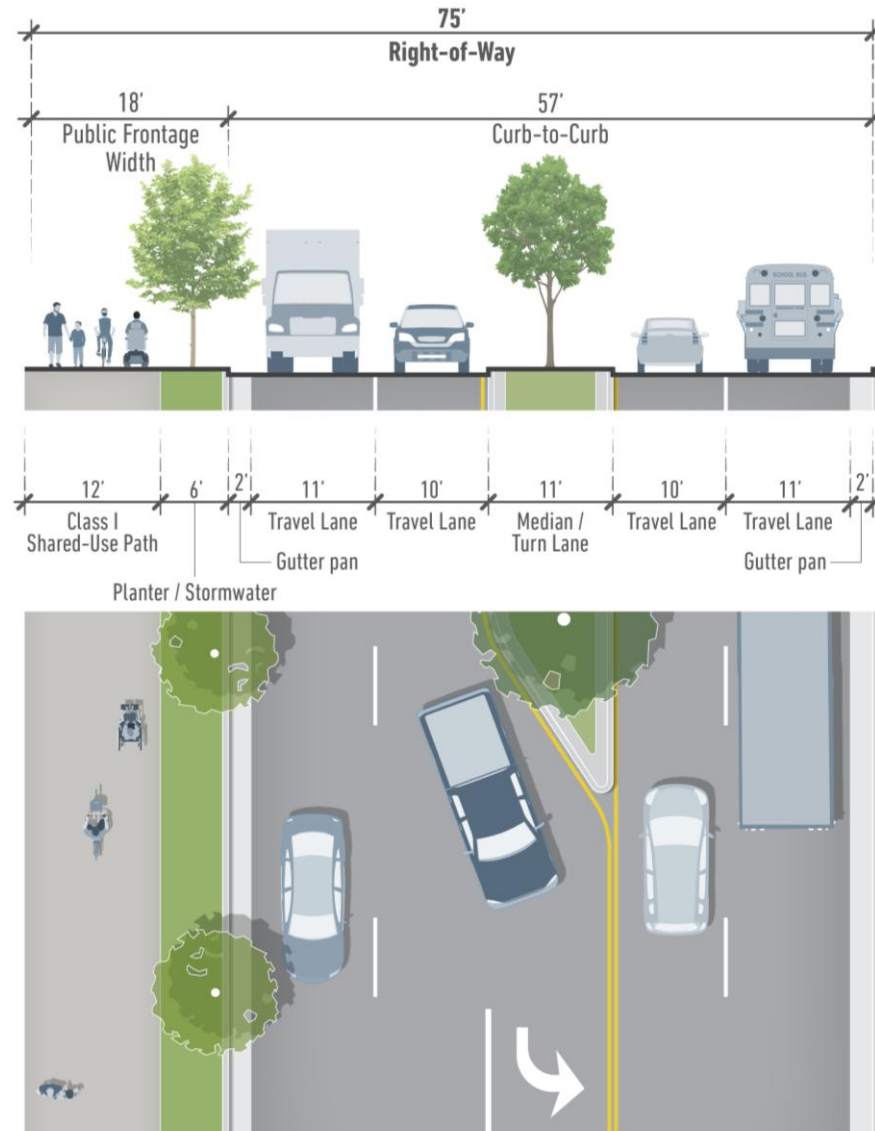
Slide 31

COLLECTOR: CONNECTOR EXEMPTION (NO PARKING)

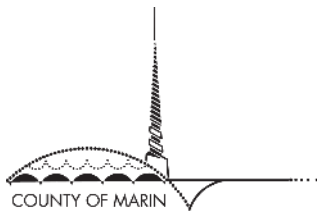


ARTERIAL: CONNECTOR EXEMPTION (NO PARKING)

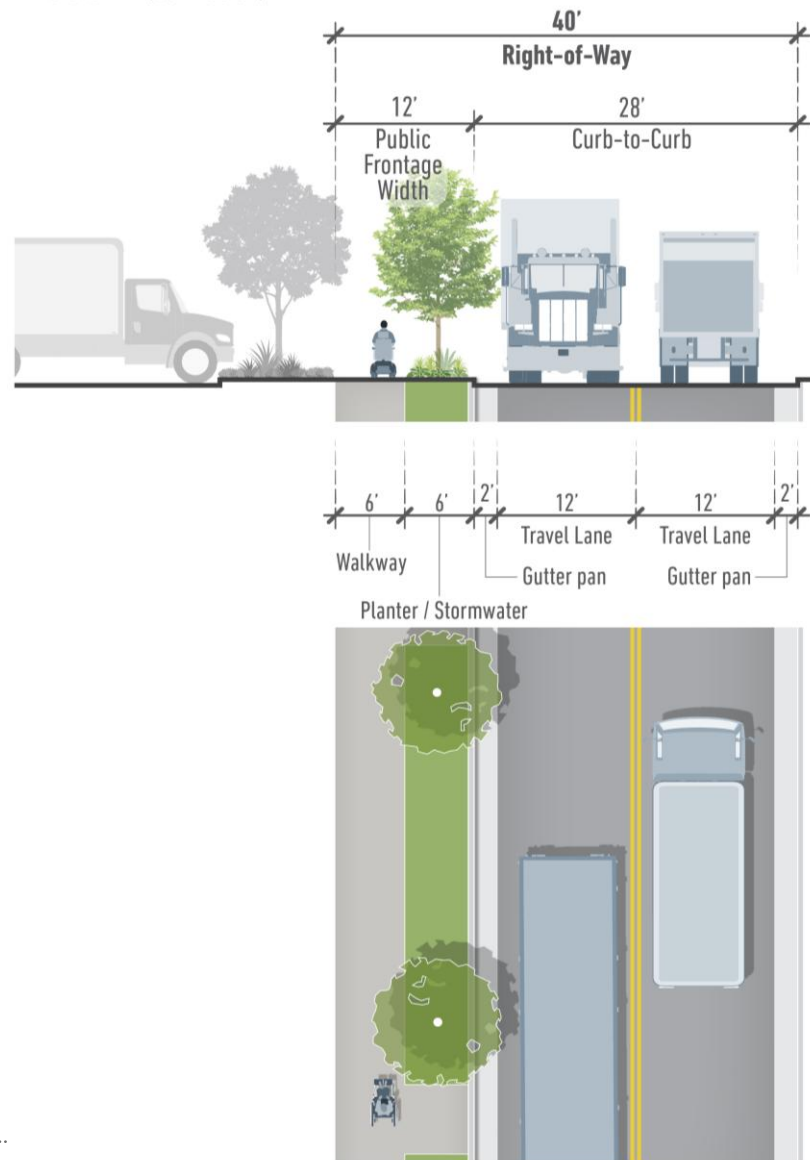
Slide 32



Slide 33



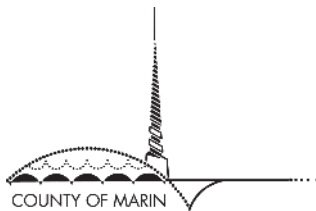
INDUSTRIAL/COMMERCIAL: CONNECTOR EXEMPTION (NO PARKING)



PARALLEL OFF-STREET CLASS I BICYCLE PATH: COLLECTOR AND ARTERIAL STREETS

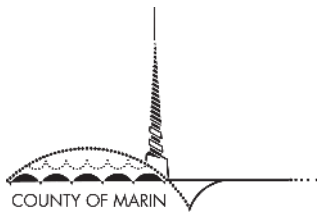
Slide 34

- A Class I shared-use path located outside the right-of-way (ROW) may be substituted for a bicycle facility otherwise required within the ROW.



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OTHER TITLE 24 CODE EDITS: ROADS, DRIVEWAYS AND SIDEWALKS

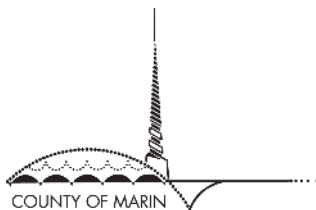


COUNTY OF MARIN

TITLE 24, CHAPTER I (ROADS)

Slide 36

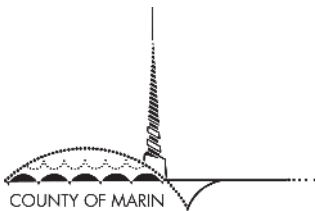
- Inclusion of pedestrian crossing facilities: corner bulb-outs and median refuges
- Reference to maximum block length to the Form Based Code for City-Centered and Baylands
- Deletion of turnaround standards and reference fire code standards
- Edits to determine required roadway structural sections
- Edits to intersection radii based on a design vehicle rather than a defined radius
- Edits to street-naming protocol, eliminating PC review and adding criteria for safety agency determinations



TITLE 24, CHAPTER II (DRIVEWAYS)

- Revision to driveway definition to differentiate from a street

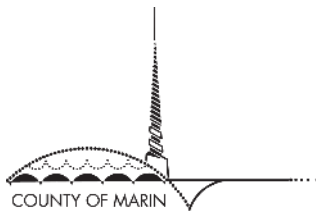
Slide 37



TITLE 24, CHAPTER III (PARKING AND LOADING)

- Revision to allow on-street parking along a project frontage to count towards parking requirements.

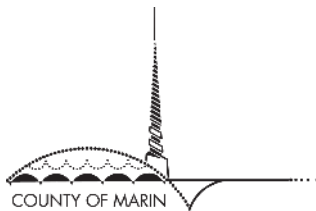
Slide 38



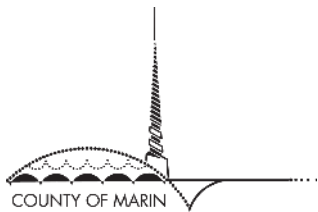
TITLE 24, CHAPTER IV (SIDEWALKS AND PEDESTRIAN PATHS)

Slide 39

- Edits to delete subjective criteria.
- Reference to state and federal accessibility regulations.



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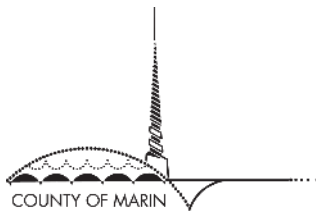


MINIMUM SAFETY STANDARDS AND FINDINGS

COUNTY OF MARIN

KEY SAFETY CATEGORIES

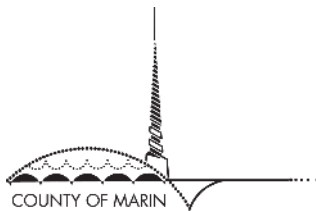
- **Sidewalks**
 - **Sidewalk buffer**
 - **Street trees**
 - **Bikeways**
 - **On-street Parking**
 - **Minimum roadway widths (Fire Code)**
- Provision of facility
 - Public health outcomes
 - Design guidance + minimum standards



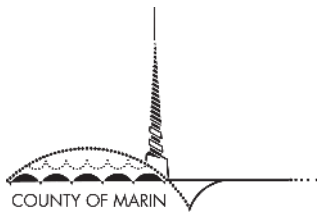
MINIMUM DESIGN STANDARDS

Slide 42

Min. Standard	Proposed Streets	Min. Safety Standard
Sidewalk width	6' Residential & Ind. 8' Collector/Arterial 10' Main Street	Main Street 6' All others: 5'
Sidewalk buffer landscape width	Residential & Main Street: 5' All others: 6'	4'
On-street parking width	8'	Residential: 7' All others: 8'
Bikeway width	Collector and Arterial: 12' Class I	Collector and Arterial: 10' Class I
Roadway width (curb- to-curb)	Residential, Main Street and Collector: 36' Arterial: 49' Industrial: 40'	20' for all 26' for dev. of 3+ stories



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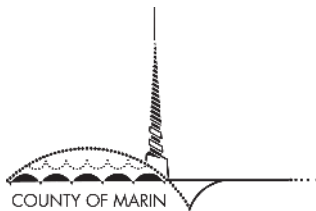
NEXT STEPS

COUNTY OF MARIN

NEXT STEPS

- August 25 Board of Supervisors workshop
- September 15 Board of Supervisors public hearing

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07.27.26

