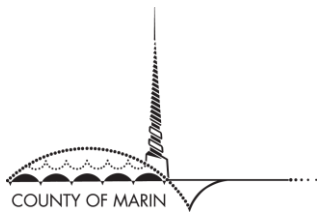

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07.27.2026



OFFSITE OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS (ODDS):

PROPOSED EDITS TO TITLE 22 AND FORM BASED CODE

PLANNING COMMISSION



Photo Credit: Jeff Wong

AGENDA

Slide 2

- Code Applicability
- Title 22 Edits
- Next Steps

ODDS Applicability

**Project
Type**

5+ new DUs

HOD sites	FBC District*	SB35/ AB2011
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**Review
Process**

**Ministerial Review/
No CEQA**

**Applicable
Codes**

**Form Based Code +
Title 24 Chapter I (Roads)**

* Applicant request for FBC rezoning

1-4 DU

**5+ DU
(non
HOD)**

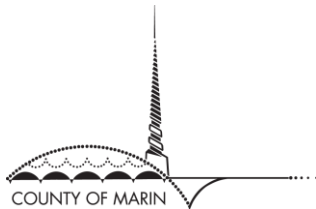
**Non-
Res.**

Remodels

Traditional Design Review

**Development Code (Title 22)
Title 23 (Grading, Stormwater,
Floodplain)**

**Title 24 (Roads, Driveways, Parking,
Sidewalks, Drainage, Landscaping,
Transit, Utilities)**



ODDS Applicability (*subsequent phases*)

**Project
Type**

5+ new DUs

HOD sites	FBC District*	SB35/ AB2011
--------------	------------------	-----------------

**Review
Process**

**Ministerial Review/
No CEQA**

**Applicable
Codes**

**Form Based Code +
Title 24 Chapter I (Roads)**
Title 23 (Grading,
Stormwater, Floodplain)
Title 24 (Driveways,
Parking, Sidewalks,
Drainage, Landscaping,
Transit, Utilities)

1-4 DU

5+ DU
(non
HOD)

Non-
Res.

Remodels

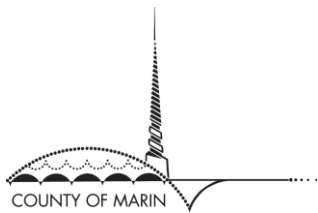
Traditional Design Review

Development Code (Title 22)
Title 23 (Grading, Stormwater,
Floodplain)
Title 24 (Roads, Driveways, Parking,
Sidewalks, Drainage, Landscaping,
Transit, Utilities)

* Applicant request for FBC rezoning



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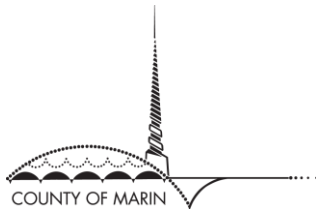
TITLE 22 CODE EDITS

COUNTY OF MARIN

PROPOSED TITLE 22 (DEFINITIONS EDITS)

Slide 6

- Update alley and driveway definitions to distinguish driveways from streets.
 - Purpose: To align with Titiel 24 edits
- Expand Housing Compliance Review applicability
 - Purpose: Make the Dev Code internally consistent



PROPOSED FORM BASED CODE EDITS

Slide 7

- Relocate the Rules of Construction to Chapter 10 (Definitions)
- Delete the Public Frontage Standards and refer instead to street standards in Title 24 Chapter I (Roadways)
- Revise driveway widths to conform to fire code revisions.
- Incorporate a reduced rear setback for buildings adjacent to alleys

PROPOSED FORM BASED CODE EDITS

Slide 8

- Reference parking dimensional standards in Title 24 Chapter III (Parking & Loading).
- List existing site conditions that would qualify for an Adjustment (Chapter 9)



PROPOSED FORM BASED CODE EDITS

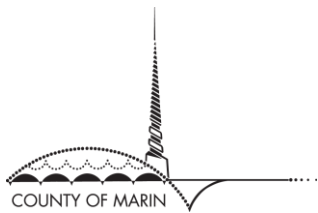
Slide 9

- “Stacked Flats” building type
 - Purpose: Expand building types for multi-story apartment buildings



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NEXT STEPS



COUNTY OF MARIN

NEXT STEPS

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

Slide 11

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THANK YOU

06.04.26

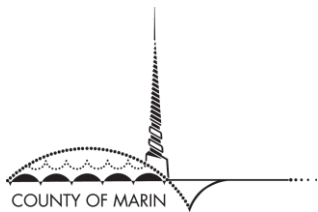


Photo Credit: Jeff Wong