LOCAL COASTAL PROGRAM – IMPLEMENTATION PLAN
TITLE 20 – Coastal Zoning Code

For purposes other than Coastal Development Permits, additional Development Code (Title 22) sections may apply. All standards listed below are applicable in the Coastal Zone. In addition, this Title specifies permitting requirements that may be applicable for particular land uses, including Design Review, Sign Permits, and Accessory Dwelling Unit Permits. In all cases, these permit requirements apply independent of and in addition to the Coastal Development Permit requirements identified in Chapter 20.68 (Coastal Development Permit Requirements) for development, as defined in Chapter 20.130 (Coastal Zoning Code Definitions), proposed to be undertaken within the Coastal Zone.

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This Chapter provides site planning and development standards for land uses that are allowed by Chapter 20.62 (Coastal Zoning Districts and Allowable Land Uses) and Chapter 20.64 (Coastal Zone Development and Resource Management Standards) in individual or multiple zoning districts (e.g., in

A Coastal Development Permit appealable to the Coastal Commission and Use Permit approval is required for agricultural retail sales which does not comply with one or more of the standards in Section 20.32.027.A.1 to A.3 listed above.

20.32.30 – Agricultural Worker Housing

A. Purpose. As stated in Government Code Section 65580(a), the State Legislature has declared that the availability of housing, including Agricultural Worker Housing, is of vital statewide importance. Furthermore, California Health and Safety Code Section 17000, et seq., known as the Employee Housing Act, includes regulations that require local jurisdictions to allow the development of farmworker or agricultural worker housing provided such housing complies with the Employee Housing Act. Therefore, the purpose of this Section is to promote the development of, and establish development standards for, agricultural worker housing consistent with this legislative declaration and in compliance with the California Health and Safety Code, as of (LCP Certification Date) so long as it doesn't lead to significant coastal resource impacts.

In addition to the provisions of Section 20.32.024 (Agricultural Dwelling Units) pertaining to Agricultural Dwelling Units, the standards of this Section shall apply to agricultural worker housing as defined in Chapter 20.130 (Coastal Zoning Code Definitions). ~~The intent of these provisions is to permit and encourage the development and use of sufficient numbers and types of agricultural worker housing units necessary to support agricultural operations and in conformance with the applicable provisions of state law.~~ Agricultural worker housing is a type of agricultural dwelling unit.

~~A.~~B. ~~A.~~ Permitted use, zoning districts. Agricultural worker housing may be a permitted agricultural land use when allowed by Section 20.62.060, Table 5-1 (Coastal Agricultural and Resource Related Districts), and when found consistent with required development standards, including those specified in Section 20.65.040 (Allowable Land Uses and Coastal Development Permit Requirements) in the C-APZ zoning district. Agricultural worker housing providing accommodations consisting of no more than 36 beds in group living quarter or 12 units or spaces for agricultural workers and their households shall not be included in the calculation of residential density in the following zoning districts: C-ARP, C-APZ, C-RA, and C-OA.

Up to and including 36 beds or 12 units of agricultural worker housing is allowed per legal lot. In the C-APZ Zone, agricultural worker housing above 36 beds or 12 units per legal lot shall be subject to the density limits of one unit per 60 acres and the application shall include a worker housing needs assessment and plan, including evaluation of other available worker housing in the area. The amount of worker housing approved shall be commensurate with the demonstrated need in the surrounding area. Agricultural worker housing requires recording a restrictive covenant running with the land for the benefit of the County ensuring that the agricultural worker housing will continuously be maintained as such, or, if no longer needed, for non-dwelling agricultural production related uses~~.~~

~~B.~~C. Limitations on use:

1. **Referrals.** Prior to making a determination that agricultural worker housing, which exceeds the 36 beds or 12 units per legal lot for a specific site, is necessary to support agriculture,

the review authority may consult with such individuals or groups with agricultural expertise as appropriate for a recommendation.

2. **Temporary mobile home.** Temporary mobile homes not on a permanent foundation and used as living quarters for five or more agricultural workers and their households that are otherwise LCP consistent are also permitted subject to the requirements of the State Department of Housing and Community Development.

3. **Annual Verification.** All agricultural worker housing shall require the submittal of an annual verification form to the County.

4. **Licensing.** Licensing by the Department of Housing and Community Development and compliance with the Employee Housing Act are required for all Agricultural Worker Housing for five or more agricultural worker and their households.

5. **Restrictive Covenant.** Agricultural Worker housing requires recording a restrictive covenant running with the land for the benefit of the County ensuring that the agricultural worker housing will continuously be maintained as such, or, if no longer needed, for non- dwelling agricultural production related uses. The covenant must include, at a minimum, the following:

    (a) A detailed description of the dwelling units or spaces.

    (b) Assurance that any change in use will be in conformance with applicable zoning, building and other ordinances and noting that all appropriate permits must be issued and completed prior to any change in use.

    (c) Language demonstrating that the restriction shall run with the land and shall be binding on all heirs, successors and assigns to the property, and its provisions shall be enforced by the County of Marin.

    (d) Within 30 days after obtaining the appropriate permit from the California Department of Housing and Community Development (HCD) to operate agricultural worker housing, and annually thereafter, the applicant shall submit a completed verification form to the Director.

20.32.035 – Animal Keeping

The standards of this Section shall apply to the keeping of animals in specified zoning districts and their Coastal Zone counterparts, in addition to the standards in Chapter 8.04 (Animal Control) of the County Code.

A. General standards. The following general standards shall apply:

1. **Requirements.** All animal keeping activities shall comply with the general requirements in Tables 3-6 and 3-7; and

2. **Household pets.** Household pets are allowed in all zoning districts.

E. **Business license required.** A current business license shall be obtained/posted, in compliance with Chapter 5.54 (Business Licenses) of the County Code.

F. **Occupancy by permanent resident required.** All B&Bs shall have one household in permanent residence.

G. **Transient Occupancy Tax.** B&Bs shall be subject to the Transient Occupancy Tax, in compliance with Chapter 3.05 (Uniform Transient Occupancy Tax) of the County Code.

H. **Signs.** Signs shall be limited to one on-site sign not to exceed four square feet in area and shall be installed/maintained in compliance with Chapter 20.64.100.A.5) (New Signs) Signs shall also be installed/maintained in compliance with Chapter 22.28 (Signs) in addition to and independent of Coastal Development Permit requirements.

I. **Fire safety.** The B&B shall meet all of the requirements of the County Fire Department.

J. **Parking.** On-site parking shall be provided in compliance with Section 20.64.150 (Transportation). Parking shall also be provided in compliance with Sections 24.04.330 through .400 (Parking and Loading) of the County Code in addition to and independent of Coastal Development Permit requirements.

K. **Sewage disposal.** Any on-site sewage disposal shall be provided in compliance with Section 20.64.140 (Public Facilities and Services). Sewage disposal shall also be provided in compliance with Title 18 (Sewers) of the County Code in addition to and independent of Coastal Development Permit requirements.

20.32.050 – Child Day-Care Facilities

This Section establishes standards for the County review of child day-care facilities, in conformance with State law (Health and Safety Code Section 1596.78), including the limitations on the County's authority to regulate these facilities.

These standards apply in addition to all other applicable provisions of this Coastal Zoning Code and any requirements imposed by the California Department of Social Services through its facility licensing procedures. Licensing by the Department of Social Services is required for all child daycare facilities.

A. **Applicability.** Where allowed by ~~and~~ Chapter 20.62 (Coastal Zoning Districts and Allowable Land Uses), child day-care facilities shall comply with the standards of this Section. As provided by State law (Health and Safety Code Sections 1596.78, et seq.), small and large family day-care homes are allowed within any single-family residence located in an agricultural or residential zoning district. Child day-care centers are allowed in the zoning districts determined by Chapter 20.62 (Coastal Zoning Districts and Allowable Land Uses), subject to Use Permit approval, in compliance with Chapter 22.48 (Conditional Use Permits), and all of the standards in Subsection D, below.

These standards apply in addition to all other applicable provisions of this Coastal Zoning Code and any requirements imposed by the California Department of Social Services. Licensing by the Department of Social Services is required for all child day-

2. **Large group home (seven or more persons).** A large group home is a permitted use in all zoning districts where dwellings are allowed, subject to Use Permit approval in compliance with Chapter 22.48 (Conditional Use Permits).

3. **Residential care facilities.** A residential care facility is a permitted use in all zoning districts where dwellings are allowed.

4. **Multiple group homes or residential care facilities.** Two or more group homes or residential care facilities occupying a lot are a permitted use, subject to:

   a. Use Permit approval in compliance with Chapter 22.48 (Conditional Use Permits) and, where required, Master Plan approval in compliance with Chapter 22.44 (Master Plans and Precise Development Plans); and

   b. Compliance with minimum lot area per unit and maximum density requirements of the zoning district where the dwellings are located.

20.32.090 – Guest Houses

A "guest house" is allowed to be located on the same lot as the primary residential structures, for use by occupants of the premises or guests without a payment of a fee. Only one guest house may be allowed on each legal lot. The guest house shall have no food preparation facilities and shall not be rented or otherwise used as a separate dwelling.

20.32.095 – Homeless Shelters

This section establishes standards for the County review of homeless shelters, in conformance with State law.

A. **Purpose.** The purpose of this section is to establish permit and development standards for homeless shelters and to ensure development for this use is constructed and operated in a manner that is consistent with the requirements and allowances of State Law.

B. **Applicability.** Where allowed by Chapter 20.62 (Coastal Zoning Districts and Allowable Land Uses) and Chapter 20.64 (Coastal Zone Development and Resource Management Standards), homeless shelters shall comply with the standards of this Section. Homeless shelter means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. In the coastal zone, homeless shelters must be within otherwise allowable dwellings. No individual or household may be denied emergency shelter because of an inability to pay.

~~B~~C. **Permit requirement.** The use of a homeless shelter shall require the ministerial approval of a Homeless Shelter Permit by the Director, in compliance with Chapter 22.59 (Homeless Shelters), if it complies with the standards of Section 20.32.095.C, below.

~~C~~D. **Standards.**

1. A homeless shelter shall not provide more than a maximum of 40 beds or serve 40 persons total.

2. The number of parking spaces required on-site for residents shall be based on 25% of the total beds and staff parking shall be the total number of beds divided by 10.

3. Shelters shall provide 5 square feet of interior waiting and client intake space per bed. Waiting and intake areas may be used for other purposes as needed during operations of the shelter.

4. On-site management must be provided during hours of operation.

5. Proximity to other emergency shelters. Emergency shelters shall be at least 300 feet apart.

6. Maximum length of stay of 6 months.

20.32.100 – Home Occupations

The following provisions allow for home occupations that are secondary to a residential use, and compatible with surrounding uses. A "Home Occupation" is any use customarily conducted entirely on properties where residences are authorized and carried on only by its residents.

A. Permit requirement. A business license shall be obtained/posted in compliance with Chapter 5.54 (Business Licenses) of the County Code for home occupations, which are allowed as accessory uses in all residential zoning districts. Home occupations shall comply with all health, sanitary, and fire codes. In the coastal zone, home occupations must be within otherwise allowable dwellings or accessory structures.

B. Operating standards. Home occupations shall comply with all of the following operating standards.

1. **Accessory use.** The home occupation shall be clearly secondary to the full-time residential use of the property, and shall not cause noise, odors, and other activities not customarily associated with residential uses.

2. **Visibility.** The use shall not require any modification not customarily found in a dwelling, nor shall the home occupation activity be visible from the adjoining public right-of-way or from neighboring properties.

3. **Display, signs.** There shall be no window display or advertising sign(s), other than one name plate not exceeding one square foot in area. There shall be no display of merchandise or stock in trade or other identification of the home occupation activity on the premises.

4. **Parking.** The use shall not impact the on-street parking in the neighborhood.

5. **Safety.** Activities conducted, and equipment or material used shall not change the fire safety or occupancy classifications of the premises. The use

D. **Tennis and other recreational uses.** Private non-commercial outdoor tennis courts and courts for other sports (e.g., racquetball, etc.) accessory to a residential use may be established with Design Review approval in addition to and independent of Coastal Development Permit requirements, in compliance with Chapter 22.42 (Design Review), and are subject to the following requirements:

1. **Fencing.** Court fencing shall be subject to Section 20.64.045.2 (Fencing and Similar Structure Standards).

2. **Lighting.** Court lighting may be prohibited, as a condition of the Design Review approval. If allowed, the court lighting may be installed with a height not exceeding 10 feet, measured from the court surface. The lighting shall be directed downward, shall only illuminate the court, and shall not illuminate adjacent property.

E. **Vehicle storage.** The storage of vehicles, including incidental restoration and repair, shall be in compliance with Section 20.20.090.F (Restrictions on the Use of Front Yard Setbacks in Residential Districts), and Chapter 7.56 (Abandoned Vehicles) of the County Code, in addition to and independent of Coastal Development Permit requirements.

F. **Workshops or studios.** A residential accessory structure intended for engaging in artwork, crafts, handcraft manufacturing, mechanical work, etc. may be constructed or used as a workshop or studio in a residential zoning district solely for: non-commercial hobbies or amusements; maintenance of the primary structure or yards; artistic endeavors (e.g., painting, photography or sculpture); maintenance or mechanical work on vehicles owned or operated by the occupants; or other similar purposes.

Any use of accessory workshops for a commercial activity shall comply with the requirements for Home Occupations in Section 20.32.100 (Home Occupations) or, where applicable Cottage Industries in Section 20.32.060 (Cottage Industries).

20.32.140 – Residential Accessory Dwelling Units

A. **Purpose.** This Section is intended to accomplish the following:

1. Meet the County's projected housing needs and provide diverse housing opportunities;

2. Provide needed income for homeowners;

3. Provide Accessory Dwelling Units which are safe and built to code;

4. Provide Accessory Dwelling Units which are compatible with the neighborhood and the environment; and

5. Comply with provisions of State law, including those contained in Section 65852.2 of the California Government Code.

B. **Applicability.** The provisions of this Section shall apply to single-family and multi-family residential zoning districts, including the C-R1, C-R2, C-RA, C-RSP, C-RSPS,

C-ARP, ~~RMP,~~ C-VCR, C-RMPC, and C-RMP districts in the unincorporated portions of the County.

C. Design Characteristics. An Accessory Dwelling Unit shall be designed and constructed in compliance with California Government Code Section 66310 – 66342, (as of *LCP Certification Date)* so long as it doesn't lead to significant coastal resource impacts. ~~accordance . as a permanent residence with a minimum of 220 square feet of floor area, including: food preparation facilities which may include kitchen counters and cabinets, a stove, oven, hot plate, microwave, refrigerator, or sink, as determined by the Director; both a separate bathroom and separate entrance intended for the use of the occupants, as determined by the Director. An Accessory Dwelling Unit may be established by:~~

~~1. The alteration of a single-family unit whereby food preparation facilities are not shared in common;~~

~~2. The conversion of an attic, basement, garage, or other previously uninhabited portion of a single-family unit;~~

~~3. The addition of a separate unit onto the existing single-family unit; or~~

~~4. The conversion or construction of a separate structure on the parcel in addition to the existing single-family unit.~~

~~5. Accessory Dwelling Units shall be consistent with all lot coverage and other site development standards per the applicable residential zoning district where such standards are considered on a cumulative basis that include accounting for any existing buildings on site. Accessory Dwelling Units shall conform to all of the zoning and development standards (i.e., lot coverage, height, setbacks, design, FAR, etc.) of the residential zoning district which governs the lot.~~

~~**D. Limitation on sale.** An Accessory Dwelling Unit may be rented but shall not be sold separately from the single-family unit.~~

~~**E. Accessory Dwelling Unit Permitting Procedure.** Applications for Accessory Dwelling Unit Permits that are not otherwise subject to a discretionary permit (e.g., Coastal Development Permit, Design Review, Variance) shall be approved ministerially without discretionary review or public hearing, pursuant to the Accessory Dwelling Unit Permit requirements established in Chapter 22.56 (Residential Accessory Dwelling Unit Permits).~~

~~**F. Recordation of Accessory Dwelling Unit Permits**. Any Accessory Dwelling Unit Permit granted in compliance with this Section may be recorded in the County Recorder's Office as an informational document in reference to the title of the subject property.~~

~~**G. Periodic report.** The Agency shall periodically prepare a report to the Planning Commission and Board on the status of this Section. The report shall include information about the number, size, type, and rent, as available, of each Accessory Dwelling Unit by neighborhood. The report shall provide a basis for an evaluation of the effectiveness of this Section.~~

20.32.145 – Residential Junior Accessory Dwelling Units

A. **Purpose.** This Section is intended to establish Residential Junior Accessory Dwelling Units within existing single-family residence.

B. **Applicability.** The provisions of this Section shall apply to establishing a Junior Accessory Dwelling Unit single-family residence.

C. **Design Characteristics.** A Residential Junior Accessory Dwelling Unit shall be developed in compliance with Government Code Section 66332, (*as of LCP Certification Date)* so long as it doesn't lead to significant coastal resource impacts.

20.32.150 – Residential Uses in Commercial/Mixed Use Areas

This section applies to development projects that include residential floor area in the C-VCR, C-H1, C-CP, C-RMPC, and C-RCR zoning districts.

A. **Permit requirement.** Any allowable dwellings shall be accessory to the primary commercial use and shall be designed and sited in a manner that does not conflict with the continuity of store frontages, while maintaining visual interest and a pedestrian orientation. Residential development within the C-VCR zone must also comply with the specific standards contained in 20.64.170.A,3 (Mixed Uses in Coastal Village Commercial/Residential Zones).

20.32.160 – Service Stations/Mini-Markets

The retail sales of food and beverage products and other general merchandise in conjunction with a motor vehicle service station is allowed subject to Use Permit approval, in compliance with Chapter 22.48 (Conditional Use Permits), and the following standards.

A. **Sales area.** The maximum allowable floor area for retail sales shall be 175 square feet or 15 percent of the total floor area of the structure whichever is greater. These area limitations may be increased through Use Permit approval provided that the following findings are made:

1. Retail sales shall be subordinate to the primary motor vehicle service station use(s).

2. The proportion of retail sales to total floor area of the structure(s) shall be limited to an amount that is reasonable to allow sales of a limited number of items for the convenience of travelers as permitted by Subsection B, below.

3. The size, extent and operation of retail sales shall not conflict with the predominant character of the area surrounding the service station.

4. The size, extent, and operation of retail sales shall not cause a significant increase in traffic and noise in the area surrounding the service station. B. Allowed products. Retail sales of non-automotive products shall be limited to items for the convenience of travelers, including film, personal care products, and packaged food and beverage items.

compliance with Marin County policies and State and Federal laws and allows and encourages the safe, effective, and efficient use of WECS in order to reduce consumption of utility supplied electricity.

Section 20.32.190 - Low-Barrier Navigation Center

This Section is intended to facilitate development of Low Barrier Navigation Centers as set forth in California Government Code Sections 65660 to 65663 *(*as of *LCP Certification Date)* so long as it doesn't lead to significant coastal resource impacts.

A. Purpose. The purpose of this chapter is to establish permit and development standards for low-barrier navigation centers and to ensure this use is constructed and operated in a manner that is consistent with the requirements and allowances of State law, specifically Article 12 of Chapter 3 of Division 1 of the Planning and Zoning Law commencing with California Government Code Section 65660.

B. Applicability. A Low Barrier Navigation Centers development is a use by-right in areas zoned for mixed use and nonresidential zones permitting multifamily uses, subject to the following requirements:

1. Connected Services. It offers services to connect people to permanent housing through a provider's services plan that identifies services staffing.

2. Coordinated Entry System. It is linked to a coordinated entry system, so that staff in the interim facility or staff who co-locate in the facility may conduct assessments and provide services to connect people to permanent housing. "Coordinated entry system" means a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.

3. Code Compliant. It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.

4. Homeless Management Information System. It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System, as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.

C. Permit Required. A ministerial building permit may be required to convert an existing building to establish any Low-Barrier Navigation Center within an existing building. A Coastal Development Permit shall be required for new construction in conjunction with the establishment of Low-Barrier Navigation Center.

20.32.200 – Supportive Housing

This Section is intended to facilitate and implement the development of supportive housing, as defined in the California Government Code Section 65582 (*as of LCP Certification Date)* so long as it doesn't lead to significant coastal resource impacts.

A. Purpose. The purpose of this Section is to establish permit and development standards for supportive housing and to ensure the supportive housing is constructed and operated in a manner

that is consistent with the requirements and allowances of State law, specifically Article 11 of Chapter 3 of Division 1 of Planning and Zoning Law commencing with Government Code Section 65650.

B. Applicability. Supportive housing is permitted in all zones where multi-family residential development is principally permitted, and is subject only to the development standards applicable to residential uses of the same type in the same zone.

C. Permit Requirements. A ministerial building permit may be required prior to the establishment of any supportive housing within an existing building. A Coastal Development Permit shall be required for new construction in conjunction with the establishment of supportive housing.

D. Development and Operational standards. Supportive housing projects in non-residential zones shall satisfy all the following requirements:

1. Affordability. One hundred percent of the units, excluding the manager unit(s), within the development are dedicated to lower income households and are receiving public funding to ensure affordability of the housing to lower income Californians.

2. Deed Restriction. All supportive housing units within the development shall be subject to a recorded affordability restriction for 55 years.

3. Supportive Housing Units. At least 25 percent of the units in the development or 12 units, whichever is greater, must be restricted to residents in supportive housing who meet criteria of the Target Population. If the development consists of fewer than 12 units, then 100 percent of the units, excluding manager unit(s), in the development shall be restricted to residents in Supportive Housing.

4. Service Plan. The applicant must submit a plan for providing supportive services, with documentation demonstrating that supportive services will be provided onsite to residents in the project as required by Section 65651, and describing those services, which must include all of the following:

a. The name of the proposed entity or entities that will provide supportive services.
b. The proposed funding source or sources for the provided onsite supportive services.
c. Proposed staffing levels

E. Facilities. Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.

20.32.210 – Emergency Shelter

This Section is intended to facilitate the development of emergency shelter services, as set forth in California Government Code Section 65583 (as of *LCP Certification Date)* so long as it doesn't lead to significant coastal resource impacts.

A. Purpose. The purpose of these regulations is to increase development of emergency shelters and services for people who are experiencing homelessness and to establish development standards. No individual or household may be denied housing and shelter because of inability to pay.

B. Applicability. This chapter applies to emergency shelters, as defined in Chapter 20.130. emergency shelters that meet all of the requirements enumerated in Paragraph D are principally permitted in the C-VCR, C-H1, C-CP, C-RMPC and C-RCR. Emergency shelters may only be subject to those development and management standards that apply to the underlying zoning districts.

C. Permit Requirements. A Coastal Development Permit shall be required for new construction in conjunction with the establishment of emergency shelters.

~~A.~~**D. Development and Operational standards.** Emergency shelter projects shall comply with the requirements outlined in outlined in California Government Code Section 65583(a)(4)(A) through (J) , as of *(LCP Certification Date)* so long as it doesn't lead to significant coastal resource impacts.

Chapter 20.62 – Coastal Zoning Districts and Allowable Land Uses

Sections:

20.62.010 – Purpose of Chapter
20.62.020 – Applicability
20.62.030 – Coastal Zoning Districts Established
20.62.040 – Allowable Land Uses and Permit Requirements
20.62.050 – Coastal Zoning District Regulations
20.62.060 – Coastal Agricultural and Resource-Related Districts
20.62.070 – Coastal Residential Districts
20.62.080 – Coastal Commercial and Mixed-Use Districts
20.62.090 – Coastal Special Purpose and Combining Districts
20.62.100 – Housing Overlay Designation (HOD) Combining District
20.62.110 – Form Based (FB) Combining District
20.62.120 - Housing Development Regulations Compliance Review
20.62.130 – State Density Bonus Regulations

20.62.010 – Purpose of Chapter

This Chapter establishes the zoning districts in areas of the County within the Coastal Zone as mapped on the certified maps for the Marin County Local Coastal Program, identifies allowable uses within those zoning districts, and identifies permit requirements within those zoning districts.

20.62.020 – Applicability

The provisions of this Chapter apply to all property within the Coastal Zone, including county, state, school, and special district property, but not including federal property. Consistent with Coastal Act Section 30519(b), for development proposed or undertaken on any tidelands, submerged lands, or on public trust

lands, whether filled or unfilled, development shall be reviewed against the Coastal Act by the Coastal Commission and the County LCP in those cases may provide non-binding guidance.

20.62.030 – Coastal Zoning Districts Established

The unincorporated areas of Marin County within the Coastal Zone shall be divided into zoning districts which consistently implement the Marin Countywide Plan and Marin County Local Coastal Program. The following coastal zoning districts are established and shall be shown on the official Zoning Map (Section 22.06.030 (Zoning Map Adopted)).

A.	**Agricultural and Resource-Related Districts**	**Map Symbol**
	Coastal, Agricultural Production Zone	C-APZ
	Coastal, Agricultural, Residential Planned	C-ARP
	Coastal, Open Area	C-OA
B.	**Residential Zoning Districts**	
	Coastal, Residential, Agricultural	C-RA
	Coastal, Residential, Single-Family	C-R1
	Coastal, Residential, Single-Family Planned	C-RSP
	Coastal, Residential, Single-Family Planned, Seadrift Subdivision	C-RSPS
	Coastal, Residential, Two-Family	C-R2
	Coastal, Residential, Multiple Planned	C-RMP
C.	**Commercial and Mixed-Use Zoning Districts**	
	Coastal, Village Commercial/Residential	C-VCR
	Coastal, Limited Roadside Business	C-H1
	Coastal, Planned Commercial	C-CP
	Coastal, Residential/Commercial Multiple Planned	C-RMPC
	Coastal, Resort and Commercial Recreation	C-RCR
D.	**Special Purpose and Combining Districts**	
	Coastal, Public Facilities	C-PF
	Coastal, Minimum Lot Size	B
	Coastal, Housing Overlay Designation	HOD
	Coastal, Form-Based Combining District	FB

20.62.040 – Allowable Land Uses and Coastal Development Permit Requirements

A. General requirements for allowed uses. Proposed development, as defined in Chapter 20.130 (Coastal Zoning Code Definitions), located within the Coastal Zone shall be consistent with definitions in Chapter 20.130 (Coastal Zoning Code Definitions), and comply with Chapter 20.32 (Standards for Specific Land Uses) and other applicable provisions of this Coastal Zoning Code.

B. Coastal zone permit requirements. Unless exempted or Categorically Excluded, proposed development within the Coastal Zone shall require approval of a Coastal Development Permit in compliance with Chapter 20.68 (Coastal Development Permit Requirements), in addition to any non-Coastal Development Permit required by the Development Code and this Section.

The uses of land allowed by this Chapter in each coastal zoning district are identified in Tables 5-1, 5-2, and 5-3 (Allowable Land Uses for the Coastal Agricultural and Resource Related Districts, Coastal Residential Districts, and Coastal Commercial and Mixed/Use Districts, respectively) as being:

1. Principally permitted uses, subject to compliance with all applicable provisions of this Coastal Zoning Code, Coastal Development Permit approval where required, and subject to first obtaining any Building Permit and other ~~non-Coastal~~non-Coastal Development Permits required by the County Code. A Coastal Development Permit decision for a principal permitted use is appealable to the Coastal Commission only if the project is located in a geographic appeals area as defined by Section 20.70.080.B.1.a and .b (Appealable Development), or if the project constitutes a major public works project or major energy facility. Land divisions are not the principally permitted use in any zoning district. Principal permitted uses are shown as "PP" uses in the tables.

2. Permitted uses, subject to compliance with all applicable provisions of this Coastal Zoning Code, Coastal Development Permit approval where required, and subject to first obtaining any Building Permit and other ~~non-Coastal~~non-Coastal Development Permits required by the County Code. A Coastal Development Permit decision for a permitted use is appealable to the Coastal Commission. Permitted uses are shown as “P” uses in the tables.

3. Conditional uses, subject to compliance with all applicable provisions of this Coastal Zoning Code, Coastal Development Permit approval where required, and subject to first obtaining any Building Permit and other non-Coastal Development Permits required by the County Code, including approval of a Use Permit (Chapters 22.48 (Conditional Use Permits) and 22.50 (Temporary Use Permits)). The Use Permit is not part of the Coastal Development Permit and is not subject to appeal to the Coastal Commission; however, any Coastal Development Permit decision for a conditional use is appealable to the Coastal Commission. Conditional uses are shown as "U " uses in the tables. See Section ~~22~~20.70.080 (Appeal of Coastal Development Permit Decisions).

4. Land uses that are not listed in Tables 5-1 (Allowed Uses and Permit Requirements for Coastal Agricultural & Resource-Related Districts), 5-2 (Allowed Uses and Permit Requirements for Coastal Residential Districts), and 5-3 (Allowed Uses and Permit Requirements for Coastal Commercial/Mixed-Use Districts) or are not shown in a particular zoning district are not allowed.

C. Master Plan and Other Non-Local Coastal Program Permit Requirements. In addition to and independent of permits required for conformance with the Marin County Local Coastal Program, a Master Plan and/or other local permit such as an Accessory Dwelling Unit Permit may be required for certain uses. Please refer to Title 22 (Development Code) for development standards that govern these uses. A Master Plan is required only for the following uses:

1. A subdivision which does not exhaust the potential for residential development based on the Countywide Plan and zoning district densities and floor area ratios.

2. Airparks

3. Cemeteries, columbariums, mausoleums

4. Marinas and harbors

5. Mineral resource extraction

6. Waste disposal sites

20.62.050 – Coastal Zoning District Regulations

A. Purpose. Sections 20.62.060 through 20.62.080 (Coastal Districts) and Chapter ~~22~~20.64 (Coastal Zone Development and Resource Management Standards) determine which land uses are allowable in each zoning district, what land use permits are required to establish each use, and the basic development standards that apply to allowed land uses in each of the zoning districts established by Section 20.62.030 (Coastal Zoning Districts Established).

B. Single parcel in two zoning districts. In the event two or more parcels are consolidated through the approval of a lot line adjustment, merger, parcel or Tentative Map, or reversion to acreage in compliance with Title 22, Article VI (Subdivisions), where a single parcel is covered by two or more zoning districts, the consolidated parcel should be reviewed by the Director to determine whether the parcel should be rezoned to a single zoning district.

C. Measurements, calculations. Explanations of how height limits, site coverage requirements, and floor area ratios (FAR) apply to sites and projects are in Chapter 20.64 (Coastal Zone Development and Resource Management Standards).

20.62.060 – Coastal Agricultural and Resource-Related Districts

A. Purpose of Section. This Section provides regulations for development, as defined in Chapter 20.130 (Coastal Zoning Code Definitions), proposed within the coastal agricultural and resource-related zoning districts established by Section 20.62.030 (Coastal Zoning Districts Established). The purpose of these zoning districts is to protect agricultural land, continued agricultural uses and the agricultural economy by maintaining parcels large enough to sustain agricultural production, preventing conversion to non-agricultural uses, and prohibiting uses that are incompatible with long-term agricultural production or the rural character of the County's Coastal Zone and to preserve important soils, agricultural water sources, and forage to allow continued agricultural production on agricultural lands. (Policy C-AG-1, Agricultural Lands and Resources)

B. Purposes of zoning districts. The purposes of the individual zoning districts are as follows.

1. **C-APZ (Coastal, Agricultural Production Zone) District.** The C-APZ zoning district is intended to preserve agricultural lands that are suitable for land-intensive or land-extensive agricultural production. (Policy C-AG-2, Coastal Agricultural Production Zone)

The principal permitted use of lands in the C-APZ district is agriculture, limited to the types of agricultural development set forth below and in Land Use Plan Policy C-AG-2, and only allowed when consistent with the development standards set forth in Section 20.65.040 (C-APZ Zoning District Standards):

a. Agricultural production: use of land for the breeding, raising, pasturing, and grazing of livestock; the production of food and fiber; the breeding and raising of bees, fish, poultry, and other fowl; the planting, raising, harvesting and producing of agriculture, aquaculture, mariculture, horticulture, viticulture, vermiculture, forestry crops, and plant nurseries;

b. Agricultural accessory structures and agricultural accessory activities;

c. Agricultural dwelling units, consisting of

(1) One farmhouse or a combination of one farmhouse and one or two intergenerational home per farm tract, consistent with C-AG-5, including combined total size limits, and;

(2) Agricultural worker housing, providing accommodations consisting of not more than 36 beds in group living quarters per legal parcel or 12 units or spaces per legal lot for agricultural workers and their households;

d. Other Agricultural Uses, limited to the following uses that are appurtenant and necessary to the operation of agriculture~~,~~

(1) Agricultural product sales and processing of products grown within the farmshed, provided that for sales, the building(s) or structure(s) or outdoor areas used for sales do not exceed an aggregate floor area of 500 square feet, and for processing, the building(s) or structure(s) used for processing activities do not exceed an aggregate floor area of 5,000 square feet:

(2) Not for profit educational tours.

Conditional uses in the C-APZ zone, as specified in Table 5-1 of Chapter 20.62 (Coastal Zoning Districts and Allowable Land Uses), ~~include a second intergenerational home per farm tract,~~ for-profit educational tours, agricultural homestay facilities, agricultural worker housing above 12 units or 36 beds per legal lot and additional agricultural uses and non- agricultural uses including land division, consistent with Section 20.65.040 (C-APZ Zoning District Standards). Development shall not exceed a maximum density of 1 unit per 60 acres. Densities specified in the zoning are maximums and not entitlements and may not be achieved when the standards of the Agriculture policies and, as applicable, other LCP policies are applied. (Policy C-AG-1, Agricultural Lands and Resources and Coastal and Policy C-AG-2, Coastal Agricultural Production Zone).

The C-APZ zoning district is consistent with the Agriculture 1 land use category of the Marin County Land Use Plan.

2. **C-ARP (Coastal, Agricultural, Residential Planned) District.** The C-ARP district applies to lands adjacent to residential areas in the Coastal Zone that have potential for agricultural production but promote the concentration of residential development to maintain the maximum amount of land available for agricultural use. The C-ARP district provides flexibility in lot size and building locations to concentrate development to maintain the maximum amount of land for agricultural use, and to maintain the visual, natural resource and wildlife habitat values of subject properties and surrounding areas. ―The C-ARP district requires the clustering of

proposed development. The C-ARP zoning district is consistent with the Agriculture 1, 2, and 3 land use categories of the Marin County Land Use Plan. Residential use shall be the principal permitted use in all parcels with the land use designation of C-AG3; Agriculture shall be the principal permitted use in all parcels with the C-AG1 and C-AG2 land use designations. (Policy C-AG-3, Coastal Agricultural Planned Zone C-ARP)

3. **C-OA (Coastal, Open Area) District.** The C-OA District provides for open space, outdoor recreation, and other open lands, including areas particularly suited for park and recreational purposes, access to beaches, natural drainage channels, and areas that serve as links between major recreation and open space reservations. –The C-OA zoning district is consistent with the Public and Quasi Public - Open Space land use category of the Marin County Land Use Plan.

C. Allowed land uses and permit requirements in agricultural/resource districts. –Table 5-1 lists the land uses allowed in the agricultural/resource zoning districts within the Coastal Zone, in compliance with Chapter 20.62 (Coastal Zoning Districts and Allowable Land Uses).

D. Development standards for agricultural- and resource-related districts. Proposed development, as defined in Chapter 20.130 (Coastal Zoning Code Definitions), shall comply with all provisions of the LCP, including Chapters 20.32 (Standards for Specific Land Uses), this Chapter, Chapter 20.64 (Coastal Zone Development and Resource Management Standards), 20.65 (Coastal Zone Planned District Development Standards), 20.66 (Coastal Zone Community Standards), and 20.68 (Coastal Development Permit Requirements).

TABLE 5-1-a - ALLOWED USES AND PERMIT REQUIREMENTS FOR COASTAL AGRICULTURAL & RESOURCE-RELATED DISTRICTS

LAND USE (1)	**PERMIT REQUIREMENT BY DISTRICT**			**See standards in Section:**
	C-APZ Agricultural Production (11)	**C-ARP** Agricultural Residential Planned (11)	**C-OA** Open Area (11)	
AGRICULTURE, MARICULTURE				
Agricultural accessory activities	PP	PP(10), P	PP	20.32.021
Agricultural accessory structures	PP	PP(10), P	PP	20.32.022
Agricultural homestays, 3 or fewer guest rooms	U	P(10)	––	20.32.023
Agricultural homestays, 4 or 5 guest rooms	U	U(10)	––	20.32.023
Intergenerational Home (first)	PP	––	––	20.32.024 20.32.025
Intergenerational Home (second)	~~U~~P	––	––	20.32.024 20.32.025
Farmhouse	PP	PP(10), P	––	20.32.024 20.-32.026
Agricultural processing facilities (<5000sq.ft.)	PP, U	PP (10), U	––	20.32.028
Agricultural processing facilities (>5000sq.ft.)	U	U(10)	––	20.32.028
Agricultural production	PP	PP(10), P	P	
Agricultural Retail Sales Facility/Farm Stand (<500 sq.ft.)	PP, U	PP(10), P	––	20.32.029
Agricultural Retail Sales Facility/Farm Stand (>500 sq.ft.)	U	U(10)	––	20.32.029

~~Agricultural worker housing up to and including 12 units/36 beds~~	~~PP~~	~~PP(10), P~~	~~U~~	~~20.32.024 20.32.030~~
~~Agricultural worker housing above 12 units/36 beds~~	~~U~~	~~U~~	~~U~~	~~20.32.024 20.32.030~~
Commercial gardening	PP	P	P	
Dairy operations	PP	P	P	20.32.035
Educational tours (Not for profit)	PP	P	PP	20.32.062
Educational tours (For profit)	U	P	P	20.32.062
Fish hatcheries and game reserves	U	P	P	
Livestock operations, grazing	PP	P	P	20.32.035
Livestock operations, large animals	PP	P	––	20.32.035
Livestock operations, sales/feed lots, stockyards	P	P	––	20.32.035
Livestock operations, small animals	PP	P	––	20.32.035
Mariculture/aquaculture	PP	P	––	20.32.105
Plant nurseries	PP	P	––	
Raising of other food and fiber producing animals not listed under "agricultural production"	U	U	––	20.32.035

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirements
PP	Principal permitted use.
P	Permitted use. (2)
U	Conditional use, Use Permit required.
––	Use not allowed. (See 22.02.020.E (Allowable Uses of Land) regarding uses not listed.)

Notes:

(1) Listed land uses must be consistent with definitions in Chapter 20.130. (Coastal Zoning Code Definitions).

(2) Design review requirements are contained in Chapter 22.42 (Design Review) rather than in the LCP and such design review requirements apply independent of, and in addition to, Coastal Development Permit requirements.

(10) Only allowed as a principally permitted use when the legal lot is zoned C-ARP-10 to C-ARP-60, which provide that the principally permitted use of the property shall be for agriculture.

(11) Agricultural uses and activities that meet the definition of "Agriculture, Ongoing" in Chapter 20.130 (Coastal Zoning Code Definitions) and "Coastal Development Permit Not Required: Exempt Development" in Section 20.68.050.A.12 (Ongoing Agricultural Activities) shall be processed consistent with those sections.

Development shall also be consistent, as applicable, with Chapters 20.130 (Coastal Zoning Code Definitions), 20.32 (Coastal Standards for Specific Land Uses), 20.64 (Coastal Zone Development and Resource Management Standards), 20.65 (Coastal Zone Planned District Development Standards), 20.66 (Coastal Zone Community Standards), and 20.68 (Coastal Development Permit Requirements).

TABLE 5-1-b - ALLOWED USES AND PERMIT REQUIREMENTS FOR COASTAL AGRICULTURAL & RESOURCE-RELATED DISTRICTS (Continued)

LAND USE (1)	**PERMIT REQUIREMENT BY DISTRICT**			**See Standards in Section:**
	C-APZ Agricultural Production (11)	**C-ARP** Agricultural Residential Planned (11)	**C-OA** Open Area (11)	

MANUFACTURING AND PROCESSING USES				
Cottage industries	—	U	—	20.32.060
Recycling - Scrap and dismantling yards	—	U	—	
RECREATION, EDUCATION, AND PUBLIC ASSEMBLY USES				
Campgrounds	U	U	U	
Educational Tours (for profit)	U	U	P	20.32.115
Equestrian facilities	U	P	U	20.32.035
Golf courses/country clubs	—	—	U	
Horses, donkeys, mules, ponies	P, U	P, U	U	20.32.035
Hunting and fishing facilities (Private)	U	P	U	
Hunting and fishing facilities (Public)	U	U	U	
Libraries and museums	—	U	—	
Off-road vehicle courses	—	U	—	
Private residential recreational facilities	U	U	U	
Public Parks and playgrounds	U	U	P	
Religious places of worship	—	U	—	
Rural recreation	—	U	U	
Schools	—	U	U	

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirements
PP	Principal permitted use.
P	Permitted use.
U	Conditional use, Use Permit required.
—	Use not allowed. (See 22.02.020.E (Allowable Uses of Land) regarding uses not listed.)

Notes:

(1) Listed land uses must be consistent with definitions in Chapter 20.130 (Coastal Zoning Code Definitions).

(11) Agricultural uses and activities that meet the definition of "Agriculture Ongoing" in Chapter 22.130 (Coastal Zoning Code Definitions) and "Coastal Development Permit Not Required: Exempt Development" in Section 20.68.050.A.12 (Ongoing Agricultural Activities) shall be processed consistent with those Sections.

Development shall also be consistent, as applicable, with Chapters 20.130 (Coastal Zoning Code Definitions), 20.32 (Coastal Standards for Specific Land Uses), 20.64 (Coastal Zone Development and Resource Management Standards), 20.65 (Coastal Zone Planned District Development Standards), 20.66 (Coastal Zone Community Standards), and 20.68 (Coastal Development Permit Requirements).

TABLE 5-1-c – ALLOWED USES AND PERMIT REQUIREMENTS FOR COASTAL AGRICULTURAL & RESOURCE-RELATED DISTRICTS (Continued)

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT			See Standards in Section:
	C-APZ Agricultural Production (11)	C-ARP Agricultural Residential Planned (11)	C-OA Open Area (11)	
RESIDENTIAL USES				
Affordable housing	–	PP	U	Chapter 22.22
Group homes, 6 or fewer residents	P	P	——	20.32.080
Agricultural worker housing up to and including 12 units/36 beds	PP	PP~~1~~, P	U	20.32.024 20.32.030
Agricultural worker housing above 12 units/36	U	U	U	20.32.024
Group homes, 7 or more residents	U	U	——	20.32.080
Guest houses	——	P	P	20.32.090
Home occupations	P	P	P	20.32.100 20.32.115
Religious residential retreats	——	U	——	
Agricultural Dwelling Unit accessory uses and structures	P	P	P	20.32.130
Residential care facility~~, 6 or fewer individuals~~	P	P	——	20.32.080
~~Residential care facility, 7 or more individuals~~	~~U~~	~~U~~	——	~~20.32.080~~
Residential Accessory Dwelling Units, Junior	--	PP	-	20.32.145
Residential Accessory Dwelling Units	——	PP	——	20.32.140 20.32.115
Room rentals	P	P	——	
Single-family dwellings, attached or detached	—	PP	U (7)	20.62.060
Tennis and other recreational uses	U	U	U	20.32.130

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section
PP	Principal permitted use.	
P	Permitted use.	
U	Conditional use, Use Permit required.	Chapter 22.48
——	Use not allowed. (See 22.02.020.E (Allowable Uses of Land) regarding uses not listed.)	

Notes:

(1) Listed land uses must be consistent with definitions in Chapter 20.130 (Coastal Zoning Code Definitions).

(11) Agricultural uses and activities that meet the definition of "Agriculture Ongoing" in Chapter 22.130 (Coastal Zoning Code Definitions) and "Coastal Development Permit Not Required: Exempt Development" in Section 20.68.050.A.12 (Ongoing Agricultural Activities) shall be processed consistent with those Sections.

Development shall also be consistent, as applicable, with Chapters 20.130 (Coastal Zoning Code Definitions), 20.32 (Coastal Standards for Specific Land Uses), 20.64 (Coastal Zone Development and Resource Management Standards), 20.65 (Coastal Zone Planned District Development Standards), 20.66 (Coastal Zone Community Standards), and 20.68 (Coastal Development Permit Requirements).

TABLE 5-1-d - ALLOWED USES AND PERMIT REQUIREMENTS FOR COASTAL AGRICULTURAL & RESOURCE-RELATED DISTRICTS (Continued)

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT			See Standards in Section:
	C-APZ Agricultural Production (11)	C-ARP Agricultural Residential Planned (11)	C-OA Open Area (11)	
RESOURCE, OPEN SPACE USES				
Mineral resource extraction	U	U	––	23.06
Nature preserves	U	P	P	
Water conservation dams and ponds	U	P	P	
Timber harvesting	U	U	--	23.04
Solar energy systems, roof-mounted	PP	PP	PP	20.32.161
Solar energy systems, free-standing	P	P	P	20.32.161
RETAIL TRADE USES				
Building materials stores	––	U	––	
Commercial storage and sale of garden supply products	U	U	––	
Sales of agricultural products (see Agriculture Use)		P (10)	U	20.32.029
Bed and breakfast inns, 3 or fewer guest rooms	U	P (10)	––	20.32.040 20.32.115
Bed and breakfast inns, 4 or 5 guest rooms	U	U (10)	––	20.32.040 20.32.115
Child day-care centers	U	U	––	20.32.050
Child day-care - Large family day-care homes	P	P	––	20.32.050
Child day-care - Small family day-care homes	P	P	––	20.32.050
Cemeteries, columbariums, mausoleums	––	U	––	
Kennels and animal boarding	U	U	––	
Public safety/service facilities	U	U	U	
Public utility facilities	U	U	U	
Storage, accessory	P	P	P	
Veterinary clinics and animal hospitals	––	U	––	
Waste disposal sites	U	U	––	

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirements	Procedure is in Section:
PP	Principal permitted use	
P	Permitted use.	
U	Conditional use, Use Permit required.	Chapter 22.48
––	Use not allowed. (See 22.02.020.E (Allowable Uses of Land) regarding uses not listed.)	

Notes:

(1) Listed land uses must be consistent with definitions in Chapter 20.130 (Coastal Zoning Code Definitions)

(10) Only allowed when the primary use of the property is for agriculture; see Chapter 20.32.115 (Non-Agricultural Uses).

(11) Agricultural uses and activities that meet the definition of "Agriculture Ongoing" in Chapter 22.130 (Coastal Zoning Code Definitions) and "Coastal Development Permit Not Required: Exempt Development" in Section 20.68.050.A.12 (Ongoing Agricultural Activities) shall be processed consistent with those Sections.

TABLE 5-2-c - ALLOWED USES AND PERMIT REQUIREMENTS FOR COASTAL RESIDENTIAL DISTRICTS (Continued)

LAND USE (1)	**PERMIT REQUIREMENT BY DISTRICT**						**See Permit Requirements and Standards in Section:**
	C-RA Residential Agri-cultural	**C-R1** Single Family	**C-R2** Two Family	**C-RSPS** Single Family Seadrift Sub-division	**C-RSP** Single Family Planned	**C-RMP** Multiple Planned	
RESIDENTIAL USES							
Affordable housing	PP	PP	PP	PP	PP	PP	20.32.080
Group homes. 6 or fewer residents	P	P	P	P	P	P	20.32.080
Group homes, 7 or more residents	U	U	U	U	U	U	20.32.080
Guest houses	P	P	P	P	P	P	20.32.090
Home occupations	P	P	P	P	P	P	20.32.100
Multi-family dwellings	—	—	—	—	—	PP	
Organizational houses	U	U	U	----	U	U	
Room rentals	PP	PP	PP	PP	PP	PP	
Residential accessory uses and structures	PP	PP	PP	PP	PP	PP	20.32.130
Residential care facility~~, 6 or fewer individuals~~	P	P	P	P	P	P	
~~Residential care facility, 7 or more individuals~~	~~U~~	~~U~~	~~U~~	~~U~~	~~U~~	~~U~~	
Residential Accessory Dwelling Units, Junior	PP	PP	PP	PP	PP	PP	20.32.145
Residential Accessory Dwelling Units	PP	PP	PP	PP	PP	PP	20.32.140
Single-family dwellings	PP	PP	PP	PP	PP	PP	
Supportive Housing	—	—	PP	—	—	PP	20.32.200
Two-family dwellings	—	—	PP	—	—	PP	

KEY TO PERMIT REQUIREMENTS

Symbol	**Permit Requirements**	**Procedure is in Section:**
PP	Principal permitted use	
P	Permitted use. (2)	
U	Conditional use, Use Permit required. (2)	Chapter 22.48
—	Use not allowed. (See 22.02.020.E (Allowable Uses of Land) regarding uses not listed.)	

Notes:
(1) Listed land uses must be consistent with definitions in Chapter 20.130 (Coastal Zoning Code Definitions).
(2) Design review requirements are contained in Chapter 22.42 (Design Review) rather than in the LCP and such design review requirements apply independent of, and in addition to, Coastal Development Permit requirements.

Development shall also be consistent, as applicable, with Chapters 20.130 (Coastal Zoning Code Definitions), 20.32 (Standards for Specific Land Uses), 20.64 (Coastal Zone Development and Resource Management Standards), 20.65 (Coastal Zone Planned District Development Standards), 20.66 (Coastal Zone Community Standards), and 20.68 (Coastal Development Permit Requirements).

TABLE 5-3-c - ALLOWED USES AND PERMIT REQUIREMENTS FOR COASTAL COMMERCIAL/MIXED USE DISTRICTS (Continued)

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT					See Permit Requirements and Standards in Section
	C-VCR Village Commercial Residential (3), (4)	C-H1 Limited Roadside Business	C-CP Planned Commercial	C-RMPC Residential Commercial Multiple Planned	C-RCR Resort and Commercial Recreation	
RESIDENTIAL USES						
Affordable housing	PP~~, P~~	~~U~~PP	~~U~~PP	PP	PP ~~(9)~~	
Group homes, 6 or fewer residents	PP, P	~~U~~P	—	P	—	20.32.080
Group homes, 7 or more residents	U	U	—	U	—	20.32.080
Guest houses	PP~~,~~	U	—	P	—	20.32.090
Home occupations	PP~~,~~	U	—	P	—	20.32.100
Multi-family dwellings	~~U~~PP~~,~~	~~U~~PP	~~U~~PP	PP	PP~~(9)~~	20.32.150
Organizational houses	U	U	—	U	—	
Residential accessory uses and structures	PP, P	U	—	P	—	20.32.130
Residential care facility	PP	—	—	PP	—	
Residential Accessory Dwelling Units, Junior	-	-	-	-	–	20.32.145
Residential Accessory Dwelling Units	PP, P	PP, P	PP, P	PP, P	—	20.32.140
Room rentals	PP, P	U	—	P	—	
Single-family dwellings	PP, P	U	U	P	P(9)	20.32.150
Supportive Housing	PP	PP	PP	PP	PP	20.32.200
Tennis and other recreational uses	U	U	U	P	—	20.32.130
Two-family dwellings	~~U~~PP~~, P~~	~~U~~PP	~~U~~PP	PP	PP(9)	20.32.150

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirements	Procedure is in Section:
PP	Principal permitted use	
P	Permitted use. (2)	
U	Conditional use, Use Permit required. (2)	Chapter 22.48
—	Use not allowed. (See 22.02.020.E (Allowable Uses of Land) regarding uses not listed.)	

Notes:

(1) Listed land uses must be consistent with definitions in Chapter 20.130 (Coastal Zoning Code Definitions).

(2) Design ~~review~~Review requirements are contained in Chapter 22.42 (Design Review) rather than in the LCP and such design review requirements apply independent of, and in addition to, Coastal Development Permit requirements.

(3) Within the mapped village commercial core area of the C-VCR zone, Commercial shall be the principal permitted use and Residential shall be a permitted use. In this area Residential shall be limited to: (a) the upper floors, and/or (b) the lower floors if not located on the road-facing side of the property. Residential uses on the ground floor of a new or existing structure of the road-facing side of the property shall only be allowed provided that the development maintains and/or enhances the established character of village commercial core areas.
The maintenance and repair of any legal existing residential use shall be exempt from the above provision and shall be permitted.

(4) Outside of the mapped village commercial core area of the C-VCR zone, Residential shall be principal permitted use.

(9) Employee housing is permitted with Design Review requirements independent of and in addition to Coastal Development Permit requirements. See Chapter 22.42 (Design Review). ~~Such housing would be a Conditional Use.~~

Development shall also be consistent, as applicable, with Chapters 20.130 (Coastal Zoning Code Definitions), 20.32 (Standards for Specific Land Uses), 20.64 (Coastal Zone Development and Resource Management Standards), 20.65

2. **C-PF (Coastal, Public Facilities) Zoning/Combining District.**

a. The Coastal Public Facilities "C-PF" zoning/combining district is applied to land in the Coastal Zone suitable for public facilities and public institutional uses, including where a governmental, educational, or other institutional facility is the primary use of the site, in compliance with the Marin County Local Coastal Program. The C-PF district is consistent with the Public Facility and Quasi-Public Facility land use categories of the Marin County Land Use Plan.

b. The C-PF district may be applied to property as a primary zoning district if it is sufficiently different from surrounding land uses as to warrant a separate C-PF zoning district, and as a combining district where a publicly-owned site accommodates land uses that are similar in scale, character, and activities, to surrounding land uses.

3. **B (Coastal, Minimum Lot Size) Combining District.** See Section 20.64.040 (Coastal Minimum Lot Size (-B) Combining District) for the purpose and applicability of this district.

C. Development standards for special purpose/combining districts. Proposed development, as defined in Chapter 20.130 (Coastal Zoning Code Definitions), shall comply with the provisions of Chapter 20.32 (Standards for Specific Land Uses) as applicable and all other applicable provisions of this Title.

20.62.100 – Housing Overlay Designation (HOD) Combining District

A. Purpose. The HOD combining district allows housing development at a density described in Table 5-3-g below and subject to Coastal Development Permit. The combining district is supplemental to the underlying zoning, which remains unchanged. This approach allows compact development and encourages housing on key sites.

B. Applicability. This section shall apply to housing development projects on all properties identified in Table 5-3-g below.

C. Allowable Uses. Housing development projects, at density described in Table 5-3-g, are permitted in an HOD combining district through the application of the Form Based combining district, Form Based Code, and Coastal Development Permit. Other types of projects are subject to the requirements of the land use tables for the underlying zoning district.

D. Review: The Form-Based combining district may be applied to housing development projects on any HOD site. Housing development projects under the Form Based combining district are subject to a Coastal Development Permit and must conform with the standards of the Form Based Code as specified in Section 20.64.110.

E. Location, Density, and Development Standards. The HOD combining district applies to the sites listed in Table 5-3-g below, which also specifies the required transect zones that must be applied under the Form Based Code, and the maximum density and number of primary dwelling units for the acreage under the HOD district on the site. While a specific minimum number of units is not required on an HOD site, housing development projects on HOD sites must be clustered to achieve at least the minimum residential density per acre required by Table 5-3-g.

TABLE 5-3-g – HOUSING OVERLAY DESIGNATION

Site Name	Parcel Number	Address	Applicable Transect Zone(s)[1]	HOD Combining District Zoning	Density Designation	Maximum Units
Olema						
Olema Catholic Church[2]	166-181-01	10189 State Route 1, Olema	T3, T4	C-VCR:HOD	20 units per acre. Limited to 1.0 acre.	20
Olema Underutilized	166-202-01 166-202-04 166-213-01 166-213-02	10002 State Route 1, Olema	T3, T4	C-VCR:HOD	10 units per acre.	36
Point Reyes Station						
Pt. Reyes Coast Guard Rehabilitation/Conversion	119-270-24 119-270-25 119-270-26 119-270-27 (formerly 119-240-73)	100 Commodore Webster Dr., Point Reyes Station	T3, T4	C-OA:HOD	Limited to 5.0 acres.	50
Pt. Reyes County Vacant Site[2]	119-270-21 (formerly 119-260-03 and 119-270-12)	9 Giacomini Rd., Point Reyes Station	T3, T4	C-RMPC:HOD	20 units per acre. Limited to 1.9 acres.	37
Pt. Reyes Grandi Building/Site[2]	119-234-01	54 B St., Point Reyes Station	T3, T4, T5	C-VCR-B2:HOD	20 units per acre. Limited to 1.1 acres.	21
Presbytery of the Redwoods	119-202-05	11445 State Route 1, Point Reyes Station	T3	C-RA-B3:HOD	15 units per acre. Limited to 0.2 acres.	3
Pt. Reyes Village[2]	119-222-08	60 Fifth St., Point Reyes Station	T3, T4	C-VCR-B2:HOD	20 units per acre. Limited to 0.85 acres.	17
Pt. Reyes Village Red/Green Barn[2]	119-198-04		T3, T4	C-VCR-B2:HOD	20 units per acre.	24

	119-198-05	520 Mesa Rd., Point Reyes Station		C-VCR-B2:HOD	Limited to 1.2 acres.	
Pt. Reyes Station (vacant)	119-203-01	Mesa Rd., Point Reyes Station	T3	C-VCR-B2:HOD	20 units per acre.	4
	119-203-03			C-VCR-B2:HOD		

1. See the Form Based Combining District in the Development Code for explanation of applicable transect zones.
2. Housing development projects that consist of 100 percent affordable housing on those sites designated for Lower Income Household in the 2023 Housing Element Update must be developed at no less than 20 units per acre as required by Government Code Section 65583.2.

TABLE 5-3-g– HOUSING OVERLAY DESIGNATION

Site Name	Parcel Number	Address	Applicable Transect Zone(s)[1]	HOD Combining District Zoning	Density Designation	Maximum Units
Stinson Beach						
Stinson Beach Commercial	195-193-35	3422 State Route 1, Stinson Beach	T3, T4	C-VCR:HOD	16 units per acre.	5
Stinson Beach Commercial Center Vacant	195-211-05	10 Willow Ave., Stinson Beach	T3	C-R1:HOD	10 units per acre. Limited to .5 acres.	5
Stinson Beach Underutilized Residential	195-193-15	128 Calle Del Mar, Stinson Beach	T3	C-R1:HOD	10 units per acre.	3
	195-193-18	129 Calle Del Mar, Stinson Beach	T3, T4	C-R1:HOD		
Tomales						
Shoreline Unified School District[2]	102-080-19	State Route 1	T3, T4	C-RSP-1.6:HOD	20 units per acre	44
	102-080-20					
Tomales Catholic Church	102-080-23	26825 State Route 1, Tomales	T3	C-VCR-B1:HOD	7 units per acre.	13
Tomales Joint Union High School District	102-080-10	State Route 1, Tomales	T3, T4	C-RSP-1.6:HOD	20 units per acre.	14
Tomales Nursery	102-051-08	200 Valley Ave., Tomales	T3	C-VCR-B1:HOD	10 units per acre.	6
	102-051-09					

1. See the Form Based Combining District in the Development Code for explanation of applicable transect zones.
2. Housing development projects that consist of 100 percent affordable housing on those sites designated for Lower Income Household in the 2023 Housing Element Update must be developed at no less than 20 units per acre as required by Government Code Section 65583.2.

TABLE 5-3-g– HOUSING OVERLAY DESIGNATION

Site Name	Parcel Number	Address	Applicable Transect Zone(s)[1]	HOD Combining District Zoning	Density Designation	Maximum Units
Tomales						
Tomales	102-051-07	John St., Tomales	T3, T4	C-VCR-B1:HOD	10 units per acre.	11
	102-075-09					
Tomales (Vacant)	102-041-44	Shoreline Hwy/ Dillon Beach Rd., Tomales	T3	C-RSP-7.26:HOD:HOD	3 units per acre	30
	102-062-03			C-RSP-7.26	7 units per acre	
	102-060-05 and 102-060-06 (formerly 102-062-04)					
	102-075-02			C-VCR-B1:HOD	20 units per acre	
	102-075-06			C-VCR-B1:HOD		
	102-075-07			C-VCR-B1:HOD		

1. See the Form Based Combining District in the Development Code for explanation of applicable transect zones.
2. Housing development projects that consist of 100 percent affordable housing on those sites designated for Lower Income Household in the 2023 Housing Element Update must be developed at no less than 20 units per acre as required by Government Code Section 65583.2.

20.62.110 – Form Based (FB) Combining District

A. Purpose. The Coastal Form Based combining district is intended to provide objective design standards for multi-family and mixed use housing development projects, so long as it doesn't lead to significant coastal resource impacts. The combining district is supplemental to the underlying zoning, which remains unchanged. This section incorporates by reference the Marin County Coastal Form Based Code, for Coastal Areas.

B. Application of combining district. The Coastal Form Based combining district shall apply to the new development of at least five primary residential dwelling units on either of the following:

1. Sites of residential or mixed-use projects subject to State legislation that mandates ministerial review of housing development projects.
2. Sites of residential or mixed-use projects within the Housing Overlay Designation (HOD) area where residential development is proposed at a density consistent with the HOD designation on the site listed in Table 5-3-g. However, in this instance a property owner may choose to rely on the underlying zoning district standards, subject to any discretionary requirements,

instead of applying the Coastal Form Based district.

3. A Housing Development Regulation Compliance Reviews (Housing Compliance Reviews) is required for those applications seeking approval under the Coastal Form Base Code.

C. Allowable Uses. Allowable uses are governed by the underlying zoning district and application of the Coastal Form Based combining district shall have no effect on the allowable uses on a property.

D. Density. At least five new primary dwelling units shall be created by a project subject to the FB combining district. The project shall result in at least the number of units on the property necessary to reach the minimum number of units established in the density range of the Countywide Plan Land Use Designation, or the residential density per acre specified by the HOD, as applicable.

E. Design Standards. New development shall comply with the provisions of the Marin County Coastal Form Based Code. Development on those properties within an HOD area shall be subject to the specific transect zone(s) indicated in the HOD standards.

a. The Coastal Form Based Code includes five design standards. The allowable design standards in the Coastal Zone include the Craftsman, Main Street Classical, Mediterranean, Tudor, and Victorian.

b. The Coastal Form Based Code includes fourteen building types. The allowable building types in the Coastal Zones include: carriage house, house, duplex side-by-side, duplex stacked, cottage court, fourplex, neighborhood townhouse, neighborhood courtyard, pocket neighborhood, multiplex, core townhouse, Terraced Courtyard Building, Core Courtyard, and main street building.

F. Conflicting requirements. ln the case of conflict between this section and other regulations of Title 20 (Coastal Zoning Code), the following shall apply.

a. Unless specifically exempted by the Coastal Act or other State laws, all new residential and mixed-use development shall be subject to a Coastal Development Permit.

b. All residential and mixed-use development subject to this section shall comply with the objective design standards of this section as well as all other applicable objective standards and policies of the Local Coastal Program.

i. **Exception.** Applicants may request concessions, incentives, or waivers of development standards pursuant to California Government Code Section 65915-65918 (Density Bonuses and Other Incentives) as of *(LCP Certification Date)* so long as it doesn't lead to significant coastal resource impacts.

ii. **Conflicting Standards.** If there is any conflict between the objective standards set forth in this section and any existing County or State objective standards, including the Local Coastal Program, the objective standards and policies of the Local Coastal Program shall apply, except that such policies and standards may be relaxed through the application of the State Density Bonus Law where such modifications are found to be consistent with the Coastal Act.

G. Deviations. Deviations from the provisions of the Coastal Form-Based Code, as identified in subsection E. above, are subject to a Coastal Development Permit, or the Exceptions process for civil engineering standards (Chapter 24.15) related to parking and access improvements.

20.62.120 – Housing Development Regulations Compliance Review

A. **Purpose.** This Section establishes procedures for various types of Housing Development Regulation Compliance Reviews (Housing Compliance Reviews) that provide for ministerial

review of housing development project applications.

B. **Applicability.** There are three distinct types of Housing Compliance Review applications, which apply as described below:

a. **Type 1.** Development proposed in the Form Based (FB) combining district, under the regulations of the Coastal Form Based Code.

b. **Type 2.** Development proposed under the statutory authority of State housing laws that mandate ministerial and streamlined approval.

A Coastal Development Permit shall be required for all Housing Compliance Review applications.

20.62.130 – State Density Bonus Regulations

A. Purpose. This Section establishes procedures for State Density Bonus projects and is intended to facilitate affordable housing while respecting Coastal Act and the Local Coastal Program coastal resource constraints, consistent with Coastal Act Section 30604.

B. Applicability. This Section provides standards and procedures to implement the State Density Bonus Law (Government Code Section 65915-65918) (as of LCP Certification Date) so long as it doesn't lead to significant coastal resource impacts for qualifying housing development applications.

C. Implementation. State Density Bonus Law does not supersede or in any way alter or lessen the effect or application of the Coastal Act and the Local Coastal Program. Any incentives, concessions, waivers, and/or density bonuses applied to proposed projects via application of the State Density Bonus Law shall only be allowed if coastal resources are protected as required by the Coastal Act and the Local Coastal Program.

a. The first step for any proposed project that may potentially use incentives, concessions, waivers, and/or density bonuses via State Density Bonus Law to deviate from Coastal Act and/or Local Coastal Program requirements is to identify the Coastal Act and Local Coastal Program-consistent project for the site (the "Base Project"), defined as the maximum size, scale, density, and intensity of development that can be accommodated on a proposed project site consistent with all Coastal Act and Local Coastal Program requirements, and without applying any State Density Bonus Law incentives, concessions, waivers, and/or density bonuses.

i. Evaluate and apply constraints. Such evaluation shall be based on first avoiding all resource constraints associated with potential development on the project site (including, but not limited to, sensitive habitat areas and their buffers, steep slopes, coastal hazards and their setbacks, significant public views, public accessways, etc.), and then applying all required site development standards (including, but not limited to, required setbacks, heights, stories, coverage, floor area ratio, open space, parking, landscaping, articulation, roofs, etc.) to identify the Base Project. In this analysis, minimum/maximum requirements (i.e., minimum front yard setback, maximum height, etc.) are not entitlements, but rather provide a starting point for evaluation. The LCP Consistent Project may require increased/decreased site development standards to meet coastal resource protection requirements (e.g., increased setbacks and/or decreased heights to adequately protect a significant public view consistent with Coastal Act and LCP requirements pertaining thereto).

ii. Residential units. As part of defining the Base Project, the number of residential units that could be accommodated on the project site consistent with the Coastal Act and the Local Coastal Program and site constraints must also be calculated. This includes also meeting any requirements that might affect the allowed number of such units (e.g., required outdoor space and parking per unit, etc.). The calculation for the number of residential units shall be based on meeting all Local Coastal Program standards for such units (e.g., in terms of size, amenities, configuration, open space, parking, etc.). In that analysis, it is not a simple mathematical calculation (e.g., where the maximum development envelope is 10,000 square feet and each residential unit is 500 square feet, thus yielding 20 such units); rather, all applicable requirements must also be accommodated within any maximum development envelope and constraints associated with the project site as a whole. In this analysis, all fractional numbers of units shall be rounded up. In addition, all affordable housing requirements pertaining to a project of this size must be identified and accommodated: (1) within the maximum development envelope and the project site as well, including the required number of affordable units (where all fractional numbers of affordable units shall be rounded up) and their required levels of affordability; or (2) via off-site unit development, in-lieu fee, land dedication, or other alternative method; or (3) via a combination of all of the above.

iii. Mixed use projects. For mixed use projects (i.e., residential along with another allowed use or uses), the maximum development envelope and maximum allowable development otherwise must take into account all Coastal Act and Local Coastal Program requirements pertaining to the non-residential uses as well. Such projects cannot simply apply residential standards (or vice versa, non-residential use standards) in defining the maximum development envelope and maximum allowable development otherwise. If there are any questions in interpretation over which standards apply to any specific project site, project component, and/or maximum development envelope/allowable development, then the standards that are more restrictive (e.g., a 12-foot setback is more restrictive than a 10-foot setback, a 20- foot height is more restrictive than a 30-foot height, etc.) and more protective of coastal resources shall apply.

The Base Project shall be identified in both narrative form and plan form (e.g., site plans, elevations, etc.), and shall clearly describe all associated elements (e.g., square footage, floor area ratios, coverage, unit numbers and types, etc.).

b. Potential State Density Bonus Law deviations ("DBL Project"). The "DBL Project" is the LCP Consistent Project for the site to which all proposed incentives, concessions, waivers, and/or density bonuses associated with State Density Bonus law have been applied, and the DBL Project shall also be clearly identified and described (e.g., in plan sets, lists of deviations proposed, narrative description, etc.), including via clear comparison to the LCP Consistent Project materials (and presented in a similar form). Any potential DBL Project that may lead to increased massing compared to the Base Project shall include visual simulations and story pole analysis comparing the two. If there are multiple DBL Project alternatives, each shall be identified and contrasted with the Base Project as described above.

c. Housing benefits analysis. An analysis of the housing affordability benefits of the DBL Project (and any alternatives), including as compared to the LCP Consistent Project, shall be provided. Such analysis shall at a minimum include identification of the number of

proposed affordable housing units and the level of affordability of such housing units for both the LCP Consistent Project and the DBL Project(s).

d. Coastal resource impact analysis. An analysis of coastal resource impacts associated with both the LCP Consistent Project and the DBL Project (and any alternatives) shall be provided. Such analysis shall quantitively and qualitatively identify, compare, and contrast expected coastal resource impacts between the LCP Consistent Project and the DBL Project(s). Such analysis shall also include an analysis of measures that could be applied to the DBL Project(s) to ensure that they do not result in any significant adverse coastal resource impacts (e.g., measures necessary to ensure consistency with all applicable Coastal Act and LCP provisions addressing wetlands, streams, environmentally sensitive habitats, coastal hazards, public recreational access, etc.).

e. Required approval findings. In order to approve a project that deviates from the Local Coastal Program Consistent Base Project for the site, the approving authority must conclude, based on substantial evidence, that: (a) the approved project encourages housing opportunities for persons of low and moderate income with the least amount of Coastal Act and LCP deviation; and (b) there will be no significant adverse coastal resource impacts due to the approved project.

Chapter 20.64 – Coastal Zone Development and Resource Management Standards

Sections:

20.64.010 – Purpose of Chapter
20.64.020 – Applicability
20.64.030 – General Site Development Standards
20.64.040 – Coastal Minimum Lot Size (-B) Combining District
20.64.050 – Biological Resources
20.64.060 – Environmental Hazards
20.64.080 – Water Resources
20.64.100 – Community Design
20.64.110 – Community Development
20.64.120 – Energy
20.64.130 – Housing
20.64.140 – Public Facilities and Services
20.64.150 – Transportation
20.64.160 – Historical and Archaeological Resources
20.64.170 – Parks and Recreation
20.64.180 – Public Coastal Access

20.64.010 – Purpose of Chapter

This chapter provides general standards for proposed development, including site planning, and appropriate land use, for the following coastal zoning districts: C-APZ (Coastal, Agricultural Production Zone), C-ARP (Coastal, Agricultural, Residential Planned), C-OA (Coastal, Open Area), C-RA (Coastal, Residential, Agricultural), C-R1 (Coastal, Residential, Single-Family), CRSP (Coastal, Residential, Single-Family Planned), C-RSPS (Coastal, Residential, Single-Family Planned, Seadrift Subdivision), C-R2 (Coastal, Residential, Two-Family), C-RMP (Coastal, Residential, Multiple Planned), C-VCR (Coastal, Village Commercial/ Residential), C-H1 (Coastal, Limited Roadside Business), C-CP (Coastal, Planned Commercial), C-RMPC (Coastal, Residential/Commercial Multiple Planned) zoning districts, and the -B (Minimum Lot Size) combining district.

20.64.020 – Applicability

The provisions of this Chapter apply to proposed development, as defined in Chapter 20.130 (Coastal Zoning Code Definitions), in all coastal zoning districts, which requires Coastal Development Permit approval in addition to the requirements of Chapters 20.62 (Coastal Zoning Districts and Allowable Land Uses), 20.65 (Coastal Zone Planned District Development Standards), 20.66 (Coastal Zone Community Standards), and all other applicable provisions of this Development Code. In addition to specific standards applicable to a particular land use, all other LCP requirements also apply.

20.64.030 –General Site Development Standards

Proposed development within the coastal zoning districts established by Section 20.62.030 (Coastal Zoning Districts Established) shall be sited, designed, constructed in compliance with the minimum lot

area, density, setback requirements, height, and floor area ratio requirements shown in Table 5-4 (Coastal Zone Development Standards), as well as all other applicable LCP requirements.

TABLE 5-4-a – COASTAL ZONE DEVELOPMENT STANDARDS

<table>
<tr><th rowspan="2">Zoning District</th><th rowspan="2">Minimum Lot Area (1)</th><th rowspan="2">Maximum Residential Density (6)</th><th colspan="3">Minimum Setback Requirements (1, 3)</th><th colspan="2">Maximum Height (4)</th><th rowspan="2">Maximum FAR (5,~~7~~)</th></tr>
<tr><th>Front</th><th>Sides</th><th>Rear</th><th>Primary</th><th>Accessory</th></tr>
<tr><td>C-RA
C-R1
C-R2</td><td rowspan="3">7,500 sq. ft.</td><td>1 unit per minimum lot area required</td><td>25 ft.</td><td>6 ft., 10 ft. on street side</td><td>20% of lot depth to 25 ft. max.</td><td rowspan="3">25 ft.</td><td rowspan="3">15 ft.</td><td>0.30</td></tr>
<tr><td>C-VCR</td><td>1 unit per 2,000 sq. ft. of lot area</td><td>0 ft.</td><td>0 ft. for commercial use, 5 ft. for residential use</td><td>0 ft. for commercial use, 15 ft. for residential use</td><td>See Notes 5</td></tr>
<tr><td>C-H1</td><td>1 unit per minimum lot area required</td><td>30 ft.</td><td>6 ft. adjacent to residential district, none otherwise</td><td>12 ft. adjacent to residential district, none otherwise</td></tr>
</table>

Notes:

(1) Minimum lot area and setback standards may change, as follows:
   a. Minimum lot area and setback standards may change when such district is combined with a "-B" district in compliance with the provisions of Section 20.64.040 (Coastal "-B" Combining District Development Standards).
   b. Minimum lot area may change in areas of sloping terrain, including those districts combined with "-B" districts, in compliance with the provisions of Section 22.82.050 (Hillside Subdivision Design) (See also Appendix 9 of this Local Coastal Program)

(3) See (1) above. See Section 20.64.045.4 (Setback Requirements and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions to required setbacks. Setback exceptions for Environmentally Sensitive Habitat Areas and hazards are only allowed per the LCP's Biological Resources and Environmental Hazards policies, respectively.

(4) See Section 20.64.045.3 (Height Limits Exceptions) for height measurement and exceptions. Building height limits may change, as follows:
   a. In C-R1 districts of the Stinson Beach Highlands, the primary building height limit is 17 feet.
   b. Single-family dwellings over 25 feet in height shall require Design Review (in addition to and independent of Coastal Development Permit requirements) and Variance approval in compliance with Chapters 22.42 (Design Review) and 20.70.150 (Coastal Zone Variances), in addition to a Coastal Development Permit.
   c. All height limit exceptions must be found consistent with Land Use Plan Policies C-DES-1, 2, and 3.

(5) See Chapter 22.42 (Design Review) for other conditions that may require Design Review approval in addition to and independent of a Coastal Development Permit. In C-VCR and C-H1 districts, maximum floor area may be determined through the Design Review Process in compliance with Chapter 22.42 (Design Review) in addition to and independent of a Coastal Development Permit.

(6) The maximum residential density for proposed divisions of land for that portion or portions of properties with Environmentally Sensitive Habitat Areas and buffers~~, and properties that lack public water or sewer systems,~~ shall be calculated based on Net Lot Area.~~at the lowest end of the density range as established by the governing Land Use Category, except for projects that provide significant public benefits, as determined by~~

~~the Review Authority, or lots proposed for affordable housing, and if it can be demonstrated that the development is consistent with applicable Environmentally Sensitive Habitat Area and hazard policies~~

See Chapter 20.130 (Coastal Zoning Code Definitions) for definitions of the terms used above.

TABLE 5-4-b – COASTAL ZONE DEVELOPMENT STANDARDS (Continued)

<table>
<tr><th rowspan="2">Zoning District</th><th rowspan="2">Minimum Lot Area (1)</th><th rowspan="2">Maximum Residential Density (2, 6)</th><th colspan="3">Minimum Setback Requirements (3)</th><th colspan="2">Maximum Height (4)</th><th rowspan="2">Maximum FAR (5)</th></tr>
<tr><th>Front</th><th>Sides</th><th>Rear</th><th>Primary</th><th>Accessory</th></tr>
<tr><td>C-OA</td><td rowspan="6">See Note 1</td><td>See Notes 2 and 6</td><td colspan="3" rowspan="6">See Note 3</td><td></td><td></td><td rowspan="6">See Note 5</td></tr>
<tr><td>C-APZ</td><td rowspan="5">See Zoning Map for corresponding residential density</td><td rowspan="5">25 ft.</td><td rowspan="5">15 ft.</td></tr>
<tr><td>C-ARP</td></tr>
<tr><td>C-RMP</td></tr>
<tr><td>C-RMPC</td></tr>
<tr><td>C-RSP</td></tr>
<tr><td>C-RSPS</td><td colspan="3">See 20.65.070.D</td></tr>
<tr><td>C-CP</td><td rowspan="2">Not permitted</td><td rowspan="2">25 ft.</td><td rowspan="2">15 ft.</td></tr>
<tr><td>C-RCR</td></tr>
</table>

Notes:

(1) Minimum lot area is determined through the Coastal Development Permit. The review authority will determine whether the lot area is adequate for a proposed land use.

(2) Where dwellings are permitted, the following standards apply:
   a. In C-OA districts, maximum density is determined through the Coastal Development Permit.
   b. In C-APZ, C-ARP, C-RMP, C-RMPC, C-RSP, and C-RSPS districts, when determining the maximum density allowed, any fraction of a dwelling unit ~~of 0.90 or greater will be counted as~~shall be rounded up to a whole unit.
   c. C-APZ districts shall have a maximum density of one unit per 60 acres.
   d. In considering division of agricultural lands in the Coastal Zone, the County may approve fewer parcels than the maximum number of parcels allowed by this Code, based on site characteristics such as topography, soil, water availability, environmental constraints, and the capacity to sustain viable agricultural operations. See also Land Use Plan Policy C-AG-6 (Non-Agricultural Development of Agricultural Lands)

(3) Setbacks are determined through the Coastal Development Permit. Setback exceptions for Environmentally Sensitive Habitat Areas and hazards are only allowed per the LCP's Biological Resources and Environmental Hazards policies, respectively.

(4) See Section 20.64.045.3 (Height Limits and Exceptions) for height measurement and exceptions. Building height limits may change, as follows:
   a. In C-RSP districts on the shoreline of Tomales Bay, building height limits shall comply with Section 20.65.060.C (C-RSP Zoning District Height Limit - Tomales Bay).
   b. In C-RSPS districts, building height limits shall comply with Section 20.65.070.D (C-RSPS Zoning District Height Limit - Seadrift Subdivision).
   c. All height limit exceptions must be found consistent with Land Use Plan Policies C-DES-1, 2, and 3 (Compatible Design, Protection of Visual Resources, and Protection of Ridgeline Views).

(5) Maximum floor area is determined through the Coastal Development Permit. In C-APZ, no more than a combined total of 7,000 sq. ft (plus 540 square feet of garage space and 500 square feet of office space in the farmhouse used in connection with the agricultural operation) may be permitted as an agricultural

dwelling per farm tract, whether in a single farmhouse or in a combination of a farmhouse and intergenerational homes(s).

(6) The maximum residential density for proposed divisions of land for that portion or portions of properties with Environmentally Sensitive Habitat Areas and buffers~~, and properties that lack public water or sewer systems,~~ shall be calculated based on Net Lot Area.~~at the lowest end of the density range as established by the governing Land Use Category, except for projects that provide significant public benefits, as determined by the Review Authority, or lots proposed for affordable housing, and if it can be demonstrated that the development is consistent with applicable Environmentally Sensitive Habitat Area and hazard policies~~

20.64.040 – Coastal Minimum Lot Size (-B) Combining District

A. **Purpose.** The Coastal Minimum Lot Size "-B" combining district is intended to establish lot size, area, and setback requirements for division of land that are different from those normally applied by the primary zoning district applicable to a site; and to configure development on existing lots, where desirable, because of specific characteristics of the area.

B. **Development standards.** Where the -B combining district is applied, the minimum lot area, average lot width, and depths of front, side, and rear yards in Table 5-5 (Coastal -B Combining District Development Standards) shall be required, instead of those that are normally required by the primary zoning district. The maximum residential density for proposed division of land for that portion or portions of properties with Environmentally Sensitive Habitat Areas and buffers~~, hazardous areas and setbacks, and properties that lack public water or sewer systems,~~ shall be calculated based on Net Lot Area~~at the lowest end of the density range as established by the governing Land Use Category, except for projects that provide significant public benefits, as determined by the Review Authority, or lots proposed for affordable housing, and where it can be demonstrated that the development will avoid and protect all Environmentally Sensitive Habitat Areas and Environmentally Sensitive Hazard Area buffers, will avoid all hazardous areas and hazard setbacks, and will be served by on-site water and sewage disposal systems~~.

TABLE 5-5 – COASTAL-B COMBINING DISTRICT DEVELOPMENT STANDARDS

<table>
<tr><th rowspan="2">Zoning District</th><th rowspan="2">Minimum Lot Area (1)</th><th colspan="3">Minimum Setback Requirements (2)</th><th colspan="2">Maximum Height (3)</th><th rowspan="2">Maximum FAR (4, 5)</th></tr>
<tr><th>Front</th><th>Sides</th><th>Rear</th><th>Primary</th><th>Accessory</th></tr>
<tr><td>B1</td><td>6,000 sq. ft.</td><td rowspan="4">25 ft.</td><td>5 ft., 10 ft. on street side</td><td rowspan="4">20% of lot depth to 25 ft. max.</td><td rowspan="4">25ft.</td><td rowspan="4">15 ft.</td><td rowspan="4">0.30</td></tr>
<tr><td>B2</td><td>10,000 sq. ft.</td><td>10 ft.</td></tr>
<tr><td>B3</td><td>20,000 sq. Ft.</td><td>15 ft.</td></tr>
<tr><td>B4</td><td>1 acre</td><td rowspan="2">30 ft.</td><td>20 ft.</td></tr>
<tr><td>B5</td><td>2 acres</td><td></td><td></td></tr>
</table>

B6	3 acres	20 ft., 30 ft. on street side	30 ft.
BD	See Section 20.66.110 (Dillon Beach Community Standards)		

Notes:

(1) Minimum lot area shown applies except where Section 22.82.050 (Hillside Subdivision Design) establishes a lower minimum lot area standard (See also Appendix 9).

(2) See (Setback Requirements and Exceptions~~)~~ for setback measurement, allowed projections into setbacks, and exceptions to required setbacks. Setback exceptions for Environmentally Sensitive Habitat Areas and hazards are only allowed per the LCP's Biological Resources and Environmental Hazards policies, respectively.

(3) See Section 20.64.045(3) (Height Limits and Exceptions) for height measurement and exceptions. Primary building height limit in the Stinson Beach Highlands is 17 feet, not 25 feet. Single-family dwellings over 25 feet in height shall require approval in compliance with 20.70.150 (Coastal Zone Variances), in addition to a Coastal Development Permit. All height limit exceptions must be found consistent with Land Use Plan Policies C-DES-1, -2, and-3 (Compatible Design, Protection of Visual Resources, and Protection of Ridgeline Views).

(4) Design review requirements are contained in Chapter 22.42 (Design Review) rather than in the LCP and such design review requirements apply independent of, and in addition to, Coastal Development Permit requirements.

(5) The maximum residential density for proposed divisions of land for that portion or portions of properties with Environmentally Sensitive Habitat Areas and buffers~~, and properties that lack public water or sewer systems,~~ shall be calculated based on Net Lot Area.~~at the lowest end of the density range as established by the governing Land Use Category, except for projects that provide significant public benefits, as determined by the Review Authority, or lots proposed for affordable housing, and if it can be demonstrated that the development is consistent with applicable Environmentally Sensitive Habitat Area and hazard policies~~

See Chapter 20.130 (Coastal Zoning Code Definitions) for definitions of the terms used above.

20.64.045--Property Development and Use Standards

A. Applicability—General Standards.

1. All proposed development, including new land uses, shall conform with all of the standards of this Chapter and all applicable LCP provisions unless exempted from Coastal Development Permit requirements by Chapter 20.68 (Coastal Development Permit Requirements).

B. Fencing and Similar Structure Standards

In addition to other applicable LCP provisions, the following standards shall apply to the installation of all fences, walls, trellises, and similar structures:

1. **Height limitations.** Fences, walls, trellises, and similar structures are subject to the following height limitations.

   a. **General height limit.** A fence or wall having a maximum height of four feet or less above grade may be located within a required setback for a front yard or side yard that abuts a street. A fence or wall having a maximum height exceeding four feet but no more than six feet above grade may be located within a required setback for a front yard or side yard that abuts a street if the entire section or portion of the fence or wall

viewshed, public services, public recreational access and open space protections), with the exception of the density provisions.

3. **Affordable housing requirement.** Residential developments in the Coastal Zone consisting of 2 or more units shall be required to provide 20 percent of the total number of units to be affordable by households of very low or low income or a proportional "in-lieu" fee to increase affordable housing construction. See Land Use Policy C-HS-3 (Affordable Housing Requirements).

4. **Retention of small lot zoning.** Preserve small lot zoning (6,000 to 10,000 square feet) in Tomales, Point Reyes Station, and Olema for the purposes of providing housing opportunities at less expense than available in large-lot zones. See Land Use Policy C-HS-4 (Retention of Small Lot Zoning).

5. **Accessory Dwelling Units.** Enable the construction of well-designed Accessory Dwelling Units in single-family and multifamily residential zoning districts consistent with Land Use Policy C-HS-5 (Accessory Dwelling Units). ~~and the standards below. Accessory Dwelling Units shall be consistent with all lot coverage and other site development standards per the applicable residential zoning district where such standards are considered on a cumulative basis that include accounting for any existing buildings on site. Accessory Dwelling Units shall conform to all of the zoning and development standards (lot coverage, height, setbacks, design, floor area ratio, etc.) of the residential zoning district, which governs the lot.~~ Accessory Dwelling Units shall be consistent with all lot coverage and other site development standards outlined in Government Code Section 66310 – 66342.

20.64.140 – Public Facilities and Services

A. **Public facility and service standards.** Development, as defined in Chapter 20.130 (Coastal Zoning Code Definitions), shall be consistent with all Public Facilities and Services Policies of the Land Use Plan, including, but not limited to:

1. **Adequate public services**. Adequate public services (that is, water supply, on-site sewage disposal or sewer systems, and transportation, including public transit as well as road access and capacity if appropriate) shall be available prior to approving new development per Land Use Policy C-PFS-1 (Adequate Public Services).

   No permit for development may be approved unless it can be demonstrated, in writing and supported by substantial evidence that it will be served with adequate water supplies and wastewater treatment facilities, consistent with the subsections below:

   a. Development receiving water from a water system operator and/or wastewater treatment from a public/community sewer system shall only be approved if there is: (i) sufficient water and wastewater public works capacity within the system to serve the development given the outstanding commitments by the service provider; or, (ii) evidence that the entity providing the service can provide such service for the development. Such evidence may include a will-serve letter from the service provider.

As used in this section, "structure" includes any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

20.68.040 – Coastal Development Permit Not Required:Categorically Excluded Development

A. Development specifically designated as categorically excluded from the requirement for a Coastal Development Permit by Public Resources Code Section 30610(e) and implementing regulations is not subject to Coastal Development Permit requirements if such development is consistent with all terms and conditions of the Categorical Exclusion Order. A Coastal Development Permit is not required for the categories of development identified in Categorical Exclusion Orders E-81-2, E-81-6, and E-82-6 (see Appendix 7) and are only excluded provided that the Exclusion Orders themselves remain valid, the development is proposed to be located within the approved categorical exclusion area, and provided that the terms and conditions of the Exclusion Orders are met. For those Categorical Exclusion Orders that require development to be consistent with the zoning ordinances in effect at the time the Categorical Exclusion Order was adopted, all local zoning ordinance in effect at the time each Categorical Exclusion Order was adopted are provided within Appendix 7a.

B. Categorical Exclusion Noticing. The County shall post on the Community Development Agency's website and on the same day transmit to the applicant, the Coastal Commission, and any known interested parties (including those who have specifically requested such notice) a notice of development projects determined to be categorically excluded from the requirements of obtaining a Coastal Development Permit. The notice shall include the applicant's name, project description and location, the reasons supporting the categorical exclusion, including appropriate supporting evidentiary information and other materials (i.e., location maps, site plans, etc.), and the date of the Director's exclusion determination for each project, and the procedures for challenging the Director's determination.

C. Categorical Exclusion Challenge. The determination of whether a development is categorically excluded from the requirements for a Coastal Development Permit can be challenged pursuant to Section 20.70.040 (Challenges to Processing Category Determination).

20.68.050 – Coastal Development Permit Not Required: Exempt Development

A. The following development shall be exempt from the requirements of Section 20.68.030 (Coastal Development Permit Required) unless listed as non-exempt by Section 20.68.060 (Coastal Development Permit Required: Non-Exempt Development).

1. **Improvements to existing single-family residences.** Improvements to existing single-family residences are exempt from Coastal Development Permit requirements (see Section 20.68.060 (Coastal Development Permit Required: Non-Exempt Development) for limitations). An existing single-family residence includes:

    a. All fixtures and other structures directly attached to a residence;

    b. Structures on the property normally associated with a single-family residence, such as garages, swimming pools, fences, and storage sheds, but not including guest houses or self-contained residential units; ~~and~~

c. Landscaping on the lot~~.~~, and,

d. Conversion of a portion of an existing primary residence to, or new construction of, an Accessory Dwelling Unit directly attached to an existing primary residence. Accessory Dwelling Unit may be exempt from a Coastal Development Permit requirements if its exempt pursuant to California Code of Regulations Section 13250.

2. **Improvements to existing structures other than a single-family residence or public works facility.** Improvements to existing structures other than a single-family residence or public works facility are exempt from Coastal Development Permit requirements (see Section 20.68.060 (Coastal Development Permit Required: Non-Exempt Development) for limitations). An existing structure includes:

   a. All fixtures and other structures directly attached to the structure.

   b. Landscaping on the lot.

3. **Repair and maintenance.** Repair and maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of repair or maintenance are exempt from Coastal Development Permit requirements (see Section 20.68.060 (Coastal Development Permit Required: Non-Exempt Development) for limitations).

4. **Replacement after disaster.** The replacement of any legal structure destroyed by a disaster. The replacement structure shall:

   1. Conform to applicable existing zoning requirements;

   2. Be for the same legal use as the destroyed structure;

   3. Not exceed the floor area of the destroyed structure by more than 10 percent or 500 square feet, whichever is less, or the height or bulk of the destroyed structure by more than 10 percent (the applicant must provide proof of pre-existing floor area, height and bulk); and

   4. Be sited in the same location on the site as the destroyed structure.

   As used in this section:

   (A) "Disaster" means any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owner.

   (B) "Bulk" means total interior cubic volume as measured from the exterior surface of the structure.

   (C) "Structure" includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster.

5. **Emergency work.** Immediate emergency work necessary to protect life or property or immediate emergency repairs to public service facilities necessary to maintain service as a result of a disaster in a disaster-stricken area in which a state of emergency has been proclaimed by the Governor pursuant to Chapter 7 (commencing with Section 8550) of Division 1 of Title 2 of the Calif. Government Code.

Chapter 20.130 – Coastal Zoning Code Definitions

Sections:

20.130.010 – Purpose of Chapter
20.130.020 – Applicability
20.130.030 – Definitions of Specialized Terms and Phrases

20.130.010 – Purpose of Chapter

This Chapter provides definitions of terms and phrases used in this Coastal Zoning Code that are technical or specialized, or that may not reflect common usage.

20.130.020 – Applicability

If any of the definitions in this Chapter conflict with definitions in other chapters of the Marin County Code, these definitions shall prevail for the purposes of determining the conformity of development in the Coastal Zone with the Marin County Local Coastal Program. If a word used in this Coastal Zoning Code is not defined in this Chapter, or other Titles of the County Code, the most common dictionary definition is presumed to be correct.

20.130.030 – Definitions of Specialized Terms and Phrases

Definitions are listed in alphabetical order.

A. Definitions, "A."

Accessory Retail Uses (land use). This land use consists of the retail sale of various products (including food) in a store or similar facility that is located within a health care, hotel, office, or industrial complex, for the purpose of serving employees or customers, and is not visible from a public street. These uses include pharmacies, gift shops, food service establishments within hospitals, convenience stores and food service establishments within hotels, and office and industrial complexes.

Accessory Structure. A structure that is physically detached from, secondary and incidental to, and commonly associated with the primary structure or use. Physically detached means independent of any type of substantial connection with the primary structure. A substantial connection means having a continuous foundation and a connecting roof.

Accessory Dwelling Unit (land use). This land use consists of an attached or a detached residential dwelling unit that is located on the same lot as a single-family or multiple-family dwelling to which the accessory dwelling unit is accessory and (1) provides complete independent living facilities for one or more persons including permanent provisions for cooking, eating, living, sanitation, and sleeping, and (2) provides interior access between all habitable rooms. An accessory dwelling unit may also include an efficiency unit, as defined in Section 17958.1 of Health and Safety Code, and a manufactured home, as defined in Section 18007 of the Health and Safety Code.

1. Accessory Dwelling Unit, Attached. An Accessory Dwelling Unit contained entirely within an addition to an existing legal primary dwelling.

2. Accessory Dwelling Unit, Detached. An Accessory Dwelling Unit contained entirely within a detached accessory structure (outbuilding).

~~second permanent dwelling that is accessory to a primary dwelling on the same site. An Accessory Dwelling Unit provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, food preparation, sanitation, and parking. The primary criterion for defining an Accessory Dwelling Unit shall be the existence of separate food preparation facilities which may include but are not limited to stove, oven, hot plate, refrigerator or sink.~~
See also, "Existing Accessory Dwelling Unit."

Acres, Gross and Net. See "Lot Area."

Actively and directly engaged. means making day-to-day management decisions for the agricultural operation and being directly engaged in production of agricultural commodities for commercial purposes on the property or maintaining a lease to a bona fide commercial agricultural producer.

Adult Entertainment Establishment (land use). This land use consists of any adult bookstore, adult hotel or motel, adult motion picture arcade, adult motion picture theater, cabaret, sexual encounter center, or any other business or establishment that offers its patrons services or entertainment characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas," but not including those uses or activities, the regulation of which is preempted by state law.

Affordable Housing. Dwelling units that are income restricted and rented or sold at rates that are affordable to households with income qualifying as low, very low or extremely low income, as described in Chapter 22.22 (Affordable Housing Regulations) or Chapter 22.24 (Affordable Housing Incentives) and defined by Health and Safety Code Sections 50052.5 and 50053. Affordable Housing includes Transitional and Supportive housing consistent with qualifying income requirements.

Affordable Housing Impact Fee. A fee, initially set by the Board of Supervisors and subject to adjustments, assessed for residential development that is not part of a subdivision. The payment of any applicable fees shall be due prior to issuance of Certificate of Occupancy.

Affordable Ownership Cost. The cost ~~Figure~~ at which affordable housing must be provided for purchase, which is calculated as annual housing costs, during the first calendar year of a household's occupancy, including mortgage payments, property taxes, homeowners insurance, and homeowners association dues, if any, which do not exceed the following:

1. For inclusionary units required by Chapter 22.22 (Affordable Housing Regulations), annual housing costs cannot exceed 30 percent of household come~~60 percent of area median income~~, adjusted for household size. Inclusionary housing income ranges and associated rent level requirements are:

Income Category	Income Range	Sales Price Level
Very Low Income	30-50% AMI	n/a
Low Income	50-80% AMI	65% AMI
Moderate Income	80-120% AMI	100% AMI
Middle Income	120-150% AMI	135% AMI

2. For affordable housing that qualifies a project for a state density bonus, annual housing costs cannot exceed the following:

   (a) for moderate income households: 35 percent of 110 percent of area median income, adjusted for household size.

   (b) for low income households: 30 percent of 70 percent of area median income, adjusted for household size.

(c) for very low-income households: 30 percent of 50 percent of area median income, adjusted for household size.

Affordable Rent.- Annual rent, including utilities and all fees for housing services, which does not exceed the following:

1. For inclusionary units required by Chapter 22.22 (Affordable Housing Regulations), annual rent cannot exceed 30 percent of household income.~~50 percent of median area income, adjusted for household size.~~ Inclusionary housing income ranges and associated rent level requirements are:

Income Category	Income Range	Rent Price Level
Very Low Income	30-50% AMI	n/a
Low Income	50-80% AMI	65% AMI
Moderate Income	80-120% AMI	100% AMI
Middle Income	120-150% AMI	135% AMI

2. For affordable housing that qualifies a project for a state density bonus, annual rent cannot exceed the following:

   (a) for low income households: 30 percent of 60 percent of area median income, adjusted for household size.

   (b) for very low income households: 30 percent of 50 percent of area median income, adjusted for household size.

Agency. The Marin County Community Development Agency.

Agent. A person authorized in writing by the property owner to represent and act for a property owner in contacts with County employees, committees, Commissions, and the Board, regarding matters regulated by this Coastal Zoning Code.

Aggrieved Person. Any person who, in person or through a representative, appeared at a public hearing of the Coastal Commission or County of Marin in connection with a decision or action appealed, or who, by other appropriate means prior to a hearing, informed the Coastal Commission or County of Marin of the nature of his concerns or who for good cause was unable to do either. "Aggrieved person" includes the applicant for a permit.

Agricultural Accessory Activities (land use). Activities accessory and incidental to, in support of, compatible with, and, within the C-APZ zone, necessary for agricultural production, and which involve agricultural products produced on site or elsewhere in Marin County, including:

-corn shelling

-custom milling of flour, feed and grain

-drying of corn, rice, hay, fruits, and vegetables

-sorting and packaging of fruits and vegetables

-grain cleaning and grinding

-hay baling and cubing

-pre-cooling and packaging of fresh or farm dried fruits and vegetables

-tree nut hulling and shelling

-preparation and packaging of animal byproduct

(such as eggs and wool) produced on site

Coastal Commission. The California Coastal Commission as established by the California Coastal Act of 1976.

Coastal Dependent Use. Any development or use that requires a site on, or adjacent to the ocean to function.

Coastal Development Permit. A discretionary land use permit, also referred to as a Coastal Development Permit, required pursuant to Public Resources Code Section 30600(a), that may be granted in compliance with Title 20 and related provisions cited within Chapters 20.32 (Standards for Specific Land Uses), and which authorizes development on a specific site, subject to compliance with any conditions of approval imposed on the permit.

Coastal-Related Development. Any use that is dependent on a coastal-dependent development or use.

~~**Coastal Resources.** Include, but are not limited to: public access and public access facilities and opportunities, recreation areas and recreational facilities and opportunities (including for recreational water-oriented activities), public views, natural landforms, marine resources, watercourses (e.g., rivers. streams, creeks) and their related corridors, waterbodies (e.g., wetlands. estuaries. lakes) and their related uplands, groundwater resources, biological resources, environmentally sensitive habitat areas, agricultural lands, and archaeological or paleontological resources, all as addressed in Chapter 3 of the California Coastal Act (Public Resources Code Section 30200 et. Seq.~~

Coastal Resources: A general term used to refer to the coastal resources addressed in Chapter 3 of the California Coastal Act, including the ocean, beaches, wetlands, agricultural lands, and other coastal habitats; certain types of coastal development; public access and recreation opportunities; cultural, archaeological, and paleontological resources; and scenic and visual resources. Coastal resources also include, but are not limited to, public access and public access facilities and opportunities, recreation areas and recreational facilities and opportunities (including for recreational water-oriented activities), lower cost visitor serving facilities (including lower cost accommodations), coastal-dependent and coastal-related uses, public views, natural landforms, marine resources, watercourses (rivers, streams, creeks, etc.) and their related corridors, water bodies (wetlands, estuaries, lakes, etc.) and their related upland areas, groundwater resources, biological resources, environmentally sensitive habitat areas, agricultural lands, and archeological and paleontological resources.

Coastal Stream. See "Stream."

Coastal Zone. That land and water area, which includes parts of the County of Marin, specified on the maps identified and set forth in Section 17 of that chapter of the Statutes of the 1975-76 Regular Session enacting the California Coastal Act of 1976, extending seaward to the state's outer limit of jurisdiction, including all offshore islands, and extending inland generally 1,000 yards from the mean high tide line of the sea. In significant coastal estuarine, habitat, and recreational areas it extends inland to the first major ridgeline paralleling the sea or five miles from the mean high tide line of the sea, whichever is less, and in developed urban areas the zone generally extends inland less than 1,000 yards. The coastal zone does not include the area of jurisdiction of the San Francisco Bay Conservation and Development Commission, established pursuant to Title 7.2 (commencing with Section 66600) of the Government Code, nor any area contiguous thereto, including any river, stream, tributary, creek, or flood control or drainage channel flowing into such area.

Coastal Zoning Code. Tile 20, which includes Sections 20.01 through 20.130 and all associated zoning maps, constitutes the LCP Implementation Plan.

Coastal Zoning Districts. Any of the coastal zoning districts established by Tile 20 (Coastal Zoning Code), including:

C-ARP (Coastal, Agricultural Residential Planned) C-APZ (Coastal, Agricultural Production Zone)

C-RA (Coastal, Residential Agricultural) C-R1 (Coastal, Single-Family Residence) C-R2 (Coastal,

Two-Family Residence)

Educational Tours (land use). Interactive excursion for groups and organizations for the purpose of informing them of the unique aspects of a property, including agricultural operations and environmental resources.

Effective Date of the Coastal Act. February 1, 1973 for areas subject to the Coastal Zone Conservation Act and January 1, 1977 for areas identified as the Coastal Zone and subject to the Coastal Act.

Electrical and Electronic Equipment, Instruments (land use). This land use consists of the manufacture of manufacturing machinery, apparatus, and supplies for the generation, storage, transmission, transformation and use of electrical energy. Examples of these products include:

- appliances including stoves/ovens, refrigerators, freezers, laundry equipment, fans, vacuum cleaners, sewing machines
- aviation instruments
- computers, computer components, peripherals
- electrical transmission and distribution equipment
- electronic components and accessories, semiconductors, integrated circuits, related devices
- electrical welding apparatus
- lighting and wiring equipment such as lamps and fixtures, wiring devices, vehicle lighting
- industrial controls, instruments for measurement, testing, analysis and control, associated sensors and accessories, miscellaneous electrical machinery, equipment and supplies such as batteries, X-ray apparatus and tubes, electromedical and electrotherapeutic apparatus, electrical equipment for internal combustion engines
- motors and generators
- optical instruments and lenses
- photographic equipment and supplies
- radio and television receive equipment
- surgical, medical and dental instruments, equipment, and supplies
- storage media, blank and pre-recorded, including magnetic, magneto-optical, and optical products such as compact disks (CDs), computer diskettes and hard drives, digital versatile disks (DVDs), magnetic tape products, phonograph records, etc.
- surveying and drafting instruments
- telephone and telegraph apparatus
- transformers, switch gear and switchboards
- watches and clocks

Does not include testing laboratories (soils, materials testing, etc.) (see "Business Support Services"), or research and development facilities separate from manufacturing (see "Research and Development").

Emergency. A sudden, unexpected occurrence demanding immediate action to prevent or mitigate loss of, or damage to life, health, property, or essential public services.

Emergency Shelter. Emergency shelter means housing with or without supportive services for persons experiencing homelessness that is limited to occupancy of six months or less, as defined in Section 50801(e) of the California Health and Safety Code. An emergency shelter may be the principal or an ancillary use on the lot. No individual or household may be denied emergency shelter because of an inability to pay. Emergency shelter operations may be seasonal or year-round, and must be

operated by a government agency, religious institution, non-profit charitable organization, or private non-profit organization.

Employee Housing. An accessory residential dwelling unit located in a commercial building on a parcel having a primary commercial land use and occupied by an employee of the commercial use on the same property or a family member who is actively engaged in such commercial use.

Endangered Species. An Endangered Species is an animal or plant species in danger of extinction throughout all or a significant portion of its range, as determined by the U.S. Fish and Wildlife Service or National Oceanic and Atmospheric Administration consistent with the Endangered Species Act of 1973, or as designated by the California Department of Fish and Wildlife consistent with the California Endangered Species Act.

Energy Production Facility. Any public or private processing, producing, generating, storing, transmitting, or recovering facility for renewable or non-renewable energy resources, electricity, natural gas, petroleum, coals, solar or wind conversion, wave and tidal energy, biogas, or other source of energy.

Environmental Impact Report (EIR). An informational document prepared pursuant to the California Environmental Quality Act (CEQA). Please refer to CEQA Section 21061 for a complete definition of an EIR.

Environmental Impact Statement (EIS). An informational document that analyzes a project's significant environmental effects and identifies mitigation measures and reasonable alternatives, prepared pursuant to the National Environmental Policy Act (NEPA).

Environmentally Sensitive Habitat Area (ESHA). Areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. ESHAs include wetlands, coastal streams and riparian vegetation, and terrestrial ESHA.

Environmentally Sensitive Habitat Area (ESHA), Terrestrial. Includes non-aquatic ESHA, including habitats of plant and animal species listed under the Federal or California Endangered Species Act and existing populations of the plants listed as 1b or 2 by the California Native Plant Society; coastal dunes; groves of trees that provide colonial nesting and roosting habitat for butterflies or other wildlife; and riparian vegetation that is not associated with watercourse. Does not include "Stream" or "Wetland". See also, "Environmentally Sensitive Habitat Area (ESHA)" and "Riparian Vegetation".

Equestrian Facilities (land use). This land use consists of the commercial keeping of horses, donkeys, and mules in facilities, including:

- horse ranches
- boarding stables
- riding schools and academies
- horse exhibition facilities
- pack stations

This land use includes barns, stables, corrals, and paddocks accessory and incidental to the above uses. Noncommercial facilities of this type are included in the definition of "Agricultural Accessory Structures." This land use does not include the boarding of up to five horses on property in the C- ARP and C-APZ zones as indicated in Standard 5 of Table 3-7 (General Requirements for the Keeping of Large Animals).

ESHA. See "Environmentally Sensitive Habitat Area."

Estuarine Habitats. A habitat made up of a mixture of fresh and salt waters.

V1-30). It is recommended that floodproofing be implemented up to one foot above BFE for a factor of safety and to receive full credit for flood insurance rating.

Floor Area. The sum of the gross area of all floors in all buildings on a site, measured from the exterior faces of the exterior walls, including enclosed understory, basement, and attic space that can be easily converted to living area, but excluding:

1. All unenclosed horizontal surfaces, including balconies, courts, decks, porches, terraces;
2. For single-family residential structures, the first 250 square feet of floor area of all detached accessory structures not designed for and/or used for habitable space;
3. For single-family residential structures, the first 540 square feet of garage areas permanently allocated for vehicle parking;
4. For two-family, multi-family, and non-residential structures, all floor area that is required to meet minimum parking standards under Title 24;
5. Exterior wall thickness of greater than 6 inches, where the additional wall thickness results in greater energy efficiency (e.g. straw bale construction or earthen wall construction), as demonstrated by the applicant and subject to the approval of the Director; and
6. Bay windows.

The floor area of stairways, elevators, and other vertical accesses is included in the total floor area only as to the "footprint" (area at the base) of the vertical access, and is not counted at each floor of a building. In order to qualify as an unenclosed horizontal surface, at least one of the longest wall planes of the space shall be kept open with the exception that railings with a surface area that is at least 50% open and unobstructed by structural elements and that are necessary for safety or convenience purposes may be allowed within the open wall plane. As defined herein, understory, basement, and attic space that can be easily converted to living area include: (1) unconditioned and unimproved spaces that yield a minimum clear room area of 7 feet by 7 feet and a minimum ceiling height of 7 ½ feet or higher; and (2) all attic areas with a minimum ceiling height of 5 feet or higher.

Accessory Dwelling Units (ADU) are included in the floor area calculation; however, the floor area of a proposed ADU is calculated after the floor area is calculated for existing and other proposed development for the purpose of determining permit thresholds.

A. Standard Individual Sewage Disposal System. Any individual sewage disposal system which includes a septic tank (with or without the use of sump chamber and pump) by which method subsurface effluent is disposed of through leach lines.

B. Alternative Individual Sewage Disposal System. Any individual sewage disposal system which may or may not include a standard septic tank for treatment, or does not include standard leaching trenches for effluent disposal, which has been demonstrated to function in such a manner as to protect water quality and preclude health hazards and nuisance conditions.

Indoor Recreation Centers (land use). This land use consists of facilities providing indoor amusement/entertainment services for a fee or admission charge, such as:

- bowling alleys
- card rooms
- coin-operated amusement arcades
- dance halls, clubs and ballrooms
- electronic game arcades
- ice skating and roller skating rinks
- pool and billiard rooms

Five or more electronic games or coin-operated amusements in any establishment is considered an electronic game arcade as described above. Four or less machines are not considered a land use separate from the primary use of the site.

Infant. An infant is a child less than 12 months of age.

Initial Study. A preliminary analysis to determine whether an Environmental Impact Report (EIR), Mitigated Negative Declaration or a Negative Declaration must be prepared, and to identify any potentially significant environmental effects that are to either be mitigated or further analyzed.

Initial vineyard planting work. The removal of existing vegetation or agricultural plants, vines, or trees, grading, disking, ripping, soil chiseling, terracing, and other major soil conditioning and recontouring, vineyard field road construction, installation of underground drainage systems, grassed waterways, diversion ditches, and other drainage improvements, installation/development of vineyard water supply systems, installation of temporary and permanent erosion and sediment control measures and other activities undertaken as part of the initial land preparation phase of an authorized vineyard planting or re-planting.

In-Lieu Fee. A fee paid to the County by developers in-lieu of providing required on-site inclusionary units or lots, or a fee paid to the County by developers in-lieu of dedicating parkland, or a fee paid to the County to comply with other Code requirements. Inclusionary in-lieu fees, initially set by the Board of Supervisors and subject to adjustments, are assessed for residential lot creation, multifamily subdivisions, and multifamily rental development. The payment of any applicable fees shall be due prior to issuance of Certificate of Occupancy.

Institutional Structure, or Use. A publicly-owned structure accommodating a public facility; or a private structure designed and operated as a church, hospital, school, or similar facility.

Intergenerational Home. In the C-APZ land use designation and zoning district, a type of agricultural dwelling unit allowed subject to certain criteria and which may only be occupied by occupants authorized by the farm owner or operator actively and directly engaged in agricultural use of the property.

Internal Floor Area. The sum of the gross area of all floors in all buildings on a site, measured from the interior faces of the exterior walls, including enclosed understory, basement, and attic space that can be easily converted

to living area, but excluding all unenclosed horizontal surfaces, including balconies, courts, decks, porches, terraces.

The floor area of stairways, elevators, and other vertical accesses, is included in the total floor area only as to the "footprint" (area at the base) of the vertical access, and is not counted at each floor of a building. In order to qualify as an unenclosed horizontal surface, at least one of the longest wall planes of the space shall be kept open with the exception that railings with a surface area that is at least 50% open and unobstructed by structural elements and that are necessary for safety or convenience purposes may be allowed within the open wall plane. As defined herein, understory, basement, and attic space that can be easily converted to living area include: (1) unconditioned and unimproved spaces that yield a minimum clear room area of 7 feet by 7 feet and a minimum ceiling height of 7 ½ feet or higher; and (2) all attic areas with a minimum ceiling height of 5 feet or higher.

J. Definitions, "J."

Junior Accessory Dwelling Unit (Land Use). A type of Accessory Dwelling Unit that is no more than 500 square feet in size, has a kitchenette but not a kitchen, is contained entirely within a single family dwelling, and has been certified as a Junior Accessory Dwelling Unit by the Director.

Junk. Materials that characterize junk typically include automotive parts, vehicle body parts, inoperable vehicles, household furniture, appliances, household trash, building materials, scrap wood, scrap metal, and machine parts.

Junk Yard (land use). This land use consists of outdoor storage occupying an area of 200 square feet or more, or the storage of junk in any yard adjoining a street, for collecting and assembling, storing, breaking up, sorting, and the temporary storage and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap, and the incidental wholesale or retail sales of parts from those vehicles. In no case shall the stored junk exceed a height of five feet.

K. Definitions, "K."

Kennels and Animal Boarding (land use). This land use consists of the keeping, boarding or maintaining of six or more household pets at least four months of age or older, except for household pets in pet shops or animal hospitals. "Kennel" does not mean and does not include any lot or premises on which a person has been issued a dog hobbyist or ranch dog permit in compliance with the provisions of Sections 8.04.245 (Dog Hobbyists) or 8.04.246 (Ranch Dog Permittees) of the Marin County Code.

Kitchen. See "Food Preparation Facilities."

L. Definitions, "L."

Lagoon. A shallow body of water, such as a pond, lake or seasonally closed river mouth, usually located near or connected to the sea.

Lake. A relatively large and deep confined perennial water body that is mapped by the USGS.

Land Division. See "Division of Land."

Land Use. The purpose for which land or a building or other development thereon is occupied.

Land Use Permit. Any of the entitlements/approvals described by Title 20 (Coastal Zoning Code), including Design Review, Floating Home Adjustment Permits, Use Permits, Temporary Use Permits, Tidelands Permits, Variances, Master Plans, or Precise Development Plans.

4. **Side Lot Line.** Any lot line that is not a front or rear lot line.

Lot Width. The average horizontal distance between the side lot lines. See Figure 8-5 (Lot Lines and Lot Features). The Director shall determine lot width for parcels of irregular shape.

Low-Barrier Navigation Center. Low Barrier Navigation Center means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. A Low Barrier Navigation Center may be non-congregate and relocatable. "Low Barrier" means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

(1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
(2) Pets.
(3) The storage of possessions.
(4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms

Low Impact Development (LID): A development site-design strategy with a goal of maintaining or reproducing the site's pre-development hydrologic functions of storage, infiltration, and groundwater recharge, as well as maintaining the volume and rate of stormwater discharges and protecting water quality. Low Impact Development strategies use small-scale integrated and distributed management practices, including minimizing impervious surfaces, infiltrating stormwater close to its source, and preserving permeable soils and native vegetation.

Low Income. See "Income Qualifying Household."

commercial coach or factory-built housing. A mobile home on a permanent foundation is included under the definition of "Single-Family Dwellings."

Mobile Home Park (land use). This land use consists of any site that is planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes.

Moor. The fixing of a vessel in one location, temporarily or permanently, by mooring, anchoring, grounding, or any other means.

Motel. See "Hotel or Motel."

Multi-Family Dwellings (land use). This land use consists of multiple detached dwellings on the same lot, or a building or a portion of a building used and/or designed as residences for two or more families living independently of each other. Includes: duplexes, triplexes, fourplexes and apartments (five or more units under one ownership in a single building); and townhouse development (three or more attached single-family dwellings where no unit is located over another unit. Accessory Dwelling Units and farm worker housing are not considered in the calculation of the number of units for this definition and do not convert a single-family development into a multi-family development.

Mutual Water Company. A state-licensed water purveyor providing domestic water to multiple residences, where the owners of property being served are shareholders in the company.

N. Definitions, "N."

NAVD (North American Vertical Datum). A vertical elevation control datum used in height measurements.

Native Tree. See "Protected Tree and Heritage Tree."

Native Tree Removal. Generally means the destruction of any protected tree or the alteration of any protected tree which may adversely affect the health and survival of the tree. Includes "removal of a tree." Routine trimming and pruning is not considered tree removal for the purpose of this Chapter.

Natural Disaster. Any situation in which the natural force or forces which destroyed a structure were beyond the control of the owner.

Nature Preserves (land use). This land use consists of sites with environmental resources intended to be preserved in their natural state.

Negative Declaration. A written statement describing the reasons that a proposed project that is not otherwise exempt from the California Environmental Quality Act (CEQA) will not have a significant adverse effect on the environment and, therefore, does not require the preparation of an Environmental Impact Report (EIR). Please refer to CEQA Guidelines Section 15369.5 for a complete definition of a Negative Declaration.

Net Lot Area. The area of a lot calculated by taking the area of the whole lot and subtracting the following:

1. Any areas seaward of mean high tide.
2. Any areas within an environmentally sensitive habitat area (ESHA), wetland or within an 100-foot ESHA buffer or wetland buffer as outlined in the biological policies of the Land Use Plan surrounding an EHSA and wetlands.

The resulting area is the net lot area.

New Development. For purposes of applying Section 30212 of the Coastal Act only, new development consists of any development other than the following:

(1) Replacement of any structure pursuant to the provisions of subdivision (g) of Coastal Act Section 30610
(2) The demolition and reconstruction of a single-family residence; provided, that the reconstructed residence shall not exceed either the floor area, height or bulk of the former structure by more than 10 percent, and that the reconstructed residence shall be sited in the same location on the affected property as the former structure.
(3) Improvements to any structure which do not change the intensity of its use, which do not increase either the floor area, height, or bulk of the structure by more than 10 percent, which do not block or impede public access, and which do not result in a seaward encroachment by the structure.
(4) The reconstruction or repair of any seawall; provided, however, that the reconstructed or repaired seawall is not seaward of the location of the former structure.
(5) Any repair or maintenance activity for which the Coastal Commission has determined by regulation, pursuant to Coastal Act Section 30610, that a Coastal Development Permit will be required unless the Coastal Commission determines that the activity will have an adverse impact on lateral public access along the beach.

As used in this definition "bulk" means total interior cubic volume as measured from the exterior surface of the structure.

Nonconforming Lot. A lot of record that was legally created, but does not conform with this LCP because the lot is of a size, shape, or configuration no longer allowed in the zoning district that applies to the site, as a result of the adoption of, or amendments to this LCP.

Nonconforming Structure. A structure that was legally constructed, but does not conform with this LCP because the structure does not meet LCP requirements.

Nonconforming Use. A use of land, and/or within a structure, that was legally established, but does not conform with this LCP because the use is no longer allowed in the zoning district that applies to the site, as a result of amendments to this LCP Ordinance.

Non-Residential, Mixed Use and Residential Care Facility Affordable Housing Fee. Fees, initially set by the Board of Supervisors and subject to adjustments, are assessed for non-residential, mixed-use, and residential care facilities. The payment of any applicable fees shall be due prior to issuance of Certificate of Occupancy.

O. Definitions, "O."

Occupancy. The use or operation of a site or structure for an approved land use.

Off-Road Vehicle Courses (land use). This land use consists of areas set aside for the use of off-road vehicles, including dirt bikes, motorcycles, and four-wheel drive vehicles. Does not include sports assembly facilities (see "Sports Facilities and Outdoor Public Assembly"), or simple access roads that are usable only by four-wheel or two-wheel drive vehicles in conjunction with a permitted land use.

Off-Site Product. A product that is produced on property other than the site where it is offered for sale.
Offices, Business (land use). This land use consists of the provision of direct services to consumers. This land use includes establishments such as insurance agencies, real estate offices, and post offices (not including bulk mailing distribution centers, which are included under "Vehicle and Freight Terminals").

Does not include: medical offices (see "Medical Services - Clinics and Laboratories"); or offices that are incidental and accessory to another business or sales activity that is the principal use. Incidental offices that are customarily accessory to another use are allowed as part of an approved principal use.

Offices, Professional (land use). This land use consists of professional or government offices including:

Racially Concentrated Area of Affluence (RCAA). RCAAs, as defined by the California Department of Housing and Community Development (HCD), are "neighborhoods where the population is disproportionately white and affluent." The location of RCAAs are defined by the HCD. The term was developed to express the continuum of segregation in communities. It represents the opposite of the Racially and Ethnically Concentrated Areas of Poverty (R/ECAP) metric developed by the U.S. Department of Housing and Urban Development.

Recreational Vehicle (RV). A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, originally designed for human habitation for recreational, emergency, or other occupancy, which is not used for other than transient use, and which meets all of the following criteria:

1. It contains less than 320 square feet of internal living room area, excluding built-in equipment, including wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms;

2. It contains 400 square feet or less of gross area measured at maximum horizontal projections;

3. It is built on a single chassis; and

4. It is either self-propelled, truck-mounted, or permanently towable on the highways without a towing permit.

Recreational Vehicle Park (land use). This land use consists of a site where one or more lots are used, or are intended to be used, by campers with recreational vehicles or tents on a transient basis. Recreational vehicle parks may include public restrooms, water, sewer, and electric hookups to each lot and are intended as a higher density, more intensively developed use than campgrounds. May include accessory retail uses where they are clearly incidental and intended to serve RV park patrons only.

Recycling Facilities (land use). This land use type includes a variety of facilities involved with the collection, sorting and processing of recyclable materials.

1. **Mobile Recycling Unit.** An automobile, truck, trailer, or van used for the collection of recyclable materials, and carrying bins, boxes, or other containers for such materials.

2. **Processing Facility.** A structure or enclosed space used for the collection and processing of recyclable materials for shipment, or to an end-user's specifications, by such means as baling, briquetting, cleaning, compacting, crushing, flattening, grinding, mechanical sorting, remanufacturing and shredding. Processing facilities include the following types, both of which are included under the definition of "Scrap and Dismantling Yards:"

   a. Light processing facility occupies an area of under 45,000 square feet of collection, processing and storage area, and averages two outbound truck shipments each day. Light processing facilities are limited to baling, briquetting, compacting, crushing, grinding, shredding and sorting of source separated recyclable materials sufficient to qualify as a certified processing facility. A light processing facility shall not shred, compact, or bale ferrous metals other than food and beverage containers; and

   b. A heavy processing facility is any processing facility other than a light processing facility.

3. **Recycling Facility.** A center for the collection and/or processing of recyclable materials. A "certified" recycling or processing facility is certified by the California Department of Conservation as meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986. A recycling facility does not include storage containers located on a residentially, commercially or industrially designated site used solely for the recycling of material generated on the site. See "Collection Facility" above.

4. **Recycling or Recyclable Material.** Reusable domestic containers and other materials which can be reconstituted, remanufactured, or reused in an altered form, including glass, metals, paper and plastic. Recyclable material does not include refuse or hazardous materials.

5. **Reverse Vending Machine.** An automated mechanical device which accepts at least one or more types of empty beverage containers and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value, as determined by state law. These vending machines may accept aluminum cans, glass and plastic bottles, and other containers.

   A bulk reverse vending machine is a reverse vending machine that is larger than 50 square feet, is designed to accept more than one container at a time, and issues a cash refund based on total weight instead of by container.

Referral. Any transmittal, notification, posting, consultation, request for or distribution of information, initiated by the Agency to communicate with other agencies, organizations, groups or the public that pertains to a proposed project.

Regulatory Agreement. A written agreement between the County of Marin and the Developer that ensures the continued affordability of the housing at issue by imposing certain rules and regulations on the operation and maintenance of the site and restricting the rent and/or sale of the housing to Income Qualifying Households at an affordable rental level or sale price. The specific terms of each Regulatory Agreement depend on the circumstances of the property and/or development project at issue and are subject to approval by the County. Each Regulatory Agreement will be recorded against the property at issue to ensure that the requirements in such agreement binds all successors in interest with respect to such property.

Religious Places of Worship (land use). This land use consists of religious facilities operated by organizations for worship, or the promotion of religious activities, including:

- churches
- synagogues
- mosques
- religious schools

Includes accessory uses on the same site, such as living quarters for ministers and staff, and child day care facilities where authorized by the same type of land use permit required for the religious facility itself. Does not include other establishments maintained by religious organizations, such as full-time educational institutions, hospitals and other potentially related operations (such as a recreational camp), which are defined under their respective activities.

Religious Residential Retreat (land use). This land use consists of convents, monasteries, and other facilities where members of religious organizations set themselves apart from the external community for short- or long-term periods to participate in worship and other religious activities.

Repair and Maintenance. Development which does not result in an addition to, enlargement or expansion of the object of the repair and maintenance. Unless destroyed by natural disaster, the replacement of 50 percent or more of a single family residence, seawall, revetment, bluff retaining wall, breakwater, groin or any other structure is not repair and maintenance but instead constitutes a replacement structure.

Repair and Maintenance - Consumer Products (land use). This land use consists of the repair of consumer products as the principal business activity. Examples of establishments included in this land use are: electrical repair shops; television and radio and other appliance repair; watch, clock and jewelry repair; re-upholstery and furniture repair. Does not include shoe repair (see "Personal Services"), or businesses serving the repair needs of heavy equipment (see "Business Support Services").

Submerged Lands. Lands which lie below the mean low tide line.

Substantial Evidence. Enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Argument, speculation, unsubstantiated opinion or narrative, or evidence which is clearly erroneous or inaccurate, does not constitute substantial evidence.

Superstructure (floating home). The portion of a floating home or ark above the lowest deck or the level of floatation.

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Health and Safety Code section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community per Health and Safety Code section 50675.14(b).

Supportive Services. Supportive housing means housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the tenant to retain the housing, improve his or her health status, maximize their ability to live and, when possible, to work in the community. This housing may include apartments, single-room occupancy residences, or single-family homes. Supportive housing is a residential use subject to the same requirements and restrictions that apply to other residential uses of the same type in the same zone.

Surface Mining. All or any part of the process involved in the mining of minerals on mined lands by removing overburden and mining directly from the mineral deposits, open pit mining of minerals naturally exposed, mining by the auger method, dredging and quarrying, or surface work incident to an underground mine.

T. Definitions, "T."

Target Population. Persons, including persons with disabilities, and families who are homeless, as that term is defined by Section 11302 of Title 42 of the United States Code, or who are homeless youth, as that term is defined by paragraph (2) of subdivision (e) of Section 11139.3 of the Government Code.

Telecommunications Facilities (land use). This land use consists of public, commercial and private electromagnetic and photoelectrical transmission, broadcast, repeater and receiving stations and equipment, including:

- cellular telephone and personal communications services (PCS) facilities, and enhanced specialized mobile radio facilities
- commercial earth stations for satellite-based communications
- data network communications facilities
- radio and television broadcast facilities, including ham radio facilities
- telephone and telegraph microwave facilities

Includes antennas, microwave dishes or horns, structures or towers to support receiving and/or transmitting devices, accessory development and structures, and the land on which they are situated. Does not include telephone, telegraph and cable television transmission facilities utilizing hard-wired or direct cable connections (see "Pipelines and Utility Lines").

Timber Harvesting. The cutting of timber and/or removal of forest products for commercial purposes, together with all the work incidental to those operations, including road building, tree marking, hazard reduction, etc.

Tobacco Paraphernalia. Cigarette papers or wrappers, pipes, holders of smoking materials of all types, cigarette-rolling machines, and any other item designed for the smoking, use or ingestion of tobacco products.
Tobacco Products. Any substance containing any tobacco leaf, including cigarettes, cigars, pipe tobacco, snuff, chewing tobacco, and smokeless tobacco.

Tobacco Retailer. Any person who sells, offers for sale, or offers to exchange for any form of consideration, tobacco, tobacco products, and/or tobacco paraphernalia.

Transfer of Development Rights (TDR). The process established by Chapter 22.34 (Transfer of Development Rights), which allows some or all of the number of dwelling units potentially allowed by the zoning applicable to a "donor" site, to be transferred and built on another "receiving" site, in addition to the number of units potentially allowed by the zoning of the receiving site.

Transit Stations and Terminals (land use). This land use consists of passenger stations for vehicular, ferry, and rail mass transit systems; also terminal facilities providing maintenance and service for the vehicles operated in the transit system. Includes buses, taxis, railway, etc.

Transit Stop Shelter (land use). This land use consists of a small-scale covered waiting area for busses, taxis, and rail/mass transit stops.

Transitional Housing. Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months per Health and Safety Code section 50675.2(h).

Two-Family Dwelling (land use). This land use consists of detached residential structures under single ownership containing two dwellings. This land use does not include Accessory Dwelling Units, which are separately defined.

U. Definitions, "U."

Unincorporated Community. A concentration of structures and population within the unincorporated areas of the County identified by the Countywide Plan as a community.

Use. The purpose for which land or a building thereon is designed, or for which it may be occupied. Each business, administrative, professional, industrial, or other establishment, which is separate from another establishment, both in fact and in the appearance presented to the public, shall be considered a separate use.

Use by Right. Use by right has the meaning defined in subdivision (i) of Section 65583.2. Division 13 (commencing with Section 21000) of the California Public Resources Code shall not apply to actions taken by a public agency to lease, convey, or encumber land owned by a public agency, or to facilitate the lease, conveyance, or encumbrance of land owned by a public agency, or to provide financial assistance to, or otherwise approve, a Low-Barrier Navigation Center constructed or allowed by this section.

Use Permit. A discretionary land use permit that may be granted by the review authority in compliance with Chapter 22.48 (Conditional Use Permits), which authorizes a specific use of land on a specific site, subject to compliance with any conditions of approval imposed on the permit.

V. Definitions, "V."