MEMORANDUM

TO: **Planning Commission**

FROM: **Immanuel Bereket, Principal Planner**

DATE: **June 15, 2026**

RE: **2026 Local Coastal Program Amendments**

Following the second Planning Commission workshop held on May 28, 2026, staff incorporated the directives provided by the Planning Commission into the draft Local Coastal Program (LCP) amendments documents, and prepared resolutions for the Planning Commission's consideration.

In terms of revisions, staff made the following revisions to implement the directions provided by the Planning Commission: (1) Updated the definition of coastal resources to align with the definition found in the Coastal Act, as expanded by the Coastal Commission. The Coastal Commission has tentatively accepted this revision; (2) Revised the proposed Coastal Form-Based Code to limit the maximum allowable height within the coastal zone to 35 feet above grade; and (3) Drafted an alternative modification to the regulation regarding density controls, as described in the footnotes of the Coastal Zoning Code. The alternative edit reads as follows (deleted text appears in ~~strikethrough~~ while new text is underlined):

> The maximum residential density proposed divisions of land for that portion or portions of properties with Environmentally Sensitive Habitat Areas and buffers~~, 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 and will be served by on-site water and sewage disposal systems.~~

Staff recommends that the Planning Commission review the administrative record, conduct a public hearing, and approve:

1. A resolution recommending that the Marin County Board of Supervisors review and adopt a resolution approving amendments to the certified Marin County Local Coastal Program Land Use Plan to implement the 2023 Housing Element Update.

2. A resolution recommending that the Marin County Board of Supervisors adopt a resolution amending the Coastal Land Use Plan Land Use Map and corresponding

text amendments to change land use designations for 36 parcels identified in the 2023 Housing Element Update.

3. A resolution recommending that the Marin County Board of Supervisors adopt: (1) an ordinance amending the Coastal Zoning Code, Title 20 of the Marin County Code and (2) an ordinance adopting the Coastal Form-Based Code.

4. A resolution recommending that the Marin County Board of Supervisors adopt an ordinance amending the County's Zoning Map and corresponding text amendments to change zoning designations for 36 parcels identified in the 2023 Housing Element Update.

5. A resolution recommending that the Board of Supervisors authorize submittal of a Local Coastal Program amendments to the California Coastal Commission, consisting of the land Use Plan (LUP) and the Implementation Plan, also known as the Coastal Zoning Code, (Marin County Code, Title 20).

The proposed actions are intended to implement the policies of the adopted 2023 Housing Element Update and comply with the 6th Cycle Housing Element and State Housing law (California Government Code Sections 65583.2(h) and (i)).

Attachments:

1. Planning Commission Resolution Local Coastal Plan Amendment
2. Planning Commission Resolution Local Coastal Plan Map Amendment Coastal
3. Planning Commission Resolution Coastal Zoning Code Amendment
4. Planning Commission Resolution Coastal Zoning Map Amendment
5. Planning Commission Resolution Recommending Director to submit to the Coastal Commission

MARIN COUNTY PLANNING COMMISSION

RESOLUTION NO.PC26-011

A RESOLUTION RECOMMENDING THE MARIN COUNTY BOARD OF SUPERVISORS REVIEW AND APPROVE AMENDMENTS TO THE MARIN COUNTY LOCAL COASTAL PROGRAM LAND USE PLAN TO IMPLEMENT THE 2023 HOUSING ELEMENT UPDATE

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SECTION I: FINDINGS

1. **WHEREAS,** Section 30500 of the Public Resources Code requires each County and City within the coastal zone to either prepare a Local Coastal Program for that portion of the Coastal Zone within its jurisdiction, or request the Coastal Commission to do so. Marin County has a certified Local Coastal Program, which in Marin County is comprised of the Land Use Plan (LUP) and the Implementation Plan consisting of the zoning maps and the Coastal Zoning Code, also known as the Marin County Code, Title 20.

2. **WHEREAS,** the Land Use Plan details the kinds, location, and intensity of land uses, the applicable resource protection and development policies and, where necessary, a listing of implementing actions.

3. **WHEREAS,** the Implementation Plan and zoning maps carry out the policies and programs in the Land Use Plan by indicating which land uses are appropriate in each part of the Coastal Zone. The Implementation Plan also contains specific requirements that apply to development projects and detailed procedures for applicants to follow in order to obtain a Coastal Development Permit.

4. **WHEREAS,** the proposed amendments to the Land Use Plan are intended to: (1) Implement Housing Element Update policies and programs; (2) Implement certain State laws related to housing developments; (3) Adopt Housing Overlay Designation (HOD) for certain sites included in the 2023 Housing Element Update; (4) Establish Coastal Form Based Code; and (5) adopt state density bonus law implementation guidance in the coastal areas.

5. **WHEREAS**, Program HE-1.1, HE-1.4, and HE-Program 8 of the Marin County 2023 Housing Element directly or indirectly support the County to rezone vacant or underutilized property to appropriate multi-family residential and/or mixed-use zone districts to accommodate the RHNA in each income category.

6. **WHEREAS**, the Planning Commission is recommending that the Board of Supervisors amend the Local Coastal Program, attached hereto as Exhibit A, Proposed Local Coastal Program Land Use Plan Amendments.

7. **WHEREAS,** pursuant to Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines Section 15162 and 15168, no additional environmental review is required to approve the 2026 Coastal Land Use Plan amendments for the following reasons:

    1. The amendments are within the scope of the Supplemental Marin Countywide Plan Environmental Impact Report prepared for the 2023 Housing Element.

2. The amendments are exempt from CEQA pursuant to CEQA Guidelines sections 15307 and 15308 because the approved amendments would strengthen and ensure consistent application of standards for the maintenance, restoration, enhancement, and protection of natural resources and the environment.

8. **WHEREAS**, following extensive public outreach with a diverse array of stakeholders, the Planning Commission held duly noticed workshops on April 6, 2026, and May 28, 2026, to receive public testimony and to consider an update to the Marin County Local Coastal Plan, including amendments to the Land Use Plan and the Coastal Zoning Code.

9. **WHEREAS**, on June 15, 2026, the Planning Commission held a duly noticed public hearing to take public testimony and consider the code amendments. Based on evidence contained within the record, including the agenda reports for and the hearings on April 6, 2026, May 28, 2026, and June 15, 2026, the Planning Commission finds:

1. The proposed amendments will not be detrimental to the public interest, health, safety, convenience, or welfare of the County.

2. The proposed amendments are internally consistent with other applicable provisions of the Local Coastal Program, the Countywide Plan, and comply with State housing element laws. Additionally, the proposed amendments uphold standards that require that uses and developments within the County's jurisdiction of the Coastal Zone advance the overarching goal of protecting coastal resources provisions of the Coastal Act.

3. The proposed amendments are consistent with, and conform to, the certified Local Coastal Program, including the Land Use Plan. Additionally, the proposed amendments are consistent with Public Resources Code § 30512, which requires that the Land Use Plans meet the requirements of, and be in conformity with, the Chapter 3 policies of the Coastal Act. The proposed amendments are also in full compliance with Public Resources Code § 30513, as they conform to and adequately carry out the provisions of the certified Land Use Plan.

SECTION II: LEGAL AUTHORITY

The Marin County Planning Commission action on the proposed amendments is intended to carry out the following provisions of the Public Resources Code:

1. Section 30004(a): the Legislature further finds and declares that (a) to achieve maximum responsiveness to local conditions, accountability, and public accessibility, it is necessary to rely heavily on local government and local land use planning procedures and enforcement; and

2. Section 30500(c): The precise content of each local coastal program shall be determined by the local government, consistent with Section 30501, in full consultation with the California Coastal Commission and with full public participation; and

3. Section 30512.1(a): The California Coastal Commission's review of a land use plan shall be limited to its administrative determination that the land use plan submitted by the local government does, or does not, conform with the requirements of Chapter 3 (commencing with Section 30200). In making this review, the Coastal Commission is not

authorized by any provision of this division to diminish or abridge the authority of a local government to adopt and establish, by ordinance, the precise content of its land use plan; and

4. Section 30512.2(c): The Commission shall require conformance with the policies and requirements of Chapter 3 (commencing with Section 30200) only to the extent necessary to achieve the basic state goals specified in Section 30001.5.

SECTION III: ACTION

The Marin County Planning Commission recommends that the Board of Supervisors adopt a resolution to amend Marin's Certified Local Coastal Program Land Use Plan, attached hereto as Exhibit A.

SECTION IV: VOTE

PASSED AND ADOPTED at a regular meeting of the Marin County Planning Commission, on the 15th day of June, 2026, by the following vote:

AYES: COMMISSIONERS Murralles, Monroe, Curran, Biehle, Lind, and Sandoval

NOES:

ABSENT: COMMISSIONER Stepanicich

Claudia Muralles
Claudia Muralles (Jul 10, 2026 09:27:19 PDT)

Claudia Muralles, CHAIR
MARIN COUNTY PLANNING COMMISSION

ATTEST:

Sindy Palencia

Sindy Palencia
Planning Commission Recording Secretary

Exhibit A: Proposed Local Coastal Program Land Use Plan Amendments.

MARIN COUNTY
LOCAL COASTAL PROGRAM
Land Use Plan

Adopted by the Board of Supervisors

April 24 and December 11, 2018

Certified by the California Coastal Commission

February 6, 2019

Marin County Board of Supervisors

Judy Arnold, President, District #5
Kathrin Sears, Vice-President, District #3
Katie Rice, 2nd Vice President, District #2
Susan L. Adams, District #1
Steve Kinsey, District #4

This report is funded in part with qualified outer continental shelf oil and gas revenues by the Coastal Impact Assistance Program, Bureau of Ocean Energy Management, Regulation, and Enforcement, U.S. Department of the Interior.

Prepared by the

Marin County Community Development Agency

Thomas Lai, Director
Jack Liebster, Program Manager

While strengthening the economic vitality and long-term protection of agriculture, LCP policies work equally hard to deter the incursion of non-agricultural uses that would convert agricultural land and impair agricultural productivity now and in the future. A key measure to continue the preservation of agriculture is the Agricultural Production Zone (C-APZ), which limits the use of land to agriculture, or uses that are accessory to, in support of, and compatible with agricultural production. Additional LCP policies protect the land itself, by limiting land divisions and non-agricultural uses, providing for long-term agricultural and stewardship plans, and by controlling the size of agricultural dwelling units. Together, the LCP agricultural policies shape a balanced strategy to assure the protection of agricultural lands and to continue agricultural uses throughout the Marin County Coastal Zone for generations into the future.

Policies

C-AG-1 Agricultural Lands and Resources. Protect agricultural land, continued agricultural uses, family farming, and the agricultural economy by maintaining parcels large enough to sustain agricultural production, preventing conversion to non- agricultural uses, providing for diversity in agricultural development, facilitating multi- generational operation and succession, prohibiting uses that are incompatible with long-term agricultural production or the rural character of the County's Coastal Zone, and other innovative means. Preserve important soils, agricultural water sources, and forage to allow continued agricultural production on agricultural lands.



C-AG-2 Coastal Agricultural Production Zone (C-APZ). Apply the Coastal Agricultural Production Zone (C-APZ) to preserve agricultural lands that are suitable for land-intensive or land- extensive agricultural productivity, that contain soils classified as Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, or Grazing Land capable of supporting production agriculture, or that are currently zoned C-APZ. Ensure that the principal use of these lands is agricultural, and that any development shall be accessory and incidental to, in support of and compatible with agricultural production.

A. In the C-APZ zone, the principal permitted use shall be agriculture, limited to the following:

1. Agricultural Production:

- **a.** Uses of land for the breeding, raising, pasturing, and grazing of livestock;
- **b.** The production of food and fiber;
- **c.** The breeding and raising of bees, fish, poultry, and other fowl;
- **d.** The planting, raising, harvesting and producing of agriculture, aquaculture, mariculture, horticulture, viticulture, vermiculture, forestry crops, and plant nurseries.

2. Agricultural Accessory Structures;

3. Agricultural Accessory Activities;

4. Agricultural Dwelling Units, consisting of:

a. One farmhouse or a combination of one farmhouse and one or two intergenerational home per farm tract, defined in this LCP as all contiguous legal lots under a common ownership within a C-APZ zoning district, consistent with Policy C-AG-5 (Agricultural Dwelling Units), including combined total size limits;

b. Agricultural worker housing, providing accommodations consisting of no more than 36 beds in group living quarters per legal lot or 12 units or spaces per legal lot for agricultural workers and their households;

5. Other Agricultural Uses, appurtenant and necessary to the operation of agriculture, limited to:

a. 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 forprocessing activities do not exceed an aggregate floor area of 5,000 square feet;

b. Not for profit educational tours.

B. Conditional uses in the C-APZ zone include ~~a second intergenerational home per farm tract,~~ for-profit tours, agricultural homestay facilities, agricultural worker housing above 36 beds in group living quarters per legal lot or 12 units or spaces per legal lot for agricultural workers and their households, and additional agricultural uses and non-agricultural uses consistent with Policies C-AG-5 (Agricultural Dwelling Units), 6 (Non-Agricultural Development of Agricultural Lands), 7 (Development Standards for the Agricultural Production Zone), 8 (Agricultural Production and Stewardship Plans) and 9 (Agricultural Dwelling Unit Impacts and Agricultural Use).

Development shall not exceed a maximum density of 1 agricultural dwelling unit per 60 acres. Densities specified in the zoning are not entitlements but rather maximums that may not be achieved when the standards of the Agriculture policies below and other relevant LCP policies are applied. The County (and the Coastal Commission on appeal) shall include all contiguous properties under the same ownership when reviewing a Coastal Development Permit application that includes agricultural dwelling units.



Program C-AG-2.a Allowed Uses: No permit required. Seek to clarify for the agricultural community those agricultural uses for which no permit is required. These include the Agricultural Exclusions from the existing adopted Categorical Exclusion Orders. Review aspects of agricultural operations that are not currently excluded from Coastal Development Permit requirements to determine if there are additional categories of agricultural developments, in specific geographic areas, that have no potential for any significant adverse effect, either individually or cumulatively, on coastal resources or on public access and, hence, could be eligible additions to the categorical exclusion.

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.

C-AG-4 C-R-A (Coastal, Residential, Agricultural) District. Apply the C-R-A zoning district to provide areas for residential use within the context of small-scale agricultural and agriculturally-related uses, subject to specific development standards.

C-AG-5 Agricultural Dwelling Units (Farmhouses, Intergenerational Housing, and Agricultural Worker Housing). Support the preservation of family farms by facilitating multi- generational operation and succession.

A. Agricultural dwelling units may be permitted on C-APZ lands subject to the policies below, aswell as any applicable requirement in C-AG-6 (Non-Agricultural Development of Agricultural Lands), 7 (Development Standards for the Agricultural Production Zone Lands), 8 (Agricultural Production and Stewardship Plans), and 9 (Agricultural Dwelling Unit Impacts and Agricultural Use). Agricultural dwelling units must be owned by a farmer or operator actively and directly engaged in agricultural use of the property. 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, defined in this LCP as all contiguouslegal lots under common ownership within a C-APZ zoning district, whether in a single farmhouseor in a combination of a farmhouse and intergenerational homes(s). Intergenerational farm homesmay only be occupied by persons authorized by the farm owner or operator, shall not be divided from the rest of the legal lot, and shall be consistent with the standards of C-AG-7 and the buildingsize limitations of C-AG-9. Such intergenerational homes shall not be subject to the requirement for an Agricultural Production and Stewardship Plan (C-AG-8), or permanent agricultural conservation easement (C-AG-7). A density of 60 acres per unit shall be required for each farmhouse and intergenerational house (i.e. at least 60 acres for a farmhouse, 120 acres for a farmhouse and an intergenerational house, and 180 acres required for a farmhouse and two intergenerational homes), including any existing homes. The reviewing authority shall consider all contiguous properties under the same ownership to achieve the requirements of the LCP. No Use Permit shall be required for the first intergenerational home on a qualifying farm tract, but a Use Permit shall be required for a second intergenerational home. No more than 27 intergenerational homes may be allowed in the County's Coastal Zone.

B. Agricultural worker housing providing accommodations consisting of no more than 36 beds in group living quarters per legal lot or 12 units or spaces per legal lot for agricultural workers and their households shall not be included in the calculation of density in the following zoning districts: C-ARP, C-APZ, C-RA, and C-OA. Additional agricultural worker housing above such 36 beds or 12 units shall be subject to the density requirements applicable to the zoning district. An application for agricultural worker housing above such 36 beds or 12 units shall include a worker housing needs assessment and plan, including evaluation of other available worker housing in the area. The amount of approved worker housing shall be commensurate with the demonstrated need. Approval of agricultural worker housing shall require 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.

C-AG-6 Non-Agricultural Development of Agricultural Lands. Non-agricultural development is defined to include division of agricultural lands and any development not classified as Agriculture. Requirethat non-agricultural development, shall only be allowed upon demonstration that long-term agricultural productivity would be maintained and enhanced as a result of such development, on the subject parcel and any new parcel created, and that agricultural productivity on adjacent parcels would be maintained. In considering

divisions of agricultural lands in the Coastal Zone, the County may approve fewer parcels than the maximum number of parcels allowed by the Coastal Zoning Code, based on site characteristics such as topography, soil, water availability, environmental constraints and the capacity to sustain viable agriculturaloperations.

C-AG-7 Development Standards for the Agricultural Production Zone (C-APZ) Lands. Proposed development in the C-APZ zone shall be designed and constructed to preserve agricultural lands and to be consistent with all applicable standards and requirements of the LCP, and in particular the policies of the Natural Systems and Agriculture Element of the LUP. In addition to the requirements applicable to a specific land use, the following requirements shall apply to development in the C-APZ:

A. Standards for All Development in the C-APZ:

All of the following development standards apply:

1. Permitted development shall protect and maintain renewed and continued agricultural production and viability on site and shall not impact adjacent agricultural lands. Development shall be sited to avoid agricultural land (i.e., prime agricultural land or "non-prime land") whenever possible, consistent with the operational needs of agricultural production. If use of such land is necessary, prime agricultural land shall not be utilized if it is possible to utilize non-prime lands. In addition, as little agricultural land as possible shall be used for structural development.

2. Development shall be permitted only where adequate water supply, sewage disposal, road access and capacity and other services are available to support the proposed development after provision has been made for existing and continued agricultural production. Water diversions or use for a proposed development shall not adversely impact stream or wetland habitats, have significant effects on groundwater resources, or significantly reduce freshwater inflows to water bodies, including Tomales Bay, either individually or cumulatively.

3. Permitted development shall have no significant adverse impacts on environmental quality or natural habitats, and shall meet all other applicable policies, consistent with the LCP.

4. In order to retain the maximum amount of land in agricultural production or available for future agricultural production, farmhouses, intergenerational homes, agricultural worker housing, agricultural accessory structures, and agricultural product processing facilities shall be placed within a clustered development area except when:

(a) placement outside such areas is necessary for agricultural operations (e.g. when a more remote barn is required in a different part of the property to allow for efficient agricultural operations); or

(b) when placement inside such areas would be inconsistent with applicable LCP standards (e.g. when such placement would be within a required stream setback area). In this case, new development shall be placed as close as possible to the existing clustered development area in a way that also meet applicable LCP standards.

The clustered development area, in combination with roads, agricultural product sales facilities and all other structural development, shall total no more than five percent of the gross acreage of the farm tract, to the extent feasible, with the remaining acreage retained in or available for agricultural production or open space.

Development shall be located close to existing roads, and shall not require new road construction or improvements resulting in significant impacts on agriculture, natural topography, major vegetation, or significant natural visual qualities of the site. Development shall be sited to minimize



Community Development (CD)

Background

In the Marin County Coastal Zone, the built environment is subordinate to the natural surroundings. Agricultural lands and open space are the predominate features of the area, whereas coastal communities are small and few in number (see Map 16 – Community Areas). Development of homes, farms, and commercial buildings, along with the community services that support them, can nevertheless have significant impacts on their surroundings, and community development is therefore inextricably linked with the protection of coastal resources.

The pace of land development in recent decades throughout the Marin County Coastal Zone has been relatively modest in comparison to that of coastal communities in other parts of California. Limitations on public service availability and the existence of extensive public land holdings in the Coastal Zone have undoubtedly played a part in that result, along with strong LCP policies that encourage agriculture and protection of community character.

Coastal Act policies provide that new residential, commercial, or industrial development, in general, shall be located within, contiguous with, or in close proximity to existing developed areas. If existing developed areas are not able to accommodate it, then development may be located elsewhere as long as adequate public services are available and significant adverse effects on coastal resources will not result. Furthermore, Coastal Act policies set certain priorities and standards for new development, for instance by limiting strictly the types of land uses that may be allowed in wetlands or other sensitive areas.

The Coastal Act defines "development" broadly, to include not only construction of houses and commercial buildings, but also changes in intensity of use of land or water, including the division of land into separate lots, and changes in public access to the shoreline. The LCP addresses the wide range of development

activities in the Coastal Zone that have the potential to affect coastal resources, including shoreline access, and requires that all new development comply with LCP standards and policies. The number of commercial and other non-residential projects in the area over the past few decades has been modest in comparison with the number of residential projects. Among the residential projects considered in the past three decades, fewer than half involved new dwellings on vacant sites. The remaining residential projects included additions and repairs/replacements, which can generally involve fewer impacts to coastal resources than new construction on vacant property.



The community character of Marin County's coastal villages is important to both residents and visitors. The LCP continues to guide proposed development toward existing villages in an effort to preserve the natural landscape. LCP policies ensure that new development is consistent with the character of the surrounding community and maintains village limit boundaries in order to concentratedevelopment and avoid sprawl. In addition, service constraints and the large amount of publicly owned land will act as a natural constraint to future development.

The pace of residential development in recent decades has been generally modest and remains well within the estimated ultimate residential buildout for the Coastal Zone. Provisions for the siting and intensity of new development are reflected in the LCP land use policy maps (see Maps 19a – 19m). In addition, LCP policies in other chapters provide for improved resource protection that, taken together, will reduce impacts of the built environment on Coastal Zone resources.

The Density Bonus Law (found in California Government Code Sections 65915 – 65918) provides certain incentives for developers to build housing developments that include a certain amount of affordable housing, including in the coastal areas. In the Coastal areas, the Coastal Act policies are implemented through Coastal Development Permits issued by the Coastal Commission or local governments with certified LCPs. Although the State density bonus law applies in the Coastal areas, the State Density Bonus Law does not supersede or lessen the effects and requirements of the Coastal Act, and the density bonus concessions and waivers will only be authorized if it is determined, on a project-by-project basis, that a qualifying project is consistent with the LCP and all adverse impacts to sensitive coastal resources are avoided or minimized and adequately mitigated. Protecting coastal resources is an explicit goal of the Coastal Act (and LCPs certified pursuant to the Coastal Act). Pub. Res. Code § 30007.5.

The Housing Accountability Act (HAA), Government Code section 65589.5, establishes limitations to a local government's ability to deny, reduce the density of, or make infeasible housing development projects, emergency shelters, or farmworker housing that are consistent with objective local development standards and contribute to meeting housing need. The Legislature first enacted the HAA in 1982 and recently amended the HAA to expand and strengthen its provisions as part of the overall recognition of the critically low volumes of housing stock in California. While the HAA applies to all housing developments, as defined therein, throughout the County, including in coastal areas, all projects must still comply with requirements of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), (Gov. Code, § 65589.5, subd. (e).

Policies

Land Use Category	Minimum Lot Size/ Density Ranges	Maximum FAR	Consistent Zoning
			C-RR:B3 C-RE:B3
Planned Residential (C-PR)	1 unit per 1 to 10 acres	.01 to .09	C-RMP-0.1 to C-RMP-1

Low Density Residential
The following low density residential land use categories (minimum lot sizes of 20,000 square feet or less) are established for single-family and multi-family residential development in areas where public services and some urban services are available and where properties are not typically limited by physical hazards or natural resources.

Land Use Category	Minimum Lot Size/ Density Ranges	Maximum FAR	Consistent Zoning
Single-Family 5 (C-SF5)	10,000 to 20,000 sq. ft. (2–4 du/ac)	.01 to .25	C-R1:B2 C-RA:B2 C-RR:B2 C-RSP-2.1 to RSP-4 C-A2:B2
Single-Family 6 (C-SF6)	Less than 10,000 sq. ft. (4–7 du/ac)	.01 to .3	C-R1 C-R1:B1 C-RA:B1 C-RSP-4.1 to C-RSP-0.5
Multi-Family 2 (C-MF2)	1 to 4 du/ac	.01 to .3	C-R2 C-RMP-1 to C-RMP-4

Low to Medium Density Residential
The following low to medium density residential land use categories (from 5 to 10 units per acre) are established where moderate density single-family and multi-family residential development can be accommodated in areas that are accessible to a range of urban services near major streets, transit services, and neighborhood shopping facilities.

Land Use Category	Density Range	Maximum FAR	Consistent Zoning
Multi-Family 3 (C-MF3)	5 to 10 du/ac	.1 to .3	C-RMP-5 to C-RMP-10

C-CD-21 Commercial/Mixed-Use Land Use Categories and Intensities. Establish commercial/mixed-use land use categories to provide for a mix of retail, office, and industrial uses, as wellas mixed-use residential development, in a manner compatible with State laws, public facilities, natural resource protection, environmental quality, and high standards of design. Mixed-use developments are intended to incorporate residential units on commercial properties, including on-site housing for employees, thereby contributing to affordable housing and reduced commutes. The following criteria shall apply to any mixed-use development:

1. ~~For parcels larger than 2 acres in size, no more than 50% of the new floor area may be developed for commercial uses, and the remaining new floor area shall be developed for new housing.~~

   ~~For parcels 2 acres and less in size, no~~ Consistent with State law, mixed-use development shall designate at least two-thirds of the square footage to residential use.~~more than 75% of the new floor area may be developed forcommercial uses~~, and the remaining new floor area shall be developed for new ~~housing~~non-residential uses.

2. Projected peak-hour traffic impacts of the proposed mixed-use development are no greater than that for the maximum commercial development permissible on the site under the specific land use category.

3. Priority shall be given to the retention of existing visitor and neighborhood serving commercial uses.

4. The site design fits with the surrounding neighborhood and incorporates design elements such as podium parking, usable common/open space areas, and vertical mix of uses, where appropriate. In most instances, residential uses shall be considered above the ground floor or located in a manner to provide continuity of store frontages, while maintaining visual interest and a pedestrian orientation.

5. For projects consisting of low income and very low income affordable units, the FAR may be exceeded to accommodate additional units for those affordable categories. For projects consisting of moderate income housing, the FAR may only be exceeded in areas with acceptable traffic levels of service - but not to an amount sufficient to cause a Level of Service (LOS) standard to be exceeded. In all cases, FAR may only be exceeded if coastal resources are otherwise protected, consistent with applicableLCP policies.

The following categories shall be established for commercial land uses:[1]

General Commercial/Mixed Use (C-GC). The General Commercial mixed-use land use category is established to allow for a wide variety of commercial uses, including retail and service businesses, professional offices, and restaurants, in conjunction with mixed-use residential development. The Coastal Zoning Code includes permitted and conditional uses and development standards for the zoning districts consistent with this designation. The Land Use Policy Maps provide maximum floor area ratio (FAR) standards for this designation. Residential development located in a mixed-use development within this designation shall be included in the permissible amount of development under these maximum FARs. For projects consisting of low and very low income affordable units, the maximum FAR may be exceeded to accommodate additional units for those affordable categories. For projects consisting of moderate income housing, the maximum FAR may be exceeded in areas with acceptable traffic levels of service – but not to an amount sufficient to cause an LOS standard to be exceeded. Any maximum FAR exceedances shall only be allowed if coastal resources are otherwise protected, as indicated above.

Consistent Zoning: C-CP
C-H-1
C-RMP-.1 to C-RMP-30

Neighborhood Commercial/Mixed Use (C-NC). The Neighborhood Commercial/Mixed Use land use category is established to encourage smaller-scale retail and neighborhood and visitor-serving office and service uses in conjunction with residential development oriented toward pedestrians and located

[1]Note that the zoning designations listed in each category are examples of consistent zoning and are not the only possible consistent zoning designations. A complete list of permitted and conditional uses and development standards can be found in the Coastal Zoning

in close proximity to residential neighborhoods. The Coastal Zoning Code includes permitted and conditional uses and development standards for the zoning districts consistent with this designation. The Land Use Policy Maps provide for maximum floor area ratio (FAR) standards for this designation. Residential development located in a mixed-use development within this designation shall be included in the permissible amount of development under these maximum FARs. For projects consisting of low and very low income affordable units, the maximum FAR may be exceeded to accommodate additional units for those affordable categories. For projects consisting of moderate income housing, the maximum FAR may be exceeded in areas with acceptable traffic levels of service – but not to an amount sufficient to cause an LOS standard to be exceeded. Any maximum FAR exceedances shall only be allowed if coastal resources are otherwise protected, as indicated above.

Consistent Zoning: C-VCR
C-RMPC
C-VCR:B2

Recreational Commercial (C-RC). The Recreational Commercial land use category is established to provide for resorts, lodging facilities, restaurants, and privately owned recreational facilities, such as golf courses and recreational boat marinas. See the Coastal Zoning Code for a complete list of permitted and conditional uses and development standards. Refer to the Land Use Policy Maps for commercial maximum Floor Area Ratio (FAR) standards. For projects consisting of low and very low income affordable units, the maximum FAR may be exceeded to accommodate additional units for those affordable categories. For projects consisting of moderate income housing, the maximum FAR may be exceeded in areas with acceptable traffic levels of service – but not to an amount sufficient to cause an LOS standard to be exceeded. Any maximum FAR exceedances shall only be allowed if coastal resources are otherwise protected, as indicated above.

Consistent Zoning: C-RCR

C-CD-22 Public Facility, Quasi-Public Facility, and Open Space Land Use Categories. Lands used for public facilities and quasi-public institutional purposes, including airports, schools, hospitals, cemeteries, government facilities, correctional facilities, power distribution facilities, sanitary landfills, and water facilities, are designated Public Facility or Quasi-Public Facility, depending on the nature of their use. The Public Facility category is established for land owned by a governmental agency and used as a public institution. The Quasi-Public Facility category is provided for land owned by a nongovernmental agency that is used as an institution serving the public. A Public Facility or Quasi-Public Facilitydesignation may be combined with another land use designation. In such instances, the applicable standardof building intensity is that for Public or Quasi-Public Facility, as depicted on the Land Use Policy Maps. Lands in public ownership for open space purposes, such as recreation, watershed, and habitat protection and management, are designated Open Space. In addition, private lands may be designated Open Space when subject to deed restrictions or other agreements limiting them to open space and compatible uses. ~~Lands designated Open Space are subject to maximum FAR of .01 to .09.~~ The following categories shall be established for public and quasi-public land use. The zoning designations listed are examples of consistent zoning and are not the only possible consistent zoning designations.

Public (C-PF) Consistent zoning: PF
PF-RSP-.05 to PF-RSP-7
PF-RMP-.01 to PF-RMP-16
PF-ARP-20
C-PF-ARP-20

Quasi-Public (C-QPF) Consistent zoning: C-RMP-.1
C-RA:B-1

Open Space (C-OS) Consistent zoning: C-OA

C-CD-23 Multi-family Residential Development in Multi-family Zones. Require multi-family development in certain multi-family zoning districts consistent with the C-MF2, C-MF3 and C-NC land use designations, including the C-R2, C-RMP and C-RMPC zoning districts, if parcel size and density permit. Prohibit development of single-family dwellings in multi-family zones unless the Director finds that multi-family development is infeasible or impractical based on physical site constraints, environmentalconstraints, or significant incompatibility with neighborhood character.

C-CD-24 Establish State Density Bonus Regulation Implementation. Housing development proposal shall comply with the California Government Code Section 65915-65918 (State Density Bonus Law) and the Coastal Act commencing in Section 30604, including coastal resources as defined in the Coastal Act.

C-CD-25 Establish a Housing Overlay Designation. The Housing Overlay Designation (HOD) is established and applicable to all properties identified in the Housing Element (Inventory Sites).

C-CD-26 Establish a Housing Overlay Designation Combining District. The Housing Overlay Designation (HOD) Combining District is established to implement the Form Based Code in the Coastal areas and applicable to all properties identified in the Housing Element (Inventory Sites).

C-CD-27 Implement the Housing Overlay Designation Program. HOD sites include housing affordability targets that are necessary to comply with the County's obligations related to satisfying the regional housing needs allocation (RHNA). All developers of projects with more than 10 units should work with County staff to identify options for complying with the affordability targets.

HOD sites must provide at least 20% of the units at rents or sales prices that are affordable to low and very low income households.

HOD designations shall apply to all housing development projects on sites described in the table below, regardless of any different Countywide Plan Land Use Designation. The acreage and densities discussed in the table below may occur anywhere on site, subject to site specific analysis and development regulation in effect at the time a project is proposed. Clustered development shall occur on all HOD sites. All HOD sites are listed below, along with the relevant location information current at the time of the adoption of this policy. The transect zones column refers to the transect zones provided in the Marin County Coastal Form Based Code. The transect zones indicated in this column are mandated for development occurring under the regulations of the Coastal Form Based Code on the site listed.

C-CD-28 Implement the Coastal Form Based Code. ln the case of conflict between the Coastal Form Based Code and other coastal regulations, the following shall apply.

A. Unless exempted explicitly 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 the Coastal Form Based Code shall comply with the objective design standards outlined in Coastal Form Based Code as well as all other applicable objective standards and policies of the Local Coastal Program.

1. Conflicting Standards. If there is any conflict between the objective standards set forth in Coastal Form Based Code 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.

HOUSING OVERLAY DESIGNATION SITES

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]	119-198-04 119-198-05	520 Mesa Rd., Point Reyes Station	T3, T4	C-VCR-B2:HOD C-VCR-B2:HOD	20 units per acre. Limited to 1.2 acres.	24
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.

HOUSING OVERLAY DESIGNATION SITES

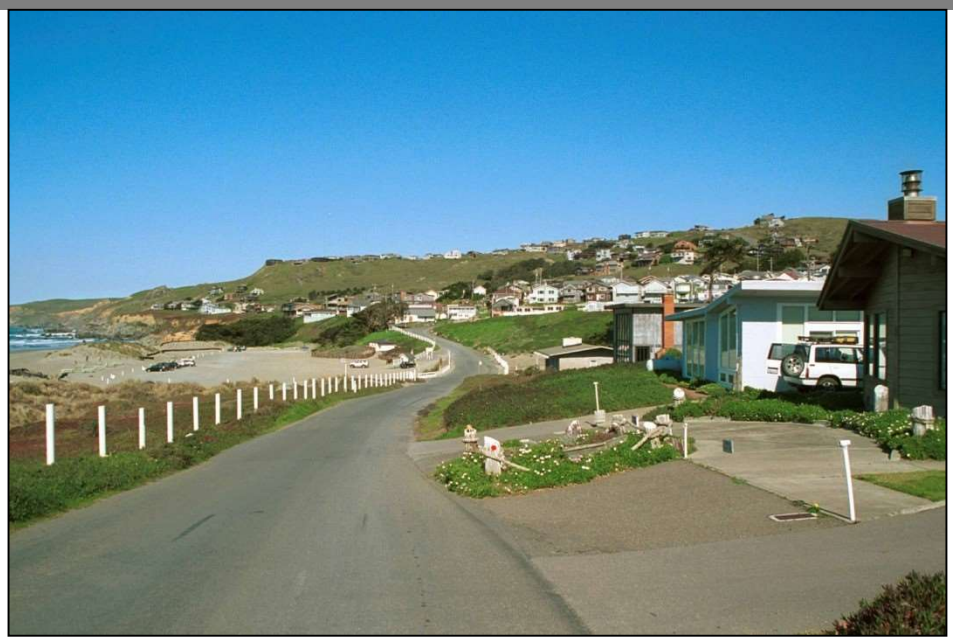
Site Name	Parcel Number	Address	Applicable Transect Zone(s)[1]	HOD Combining District Zoning	Density Designation	Maximum Units
Stinson Beach						
Stinson Beach Commercial	195-193-35	3422 State Route 1, Stinson Beach	T3, T4	C-VCR:HOD	16 units per acre.	5
Stinson Beach Commercial Center Vacant	195-211-05	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.

HOUSING OVERLAY DESIGNATION SITES

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.



Housing (HS)

Background

Housing is a vital component of Marin's coastal communities and it is important to respond to current and future housing needs in the Coastal Zone, particularly in planning for sustainable communities by supplying housing affordable to the full range of the Coastal Zone's diverse community and workforce.

Provision of affordable and diverse housing opportunities in the Coastal Zone is important to provide decent housing for residents. The challenge of providing new housing compatible with existing community character and quality, as well as environmental constraints and resources, is ever-present. At the same time, the County is required to meet federal and state law with respect to providing low- and moderate-income housing, replacement housing, or any other obligation related to housing imposed by existing laws.

Assuring housing choices at prices within reach is also important indirectly in carrying out Coastal Act resource protection goals. The Coastal Act places a high priority on maintaining agriculture and mariculture as viable land uses in the Coastal Zone, and encourages provision of visitor-serving facilities including overnight accommodations. These land uses depend on the availability of local labor, and pay scales for workers in these industries tend to be relatively low. Provision of housing opportunities for those employed in the Coastal Zone is thus essential if these high-priority land uses are to be maintained.

The Coastal Act addresses housing in several ways. Section 30500.1 provides that the LCP is not required to include housing policies and programs. However, Section 30007 states that local governments are not exempt from meeting requirements of state and federal law with respect to providing low- and moderate-income housing or other obligations related to housing. Furthermore, as defined in Section 30108.5, the Coastal Act requires that the land use plan component of the LCP indicates types, location, and intensity of land uses and applicable resource protection and development policies.

Because the adopted Marin County Housing Element and Marin County Code include measures such as density bonuses and reduction in site development standards, which affect the intensity of land uses that can be allowed in the Coastal Zone, the LCP contains select housing policies. These policies achieve compliance with housing-related requirements of the Government Code and the Marin Countywide Plan's Housing Element, and with the Coastal Act requirement to specify the potential density of future development in the Coastal Zone, including residential development.

The LCP provides several measures to address low and moderate income housing needs in the Coastal Zone, such as affordable housing provisions and retention of zoning for small lots of 6,000 to 10,000 square feet. These needs are also addressed by LCP policies that support development of Accessory Dwelling Units and agricultural worker housing where appropriate. To protect existing lower income units, the LCP also limitsconditions under which such units can be demolished, although hazardous structures may be demolished even if no replacement housing is built. Finally, it should be noted that the County's ~~draft~~ Housing Element identifies several sites in the Coastal Zone that could potentially accommodate affordable housing.

Policies

C-HS-1 Protection of Existing Affordable Housing. Continue to protect and provide affordable housing opportunities for very low, low, and moderate income households. Prohibit demolition of existing deed restricted very low, low, and moderate income housing except when:

1. Demolition is necessary for health and safety reasons; or
2. Costs of rehabilitation would be prohibitively expensive and impact affordability of homes for very low, low and moderate income households; and
3. Units to be demolished are replaced on a one-for-one basis with units of comparable rental value on site or within the immediate Coastal Zone area.

C-HS-2 Density for Affordable Housing. Allow the maximum range of density for deed-restricted housing developments that are affordable to extremely low, very low or low income households and that have access to adequate water and sewer services.

C-HS-3 Affordable Housing Requirement. Require residential developments in the Coastal Zone consisting of 2 or more units 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~~varying levels of affordability consistent with Marin County Code section 22.22.090 (Inclusionary Housing Standards).

C-HS-4 Retention of Small Lot Zoning. Preserve small lot zoning (6,000 – 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.

C-HS-5 Accessory Dwelling Units. Consistent with the requirements of California Government Code Section 65852.2 and this LCP, continue to enable construction of well-designed Accessory Dwelling Units in both new and existing residential neighborhoods as an important way to provide workforce and special needs housing. Ensure that adequate services and resources, such as water supply and sewage disposal, are available consistent with Policy C-PFS-1 (Adequate Services).

C-HS-6 Short Term Rentals. Short Term Rental regulations are included in Appendix 11, and establish Short Term Rental License requirements for all Short Term Rentals in the Coastal Zone.

alluvial valleys, while much of the rest of the area is characterized by low-permeability fractured bedrock and thin alluvial deposits with too little saturated thickness to produce meaningful supplies of water.

Water supplies in some areas are currently constrained, including those served by the BCPUD and California Water Service Company (CWSC), where connection moratoria are in place. Other systems have frequent summer peaking problems in dry years, as do some individual wells. Most of the water service areas are projected to experience water supply deficits during extreme droughts, according to the Marin Countywide Plan environmental documents.

Sewage disposal is generally provided by individual on-site systems in much of the Coastal Zone, including along the East Shore of Tomales Bay, Point Reyes Station, Inverness Ridge, Olema, Stinson Beach, and Muir Beach, parts of Dillon Beach, and most of Bolinas. Other areas are served by community sewer facilities, or in a few cases, small package treatment plants. Soil and groundwater conditions can affect the feasibility of new on-site systems or, in some cases, the functioning of existing systems.

The Coastal Act connects the amount of new residential, commercial, and industrial development with the availability of adequate services. New development is directed by the Coastal Act to existing developed areas that are able to accommodate it or to other locations outside developed areas where adequate public services are available. Thus, whether within or outside existing developed areas, new development must be supported by adequate public services. Furthermore, the Coastal Act requires that public works facilities shall be designed and limited to accommodate needs generated by development permitted consistent with the Act. In other words, such facilities should be sized so as to provide adequate service to development, but not sized in such a way as to create growth-inducing effects. Where public works facilities can accommodate only limited new development, high priority should be accorded to coastal-dependent land uses, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, agriculture, and visitor-serving land uses.

The LCP proposes no new sewage treatment plants, water production facilities, or other public services or facilities. Instead, new development shall continue to rely on existing community service facilities, where capacity is adequate, or on new on-site water and sewage facilities, where those are feasible and can be developed consistent with LCP policies.

Policies

C-PFS-1 Adequate Public Services. Ensure that 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) are available prior to approving new development, including land divisions. In addition, ensure that new structures and uses are provided with adequate parking and access. Lack of available public services, or adequate parking and access, shall be grounds for project denial or for a reduction in the density otherwise indicated in the land use plan.

C-PFS-2 Expansion of Public Services. Limit new or expanded roads, flood control projects, utility services, and other public service facilities, whether publicly owned or not, to the minimum necessary to adequately serve development as identified by LCP land use policies, including existing development. Take into account existing and probable future availability of other public services so that expansion does not accommodate growth which cannot be handled by other public service facilities. All such public service projects shall be subject to the LCP.

C-PFS-3 Formation of Special Districts. Ensure that special districts are formed or expanded only where assessment for, and provision of, service would not induce new development inconsistent with policies of the LCP.

C-PFS-4 High-Priority Visitor-Serving and other Coastal Act Priority Land Uses. In acting on any Coastal Development Permit for the extension or enlargement of community water or community sewage treatment facilities, determine that adequate capacity is available and reserved in the system to serve VCR- and RCR-zoned property, other visitor-serving uses, and other Coastal Act priority land uses (i.e. coastal-dependent uses, agriculture, essential public services, and public recreation). In areas with limited service capacity (including limited water, sewer and/or traffic capacity), new development for a non-priority use, including land divisions, not specified above shall only be allowed if adequate capacity remains for visitor-serving and other Coastal Act priority land uses, including agricultural uses.

C-PFS-4.a Reservation of Capacity for Priority Land Uses. Coordinate with water service and wastewater service providers to develop standards to allocate and reserve capacity for Coastal Act priority land uses.

C-PFS-5 Community Sewer Systems. Require new development within a village limit boundary to connect to a public sewer system if the sewer system is within 400 linear feet of the parcel on which development is proposed, unless the County Health Officer or applicable sewer service provider finds that such connection is legally prohibited, physically impossible, or otherwise infeasible.

C-PFS-6 Sewage Disposal Systems and Protection of Water Quality. Require new and expanded sewage disposal systems to be designed, constructed, and maintained so as to protect the biological productivity and quality of coastal streams, wetlands, and other waters.

C-PFS-7 Adequately Sized Sewage Disposal Systems. Require new and expanded sewage disposal systems to be sized adequately to meet the needs of proposed development, including any changes in type or intensity in use of an existing structure.

C-PFS-8 Sewage Disposal Systems Requirements for New Lots. Require all sewage disposal systems on newly created lots to comply in all respects, without variance, with applicable County and state septic system regulations.

C-PFS-9 Preference for On-Site Individual Sewage Disposal Systems. Require an individual sewage disposal system serving a building or buildings to be located on the same building site, lot, or parcel as the building(s). Where an existing legal parcel is found by the County Health Officer or designee to be unsuitable for an onsite sewage disposal system, the system may be located on a contiguous lot (provided the contiguous lot has sufficient replacement area) or parcel within a non-revocable easement specifically designated for such sewage disposal system. The non-revocable easement shall be surveyed and recorded with the County Recorder, and the easement shall provide for access to the site for maintenance of the sewage disposal system.

C-PFS-10 Adequate On-Site Sewage Disposal Systems for Existing Development. Ensure that existing on-site sewage disposal systems function properly by complying with all rules and regulations of the Regional Water Quality Control Board, including any requirements adopted pursuant to AB 885. Where repairs to existing systems are necessary, take corrective action in the following priority order as appropriate:

1. Require connection to a public sewer, if the property is within 400 feet of a public sewer main and it is physically and legally possible to connect to such main; or

C-PK-3 Mixed Uses in the Coastal Village Commercial/Residential Zone. Continue to permit a mixture of residential and commercial uses in the C-VCR zoning district to maintain the established character of village commercial areas.

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 uses 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 on 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 areas.

Outside of the village commercial core area of the C-VCR zone, Residential shall be the principal permitted use, and Commercial shall be a permitted use.

Maintenance and repair of any legal existing residential use shall be exempt from the above provision and shall be permitted.

C-PK-4. Balance of Visitor-Serving and Local-Serving Facilities. Support a level of local-serving facilities such that an adequate infrastructure can be maintained to ensure the health, vitality, and survival of the visitor-serving segment of the coastal economy.

C-PK-5 Small-Scale Tourist Facilities. Permit small-scale tourist-oriented businesses, rather than large tourist facilities, within coastal villages. Small-scale uses that serve visitors to major public recreationareas include campgrounds, hotels, shops, and restaurants. Ensure that the siting, height, scale, intensity, and design are compatible with surrounding community character.

C-PK-6 Bed and Breakfast Inns. Support bed and breakfast facilities in the Coastal Zone as a meansof providing visitor accommodations, while minimizing their impacts on surrounding communities. Restrict the conversion of Accessory Dwelling Units and affordable housing to bed and breakfast inns. In addition, support the location of bed and breakfast inns in areas that are easily and directly accessible from usual tourist travel routes and where there is adequate off-street parking for guests and where the problem of nearby residents being inconvenienced by noise and increased transient traffic is minimized. Bed and breakfast inns shall bepermitted to host or provide facilities for gatherings, such as weddings, receptions, private parties, or retreats if located in the C-APZ, C-ARP or C-R-A and if such activities are otherwise LCP consistent. Eachbed and breakfast inn must be operated by a householder who is the sole proprietor of the enterprise and whose primary residence is on the premises where the inn accommodations are located.

C-PK-7 Lower Cost Recreational Facilities. Protect and retain existing lower cost visitor and recreational facilities. Prohibit conversion of an existing lower-cost overnight facility unless replaced in kind. Prohibit conversion of an existing visitor serving facility on public land to private membership use. Ensure that new development of overnight visitor-serving accommodations (other than bed and breakfast inns), provides a component of lower cost overnight visitor accommodations open to the public, such as a campground, RV park, hostel, or lower cost hotel. The required component of lower cost overnight accommodations should be equivalent to at least 20 percent of the number of high-cost or private membership overnight accommodations. This requirement may be met on site, off site, or by means of payment of an in lieu fee to the County for deposit into a fund to subsidize the construction of lower-cost overnight facilities in the Coastal Zone.

C-PA-13 Needs of Persons with Disabilities. Ensure that new public coastal accessways are compliant with California Title 24 and accessible to persons with disabilities, to the maximum extentfeasible.

C-PA-14 Consultation with Appropriate Land Management Agencies. Refer new development proposals adjacent to existing public coastal accessways to appropriate federal, state, county, and other managing entities for review and comment.

C-PA-15 Impacts of New Development on Public -Use of Coastal Accessways. Site and design new development so as to avoid, if feasible, and, if unavoidable, to minimize impacts to users of publiccoastal access and recreation areas. Measures to mitigate impacts to users of public coastal access andrecreation areas shall be implemented prior to or concurrent with construction of the approved development.

C-PA-16 Protection of Existing Public Coastal Accessways. Recognize existing public coastal accessways, both public and private, as an integral part of the County's overall access program. Maintain existing public accessways. Consider closure of existing County-managed accessways only if authorized by a Coastal Development Permit and only after the County has offered the accessway to another public or private entity.

C-PA-17 Restoration of Public Coastal Access Areas, Where- Necessary. The Marin County Parks department should restore areas under its control that become degraded through public access use, including by such means as revegetation, trail improvements, installation of boardwalks, and informational signing, as funds and staffing or volunteer support permit.

C-PA-18 Parking and Support Facilities at Public Coastal Accessways. Where appropriate and feasible, provide parking areas for automobiles and bicycles and appropriate support facilities in conjunction with public coastal accessways. The location and design of new parking and support facilitiesshall minimize adverse impacts on any adjacent residential areas. The need for parking shall be determinedbased on existing parking and public transit opportunities in the area, taking into account resource protection policies. Consider opportunities for reducing or eliminating parking capacities if transit service becomes available or increases.

C-PA-19 Explanatory Signs at Public Coastal Accessways. Sign existing and new public coastal accessways, trails, and parking facilities where necessary, and use signs to minimize conflicts between public and private land uses. Where appropriate, signs posted along the shoreline shall indicate restrictions,such as that no fires or overnight camping are permitted, and that the privacy of homeowners shall be respected. Where public access trails are located adjacent to agricultural lands, signs shall indicate appropriate restrictions against trespassing, fires, camping, and hunting. Where only limited public access or use of an area can be permitted to protect resource areas from overuse, such signing should identify theappropriate type and levels of use consistent with resource protection. The County and CALTRANS shall, as resources permit, post informational signs at appropriate intersections and turning points along visitor routes, in order to direct coastal visitors to public recreation and nature study areas in the Coastal Zone.

C-PA-20 Effects of Parking Restrictions on Public Coastal Access Opportunities. When considering a Coastal Development Permit for any development that could reduce public parking opportunities near beachaccess points or parklands, including any changes in parking timing and availability, and any signage reducing public access, evaluate options that consider both the needs of the public to gain access to the coast and the need to protect public safety and fragile coastal resources, including finding alternatives to reductions in public parking and ways to mitigate any potential loss of public coastal access.

MARIN COUNTY PLANNING COMMISSION

RESOLUTION NO. PC26-012

A RESOLUTION RECOMMENDING THE BOARD OF SUPERVISORS AUTHORIZE SUBMITTAL OF A LOCAL COASTAL PROGRAM AMENDMENT TO THE CALIFORNIA COASTAL COMMISSION CONSISTING OF THE LOCAL COASTAL PROGRAM LAND USE PLAN AND THE IMPLEMENTATION PLAN (COASTAL ZONING CODE, MARIN COUNTY CODE, TITLE 20)

* *

SECTION I: FINDINGS

1. **WHEREAS,** Section 30500 of the Public Resources Code requires each County and City within the coastal zone to either prepare a Local Coastal Program for that portion of the Coastal Zone within its jurisdiction, or request that the Coastal Commission do so. Marin County has a certified Local Coastal Program, which in Marin County is comprised of the Land Use Plan (LUP) and the Implementation Plan consisting of the zoning maps and the Coastal Zoning Code, also known as the Marin County Code, Title 20.

2. **WHEREAS,** the Land Use Plan and land use maps detail the kinds, location, and intensity of land uses, the applicable resource protection and development policies, and, where necessary, a listing of implementing actions.

3. **WHEREAS,** the Coastal Zoning Code and zoning maps carry out the policies and programs in the Land Use Plan by indicating which land uses are appropriate in each part of the Coastal Zone. The Coastal Zoning Code also contains specific requirements that apply to development projects and detailed procedures for applicants to follow in order to obtain a Coastal Development Permit.

4. **WHEREAS,** the proposed amendments to the Local Coastal Program are intended to: (1) Provide text corrections and cross-indexing clarifications; (2) Implement Housing Element Update policies and programs; (3) Align with State laws; (4) Adopt Housing Overlay Designation (HOD) for certain sites included in the 2023 Housing Element Update; (5) Establish Coastal Form Based Code; and (6) adopt state density bonus law implementation guidance in the coastal areas.

5. **WHEREAS,** the proposed amendments will result in the need for a Local Coastal Program amendment, with proposed changes to both the Land Use Plan and Implementation Plan, in keeping with the requirements of the Coastal Act.

6. **WHEREAS,** pursuant to Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines Section 15162 and 15168, no additional environmental review is required to approve the 2026 Coastal Land Use Plan amendments for the following reasons:

   1. The amendments are within the scope of the Supplemental Marin Countywide Plan Environmental Impact Report prepared for the 2023 Housing Element.

2. The amendments are exempt from CEQA pursuant to CEQA Guidelines sections 15307 and 15308 because the approved amendments would strengthen and ensure consistent application of standards for the maintenance, restoration, enhancement, and protection of natural resources and the environment.

7. **WHEREAS**, drafts of the proposed LCP amendment were first published online on February 28, 2025, for public review and inspection. Following extensive public outreach, meetings with various stakeholders, and public comments received, the LCP amendment documents were revised and made available online for public review on August 19, 2025. Following comments received from the Coastal Commission on September 26, 2025, the LCP amendment documents were further revised and published online on January 11, 2026. Following comments received from the Coastal Commission on February 13, 2026, the LCP amendment documents were further revised and published online on March 10, 2026, for public review and inspection, at least six weeks prior to the Planning Commission's first duly noticed public workshop of April 6, 2026.

8. **WHEREAS**, adequate and timely public notice for this public hearing has been provided in the following manner, consistent with California Code of Regulations Sections 13552 and 13515, Government Code Section 65352 and County Code regulations, at a minimum: published public hearing notice in the Marin Independent Journal and the Point Reyes Light newspapers a minimum of 20 working days prior to the Planning Commission's workshop of April 6, 2026 and May 28, 2026 and the Planning Commission's public hearing of June 15, 2026; mailed a notice a minimum of 20 days in advance of the Planning Commission's hearing date (April 6, 2026 and June 15, 2026) to affected property owners within 300 feet of properties that where the rezoning is proposed as part of the Local Coastal Program amendments affected public agencies, libraries, and interested parties to duly notice availability of the draft LCP amendment.

9. **WHEREAS**, following extensive public outreach with a diverse array of stakeholders, the Planning Commission held duly noticed workshops on April 6, 2026 and May 28, 2026, to receive public testimony and to consider an update to the Marin County Local Coastal Plan, including the implementation plan. On June 15, 2026, the Planning Commission held a duly noticed public hearing to take public testimony and consider the code amendments. Based on evidence contained within the record, including the agenda reports for and the hearings on April 6, 2026, May 28, 2026, and June 15, 2026, the Planning Commission finds:

1. The proposed amendments will not be detrimental to the public interest, health, safety, convenience, or welfare of the County.

2. The proposed amendments are internally consistent with other applicable provisions of the Local Coastal Program and comply with State housing element law. Further, the proposed amendments are intended to maintain standards that require uses within the County's jurisdiction of the Coastal Zone to advance the overarching goal of protecting coastal resources.

SECTION II: ACTION

NOW, THEREFORE, BE IT RESOLVED that the Marin County Planning Commission hereby recommends that the Board of Supervisors authorize the Community Development Agency Director to submit the Local Coastal Program amendments, consisting of the following: (1) Amendments to the Land Use Plan; (2) Amendments to the Coastal Zoning Code; (3)

Amendments to the Land Use Plan map; (4) Amendments to the Coastal zoning map; and (5) proposed Coastal Form-Based Code.

SECTION III: VOTE

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Marin held on this 15th day of June, 2026 by the following vote:

AYES: COMMISSIONERS Muralles, Monroe, Curran, Biehle, Lind, and Sandoval

NOES:

ABSENT: COMMISSIONER Stepanicich

Claudia Muralles
Claudia Muralles (Jul 10, 2026 09:27:58 PDT)

Claudia Muralles, CHAIR
MARIN COUNTY PLANNING COMMISSION

Attest:

Sindy Palencia

Sindy Palencia
Planning Commission Recording Secretary

MARIN COUNTY PLANNING COMMISSION

RESOLUTION NO.PC26-013

A RESOLUTION RECOMMENDING THE MARIN COUNTY BOARD OF SUPERVISORS ADOPT: (1) AN ORDINANCE ADOPTING THE COASTAL FORM-BASED CODE; AND (2) AN ORDINANCE AMENDING THE COASTAL ZONING CODE, TITLE 20 OF THE MARIN COUNTY CODE, TO IMPLEMENT THE VARIOUS COASTAL ZONING CODE TEXT AMENDMENTS, COLLECTIVELY REFERRED TO AS THE 2026 COASTAL ZONING CODE AMENDMENTS.

* *

SECTION I: FINDINGS

1. **WHEREAS**, the Local Certified Implementation Plan, which is the Coastal Zoning Code (Title 20, Marin County Code), must be periodically updated to ensure consistency with the Land Use Plan, Federal and State laws, including State housing laws.

2. **WHEREAS,** pursuant to Public Resources Code Section 30513, any proposed changes to the Implementation Plan (Title 20, Coastal Zoning Code) must conform to and adequately carry out all applicable policies and standards of the certified Land Use Plan (LUP) portion of the County's certified Local Coastal Program.

3. **WHEREAS,** the Implementation Plan code provisions and zoning maps carry out the policies and programs in the Land Use Plan by indicating which land uses are appropriate in each part of the Coastal Zone. The Implementation Plan also contains specific requirements that apply to development projects and detailed procedures for applicants to follow in order to obtain a Coastal Development Permit.

4. **WHEREAS**, Program HE-1.1, HE-1.4, and HE-Program 8 of the Marin County 2023 Housing Element directly or indirectly support amending the Land Use Designation for vacant or underutilized property to appropriate multi-family residential and/or mixed-use zone districts to accommodate the RHNA in each income category.

5. **WHEREAS**, the Planning Commission is recommending that the Board of Supervisors adopt amendments to the Coastal Zoning Code (Marin County Code Title 20), which establishes zoning and development regulations in the coastal areas of Marin County. The amendments address various topics, including: (1) clarifications and corrections; (2) implement Housing Element Update policies and programs; (3) alignment with State law; (4) adopt Housing Overlay Designation (HOD) for certain sites included in the 2023 Housing Element Update; (5) establish Coastal Form-Based Code; and (6) adopt state density bonus law implementation guidance in the coastal areas.

The proposed 2026 Coastal Zoning Code amendments are listed below by Section, and provided in Exhibit A, which is incorporated by reference into this resolution. All amendments are in Marin County Code Title 20.

- 32.050(A) – delete the word 'and'.

- 62.060(D), Table 5-1-a (Allowed Uses and Permit Requirements) – Moved down Agricultural Worker housing under the Residential section of the code.
- 32.30 (Agricultural Worker Housing) – Expand and align the section with the State law.
- 32.095 (Homeless Shelters) – Clarify the purpose of this section.
- 32.140 (Residential Accessory Dwelling Units) – update to refer to the Cal. Gov't. Code section 66310-66342.
- 32.145 (Junior Residential Accessory Dwelling Units) – update to refer to the Cal. Gov't. Code section 66310-66342.
- 32.190 (Low Barrier Navigation Center) – Establish a new section to implement state law
- 32.200 (Supportive Housing) – Establish a new section to implement state law
- 32.210 (Emergency Shelter) – Establish a new section to implement state law
- 62.060(B)(1)(c) - Consistency change that allows up to two intergenerational homes
- 62.060(B)(1) - Consistency change removing the requirement that a second intergenerational home is a conditional use
- 62.060(D), Table 5-1-a and 5-1-c (Allowed Uses and Permit Requirements) –
  - Changed the Intergenerational Home Requirements from a conditionally permitted use to a permitted use.
  - Relocate Agricultural Worker Housing uses from ag use to residential use section of the table
  - Update the residential care facilities permit requirements
  - Update the ADU and JADU permit requirements
- 62.070(D), Table 5-2-C (Allowed Uses and Permit Requirements) –
  - Update the residential care facilities permit requirements
  - Update the ADU and JADU permit requirements
  - Add supportive housing permit requirements
- 62.060(D), Table 5-3-C (Allowed Uses and Permit Requirements) –
  - Changed construction of Affordable Housing to principally permitted in districts where multi-family uses are permitted
  - Remove conditional use requirements for Group homes
  - Remove conditional use requirements for multi-family uses in all zones where multi-family uses are permitted
  - Create a new use (supportive housing and JADU) land use designation
  - Estimate ADUs as a principally permitted in residential zones
  - Update the residential care facilities permit requirements
  - Update footnote 9 to be consistent with changes to table
- 62.100 – Establish Housing Overlay Designation (HOD) District
- 62.110 – Establish Form-Based (FB) Combining District
- 62.120 – Establish Housing Development Regulations Compliance Review
- 62.130 – State Density Bonus Regulations
- 64.030, Table 5-4-a – Revise footnote 6 to include Net Lot Area
- 64.030, Table 5-4-b – footnote 6, insert rounding-up provisions
- 64.030, Table 5-4-b – Revise footnote 6 to include Net Lot Area
- 64.040(B) – Revise to include Net Lot Area
- 64.040, Table 5-5 – Revise footnote 5 to include Net Lot Area
- 64.130(A)(5) - Revise ADU section to refer to Government Code Section 66310 – 66342
- 68.050 – Allow conversion of ADU without a discretionary permit
- 130.030 – New and revised definitions

6. **WHEREAS**, the proposed Coastal Form-Based Code provides objective, quantifiable, and measurable design standards intended to regulate the design, scale, and appearance of buildings in the coastal areas.

7. **WHEREAS**, the Marin County Planning Commission's action on the Marin County Code modifications is intended to carry out the following provisions of the Public Resources Code:

1. Section 30004(a): the Legislature further finds and declares that (a) to achieve maximum responsiveness to local conditions, accountability, and public accessibility, it is necessary to rely heavily on local government and local land use planning procedures and enforcement; and

2. Section 30500(c): The precise content of each local coastal program shall be determined by the local government, consistent with Section 30501, in full consultation with the California Coastal Commission and with full public participation; and

3. Section 30512.1(a): The California Coastal Commission's review of a land use plan shall be limited to its administrative determination that the land use plan submitted by the local government does, or does not, conform with the requirements of Chapter 3 (commencing with Section 30200). In making this review, the Coastal Commission is not authorized by any provision of this division to diminish or abridge the authority of a local government to adopt and establish, by ordinance, the precise content of its land use plan; and

4. Section 30512.2(c): The Commission shall require conformance with the policies and requirements of Chapter 3 (commencing with Section 30200) only to the extent necessary to achieve the basic state goals specified in Section 30001.5.

8. **WHEREAS**, on April 6, 2026, May 28, 2026, and June 15, 2026, the Marin County Planning Commission held duly noticed public hearings to take public testimony and consider the code amendments, and the Planning Commission finds that, based on substantial evidence in the record:

1. The proposed amendments are consistent with the Coastal Land Use Plan, the 2023 Housing Element, and any applicable specific plans as provided by Government Code Section 65860. Concurrent with the Coastal Zoning Code amendments, the Planning Commission and the Board of Supervisors will be considering the following: (1) amendments to the Coastal Land Use Plan; (2) amendments the Coastal Land Use maps; (3) amendments to the Implementation Plan (Title 20, Coastal Zoning Code) to rezone certain properties; and (4) amendments to the Coastal Zoning maps for corresponding properties to implement the 2023 Housing Element Update. Adoption of the amendments will be subject to approval by the Board of Supervisors and certification by the California Coastal Commission.

2. The proposed amendments will not be detrimental to the public interest, health, safety, convenience, or welfare of the County.

3. The proposed amendments are internally consistent with other applicable provisions of the Local Coastal Program and comply with State housing element laws, while

maintaining standards to require that uses within the County's jurisdiction of the Coastal Zone advance the overarching goal of protecting coastal resources provisions of the Coastal Act.

4. The proposed amendments are consistent with, and conform to, the certified Local Coastal Program, including the Land Use Plan. Additionally, the proposed amendments are consistent with Public Resources Code § 30512, which requires that the Land Use Plans meet the requirements of, and be in conformity with, the Chapter 3 policies of the Coastal Act. The proposed amendments are also in full compliance with Public Resources Code § 30513, as they conform to and adequately carry out the provisions of the certified Land Use Plan.

8. **WHEREAS**, pursuant to Public Resources Code Section 2116 and California Environmental Quality Act (CEQA) Guidelines Section 15162 and 15168, no additional environmental review is required to approve the 2026 Coastal Zoning Code amendments for the following reasons:

1. The amendments are within the scope of the Supplemental Marin Countywide Plan Environmental Impact Report prepared for the 2023 Housing Element.

2. The amendments are exempt from CEQA pursuant to CEQA Guidelines sections 15307 and 15308 because the approved amendments would strengthen and ensure consistent application of standards for the maintenance, restoration, enhancement, and protection of natural resources and the environment.

SECTION II: ACTION

NOW, THEREFORE, BE IT RESOLVED that the Marin County Planning Commission recommends that the Marin County Board of Supervisors adopt an ordinance amending the Coastal Zoning Code to implement the proposed 2026 amendments to the Coastal Zoning Code, Title 20 of the Marin County Code.

SECTION III: VOTE

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Marin held on this 15th day of June 2026 by the following vote:

AYES: COMMISSIONERS Murralles, Monroe, Curran, Biehle, Lind, and Sandoval

NOES:

ABSENT: COMMISSIONER Stepanicich

Claudia Muralles
Claudia Muralles (Jul 10, 2026 09:28:34 PDT)

Claudia Muralles, CHAIR
MARIN COUNTY PLANNING COMMISSION

ATTEST: Sindy Palencia

Sindy Palencia
Planning Commission Recording Secretary

Exhibits A: Coastal Zoning Code amendments
B: Coastal Form-Based Code

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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20.32.095 – Homeless Shelters
20.32.100 – Home Occupations
20.32.105 – Mariculture
20.32.115 – Determination of Non-Agricultural Uses
20.32.130 – Residential Accessory Uses and Structures
20.32.140 – Residential Accessory Dwelling Units
20.32.145 - Residential Junior Accessory Dwelling Units
20.32.150 – Residential Uses in Commercial/Mixed Use Areas
20.32.160 – Service Stations/Mini-Markets
20.32.170 – Tobacco Retail Establishments
20.~~.~~32.180 – Wind Energy Conversion Systems (WECS)
20.32.190 – Lower-Barrier Navigation Center
20.32.200 – Supportive Housing
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20.32.010 ~~20.32.010 –~~ Purpose of Chapter

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. **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.

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 Unit 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 of the Government Code, 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	–	P	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	PP1, 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	--	P	-	20.32.145
Residential Accessory Dwelling Units	—	P	—	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				

Nature preserves	P	P	P	P	P	P	
Solar energy systems, roof-mounted	PP	PP	PP	PP	PP	PP	20.32.161
Solar energy systems, free-standing	P	P	P	P	P	P	20.32.161
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES							
Community centers	U	U	U	U	U	U	
Equestrian facilities	U	—	—	—	U	U	20.32.035
Horses, donkeys, mules, ponies	P	P	P	—	U	U	20.32.035
Libraries and museums	U	U	U	U	U	U	
Private residential recreation facilities	U	U	U	U	U	U	
Public parks and playgrounds	U	U	U	U	U	P	
Public buildings	U	U	U	U	U	U	
Religious places of worship	U	U	U	U	U	U	
Schools	U	U	U	U	U	U	

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 5-2-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).

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT					See Permit Requirements and Standards in Section
	C-VCR Village Commercial Residential	C-H1 Limited Roadside Business	C-CP Planned Commercial	C-RMPC Residential Commercial Multiple Planned	C-RCR Resort and Commercial Recreation	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES						
Community centers	U	P	U	U	U	
Golf courses/country clubs	—	—	—	—	U	
Health/fitness facilities	U	—	U	U	U	
Indoor recreation centers	U	—	U	U	U	
Libraries and museums	U	P	U	U	U	
Membership organization facilities	U	U	U	U	—	
Outdoor commercial recreation	—	U	—	—	U	
Public parks and playgrounds	U	U	U	U	U	
Religious places of worship	U	U	U	U	U	
Schools	U	U	U	U	U	
Sport facilities and outdoor public assembly	U	U	U	U	U	
Studios for dance, art, music, photography, etc.	U	U	U	U	U	
Theaters and meeting halls	U	U	U	U	U	

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, P	~~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	P(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 (Coastal Zone Planned District Development Standards), 20.66 (Coastal Zone Community Standards), and 20.68 (Coastal Development Permit Requirements).

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

Zoning District	Minimum Lot Area (1)	Maximum Residential Density (6)	Minimum Setback Requirements (1, 3)			Maximum Height (4)		Maximum FAR (5,~~7~~)
			Front	Sides	Rear	Primary	Accessory	
C-RA C-R1 C-R2	7,500 sq. ft.	1 unit per minimum lot area required	25 ft.	6 ft., 10 ft. on street side	20% of lot depth to 25 ft. max.	25 ft.	15 ft.	0.30

C-VCR	1 unit per 2,000 sq. ft. of lot area	0 ft.	0 ft. for commercial use, 5 ft. for residential use	0 ft. for commercial use, 15 ft. for residential use	
C-H1	1 unit per minimum lot area required	30 ft.	6 ft. adjacent to residential district, none otherwise	12 ft. adjacent to residential district, none otherwise	See Notes 5

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.

Preferred Text Amendment:

(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~~

Option B Text Amendment:

(6) The maximum residential density for proposed divisions of land for that portion or portions of properties with Environmentally Sensitive Habitat Areas and buffers, ~~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 and will be served by on-site water and sewage disposal systems.

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="2">See Note 3</td><td rowspan="2">25 ft.</td><td rowspan="2">15 ft.</td><td rowspan="2">See Note 5</td></tr>
<tr><td>C-APZ</td><td rowspan="5">See Zoning Map for corresponding residential density</td></tr>
<tr><td>C-ARP</td><td colspan="3" rowspan="4">See Note 3</td><td rowspan="4">25 ft.</td><td rowspan="4">15 ft.</td><td rowspan="4">See Note 5</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 colspan="3" rowspan="2">See Note 3</td><td rowspan="2">25 ft.</td><td rowspan="2">15 ft.</td><td rowspan="2">See Note 5</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).

Preferred Text Amendment:

(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~~

Option B Text Amendment:

(6) The maximum residential density for proposed divisions of land for that portion or portions of properties with Environmentally Sensitive Habitat Areas and buffers, ~~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 and will be served by on-site water and sewage disposal systems.

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.

Preferred Text Amendment:

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~~.

Option B Text Amendment:

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="5">25 ft.</td><td>5 ft., 10 ft. on street side</td><td rowspan="2"></td><td rowspan="5"></td><td rowspan="5"></td><td rowspan="5"></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 rowspan="3">15 ft.</td><td rowspan="3">20% of lot depth to 25 ft. max.</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 rowspan="2">20 ft., 30 ft. on street side</td><td rowspan="2">30 ft.</td></tr>
<tr><td>B6</td><td>3 acres</td><td colspan="5"></td></tr>
<tr><td>BD</td><td colspan="7">See Section 20.66.110 (Dillon Beach Community Standards)</td></tr>
</table>

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.

Preferred Text Amendment:

(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 <u>based on Net Lot Area.</u>~~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~~

Option B Text Amendment:

(5) The maximum residential density for proposed divisions of land for that portion or portions of properties with Environmentally Sensitive Habitat Areas and buffers, ~~properties that lack public water or sewer systems,~~ shall be calculated <u>based on Net Lot Area</u> ~~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 and will be served by on-site water and sewage disposal systems.

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 above four feet in height above grade has a surface area that is at least 50% open and unobstructed by structural elements, see Figure 3-1(Examples of Fence, Wall, Trellis, and Similar Structures with the Area Above Four Feet at Least 50% Open.) A solid fence or wall having a maximum height of six feet above grade may be located within a required interior yard setback, a rear yard setback, a rear yard setback of a through lot, or on the property line defining such yards. A trellis above a gate or opening along the line of a fence, not exceeding a maximum height of eight feet above grade and a width of six feet, is permitted within a required setback for a front, side, or rear yard that abuts a street. In all cases, such fences, walls, trellises, or other similar structures shall only be allowed so long as such structures adequately protect significant public views.

FIGURE 3-1
EXAMPLES OF FENCE, WALL, TRELLIS, AND SIMILAR STRUCTURES WITH THE AREA ABOVE FOUR FEET AT LEAST 50 % OPEN

1. **Energy efficiency standards**. Complement Coastal Development Permit requirements with the application of Marin County Energy Efficiency Ordinance 3494 and Green Building Requirements to integrate energy efficiency and conservation, and renewable energy requirements into the development review and building permit process per Land Use Policy C-EN-1 (Energy Efficiency Standards).

2. **Renewable energy resource priority.** Utilize renewable energy resources and support appropriate renewable energy technologies per Land Use Policy C-EN-4 (Renewable Energy Resource Priority).

3. **Energy production facility impacts.** Energy production facilities shall be designed and constructed to minimize impacts to public health and coastal resources per Land Use Policy C-EN-5 (Energy Production Facility Impacts).

4. **Energy and Industrial Development.** Major energy or industrial development, both on and offshore, shall be prohibited consistent with the limitations of Public Resources Code Sections 30260, 30262, and 30515. The development of alternative energy sources such as solar or wind energy shall be exempted from this policy.

20.64.130 – Housing

A. **Affordable housing standards.** Development, as defined in Chapter 20.130 (Coastal Zoning Code Definitions), shall be consistent with all Housing Policies of the Land Use Plan, including, but not limited to:

1. **Protection of existing affordable housing.** Protect and provide affordable housing opportunities for very low, low, and moderate income households. The demolition of existing deed restricted very low, low, and moderate income housing is prohibited except as provided for per Land Use Policy C-HS-1 (Protection of Existing Affordable Housing).

2. **Density for affordable housing.** Allow the maximum range of density for deed-restricted housing developments that are affordable to extremely low, very low or low income households and that have access to adequate water and sewer services, provided that such density will not result in adverse coastal resource impacts and is consistent with all applicable LCP policies, see Land Use Policy C-HS-2 (Density for Affordable Housing). Density bonuses for affordable housing consistent with Coastal Act Section 30604(f) and Government Code Section 65915 may be provided to the extent that such increases in density are consistent with the provisions of the LCP per Land Use Policy C-HS-9 (Density Bonuses). The reviewing authority may approve a density greater than that allowed by the underlying land use and zone district designations for affordable residential projects only if the following criteria are met:

   (a) The housing development is located in a residential or commercial/mixed-use land use and zone district designation; and

   (b) The project is found to be in conformity with the Local Coastal Program (including but not limited to sensitive habitat, agriculture, public

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."









Marin County Coastal Form-Based Code

Prepared for:
Marin County, California

December 21, 2022
and revised 2026

OPTICOS

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Quick Code Guide for Developments Less Than Three Acres

The following graphic is intended as a summary guide.

1 Determine your Maximum Zoning Envelope[1]

Identify your zone, see Chapter 3 (Zones)	a. Select your building type(s)	Subsection 3 of the zone
	b. Comply with building placement standards	Subsection 5 of the zone
	c. Comply with building form and height standards	Subsection 4 of the zone
	d. Select from allowed uses	Title 20
	e. Comply with parking standards	Subsection 7 of the zone
	f. Select your private frontage type	Subsection 8 of the zone
Identify your building type standards, see Chapter 5 (Specific to Building Types)	a. Select your detailed massing type	Subsections 3 and 7 of the building type
	b. Comply with the standards	Subsections 1, 2, 4-7 of the building type

[1] Developments that propose multiple design sites shall apply this process for each design site.

2 Connect Ground Floor to Adjacent Streetscape

Apply your private frontage type(s), see Chapter 6 (Specific to Private Frontage Types)	Based on your selected private frontage type(s), comply with the standards	Subsections 1-4 of the private frontage type

3 Design your Building

Identify your architectural standards, see Chapter 7 (Specific to Architectural Design)	Based on your selected detailed massing type, select your architectural style	Subsections 1-16 of the architectural style

Quick Code Guide for Developments Less Than Three Acres (Continued)

4 Proceed to Adjustments

If adjustments are proposed, see Section 09.020 (Adjustments to Standards)	Meet the required findings to be eligible for the adjustment to the standard(s)	Section 09.020 (Adjustments to Standards)

Quick Code Guide for Developments Over Three Acres

The following graphic is intended as a summary guide.

1 Design your Walkable Neighborhood Plan (WNP)

Identify your WNP design process, see Subsection 08.020.1	Comply with the standards	Section 08.020 (General to Walkable Community Design)
Prepare WNP	Comply with the standards	Section 08.030 (Walkable Neighborhood Plan)

2 Determine your Maximum Zoning Envelope[1]

Identify your zone(s), see Chapter 3 (Zones)	For each WNP:	Subsection 3 of the zone
	a. Select your building type(s)	
	b. Comply with building placement standards	Subsection 5 of the zone
	c. Comply with building form and height standards	Subsection 4 of the zone
	d. Select from allowed uses	Title 20
	e. Comply with parking standards	Subsection 7 of the zone
	f. Select your private frontage type for each building type	Subsection 8 of the zone
Identify your building type standards, see Chapter 5 (Specific to Building Types)	a. Select your detailed massing type for each building type	Subsections 3 and 7 of the building type
	b. Comply with the standards	Subsections 1, 2, 4-7 of the building type

[1] This process shall be applied to each design site.

3 Connect Ground Floor of each Building Type to Adjacent Streetscape

Apply your private frontage types to each building type, see Chapter 6 (Specific to Private Frontage Types)	Based on your selected building types, comply with the standards	Subsections 1-4 of the private frontage type

Quick Code Guide for Developments Over Three Acres (Continued)

4 Design your Buildings

Identify your architectural standards, see Chapter 7 (Specific to Architectural Design)	Select your architectural style standards for each building type	Subsections 1-16 of the architectural style

5 Proceed to Adjustments

If adjustments are proposed, see Section 09.020 (Adjustments to Standards)	Meet the required findings to be eligible for the adjustment to the standard(s)	Section 09.020 (Adjustments to Standards)

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Preamble

Sections:

P-1A	Creating a Place-Based Foundation for Zoning
P-1B	Guiding Principles
P-1C	Classification of Different Context Types in Marin County
P-1D	Summary of the Form-Based Zones in Marin County
P-1E	A Form-Based Approach for Marin County
P-1F	The Transect

P-1A Creating a Place-Based Foundation for Zoning

The Form-Based Code or "FBC" implements Local Coastal Program vision through the application of zones and standards that reflect a context-specific approach based upon Marin County's distinct walkable development patterns. These patterns are described as walkable because of their interconnected streets and blocks; variety of housing choices; and proximity to services, shopping and/or transit. The FBC addresses the walkable development patterns, existing or intended, through standards consistent with Local Coastal Program.

P-1B Guiding Principles

The FBC is guided by the following principles in implementing the Local Coastal Program:

1. Across Marin, the FBC:
    A. Provides clear and effective development standards that allow for streamlined review processes and the predictable production of housing;
    B. Supports a diversity of housing choices appropriate to their location;
    C. Ensures appropriately-scaled infill development;
    D. Reinforces and enhances community design and character in support of the community's vision with: a variety of neighborhoods; main street areas as the cultural and commercial heart of the community; and neighborhoods with centers along pleasant and convenient corridors that interconnect Marin;
    E. Removes barriers to revitalization and reinvestment through clear, objective, and context-sensitive standards;
    F. Ensures that each building plays a role in creating a better whole, not just a good building; and
    G. Promotes development patterns that support safe, effective, and multi-modal transportation options for all users and help reduce greenhouse gas emissions.

2. Within community cores, the FBC:

    A. Reinforces the main street as a cultural and commercial destination accommodating appropriately-scaled infill housing, mixed-use, and cultural development compatible with existing historic buildings; and

    B. Facilitates transitions from single-use areas to mixed-use employment centers that are compatible with adjacent residential neighborhoods and public access.

3. Within residential neighborhoods in core, suburban, and edge contexts, the FBC:

    A. Protects the character of established neighborhoods and builds upon and reinforces the unique physical characteristics of Marin's walkable neighborhoods;

    B. Supports new walkable neighborhood patterns through new networks of well-designed multi-modal streets that are safe for pedestrians and cyclists; and

    C. Promotes neighborhoods with quality housing and diverse, context-sensitive housing choices.

4. Along corridors within core, suburban, and edge contexts, the FBC:

    A. Promotes a variety of housing choices;

    B. Promotes small local businesses as an important part of Marin's economy;

    C. Promotes incremental infill and revitalization;

    D. Reinforces neighborhood main streets as centers to continue as vibrant social and commercial focal points, with services and amenities for the surrounding neighborhoods located within a safe, comfortable walking distance of homes;

    E. Balances pedestrian comfort and place-making with traffic efficiency; and

    F. Promotes and accommodates high-quality community design.

P-1C Classification of Different Context Types in Marin County

Marin is characterized by different context types that reflect its pre- and post-World War II development patterns. Historic districts and neighborhoods developed prior to WWII tend to be more pedestrian-oriented, with smaller blocks, consistent sidewalks, more integrated development patterns with services, shopping and/or transit within short walking distance. Newer areas of Marin, by comparison, tend to be more auto-oriented, with larger blocks and less amenities within short walking distance.

The FBC applies a context-sensitive approach to Marin that is based upon the classification of three broad context types: Natural, Walkable, and Auto-Oriented Suburban. Each needs to be regulated differently to effectively reinforce the intended context. Figure P-1C-1 (Context Type Descriptions) provides full descriptions of each context type.

Within each of these broad contexts, the FBC further articulates context through three types of areas across Marin: areas at or near the core, suburban areas, and areas at the edge of the community. In order to make as direct a connection as possible between the context-sensitive approach and the standards, this physical structure is carried through into the names of the form-based zones in this FBC.

Figure P-1C-1: Context Type Descriptions

Natural Context

The Natural Context Type consists of land not intended for development. In these areas, nature dominates a person's experience, but may include an occasional recreation-oriented or utility building or other man-made feature. The use of cars occurs, but does not dominate the physical character.

These areas are implemented through conventional, use-based zones.



Auto-Oriented Suburban Context

The Auto-Oriented Suburban Context Type consists of areas developed mainly after the 1950's. This type of development is driven by the priority to accommodate the automobile. Characteristic of this context type, land uses are segregated and often buffered, leaving large distances between them contributing to the need for the automobile for day-to-day functions. Walking and cycling occur in these areas, but generally for recreational rather than destination purposes due to low connectivity and few amenities within short walking distance.

Examples of these areas are commercial big box retail, strip mall centers, single-unit residential subdivisions, and industrial areas.

These areas are implemented through conventional, use-based zones.





Walkable Context

The Walkable Context Type consists of areas where a person can walk, bike or ride transit to work to fulfill most shopping and recreation needs. These areas allow for but do not require the use of a vehicle to accommodate most daily needs.

These areas, primarily developed prior to the 1940's, were developed in a pattern where a person can live with limited reliance on the automobile. Today, these areas are still conducive to destination walking and cycling. These areas are supported through a network of interconnected, tree-lined streets, a diversity of housing choices, and a mix of appropriate commercial and residential uses in a compact form. These areas also support public transit due to their compact nature.

These areas are implemented through the T3–T5 form-based zones.





P-1D Summary of the Form-Based Zones in Marin County

The FBC implements Marin's Countywide Plan through the transect. The transect applies to Natural, Rural, and Walkable Contexts as illustrated in Table P-1E-B (Summary Table of Transects for Natural, Rural, and Walkable Contexts in Marin County). These contexts are implemented through the form-based zones identified in Table P-1F-A (Marin County Transect). See Chapter 3 (Zones) for details of each zone.

P-1E A Form-Based Approach for Marin County

Through this FBC, form-based zoning is applied to Walkable Contexts, as well as to Auto-Oriented Suburban Contexts. The FBC will generate buildings that are scaled to the pedestrian and to existing and future neighboring buildings, and are placed to shape a public realm for pedestrians. While the FBC is intended to generate pedestrian-oriented, walkable development, the prevailing pattern in auto-oriented areas will continue to be a mix of pedestrian-oriented and auto-oriented development uness policy direction for those areas changes to only allow pedestrian-oriented development.

1. What is a Form-Based Code?

   Form-Based Coding (FBC) represents a paradigm shift in the way that the built environment is regulated. The formal short definition of a FBC is as follows:

   Form-Based Codes foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. These codes are adopted into city or county law as regulations, not mere guidelines. Form-Based Codes are an alternative to conventional zoning.

   -Form-Based Codes Institute

   Unlike conventional, use-based codes, FBCs utilize the intended form and character, rather than use as the organizing framework of the code. This FBC is informed by the three physical context types described in Section P-1C (Classificaton of Different Context Types in Marin) to implement the key characteristics that comprise the physical character of different areas (place types) documented across the community. Further, FBCs regulate a series of important elements not just to create a good individual building, but a high-quality place. The terminology in FBCs reflects the intended physical form and hierarchy of different places. For example, instead of a zone being labeled "commercial" or "mixed use," it might be called "main street." The term "main street" ties back to the intended physical form or place, which includes a mix of uses, civic spaces, streets, frontages, and building types that create vibrant walkable urbanism.

   It is also important to note that while FBCs primarily regulate the intended physical form, they regulate use secondarily. FBCs allow a range of uses that are carefully chosen to maximize compatibility between uses and the intended physical form of the zone. The use-tables in a FBC are simplified and categorized by use-type, and clearly defined, to allow a greater degree of administrative decision-making related to particular uses.

2. The Natural-to-Urban Transect: The Framework for the Form-Based Code

Most FBCs use an organizing principle called the Natural-to-Urban Transect, see Figure 1 (Transect Diagram). This enables a customized framework of zones for a community that are based on intended physical character.

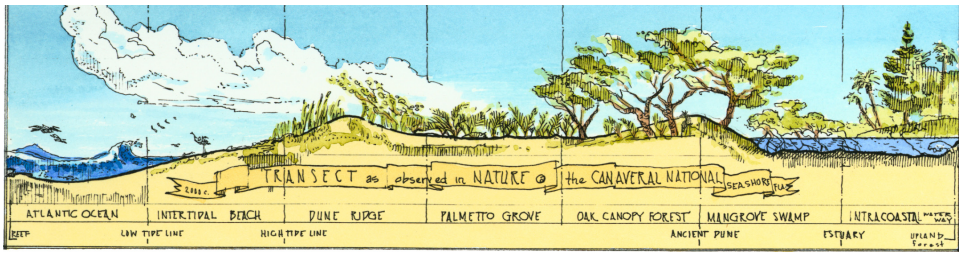
The transect establishes a hierarchy of physical environments or transects from the most natural to the most urban. The designation of each transect along this hierarchy is determined first by the character and form, intensity of development, and type of place, and secondly by the mix of uses within the area. This hierarchy of physical environments becomes the framework for the entire FBC, replacing use as the organizing principle as in conventional, use-based zoning. Each transect is used to reinforce existing or create new walkable environments.

The Natural-to-Urban Transect is a means for considering and organizing the human habitat in a continuum of intensity that ranges from the most natural condition to the most urban. It provides a standardized method for differentiating between the intentions for urban form in various areas using gradual transitions rather than harsh distinctions. Each transect is primarily classified by the physical intensity of the built form, the relationship between nature and the built environment, and the complexity of uses within the transect.

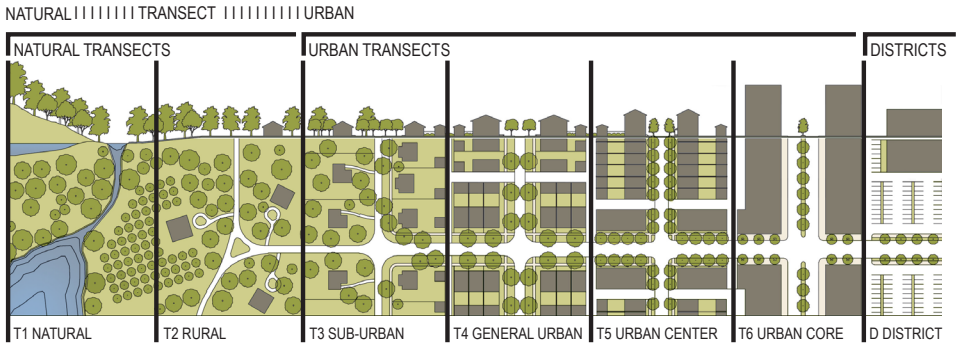
~ Form-Based Codes Institute

Figure P-1E-1: Transect Diagram

A Natural Transect diagram illustrates a continuum of Natural Context Types from the ocean shore inland from left to right. Image courtesy of DPZ.



The Natural-to-Urban Transect diagram illustrates a continuum of context types from the most natural to the most urban from left to right. Image courtesy of DPZ.



The model transect for American communities is divided into six individual transects and a Special District as shown in Table A (Model Transect for American Communities). Each transect is given a number. Higher numbers designate progressively more urban zones, and lower numbers designate less urban and natural zones. Marin's form-based zones are customized based on this framework.

Table P-1E-A: Model Transect for American Communities

Transect	Description
T1 - Natural	Lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation
T2 - Rural	Sparsely settled lands in open or cultivated state, including woodland, agricultural land, and grassland
T3 - Walkable Neighborhood	Primarily residential with mix of lower intensity building types
T4 - General Urban or Walkable Neighborhood	Primarily residential with mix of moderate intensity building types and some lower intensity centers
T5 - Downtown Center	Higher intensity neighborhoods and higher intensity downtown centers Not Applicable
T6 - Downtown Core	Regional-serving downtown - Not Applicable
D - District	Designation for areas with specialized purposes (e.g., heavy industrial, transportation, harbors, airports or university districts, among other possibilities)

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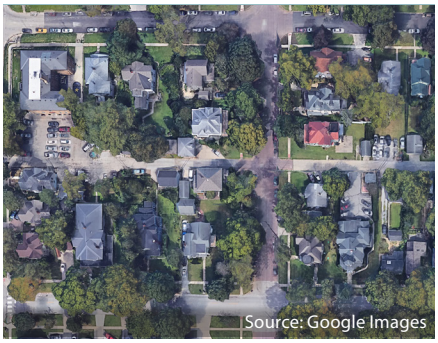
Table P-1E-B: Summary Table of Transects for Natural, Rural, and Walkable Contexts in Marin County

Less Urban

Natural	Rural	Walkable Contexts
T1	T2	T3 Walkable Neighborhood
 Source: Google Images	 Source: Google Images	 Source: Google Images
		
		
		

Table P-1E-B: Summary Table of Transects for Natural and Walkable Contexts in Marin County (Continued)

More Urban

Walkable Contexts		
T4 Walkable Neighborhood	T5 Downtown Center	T6 Downtown Core
 Source: Google Images	Not Applicable	Not Applicable
	Not Applicable	
	Not Applicable	
	Not Applicable	

P-1F The Transect

Table P-1F-A (Marin County Transect) identifies the transects and the form-based zones that implement each transect. Marin's transect includes four of the six individual transects. The form-based zones needed to implement Marin's transect are identified in bold text.

Table P-1F-A: Marin County Transect

T1	T2	T3	T4	T5	T6
Natural	Rural	Walkable Neighborhood	Walkable Neighborhood	Downtown Center	Downtown Core
← Less Urban				More Urban →	
Form-Based Zones					
Natural[1]	Rural Natural Reserved	Edge Neighborhood	Suburban Neighborhood.		
	Rural Developed Reserved	Suburban Neighborhood	Core Neighborhood.		
		Neighborhood Center	Suburban Main Street.Small		

More Urban ↑ ↓ Less Urban

A zone identified as reserved denotes a future zone and standards that will need to be prepared when the FBC is applied to areas needing that zone.

[1] The T1 Transect is implemented through Open Area zoning district in the Marin County Coastal Zoning Code.

Chapter 1: Introduction

Sections:

01.010 Purpose
01.020 Applicability
01.030 Relationship to the Marin Countywide Plan

01.010 Purpose

This Form-Based Code (FBC) sets forth the standards for neighborhood design, building form, and uses within form-based zones. These standards reflect the community's vision for implementing the intent of the Marin Countywide Plan to facilitate housing production and specifically infill housing production, through development that reinforces the highly valued character and scale of Marin's walkable centers, neighborhoods, and corridors.

01.020 Applicability

1. Rules for Construction of Language. The following general rules for construction of language apply to the text of this FBC:

   A. Tenses and Numbers. Words used in the present tense include the future, words used in the singular include the plural, and the plural includes the singular, unless the context clearly indicates the contrary.

   B. Applicable. The applicable standards of this FBC apply so as to not require stating the phrase "and all applicable standards" throughout this FBC.

   C. Conjunctions. Unless the context clearly indicates otherwise, the following conjunctions shall be interpreted as follows:

      (1) "And" indicates that all connected items or provisions apply;

      (2) "Or" indicates that the connected items or provisions may apply; and

      (3) "Either/or" indicates that the connected items or provisions apply singly but not in combination.

   D. Abbreviations. The following terms are abbreviated:

      (1) Property Line (PL);

      (2) Maximum (Max.); Minimum (Min.); and

      (3) Right-of-Way (ROW)

2. Definitions. The definitions supporting this Title are in Chapter 20.130 (Definitions)

   A. For projects subject to this FBC, the standards in this FBC prevail unless stated otherwise.

3. In addition to all applicable federal, State, and county regulations and requirements governing land use and development, the standards in this FBC apply to all proposed development and improvements within form-based zones ("zones") as identified below.

   A. General

      (1) From the allowed types in the zone, and in compliance with the listed standards, the following shall be selected for each design site:

         (a) Only one building type per design site is allowed, except a carriage house may be included within a design site in addition to the primary building type. Parcels with enough land area to meet the zone standards for minimum design site width and depth may have multiple building types;

         (b) The standards of this Title do not regulate density; however, all new or modified buildings shall be in compliance with the maximum allowed density by the Marin Countywide Plan;

         (c) At least one private frontage type; and

         (d) At least one use type.

      (2) Building types and private frontage types not listed in the zone's standards are not allowed in that zone.

      (3) Uses

         (a) Comply with Title 20(Zoning Districts and Allowable Uses) for the underlying zone(s)'s allowed use(s) and permit requirements; and

         (b) Use types not listed in the underlying zone(s) in Title 20(Zoning Districts and Allowed Uses) are not allowed in that zone(s).

      (4) New buildings and their improvements are subject to Marin's local standards for Fire Safety and Building Safety.

      (5) Marin's standards for Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) apply.

      (6) New buildings or additions to buildings that result in lot coverage of at least 2,500 square feet shall provide stormwater controls in compliance with Section 24.04.627 (Permanent Stormwater Controls for New and Redevelopment) and BASMAA Manual.

B. Site Standards. See Chapter 4 (General to Design Sites).

(1) Screening. The standards of Section 04.020 (Screening) apply to the following:

(a) All new development; and

(b) Improvements to existing development.

(2) Landscaping and Tree Standards. The standards of Section 04.030 (Landscaping and Lighting) apply to the following:

(a) New primary building(s); and/or

(b) Site improvements to existing development.

(3) Parking and Loading. The standards of Section 04.040 (Parking and Loading) apply to the following:

(a) New development;

(b) Changes in land use; and/or

(c) Changes in intensity of buildings or structures made after the effective date of this FBC that cause any increaser in:

i. Gross floor area;

ii. Seating capacity;

iii. Units; and/or

iv. Parking spaces.

(4) Slope Standards. The standards of Section 04.050 (Slope Standards) apply to portions of design sites with grades of six percent or more.

(5) Public Frontage Standards. The standards of Section 04.060 (Public Frontage Standards) apply to existing and proposed streets, in any of the following situations:

(a) New primary building(s);

(b) Addition(s) over 50 percent of the existing floor area of primary building;

(c) Facade renovation(s) to primary building along front or side street; and/or

(d) New block(s).

(6) Privacy Standards. The standards of Section 04.070 (Privacy Standards) apply to existing and proposed streets, in any of the following situations:

(a) New primary building(s);

(b) Addition(s) over 50 percent of the existing floor area of primary building; and/or

(c) Facade renovation to primary building along interior side design site line.

(7) Environmental Protection Standards. The standards of Section 04.080 (Environmental Protection Standards) apply to all development.

C. Building Type Standards. The standards of Chapter 5 (Specific to Building Types) apply to the following:

(1) New buildings (except public safety buildings); and

(2) Additions (except public safety buildings).

D. Private Frontage Type Standards. The standards of Chapter 6 (Specific to Private Frontage Types) apply to the following:

(1) New buildings;

(2) Building facade renovation facing a street or civic space (except public safety buildings);

(3) Private property improvement along front or side street; and

(4) Modification of pedestrian entrance(s) along front or side street.

E. Sign Type Standards. Comply with the standards established in Chapter 22.28 (Signs).

F. Architectural Design Standards. The standards of Chapter 7 (Specific to Architectural Design) apply to the following:

(1) New buildings; and

(2) Building facade renovations that propose a change to any of the following: wall finishes, window trim finishes, roof materials, size of opening(s), architectural detail(s). The standards of Chapter 7 (Specific to Architectural Design) shall only apply to those elements being changed (except public safety buildings).

G. Walkable Community Design

(1) New Development. New development on a design site of at least three acres or at least 700 feet long or deep is required to be designed in compliance with Chapter 8 (Specific to Large Sites).

(2) Blocks and Streets

(a) Development sites larger than three acres or at least 700 feet long or deep shall be divided into new blocks in compliance with Subsection 08.020.6.

(b) New streets are required to form blocks in compliance with Table 08.020.A (Block Size).

(c) When designing a new street or retrofitting an existing street, the standards in Title 24.02(I) (Roads) apply.

(3) Design Sites

(a) New buildings are required to be designed in compliance with the design site width and depth standards of the zone.

(b) This FBC does not require the recordation of design site lines. The design site width and depth standards are for the purpose of consistently achieving pedestrian-oriented and scaled buildings.

(4) Civic Space Type Standards. Development sites larger than three acres are required to create new civic space(s) in compliance with the standards of Chapter 8 (Specific to Large Sites) and Section 08.040 (General to Civic Space).

H. Street Standards. The standards of Title 24.02(I) (Roads) apply to the following:

(1) The construction of a new street and/or when an application for a Walkable Neighborhood Plan (WNP) is proposed.

(2) Existing street(s):

(a) Improvement or modification to curb return, pedestrian crossing, landscaping, or sidewalk;

(b) Improvement or modification to on-street parking, or lane striping; and/or

(c) Improvement or modification to right-of-way.

I. Nonconforming Situations. The standards of Title 20.70.160 (Nonconforming Uses and Structures) apply to all nonconforming situations.

J. Procedures. Requests for administrative relief are to be processed in compliance with the required findings in Section 09.020 (Adjustments to Standards).

01.030 Relationship to the Marin Countywide Plan

This FBC implements state laws requiring ministerial review of by-right housing developments. The FBC is constructed to implement the Marin Countywide Plan through a palette of form-based zones described in Chapter 2 (Establishment of Zones).

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Chapter 2: Establishment of Zones

Sections:

02.010 Purpose
02.020 Zones Established

02.010 Purpose

This Chapter establishes the palette of form-based zones ("zones") to implement the Marin Countywide Plan, and its transect as described in the Preamble of this FBC. The zones are for the purpose of generating and supporting the variety and physical character of existing and new walkable environments.

02.020 Zones Established

1. This Section identifies the zones, based on the intended physical form and character of the environments described in the Preamble of this FBC. These zones focus on mixed-use, walkable environments and range in function and intensity from primarily residential areas with a mix of lower intensity building types (T3 Edge Neighborhood and T3 Suburban Neighborhood), to moderate intensity neighborhoods (T4 Suburban Neighborhood.Small), moderate-intensity centers (T4 Suburban Main Street.Small, to higher intensity neighborhoods (T4 Core Neighborhood.Medium).
2. The Main Street zones (T4 Suburban Main Street.Small), shall be applicable only when the underlying zoning is commercial.

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Chapter 3: Zones

Sections:

03.010	Purpose
03.020	Overview of Zones
03.030	T3 Edge Neighborhood (T3EN)
03.040	T3 Suburban Neighborhood (T3SN)
03.050	T4 Suburban Neighborhood.Small (T4SN.S)
03.060	T4 Core Neighborhood.Medium (T4CN.M)
03.070	T4 Suburban Main Street.Small (T4SMS.S)
03.080	Additional Height and Massing Requirements

03.010 Purpose

This Chapter provides zones and standards to implement state housing laws and the Marin Countywide Plan to generate and support the variety of physical character of the intended development.

1. The design site size standards for each building type are set in each zone to generate pedestrian-oriented buildings within the overall intended physical character of each zone. The design site size standard identifies the range of design site sizes on which the given building type is allowed to be built.
2. See underlaying zoning for allowed uses.
3. New development, except for necessary roadways, bridges, and utilities, shall not be located in stream conservation areas or wetlands conservation areas.
4. Certain building types have additional standards beyond the zone standards to further calibrate the type for its context.

03.020 Overview of Zones

Table A (Zones Overview) provides an overview of each zone and its intent. This information is to show how the broader transects in Table P-1F-A (Marin County Transect) have been applied, and as qualitative background information on the intended physical character, allowed range of uses, and direction for the detailed standards in each zone.

Table 03.020.A: Zones Overview

Less Urban

T3 Edge Neighborhood 03.030	T3 Suburban Neighborhood 03.040
	
Zone Abbreviation	Zone Abbreviation
T3EN	T3SN
Sub-Zone(s)	Sub-Zone(s)
None	None
Intent	Intent
A walkable neighborhood environment of small-to-medium footprint, low-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.	A walkable neighborhood environment of small-to-medium footprint, low-to-moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.
Desired Form	Desired Form
House-Scale Buildings	House-Scale Buildings
Detached Buildings	Primarily Detached Buildings
Small-to-Medium Building Footprint	Small-to-Medium Building Footprint
Medium-to-Large Front Setbacks	Small-to-Medium Front Setbacks
Medium-to-Large Side Setbacks	Small-to-Medium Side Setbacks
Up to 2.5 Stories	Up to 2.5 Stories
House, Duplex Side-by-Side, Fourplex, Pocket Neighborhood, and Terraced Courtyard Building	House, Duplex Side-by-Side, Cottage Court, Fourplex, Neighborhood Townhouse, Pocket Neighborhood, and Terraced Courtyard Building
Porch Projecting, Porch Engaged, and Dooryard Frontage Types	Porch Projecting, Porch Engaged, and Dooryard Frontage Types

Table 03.020.A: Zones Overview (Continued)

T4 Suburban Neighborhood.Small 03.050

Zone Abbreviation
T4SN.S
Sub-Zone(s)
None
Intent
A walkable neighborhood environment of small-to-medium footprint, moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.
Desired Form
House-Scale Buildings
Primarily Detached Buildings
Small-to-Medium Building Footprint
Small-to-Medium Front Setbacks
Small-to-Medium Side Setbacks
Up to 2.5 Stories
House, Duplex Stacked, Cottage Court, Fourplex, Neighborhood Townhouse, Neighborhood Courtyard, Pocket Neighborhood, Multiplex, and Terraced Courtyard Building
Porch Projecting, Porch Engaged, Dooryard, and Stoop Frontage Types

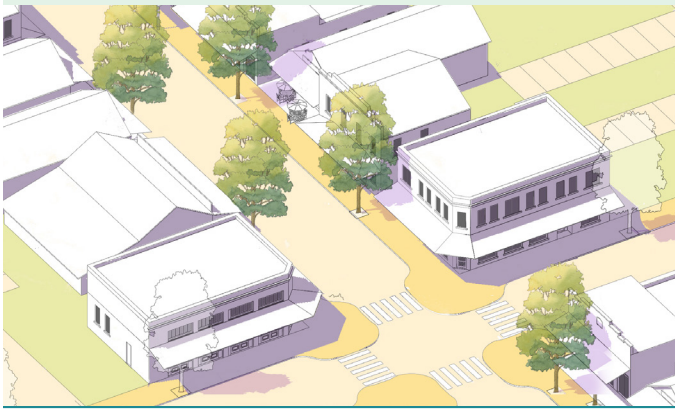
T4 Core Neighborhood.Medium 03.060

Zone Abbreviation
T4CN.M
Sub-Zone(s)
None
Intent
A walkable neighborhood environment with medium-to-large footprint, moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.
Desired Form
Primarily House-Scale Buildings
Primarily Detached Buildings
Medium-to-Large Building Footprint
Small Front Setbacks
Small Side Setbacks
Up to 2.5 Stories
House, Neighborhood Courtyard, and Multiplex, Terraced Courtyard Building
Porch Projecting, Porch Engaged, Dooryard, Stoop, Shopftont, and Terrace Frontage Types

Table 03.020.A: Zones Overview (Continued)

More Urban

T4 Suburban Main Street.Small 03.070



Zone Abbreviation
T4SMS.S
Sub-Zone(s)
None

Intent
A walkable, vibrant district of small-to-medium footprint, moderate intensity, mixed-use buildings and housing choices, supporting neighborhood-serving ground floor retail, food and services.

Desired Form
Primarily House-Scale Buildings
Primarily Attached Buildings
Small-to-Medium Building Footprint
None-to-Small Front Setbacks
None-to-Small Side Setbacks
Up to 2.5 Stories
House, Neighborhood Townhouse, Neighborhood Courtyard, Multiplex, and Main Street Building
Porch Projecting, Porch Engaged, Forecourt, Shopfront, Terrace, and Gallery Frontage Types; Dooryard, Stoop, and Maker Shopfront Frontage Types on Side Street

03.030 T3 Edge Neighborhood (T3EN)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent

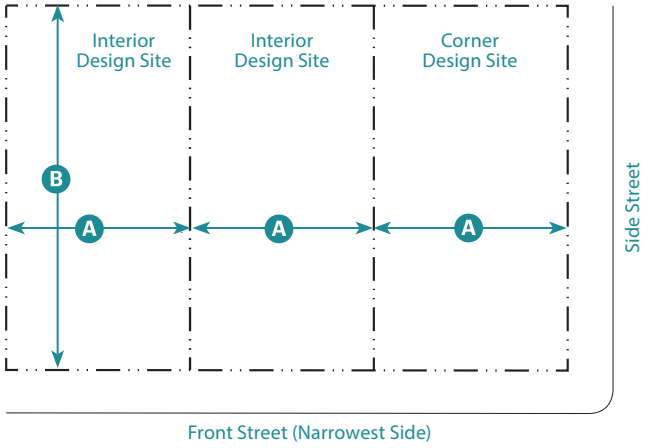
A walkable neighborhood environment of small-to-medium footprint, low-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

The following are generally appropriate form elements in the zone.

House-Scale Buildings	Up to 2.5 Stories
Detached Buildings	
Small-to-Medium Building Footprint	House, Duplex Side-by-Side, Fourplex,
Medium-to-Large Front Setbacks	Pocket Neighborhood, and Terraced Courtyard Building
Medium-to-Large Side Setbacks	Porch Projecting, Porch Engaged, and Dooryard Frontage Types

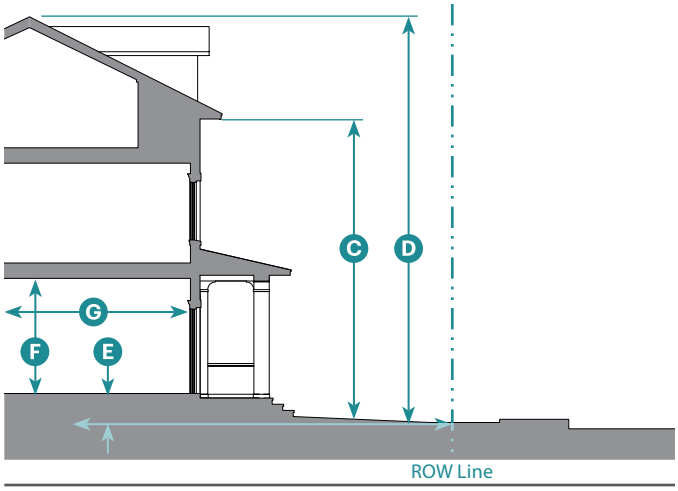
2. Sub-Zone(s)

None



Key

ROW/ Design Site Line



Key

ROW Line

3. Building Types and Design Site Size			
Allowed Building Types	Design Site[1] Width (A)	Depth (B)	Standards
House-Scale			
Carriage House[2]	N/A	N/A	05.040
House	50' min.	100' min.	05.050
Duplex Side-by-Side	55' min.	110' min.	05.060
Fourplex	70' min.	110' min.	05.090
Pocket Neighborhood			05.120
<25% slope	170' min.; 300' max.	260' min.; 500' max.	
>25% slope	150' min.; 300' max.	250' min.; 500' max.	
Block-Scale			
Terraced Courtyard Building			05.150
<25% slope	Not Allowed		
>25% slope	150' min.; 200' max.	200' min.; 300' max.	

Each design site shall have only one primary building type.

[1] Design sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per Chapter 8 (Specific to Large Sites).

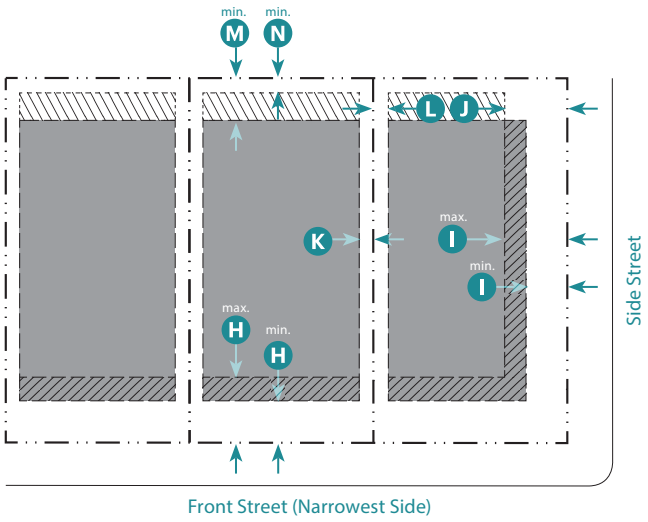
[2] The Carriage House is not a primary building type.

4. Building Form		
Height		
Primary Building[3]		
Stories	2.5 max.	
To Highest Eave/Parapet	22' max.	C
Overall	35' max.	D
Ground Floor Finish Level[4]		E
Residential	6" min.	
Non-Residential	Not Allowed	
Ground Floor Ceiling		F
Residential	9' min.	
Non-Residential	Not Allowed	
Accessory Structure(s)	1 max.	
Footprint		
Max. Design Site Coverage	See standards in Chapter 5 (Specific to Building Types)	
Depth, Ground-Floor Space	30' min.[5]	G

[3] See Chapter 5 (Specific to Building Types) for refinements to massing and height standards.

[4] Common entries may be set at grade in compliance with local and federal accessibility standards.

[5] For habitable/occupiable space only



Key

- ROW/ Design Site Line
- Building Setback Line
- Buildable Area
- Acc. Structures Only
- Facade Zone

5. Building Placement

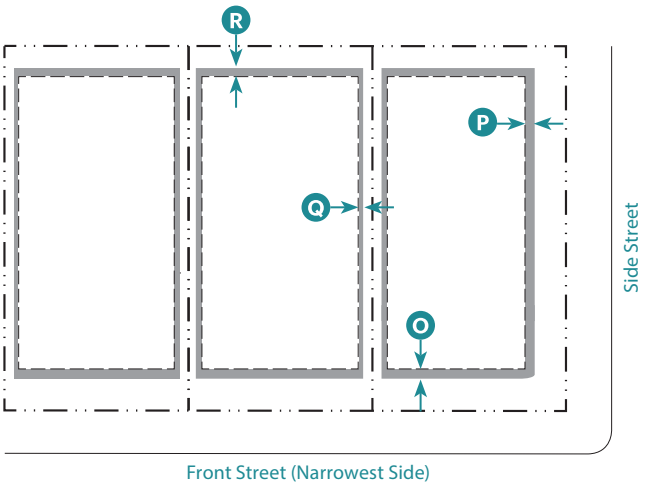
Setback (Distance from ROW/ Design Site Line)[6]		
Front (Facade Zone)		H
Interior Design Site	20' min.; 30' max.	
Corner Design Site	20' min.; 30' max.	
Side Street (Facade Zone)		
Primary Building	15' min.; 25' max.	I
Accessory Structure(s)	25' min.	J
Side		
Primary Building	10' min.	K
Terraced Courtyard Building	15' min.	
Accessory Structure(s)	5' min.	L
Rear		
Primary Building	20' min.	M
Accessory Structure(s)	5' min.	N

Building Facade		
Facade Zone Defined By Main Building/Frontage Type	Front St.	Side St.
Total length of facade required within or abutting facade zone	60% min.	50% min.

Facade Design

All building facades shall be designed in compliance with Chapter 7 (Specific to Architectural Design).

[6] Design sites with slopes ≥ 6% shall comply with Section 04.050 (Slope Standards).



Key

- ROW/ Design Site Line
- Setback Line
- Encroachment Area

6. Encroachments

Encroachments into Minimum Setbacks

Encroachment Type	Front O	Side St. P	Side Q	Rear R
Private Frontages	15' max.	15' max.	X	X
Architectural Features	5' max.	3' max.	6' max.	8' max.
Patio Covers	X	X	6' max.	8' max.
Stairs/Ramps[7]	5' max.	3' max.	6' max.	8' max.
Decks (24" Tall Max.)	X	5' max.	5' max.	20' max.

Decks more than 24" above existing grade may not encroach

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

No encroachment allowed for Accessory Structures.

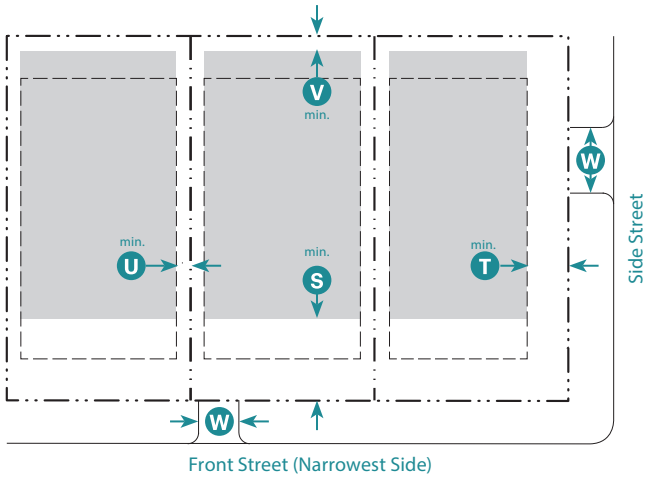
Fences, hedges, and other screen devices are allowed within setbacks as identified in Section 04.020 (Screening).

[7] Stairs that are part of a private frontage may encroach into the setback an additional 3' beyond the allowed encroachment of the private frontage but not into the public ROW.

Encroachments into Public Right of Ways (ROW)

Encroachments not allowed into a street ROW, alley ROW, or across a design site line.

Key	X = Not Allowed	N/A = Not Applicable



Key

ROW/ Design Site Line

Building Setback Line

Parking Area

7. Parking		
Use Type	Vehicular Spaces[8]	Bicycle Spaces
Residential Uses		
Studio or 1 Bedroom	1 min. per unit	1 min. per unit
2 or More Bedrooms	1.5 min. per unit	2 min. per unit
Non-Residential Uses per Building[9]		
≤ 1,000 sf	0 min.	
≥ 1,000 sf	1 min. per 1,000 sf above first 1,000 sf	
Setback (Distance from ROW/ Design Site Line)		
Front	50' min.[10]	S
Side Street	25' min.	T
Side	5' min.	U
Rear	5' min.	V
Driveway[11]		
Curb Cut/Width		W
1 Unit	12'	
2-6 Units	16'	
>6 Units	28'	
Non-Residential	18'.	
Curb cut along alley shall not exceed allowed curb cut width.		
Driveways may be shared between adjacent design sites but shall not exceed minimum allowed width.		
Front access not allowed on corner design sites.		
Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.		

7. Parking (Continued)
Parking spaces may be grouped with those on adjacent design sites and may be detached from design sites within the same block, in compliance with parking setbacks and access standards.
Where subterranean parking is provided, the minimum design site depth is allowed to be reduced to only the amount needed for the required rear building setback.
[8] See Subsection 04.040.5 for additional standards.
[9] See Title 20(Zoning Districts and Allowable Uses) for the underlying zone's allowed uses and permit requirements.
[10] 10' min. allowed for parking courts of 6 or fewer spaces. See Figure 04.040.1 (Parking Court(s)).

8. Frontages	
Allowed Private Frontage Type	Standards
Porch Projecting	06.040
Porch Engaged	06.050
Dooryard	06.060
Allowed Public Frontage Type	Standards
Street	04.060.C.1

9. Signage
Allowed Sign Type
See Chapter 22.28 (Signs) for allowed signs and standards.

03.040 T3 Suburban Neighborhood (T3SN)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent

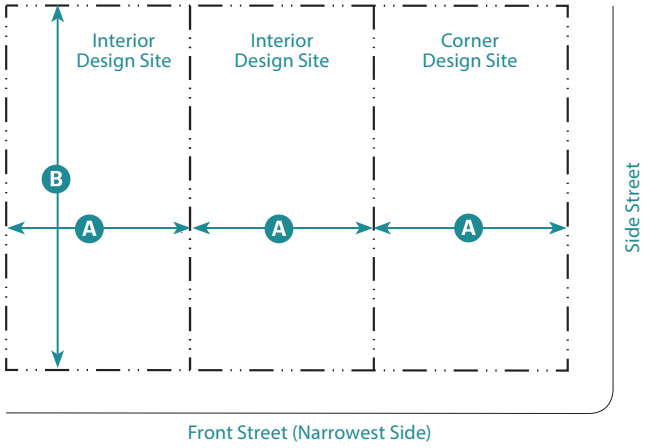
A walkable neighborhood environment of small-to-medium footprint, low-to-moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

The following are generally appropriate form elements in the zone.

House-Scale Buildings	Up to 2.5 Stories
Primarily Detached Buildings	
Small-to-Medium Building Footprint	House, Duplex Side-by-Side, Cottage Court, Fourplex, Neighborhood Townhouse, Pocket Neighborhood, and Terraced Courtyard Building
Small-to-Medium Front Setbacks	Porch Projecting, Porch Engaged, and Dooryard Frontage Types
Small-to-Medium Side Setbacks	

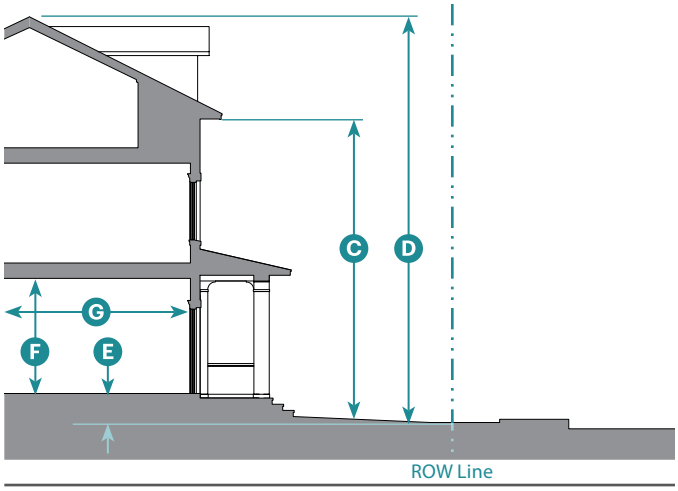
2. Sub-Zone(s)

None



Key

ROW/ Design Site Line



Key

ROW Line

3. Building Types and Design Site Size

Allowed Building Types	Design Site[1] Width A	Depth B	Standards
House-Scale			
Carriage House[2]	N/A	N/A	05.040
House	50' min.	100' min.	05.050
Duplex Side-by-Side	50' min.	110' min.	05.060
Cottage Court	125' min.	130' min.	05.080
Fourplex	50' min.	110' min.	05.090
Neighborhood Townhouse	24' min.[3]	100' min.	05.100
Pocket Neighborhood			05.120
<25% slope	170' min.; 300' max.	260' min.; 500' max.	
>25% slope	150' min.; 300' max.	250' min.; 500' max.	
Block-Scale			
Terraced Courtyard Building			05.150
<25% slope	Not Allowed		
>25% slope	150' min.; 200' max.	200' min.; 300' max.	

Each design site shall have only one primary building type.

[1] Design sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per Chapter 8 (Specific to Large Sites).

[2] The Carriage House is not a primary building type.

[3] Represents one townhouse

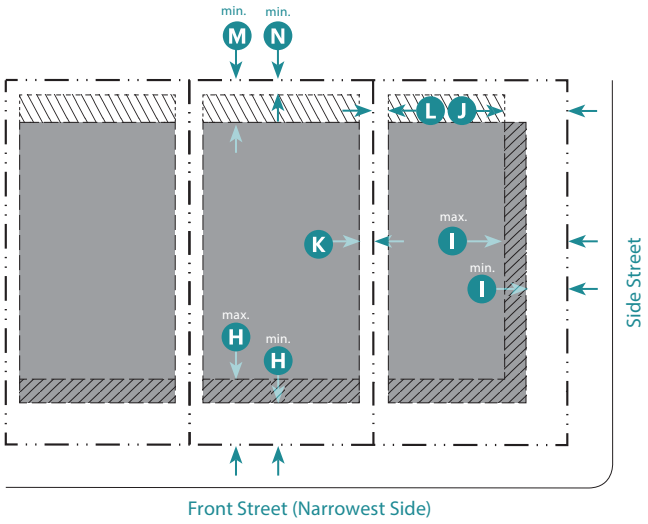
4. Building Form

Height		
Primary Building[4]		
Stories	2.5 max.	
To Highest Eave/Parapet	22' max.	C
Overall	35' max.	D
Ground Floor Finish Level[5]		E
Residential	6" min.	
Non-Residential	Not Allowed	
Ground Floor Ceiling		F
Residential	9' min.	
Non-Residential	Not Allowed	
Accessory Structure(s)	1 max.	
Footprint		
Max. Design Site Coverage	See standards in Chapter 5 (Specific to Building Types)	
Depth, Ground-Floor Space [6]		G
Cottage Court	15' min.	
All Building Types	30' min.	

[4] See Chapter 5 (Specific to Building Types) for refinements to massing and height standards.

[5] Common entries may be set at grade in compliance with local and federal accessibility standards.

[6] For habitable/occupiable space only, except in the Cottage Court Building Type



Key

- ROW/ Design Site Line
- Building Setback Line
- Buildable Area
- Acc. Structures Only
- Facade Zone

5. Building Placement

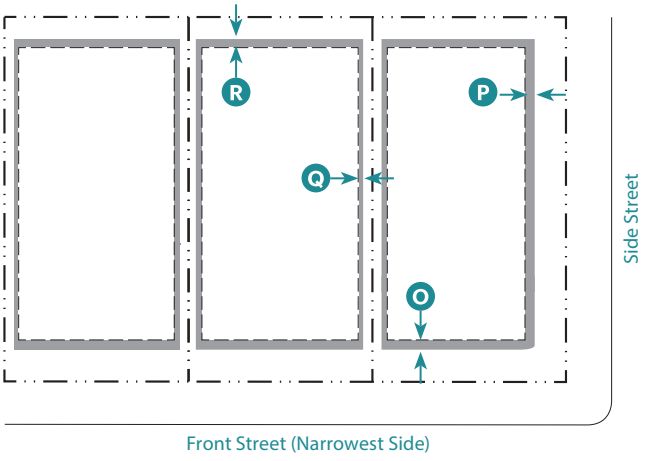
Setback (Distance from ROW/ Design Site Line)[7]		
Front (Facade Zone)		H
Interior Design Site	15' min.; 25' max.	
Corner Design Site	15' min.; 25' max.	
Side Street (Facade Zone)		
Primary Building	10' min.; 20' max.	I
Accessory Structure(s)	20' min.	J
Side		
Primary Building	7' min.	K
Terraced Courtyard Building	15' min.	
Accessory Structure(s)	5' min.	L
Rear		
Primary Building	20' min.	M
Accessory Structure(s)	5' min.	N

Building Facade		
Facade Zone Defined By Main Building/Frontage Type	Front St.	Side St.
Total length of facade required within or abutting facade zone	60% min.	50% min.

Facade Design

All building facades shall be designed in compliance with Chapter 7 (Specific to Architectural Design).

[7] Design sites with slopes ≥ 6% shall comply with Section 04.050 (Slope Standards).



Key

- ROW/ Design Site Line
- Setback Line
- Encroachment Area

6. Encroachments

Encroachments into Minimum Setbacks

Encroachment Type	Front O	Side St. P	Side Q	Rear R
Private Frontages	10' max.	10' max	X	X
Architectural Features	4' max.	4' max.	3' max.	8' max.
Patio Covers	X	X	3' max.	8' max.
Stairs/Ramps[8]	4' max.	4' max.	3' max.	8' max.
Decks (24" Tall Max.)	X	5' max.	5' max.	20' max.

Decks more than 24" above existing grade may not encroach

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

No encroachment allowed for Accessory Structures.

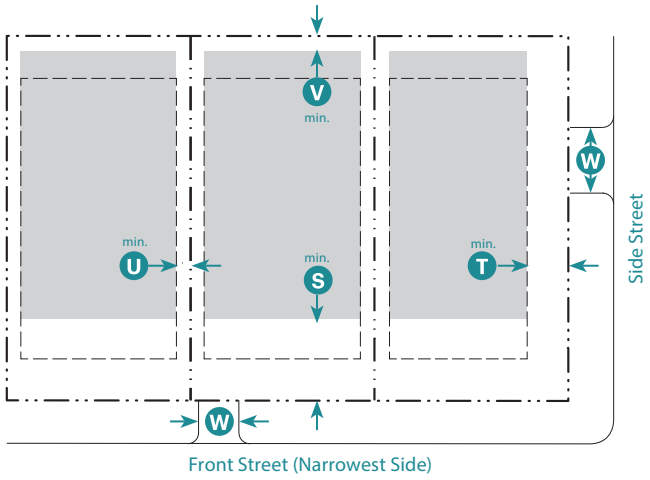
Fences, hedges, and other screen devices are allowed within setbacks as identified in Section 04.020 (Screening).

[8] Stairs that are part of a private frontage may encroach into the setback an additional 3' beyond the allowed encroachment of the private frontage but not into the public ROW.

Encroachments into Public Right of Ways (ROW)

Encroachments not allowed into a street ROW, alley ROW, or across a design site line.

Key	X = Not Allowed	N/A = Not Applicable



Key

ROW/ Design Site Line

Building Setback Line

Parking Area

7. Parking		
Use Type	Vehicular Spaces[9]	Bicycle Spaces
Residential Uses		
Studio or 1 Bedroom	1 min. per unit	1 min. per unit
2 or More Bedrooms	1.5 min. per unit	2 min. per unit
Non-Residential Uses per Building[10]		
≤ 1,000 sf	0 min.	
≥ 1,000 sf	1 min. per 1,000 sf above first 1,000 sf	
Setback (Distance from ROW/ Design Site Line)		
Front	50' min.[11]	S
Side Street	20' min.	T
Side	5' min.	U
Rear	5' min.	V
Driveway[12]		
Curb Cut/Width		W
1 Unit	12'	
2-6 Units	16'	
>6 Units	28'	
Non-Residential	18'.	

Curb cut along alley shall not exceed allowed curb cut width.

Driveways may be shared between adjacent design sites but shall not exceed minimum allowed width.

Front access not allowed on corner design sites.

Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

7. Parking (Continued)
Parking spaces may be grouped with those on adjacent design sites and may be detached from design sites within the same block, in compliance with parking setbacks and access standards.
Where subterranean parking is provided, the minimum design site depth is allowed to be reduced to only the amount needed for the required rear building setback.
[9] See Subsection 04.040.5 for additional standards.
[10] See Title 20(Zoning Districts and Allowable Uses) for the underlying zone's allowed uses and permit requirements.
[11] 10' min. allowed for parking courts of 6 or fewer spaces. See Figure 04.040.1 (Parking Court(s)).

8. Frontages	
Allowed Private Frontage Type	Standards
Porch Projecting	06.040
Porch Engaged	06.050
Dooryard	06.060
Allowed Public Frontage Type	Standards
Street	04.060.C.1

9. Signage
Allowed Sign Type
See Chapter 22.28 (Signs) for allowed signs and standards.

03.050 T4 Suburban Neighborhood.Small (T4SN.S)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent

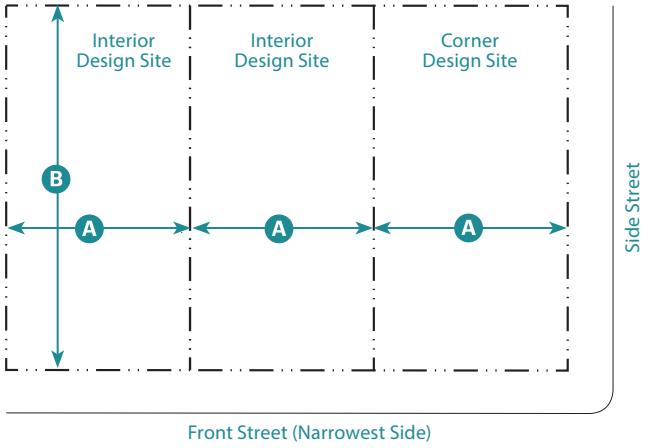
A walkable neighborhood environment of small-to-medium footprint, moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

The following are generally appropriate form elements in the zone.

House-Scale Buildings	House, Duplex Stacked, Cottage
Primarily Detached Buildings	Court, Fourplex, Neighborhood
Small-to-Medium Building Footprint	Townhouse, Neighborhood Courtyard,
Small-to-Medium Front Setbacks	Pocket Neighborhood, Multiplex, and
	Terraced Courtyard Building
Small-to-Medium Side Setbacks	Porch Projecting, Porch Engaged,
Up to 2.5 Stories	Dooryard, and Stoop Frontage Types

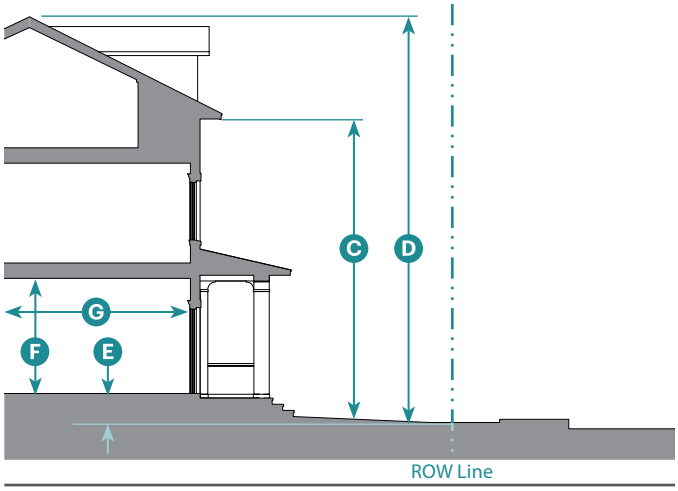
2. Sub-Zone(s)

None



Key

ROW/ Design Site Line



Key

ROW Line

3. Building Types and Design Site Size			
Allowed Building Types	Design Site[1] Width A	Depth B	Standards
House-Scale			
Carriage House[2]	N/A	N/A	05.040
House	50' min.	100' min.	05.050
Duplex Stacked	50' min.	100' min.	05.070
Cottage Court	90' min.	120' min.	05.080
Fourplex	50' min.	110' min.	05.090
Nbrhd Townhse	18' min.[3]	100' min.	05.100
Neighborhood Courtyard			05.110
L-shaped	80' min.	150' min.	
U-shaped	100' min.	150' min.	
Pocket Neighborhood			05.120
<25% slope	170' min.; 300' max.	260' min.; 500' max.	
>25% slope	150' min.; 300' max.	250' min.; 500' max.	
Multiplex	75' min.	125' min.	05.130
Block-Scale			
Terraced Courtyard Building			05.150
<25% slope	Not Allowed		
>25% slope	150' min.; 200' max.	200' min.; 300' max.	

Each design site shall have only one primary building type.

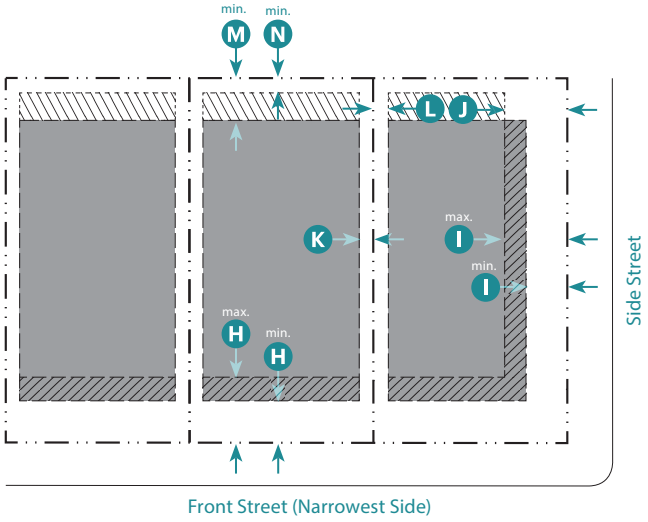
[1] Design sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per Chapter 8 (Specific to Large Sites).

3. Building Types and Design Site Size (Continued)		
[2] The Carriage House is not a primary building type.		
[3] Represents one townhouse		
4. Building Form		
Height		
Primary Building[4]		
Stories	2.5 max.	
To Highest Eave/Parapet	24' max.	C
Overall	35' max.	D
Ground Floor Finish Level[5]		E
Residential	6" min.	
Non-Residential	6" max.	
Ground Floor Ceiling		F
Residential	9' min.	
Non-Residential	12' min.	
Accessory Structure(s)	1 max.	
Footprint		
Max. Design Site Coverage	See standards in Chapter 5 (Specific to Building Types)	
Depth, Ground-Floor Space[6]		G
Cottage Court	15' min.	
All Building Types	20' min.	

[4] See Chapter 5 (Specific to Building Types) for refinements to massing and height standards.

[5] Common entries may be set at grade in compliance with local and federal accessibility standards.

[6] For habitable/occupiable space only, except in the Cottage Court Building Type



Key

- ROW/ Design Site Line
- Building Setback Line
- Buildable Area
- Acc. Structures Only
- Facade Zone

5. Building Placement

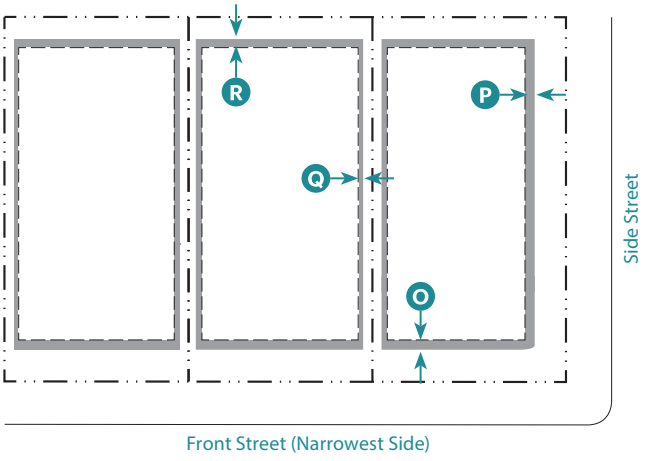
Setback (Distance from ROW/ Design Site Line)[7]		
Front (Facade Zone)		H
Interior Design Site	10' min.; 20' max.	
Corner Design Site	10' min.; 20' max.	
Side Street (Facade Zone)		
Primary Building	10' min.; 20' max.	I
Accessory Structure(s)	20' min.	J
Side		
Primary Building	7' min.	K
Terraced Courtyard Building	15' min.	
Accessory Structure(s)	5' min.	L
Rear		
Primary Building	15' min.	M
Accessory Structure(s)	5' min.	N

Building Facade		
Facade Zone Defined By Main Building/Frontage Type	Front St.	Side St.
Total length of facade required within or abutting facade zone	65% min.	55% min.

Facade Design

All building facades shall be designed in compliance with Chapter 7 (Specific to Architectural Design).

[7] Design sites with slopes ≥ 6% shall comply with Section 04.050 (Slope Standards).



Key

- ROW/ Design Site Line
- Setback Line
- Encroachment Area

6. Encroachments

Encroachments into Minimum Setbacks

Encroachment Type	Front O	Side St. P	Side Q	Rear R
Private Frontages	10' max.	10' max.	X	X
Architectural Features	3' max.	3' max.	3' max.	5' max.
Patio Covers	X	X	3' max.	5' max.
Stairs/Ramps	3' max.	3' max.	3' max.	5' max.
Decks (24" Tall Max.)	X	5' max.	5' max.	20' max.

Decks more than 24" above existing grade may not encroach

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

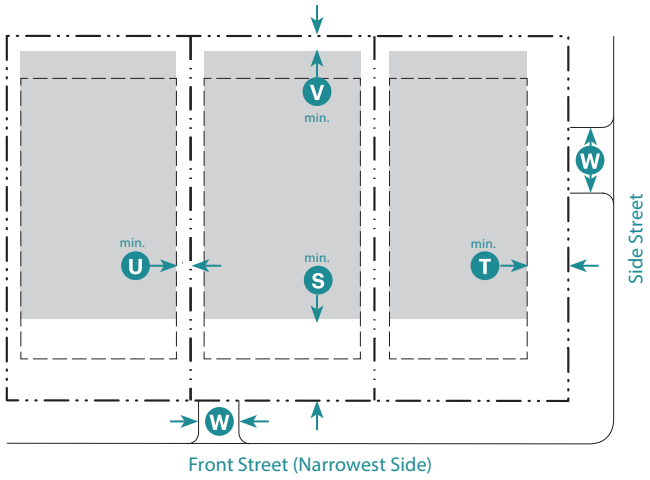
No encroachment allowed for Accessory Structures.

Fences, hedges, and other screen devices are allowed within setbacks as identified in Section 04.020 (Screening).

Encroachments into Public Right of Ways (ROW)

Encroachments not allowed into a street ROW, alley ROW, or across a design site line.

Key X = Not Allowed N/A = Not Applicable



Key

ROW/ Design Site Line

Building Setback Line

Parking Area

7. Parking		
Use Type	Vehicular Spaces[8]	Bicycle Spaces
Residential Uses		
Studio or 1 Bedroom	1 min. per unit	1 min. per unit
2 or More Bedrooms	1.5 min. per unit	2 min. per unit
Non-Residential Uses per Building[9]		
≤ 1,000 sf	0 min.	
≥ 1,000 sf	1 min. per 1,000 sf above first 1,000 sf	
Setback (Distance from ROW/ Design Site Line)		
Front	40' min.[10]	S
Side Street	20' min.	T
Side	5' min.	U
Rear	5' min.	V
Driveway[11]		
Curb Cut/Width		W
1 Unit	12'	
2-6 Units	16'	
>6 Units	28'	
Non-Residential	18'.	
Curb cut along alley shall not exceed allowed curb cut width.		
Driveways may be shared between adjacent design sites but shall not exceed minimum allowed width.		
Front access not allowed on corner design sites.		
Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.		

7. Parking (Continued)
Parking spaces may be grouped with those on adjacent design sites and may be detached from design sites within the same block, in compliance with parking setbacks and access standards.
Where subterranean parking is provided, the minimum design site depth is allowed to be reduced to only the amount needed for the required rear building setback.
[8] See Subsection 04.040.5 for additional standards.
[9] See Title 20(Zoning Districts and Allowable Uses) for the underlying zone's allowed uses and permit requirements.
[10] 10' min. allowed for parking courts of 6 or fewer spaces. See Figure 04.040.1 (Parking Court(s)).

8. Frontages	
Allowed Private Frontage Type	Standards
Porch Projecting	06.040
Porch Engaged	06.050
Dooryard	06.060
Stoop	06.070
Shopfront[12]	06.100
Allowed Public Frontage Type	Standards
Street	04.060.C.1

[12]Only on side street

9. Signage
Allowed Sign Type
See Chapter 22.28 (Signs) for allowed signs and standards.

03.060 T4 Core Neighborhood.Medium (T4CN.M)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent

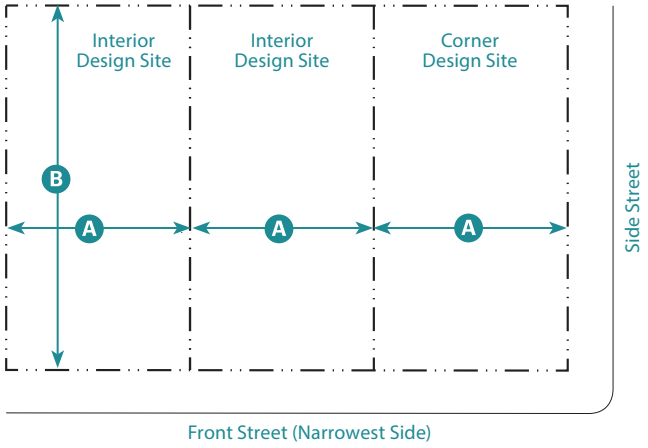
A walkable neighborhood environment with medium-to-large footprint, moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

The following are generally appropriate form elements in the zone.

Primarily House-Scale Buildings	House, Neighborhood Courtyard,
Primarily Detached Buildings	Multiplex, and Terraced Courtyard
Medium-to-Large Building Footprint	Building
Small Front Setbacks	Porch Projecting, Porch Engaged,
Small Side Setbacks	Dooryard, Stoop, Shopftont, and
Up to 2.5 Stories	Terrace Frontage Types

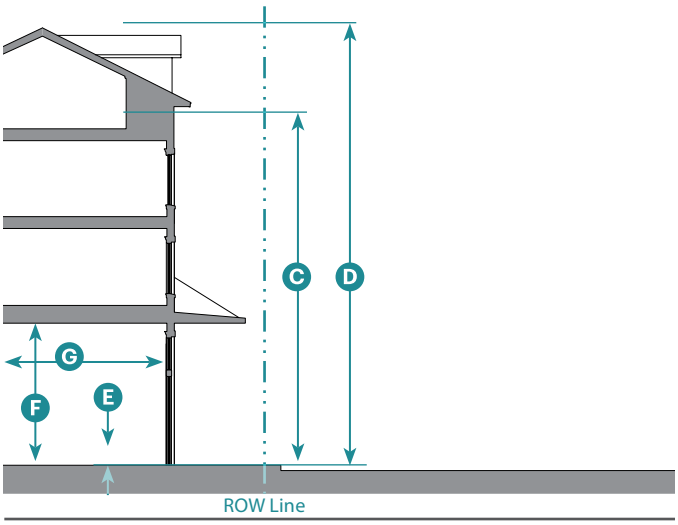
2. Sub-Zone(s)

None



Key

ROW/ Design Site Line



Key

ROW Line

3. Building Types and Design Site Size			
Allowed Building Types	Design Site[1] Width (A)	Depth (B)	Standards
House-Scale			
Carriage House[2]	N/A	N/A	05.040
House	50' min.	100' min.	05.050
Neighborhood Courtyard			05.110
L-shaped	80' min.	150' min.	
U-shaped	100' min.	150' min.	
Multiplex	75' min.	110' min.	05.130
Block-Scale			
Terraced Courtyard Building			05.150
<25% slope	Not Allowed		
>25% slope	150' min.; 200' max.	200' min.; 300' max.	

Each design site shall have only one primary building type.

[1] Design sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per Chapter 8 (Specific to Large Sites).

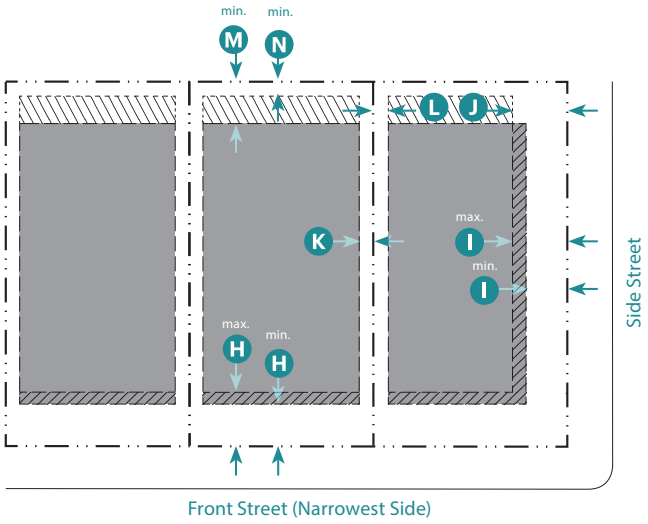
[2] The Carriage House is not a primary building type.

4. Building Form		
Height		
Primary Building[3]		
Stories	2.5 max.	
To Highest Eave/Parapet	34' max.	C
Overall	45' max.	D
Ground Floor Finish Level[4]		E
Residential	6" min.	
Non-Residential	6" max.	
Ground Floor Ceiling		F
Residential	9' min.	
Non-Residential	12' min.	
Accessory Structure(s)	1 max.	
Footprint		
Max. Design Site Coverage	See standards in Chapter 5 (Specific to Building Types)	
Depth, Ground-Floor Space	20' min.[5]	G

[3] See Chapter 5 (Specific to Building Types) for refinements to massing and height standards.

[4] Common entries may be set at grade in compliance with local and federal accessibility standards.

[5] For habitable/occupiable space only



Key

- ROW/ Design Site Line
- Building Setback Line
- Buildable Area
- Acc. Structures Only
- Facade Zone

5. Building Placement

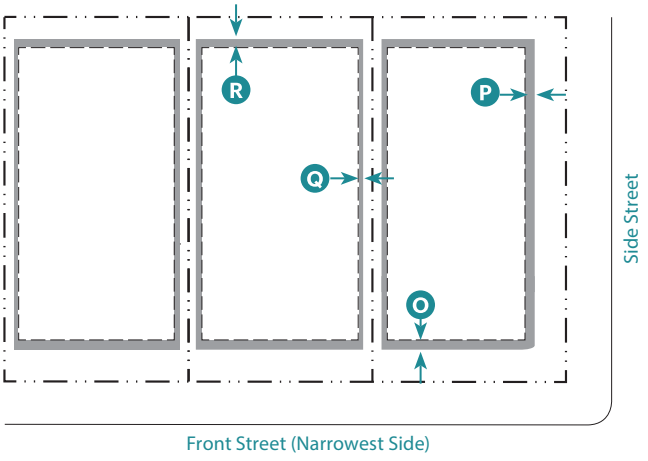
Setback (Distance from ROW/ Design Site Line)[6]		
Front (Facade Zone)		H
Interior Design Site	8' min.; 15' max.	
Corner Design Site	8' min.; 15' max.	
Side Street (Facade Zone)		
Primary Building	8' min.; 15' max.	I
Accessory Structure(s)	15' min.	J
Side		
Primary Building	5' min.	K
Terraced Courtyard Building	15' min.	
Accessory Structure(s)	5' min.	L
Rear		
Primary Building	15' min.	M
Accessory Structure(s)	5' min.	N

Building Facade		
Facade Zone Defined By Main Building/Frontage Type	Front St.	Side St.
Total length of facade required within or abutting facade zone	70% min.	60% min.

Facade Design

All building facades shall be designed in compliance with Chapter 7 (Specific to Architectural Design).

[6] Design sites with slopes ≥ 6% shall comply with Section 04.050 (Slope Standards).



Key

- ROW/ Design Site Line
- Setback Line
- Encroachment Area

6. Encroachments

Encroachments into Minimum Setbacks

Encroachment Type	Front O	Side St. P	Side Q	Rear R
Private Frontages	8' max.	8' max.	X	X
Architectural Features	2' max.	2' max.	1' max.	5' max.
Patio Covers	X	X	1' max.	5' max.
Stairs/Ramps	2' max.	2' max.	1' max.	5' max.
Decks (24" Tall Max.)	X	5' max.	5' max.	20' max.

Decks more than 24" above existing grade may not encroach

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

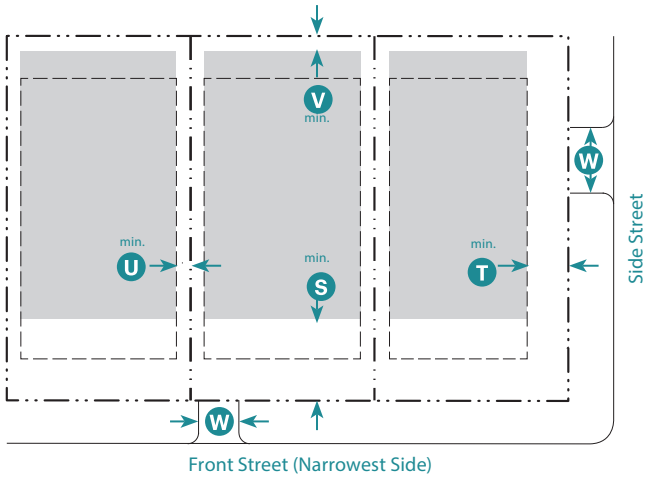
No encroachment allowed for Accessory Structures.

Fences, hedges, and other screen devices are allowed within setbacks as identified in Section 04.020 (Screening).

Encroachments into Public Right of Ways (ROW)

Encroachments not allowed into a street ROW, alley ROW, or across a design site line.

Key X = Not Allowed N/A = Not Applicable



Key

ROW/ Design Site Line

Building Setback Line

Parking Area

7. Parking		
Use Type	Vehicular Spaces[7]	Bicycle Spaces
Residential Uses		
Studio or 1 Bedroom	1 min. per unit	1 min. per unit
2 or More Bedrooms	1.25 min. per unit	2 min. per unit
Non-Residential Uses per Building[8]		
≤ 1,000 sf	0 min.	
≥ 1,000 sf	1 min. per 1,000 sf above first 1,000 sf	
Setback (Distance from ROW/ Design Site Line)		
Front	40' min.[9]	S
Side Street	15' min.	T
Side	5' min.	U
Rear	5' min.	V
Driveway[10]		
Curb Cut/Width		W
1 Unit	12'	
2-6 Units	16'	
>6 Units	28'	
Non-Residential	18'.	

Curb cut along alley shall not exceed allowed curb cut width.

Driveways may be shared between adjacent design sites but shall not exceed allowed curb cut width.

Front access not allowed on corner design sites.

Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

7. Parking (Continued)

Parking spaces may be grouped with those on adjacent design sites and may be detached from design sites within the same block, in compliance with parking setbacks and access standards.

Where subterranean parking is provided, the minimum design site depth is allowed to be reduced to only the amount needed for the required rear building setback.

[7] See Subsection 04.040.5 for additional standards.

[8] See Title 20 (Zoning Districts and Allowable Uses) for the underlying zone's allowed uses and permit requirements.

[9] 10' min. allowed for parking courts of 6 or fewer spaces. See Figure 04.040.1 (Parking Court(s)).

8. Frontages	
Allowed Private Frontage Type	Standards
Porch Projecting	06.040
Porch Engaged	06.050
Dooryard	06.060
Stoop	06.070
Shopfront[11]	06.100
Terrace[11]	06.110
Allowed Public Frontage Type	Standards
Street	04.060.C.1

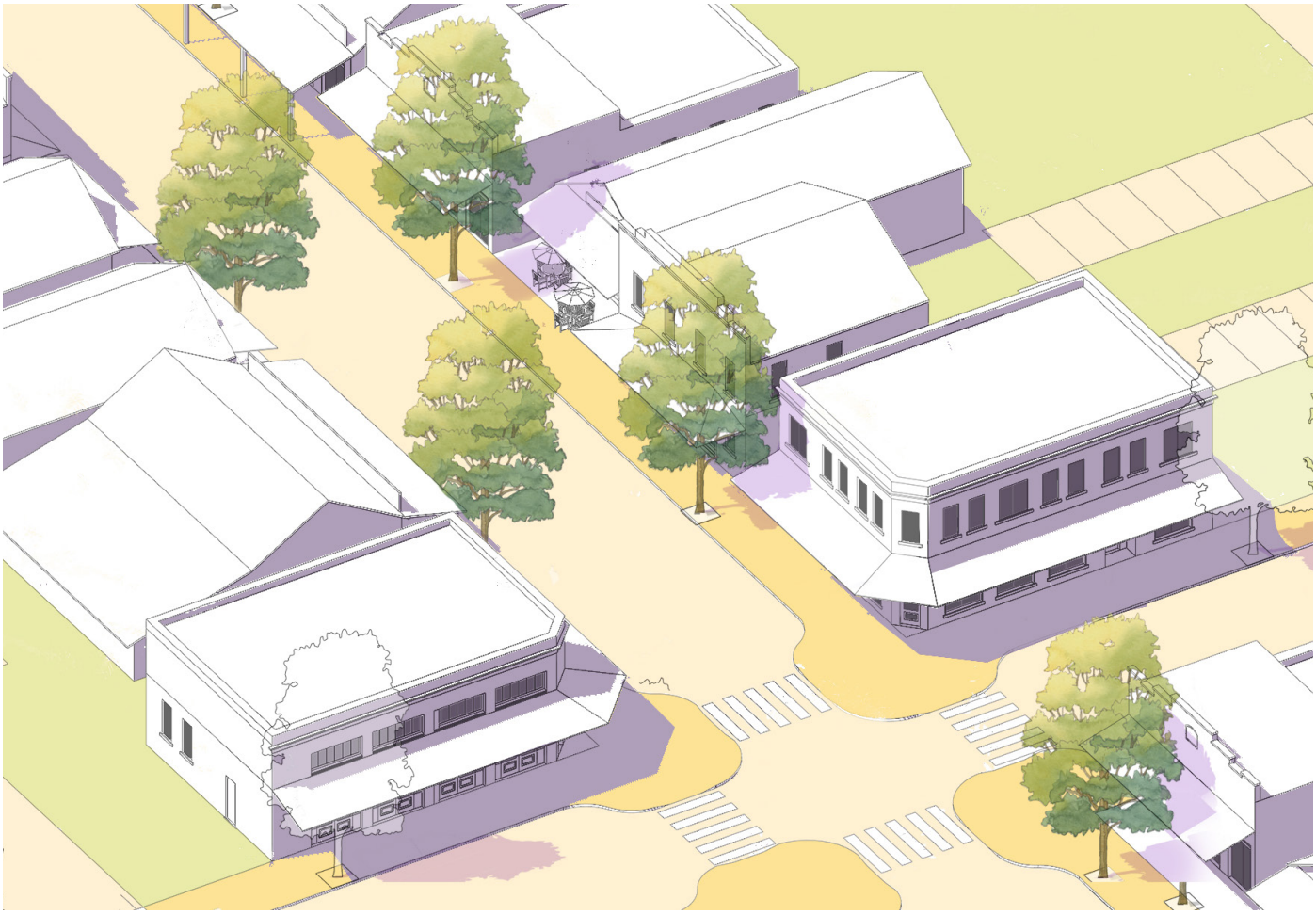
[11] Only on side street

9. Signage

Allowed Sign Type

See Chapter 22.28 (Signs) for allowed signs and standards.

03.070 T4 Suburban Main Street.Small (T4SMS.S)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent

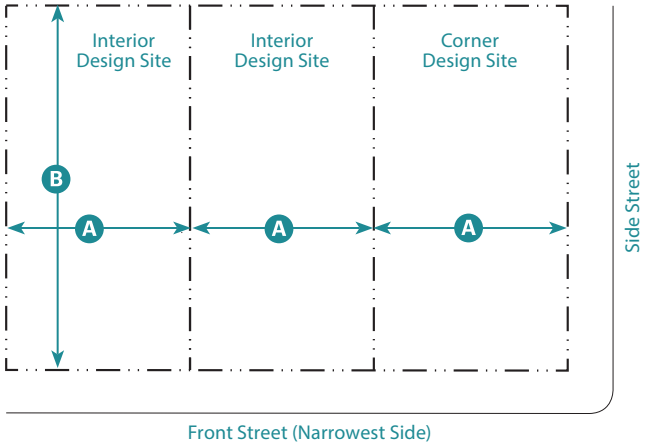
A walkable, vibrant district of small-to-medium footprint, moderate intensity, mixed-use buildings and housing choices, supporting neighborhood-serving ground floor retail, food and services.

The following are generally appropriate form elements in the zone.

Primarily House-Scale Buildings	House, Neighborhood Townhouse, Neighborhood Courtyard, Multiplex, and Main Street Building
Primarily Attached Buildings	
Small-to-Medium Building Footprint	
None-to-Small Front Setbacks	Porch Projecting, Porch Engaged, Forecourt, Shopfront, Terrace, and Gallery Frontage Types; Dooryard, Stoop, and Maker Shopfront Frontage Types on Side Street
None-to-Small Side Setbacks	
Up to 2.5 Stories	

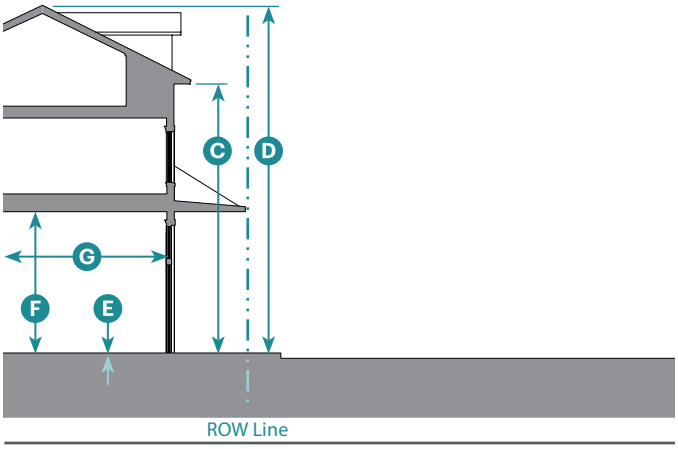
2. Sub-Zone(s)

None



Key

ROW/ Design Site Line



Key

ROW Line

3. Building Types and Design Site Size			
Allowed Building Types	Design Site[1] Width (A)	Depth (B)	Standards
House-Scale			
Carriage House[2]	N/A	N/A	05.040
House	50' min.	100' min.	05.050
Neighborhood	18' min.[3]	100' min.	05.100
Townhouse			
Neighborhood Courtyard			05.110
L-shaped	80' min.	150' min.	
U-shaped	100' min.	150' min.	
Multiplex	60' min.	110' min.	05.130
Block-Scale			
Main Street Building	25' min.	100' min.	05.170

Each design site shall have only one primary building type.

[1] Design sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per Chapter 8 (Specific to Large Sites).

[2] The Carriage House is not a primary building type.

[3] Represents one townhouse

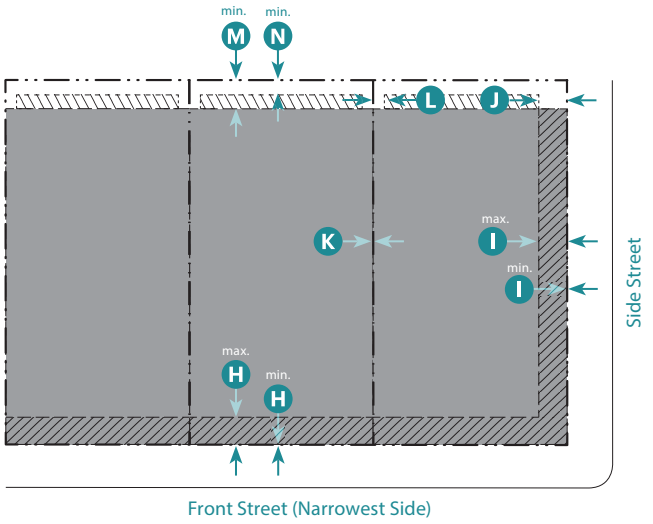
4. Building Form		
Height		
Primary Building[4]		
Stories	2.5 max.	
To Highest Eave/Parapet	24' max.	C
Overall	35' max	D
Ground Floor Finish Level[5]		E
Residential	6" min.[6]	
Non-Residential	6" max.	
Ground Floor Ceiling	14' min.	F
Accessory Structure(s)	1 max.	
Footprint		
Max. Design Site Coverage	See standards in Chapter 5 (Specific to Building Types)	
Depth, Ground-Floor Space	30' min.[7]	G

[4] See Chapter 5 (Specific to Building Types) for refinements to massing and height standards.

[5] Common entries may be set at grade in compliance with local and federal accessibility standards.

[6] Only on side street and at least 60' from front of design site

[7] For habitable/occupiable space only



Key

- ROW/ Design Site Line
- Building Setback Line
- Buildable Area
- Acc. Structures Only
- Facade Zone

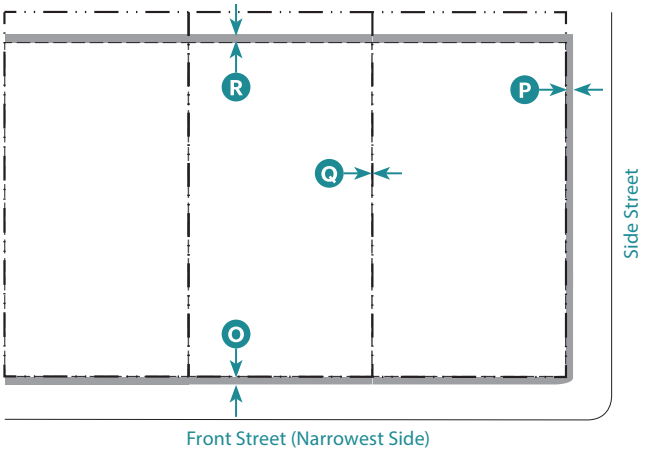
5. Building Placement

Setback (Distance from ROW/ Design Site Line)[8]		
Front (Facade Zone)[9]		H
Interior Design Site	0' min.; 10' max.	
Corner Design Site	0' min.; 10' max.	
Side Street (Facade Zone)		
Primary Building[9]	0' min.; 10' max.	I
Accessory Structure(s)	10' min.	J
Side		
Primary Building	0' min.	K
Adjacent to T3EN or Res'l Zone	10' min.	
Accessory Structure(s)	3' min.	L
Rear		
Primary Building	15' min.	M
Adjacent to T3EN or Res'l Zone	20' min.	
Accessory Structure(s)	5' min.	N

Building Facade		
Facade Zone Defined By Main Building/Frontage Type	Front St.	Side St.
Total length of facade required within or abutting facade zone	65% min.	55% min.

Facade Design

All building facades shall be designed in compliance with Chapter 7 (Specific to Architectural Design).



Key

- ROW/ Design Site Line
- Setback Line
- Encroachment Area

5. Building Placement (Continued)

[8] Design sites with slopes ≥ 6% shall comply with Section 04.050 (Slope Standards).

[9] Design to Topic 405 (Intersection Design Standards) of the Caltrans Design Standards, if greater than required setback of the zone

6. Encroachments

Encroachments into Minimum Setbacks

Encroachment Type	Front O	Side St. P	Side Q	Rear R
Private Frontages	X	X	X	X
Architectural Features	3' max.	3' max.	X	5' max.
Patio Covers	X	X	X	5' max.
Stairs/Ramps	3' max.	3' max.	X	5' max.

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

No encroachment allowed for Accessory Structures.

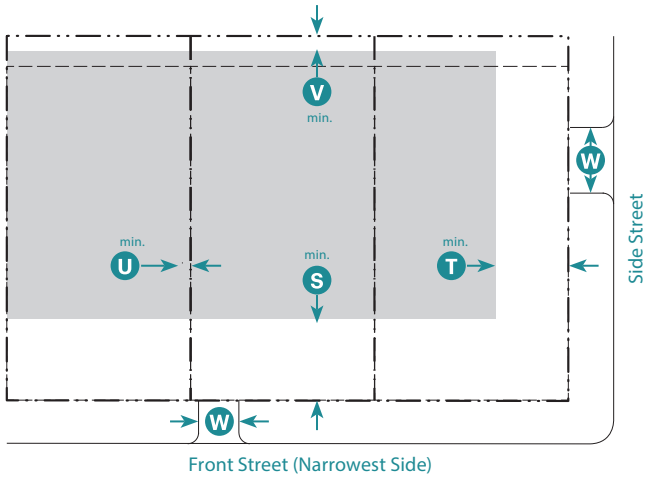
Fences, hedges, and other screen devices are allowed within setbacks as identified in Section 04.020 (Screening).

Encroachments into Public Right of Ways (ROW)

Encroachments at grade not allowed within a street ROW, alley ROW, or across a design site line.

Upper story encroachments, including the Gallery (06.120), on front and side street require 8' min. of vertical clearance.

Key	X = Not Allowed	N/A = Not Applicable



Key

ROW/ Design Site Line

Building Setback Line

Parking Area

7. Parking		
Use Type	Vehicular Spaces[10]	Bicycle Spaces
Residential Uses		
Studio or 1 Bedroom	1 min. per unit	1 min. per unit
2 or More Bedrooms	1 min. per unit	2 min. per unit
Non-Residential Uses per Building[11]		
≤ 3,000 sf	0 min.	
≥ 3,000 sf	1 min. per 1,000 sf above first 3,000 sf	
Setback (Distance from ROW/ Design Site Line)		
Front	40' min.[12]	S
Side Street	40' min.	T
Side	0' min.	U
Rear	5' min.	V
Driveway[13]		
Curb Cut/Width		W
1 Unit	12'	
2-6 Units	16'	
>6 Units	28'	
Non-Residential	18'.	

Curb cut along alley shall not exceed allowed curb cut width.

Driveways may be shared between adjacent design sites but shall not exceed minimum allowed width.

Front access not allowed on corner design sites.

Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

7. Parking (Continued)

Parking spaces may be grouped with those on adjacent design sites and may be detached from design sites within the same block, in compliance with parking setbacks and access standards.

Where subterranean parking is provided, the minimum design site depth is allowed to be reduced to only the amount needed for the required rear building setback.

[10] See Subsection 04.040.5 for additional standards.

[11] See Title 20 (Zoning Districts and Allowable Uses) for the underlying zone's allowed uses and permit requirements.

[12] 10' min. allowed for parking courts of 6 or fewer spaces. See Figure 04.040.1 (Parking Court(s)).

8. Frontages	
Allowed Private Frontage Type	Standards
Porch Projecting	06.040
Porch Engaged	06.050
Dooryard[14]	06.060
Stoop[14]	06.070
Forecourt	06.080
Maker Shopfront[14]	06.090
Shopfront	06.100
Terrace	06.110
Gallery	06.120
Allowed Public Frontage Type	Standards
Avenue/Boulevard	04.060.C.2
Main Street	04.060.C.3

[14] Only on side street

9. Signage

Allowed Sign Type

See Chapter 22.28 (Signs) for allowed signs and standards.

03.080 Additional Height and Massing Requirements

These standards apply to buildings over three stories tall in T4CN.M:

1. Specific to Parcels Less than 200 feet Deep or Wide: Transition to Adjacent Building Size.

   A. Within 30 feet of the side or rear property line, the new building massing shall not exceed 25 feet in height overall and a maximum footprint length of the largest adjacent building. This massing allows for multiple volumes of this or smaller size. Behind the 25 foot height/massing, the building is allowed up to the maximum height allowed by the zone. See Figure 1 (Transition to Adjacent Building Size).

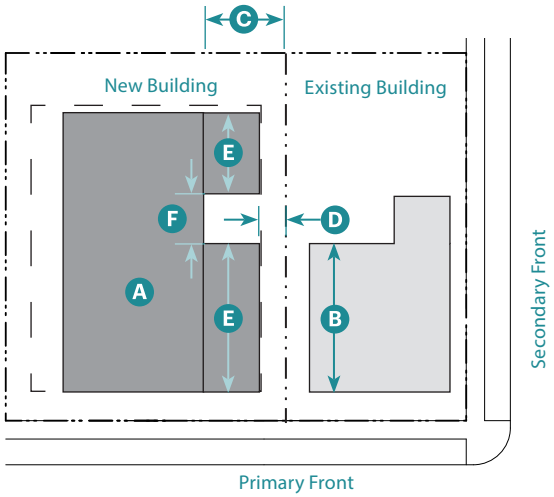


Figure 03.080.1:
Transition to Adjacent Building Size

A	New Building (Max. Height Allowed by Zone) (e.g., 4 stories)
B	Longest Dimension along Adjacent Side or Rear Property Line
C	Required Transition Area: 30' min.
D	Required Min. Setback
E	New Building Transition to Existing Building's Height and Length (e.g., 2 stories)
F	15' min. Separation

2. Specific to Parcels Adjacent to Existing Building not Built to Maximum Allowed Height.

   A. Upper story stepback of 10 feet required on new building above top story of adjacent building. Where the adjacent building is single-story, the stepback is required on the 3rd story.

   B. New building to match horizontal length of massing of adjacent building within 10 percent measured along front of the building. See Figure 2 (Adjacent to Building Not Built to Maximum Allowed Height).

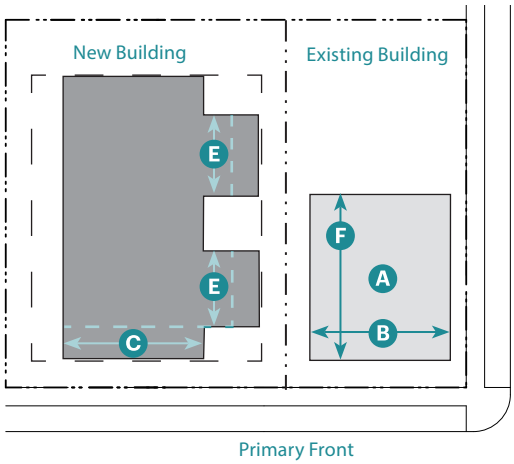


Figure 03.080.2:
Adjacent to Building Not Built to Maximum Allowed Height

A	Existing Building
	Upper Story Stepback: 10' Min.
B	Existing Massing Length Measured along Adjacent Street
C	New Facade(s) Allowed up to within 10% of Adjacent Facade
D	15' min. separation
E	Total Combined Length Shall not Exceed Length of F

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Chapter 4: General Design Site Standards

Sections:

04.010 Purpose
04.020 Screening
04.030 Landscaping and Lighting
04.040 Parking and Loading
04.050 Slope Standards
04.060 Public Frontage Standards
04.070 Privacy Standards

04.010 Purpose

This Chapter provides standards to ensure that new development accomplishes the following:

1. Makes a positive contribution to the development pattern of the area;
2. New or altered structures are compatible with the design and use of existing structures on neighboring properties;
3. Respects the existing conditions of neighboring properties; and
4. Does not adversely affect neighboring properties, with "adversely affect" meaning to impact in a substantial, negative manner the habitability of these properties.

04.020 Screening

1. Intent. This Section provides standards for screening, fences, and walls for the protection of property, the enhancement of privacy, the attenuation of noise, and the improvement of the visual environment.
2. Design Standards for Screening. Except for wall- and ground-mounted equipment that is not visible from the public right-of-way or abutting design sites, all equipment shall comply with the following:
    A. Screening Height Maximums. Screening shall not exceed the maximums identified in Table A (Maximum Screening Height).
    B. Screening Height Measurement. Screening height shall be measured as the vertical distance between the finished grade at the base of the screen and the top edge of the screen material.

Table 04.020.A: Maximum Screening Height					
Zone	Item	Maximum Height Allowed			
		Front	Side St.	Side[2]	Rear
T3EN, T3SN	Fences	3' max.	3' max.	6' max.	6' max.
	Free Standing Walls	3' max.	3' max.	6' max.	6' max.
	Landscaping[1]	4' max.	4' max.	No max.	No max.
T4SN.S, T4CN.M	Fences	3' max.	3' max.	6' max.	6' max.
	Free Standing Walls	3' max.	3' max.	6' max.	6' max.
	Landscaping[1]	4' max.	4' max.	No max.	No max.
T4SMS.S	Fences	X	X	6' max.	6' max.
	Free Standing Walls	X	X	6' max.	6' max.
	Landscaping[1]	3' max.	3' max.	No max.	No max.
[1] Excludes trees					
[2] Within front setback, maximum height of 3'					
Key	X = Not Allowed				

3. Courtyard Screening

   A. Fences, walls and other screening installed to create a courtyard without a roof shall not exceed five feet in height and shall be set back a minimum of 10 feet from the front property line or back of sidewalk, whichever is the least.

   B. Landscaping installed in compliance with Section 04.030 (Landscaping and Lighting).

4. Screening on Retaining Walls. The total height of screens and the retaining walls they are mounted on or attached to shall not exceed six feet.

5. Mechanical Equipment Screening

   A. The following mechanical equipment is exempt from screening:

      (1) Free-standing or roof-mounted solar equipment.

   B. For new installation or relocation of existing mechanical equipment, the equipment shall be screened.

      (1) Roof-Mounted Equipment. Building parapets or other architectural elements in the building's architectural style shall screen roof-mounted equipment.

         (a) New buildings shall be designed to provide a parapet or other architectural element that is as tall or taller than the highest point on any new mechanical equipment to be located on the roof of the building; and

         (b) For existing buildings with no parapet less than two feet in height, mechanical equipment shall be surrounded on all sides by an opaque screen wall as tall as the highest point of the equipment. The wall shall be architecturally consistent with the building and match the existing building with paint, finish, and trim cap detail.

         (c) Plumbing and mechanical roof vents shall be grouped and located to not be visible from the opposite side of the front and/or side street, or abutting civic space.

(2) Wall- and Ground-Mounted Equipment

(a) Equipment is not allowed between front or side street facades and the street.

(b) All screen devices shall be as high as the highest point of the equipment being screened.

(c) Equipment and screening shall be in compliance with the setbacks of the zone.

(d) Screening shall be architecturally compatible and include matching paint, finish, and trim cap of the building.

6. Temporary Fencing. Temporary fencing may be used to provide security for approved special events, construction sites, or vacant structures and land, which cannot otherwise be secured.

7. Barbed Wire and Razor Wire. Barbed wire and razor wire screening are not allowed.

8. Safety. Fences, walls, and other screening and landscaping, whether provided in compliance with the provisions of this Section or provided in addition to those provisions, must be in compliance with the site visibility triangle as determined by applying the criteria in Topic 405 (Intersection Design Standards) of the Caltrans Design Standards.

04.030 Landscaping and Lighting

1. Intent. This Section prescribes landscaping and lighting standards for protection and enhancement of the environmental and visual quality of the community, enhancement of privacy, and the control of dust.

2. Required Landscaping. The landscaping required by this Section shall be installed as part of the development or improvement(s) requiring the landscaping. Standards for landscaping in parking areas shall be in combination with Section 04.040 (Parking and Loading).

A. Landscaping materials shall be integrated into the required setbacks, stream and wetland buffers, and design of the selected private frontage type(s).

B. Landscape materials shall be applied to the planting areas identified for public frontage type(s).

3. Required Lighting

A. Site improvements, including lighting, shall be consistent with the selected Architectural Style for the primary building.

B. Lighting shall be provided in compliance with the following:

(1) All exterior lighting shall be designed, located, and lamped in order to prevent over lighting and light trespass.

(2) All parking lot lights shall be full cutoff luminaires, as certified by the manufacturer, with the light source directed downward and away from adjacent residences, in compliance with Section 24.04.410 (Parking Lot Lighting).

(3) Bollard lighting may be used to light walkways and other landscape features, but shall cast its light downward.

(4) Internally illuminated fascia, wall, roof, awning or other building parts are prohibited.

(5) All nonessential exterior lighting associated with non-residential uses shall be turned off within ½ hour after the close of business or when the non-residential use is not in use.

4. Design Standards

A. Allowed Landscaping Materials

(1) Landscaping materials shall comply with the following:

(a) Shrubs, of at least one-gallon size;

(b) Ground cover instead of grass/turf; and/or

(c) Decorative nonliving landscaping materials including, but not limited to, sand, stone, gravel, wood or water may be used to satisfy a maximum of 25 percent of the required landscaping area.

B. Species Selection

(1) Native and drought tolerant species are required to meet the minimum standards, in conformance with local the water district's water conservation standards.

(2) Landscape selection shall include 70% California native vegetation, applicable to Marin County, in compliance with Water Use Classification of Landscape Species (WUCOL IV).

(3) Landscaping shall be in compliance with local fire district.

C. Existing Vegetation

(1) Tree removal shall be subject to.Marin County Zoning Code sections 20.68.050(3) and 20.68.060(K)(3)

D. Retaining Walls

(1) Retaining walls within the front and/or side street façade zone(s) or visible from the public sidewalk adjoining the design site shall:

(a) Not exceed four feet in height as measured to the adjacent finished grade or sidewalk whichever is nearest;

(b) Include a landscape planter in front of the wall. The planter shall be at least 18 inches deep measured perpendicular to the wall; and/or

(c) Be finished with allowable wall material(s) of the selected architectural style for the primary building.

(2) Retaining walls along the interior design site line that are beyond the front and/or side street façade zone(s) shall:

(a) Not exceed six feet as measured to the adjacent finished grade;

(b) Include a landscape planter in front of the wall. The planter shall be at least three feet deep measured perpendicular to the wall; and/or

(c) Be finished with allowable wall material(s) of the selected architectural style for the primary building.

(3) Retaining walls along the rear design site line that are beyond the front and/or side street façade zone(s) shall:

(a) Not exceed eight feet as measured to the adjacent finished grade;

(b) If exposed, include a landscape planter in front of the wall. The planter shall be at least three feet deep measured perpendicular to the wall;

(c) Be finished with allowable wall material(s) of the selected architectural style for the primary building; and/or

(d) Not require landscaping or wall material finish(es) if within the building and not exposed.

E. Maintenance. Required landscaping shall be maintained in a clean and healthy condition. This includes pruning, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the appropriate watering of all landscaping.

F. Recycling/Refuse Enclosures

(1) Enclosures shall not be located within the required front setback.

(2) See Section 22.20.100 (Solid Waste/Recyclable Materials Storage) for standards.

04.040 Parking and Loading

1. Intent. This Section prescribes standards for motor vehicle and bicycle parking areas, loading and access drives, and standards for reducing motor vehicle trips per capita to and from development. These standards are intended to ensure that new development accomplishes the following:

A. Consistency with the intended physical character of walkable environments;

B. Provision of bicycle parking to increase bicycle trips and reduce motor vehicle trips per capita; and

C. Appropriately limits, screens, and landscapes motor vehicle parking areas to protect and enhance the environmental and visual quality of the community, enhance privacy, attenuate noise, and control dust.

2. On-site parking. On-site parking is allowed in all zones subject to the standards in this Section.

3. Bicycle Parking Standards. Bicycle parking shall be provided in compliance with the standards of the zone.

4. General Vehicular Parking Standards

A. Sharing of On-Site Parking. Sharing of parking between different uses and developments is allowed.

5. Number of Motor Vehicle Parking Spaces Required

A. Required Spaces. The minimum number of parking spaces required is listed in Subsection 7 of the zone. For any use not addressed in Subsection 7, parking shall not exceed a ratio equivalent to the average peak parking occupancy rate for the most comparable use in the Institute of Transportation Engineers Parking Generation Manual.

B. Required Number of Parking Spaces

(1) When calculating the required number of parking spaces, numbers shall be rounded up to the closest whole number.

(2) For parking systems that stack individual vehicles, each vehicle accommodated by the stacker counts as an individual parking space.

(3) Calculating Required Parking for a Mixed-Use Development. For a building with residential and non-residential uses, shared parking shall be calculated as follows. The sum of the required parking for the two use types as stated in Subsection 7 of the zone shall be divided by the factor listed in Table A (Shared Parking Factor for Two Uses). The required number of parking spaces shall be rounded up to the closest whole number.

Table 04.040.A: Shared Parking Factor for Two Uses

	Residential	Lodging	Office	Retail
Residential	1.0	1.1	1.4	1.2
Lodging	1.1	1.0	1.7	1.3
Office	1.4	1.7	1.0	1.2
Retail	1.2	1.3	1.2	1.0

C. Exception in the Event of Changes of Use or Alterations to Existing Buildings or Structures. If an existing building or structure is altered or existing land uses are changed, the existing number of parking spaces on a property may be retained, even if the resulting building, structure or land use would ordinarily be subject to a lower maximum parking allowance.

6. Electric Vehicle Charging. Electric vehicle charging facilities shall be provided in compliance with CA Green Standards Building Code, Title 24, Part 11.

7. Traffic-Reducing Parking Standards

A. Carshare Parking Spaces

(1) Carshare parking spaces shall be provided in the amounts specified in Table B (Required Carshare Parking Spaces).

Table 04.040.B: Required Carshare Parking Spaces

Residential Uses	Carshare Parking Spaces Required
0-49 units	None
50-100 units	1
101 or more units	2 + 1 per additional 200 units
Office/Research & Development Uses	**Carshare Parking Spaces Required**
≤ 10,000 sf	None
> 10,000 sf	1 per 10,000 sf

(2) Required carshare space or spaces shall be designed in a manner that will make the spaces accessible to non-resident subscribers from outside the building as well as building residents.

B. Carpool Spaces. If parking is provided at a development, parking spaces reserved for use by carpool/vanpool vehicles shall be designated in preferred locations (including, but are not limited to, closest to building entries). The locations of these spaces shall be approved by the County. The minimum number of carpool spaces required is listed in Table C (Required Carpool Parking Spaces).

Table 04.040.C: Required Carpool Parking Spaces	
Office/Research & Development Uses	Carpool Parking Spaces Required
≤ 40 parking spaces	None
> 40 parking spaces	10% of the total number of spaces
Other Uses	Carpool Parking Spaces Required
All Other Uses	None

8. Parking Spaces, Design and Layout

A. Access. On-site parking areas shall be accessed per the following:

(1) On-site parking shall be designed with an appropriate means of vehicular access to a street or to an alley to cause the least interference with traffic flow.

(2) Ingress to and egress from parking spaces shall be from an on-site aisle or driveway, directly from the front, side street, public alley, or rear lane.

(3) On-site loading space(s) shall be provided in accordance with Section 24.04.370 (Required Loading Spaces).

B. Driveways

(1) Access to Driveways

(a) Driveway access to and from developments onto streets shall be by forward or reverse motion of the vehicle; and

(b) Minimum 30 feet separation between driveways for all uses except developments of two or fewer dwelling units.

(2) Number of Driveways. Table D (Number of Driveways) specifies the maximum number of driveways for a design site.

(3) Driveways shall be setback from design site lines as follows:

(a) For front access, minimum two feet from side design site lines; and/or

(b) For side street access, no less than the minimum rear parking setback per the zone; and/or

(c) Where driveway access is shared by abutting design sites, Subsections (a) and (b) above do not apply; minimum two feet from building(s), and in compliance with Chapter 24.04.II Driveways.

(4) Driveways shall extend to and include the area between the design site line and the edge of the street pavement.

(5) The design and construction of all on-site parking access drives shall be in compliance with Chapter 24.04.II Driveways.

Table 04.040.D: Number of Driveways	
Lot Frontage (Corner Parcel Applies Same Requirements as Side Street)	Maximum Number of Driveways
Up to 150'	1
150' to 299'	2
Each additional 300' after 299'	1

C. Parking Techniques. As allowed in Table 09.030.A (Adjustments to Standards for Design Sites Less Than 6% Slopes) and Table 09.030.B (Adjustments to Standards for Design Sites Over 6% Slopes), the following techniques may be applied individually or in combination:

(1) Tandem Parking. Parking spaces are arranged in a series up to the maximum allowed in Table 09.030.A (Adjustments to Standards for Design Sites Less Than 6% Slopes) and Table 09.030.B (Adjustments to Standards for Design Sites Over 6% Slopes). Tandem parking is allowed in all zones for all uses, subject to on-site management.

(2) Parking Court. Parking spaces in groupings of up to 20 covered or uncovered spaces or individual garages not in a podium configuration. The minimum width of the parking court is 60 feet measured parallel to the adjacent street/right-of-way. The parking court is accessed from the adjacent street/right-of-way and the maximum width of the entrance to the parking court is determined by Subsection 7 of the zone.

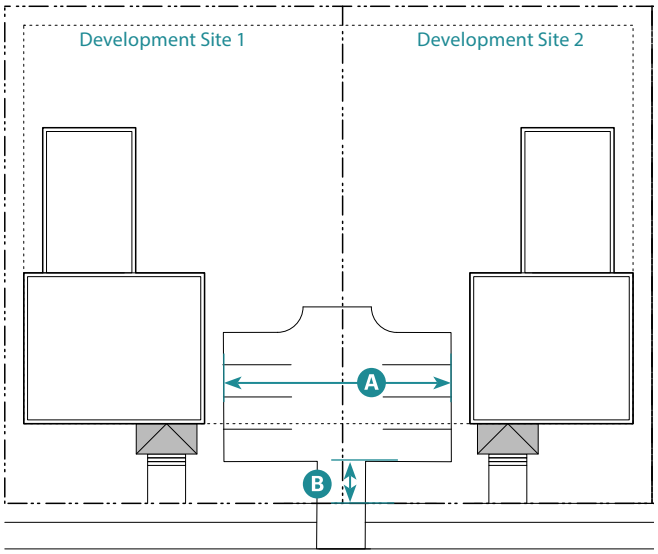
(3) Podium Parking. Parking spaces are located in an at-grade garage under the rear and/or interior side of the building or under all of the building except for the required ground floor habitable space. The garage has occupiable space above the garage level. The podium is not visible or exposed along the front or side street building facades.

(4) Subterranean Parking. Parking spaces are located below the adjacent finished grade of the building.

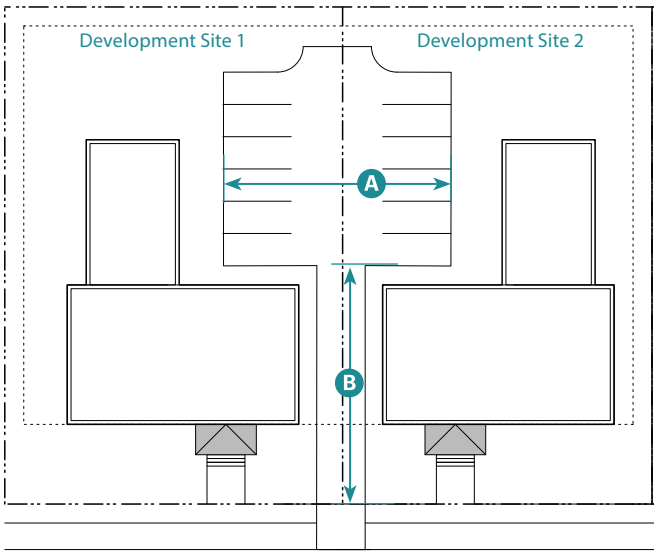
(5) Stacked Parking System. Parking spaces are arranged in a system that provides two to three spaces in the horizontal area of one space. This type of system is within a podium parking garage.

Figure 04.040.1: Parking Court(s)

Small Parking Court (8 or fewer Spaces)



Large Parking Court (9 or more Spaces)



_ _	Development Site Line		
- - - -	Sideyard Building Setback Line		
A	Minimum Width of the Parking Court, measured parallel to the adjacent street/right-of-way		
B	Minimum Parking Court Setback:	Small Parking Court (8 or fewer spaces)	10' min.
		Large Parking Court (9 or more spaces)	Behind required ground floor habitable space required in Subsection 4 of the zone

D. Identification as to Purpose and Location. On-site parking areas of four or more spaces shall include painted lines, wheel stops, or other methods of identifying individual parking spaces and loading areas, while distinguishing such spaces from aisle and other circulation features.

E. Materials

(1) All on-site parking areas and driveways shall be surfaced only with materials identified in Section 24.04.300 (Surfacing--General) and Section 24.04.320 (Surfacing Outside City-centered Corridor and Village Areas).

(2) Parking area surfacing materials shall consist of the following materials:

(a) Gravel, crushed granite, "grasscrete";

(b) Recycled materials including, but not limited to, glass, rubber, used asphalt, brick, block and concrete; or

(c) A combination of the above materials.

F. Landscaping. The landscaping standards identified in Table E (Required Parking Lot Landscaping) shall be applied with the standards of Section 04.020 (Screening) and Section 04.030 (Landscaping and Lighting).

(1) Parking and loading areas shall be screened from adjacent residential zones by a six foot wall, fence, or evergreen.

(2) Screening is not required when parking area(s) is adjacent to an alley.

(3) Landscaping areas shall integrate stormwater management features.

(4) For portions of parking areas covered by photo-voltaic solar collectors that also function as shade structures, the minimum standard for trees does not apply.

G. Location

(1) Location of on-site parking is regulated by the required setbacks in Subsection 7 of the zone and the following:

(a) Parking lots with 11-20 spaces shall be separated at least by five feet from buildings to make room for a sidewalk, landscaping, and/or other planting between the building and the parking area;

(b) Parking lots with more than 20 spaces shall be separated by at least 12 feet from buildings to make room for a sidewalk, landscaping, and other planting between the building and the parking area; and

(c) The required separation may be eliminated to the rear of buildings in areas designed for unloading and loading of materials.

Table 04.040.E: Required Parking Lot Landscaping	
Number of Parking Spaces	Percent of Gross Parking Area Required to be Landscaped
10 or fewer	None
11 to 20	5' min. wide planter along property line
21 to 50	5%; 5' min. wide planter between every 5 spaces, property line, and building(s)
51 and over	10%; 5' min. wide planter between every 5 spaces, property line, and building(s)
General Landscaping	
Required Border	6" high curb or equivalent
Border and Stormwater	Curb or equivalent shall include breaks every 4" to provide drainage to retention and filtration areas.
Car Overhangs	Shall be prevented by stops
Required Quantity	1 tree per every 10 parking spaces, beginning at 11 total spaces
Tree Well Size[1]	5' min. in any direction
Tree Can Size	15 gallon min.
Tree Box Size	20% of required trees shall be 24" min.
Tree Caliper	1" min.
Tree Height at Installation	7' min. vertical clearance
Tree Characteristics	Tree canopy
Location	Evenly spaced throughout parking lot to provide uniform shade

[1] Any vehicle overhang requires the minimum planter area width to be expanded by an equivalent dimension.

H. Size of Parking Lot. Parking lots larger than 10,000 square feet in size shall be broken down into smaller parking areas with planted landscape areas with a minimum width of 15 feet between them to minimize the perceived scale of the total field of stalls.

04.050 Slope Standards

1. Intent. This Section provides the standards for development in all zones on design sites with sloped topography. For the purposes of this Section, sloped topography is any slope of six percent or more.

   A. Table A (Maximum Amount of Sloped Areas Allowed to be Developed) identifies the amount of developable area for sloped portions of design sites. This, in combination with the standards in this Section and the maximum allowed building footprint shall be applied to the design of the sloped portions of design sites. Refer to Subsection 10.030.1 for instructions on determining the sloped portion(s) of a site.

   B. Developments subject to Chapter 8 (Large Sites) requiring new streets shall be in compliance with a maximum grade of 15 percent. Refer to Subsection 10.030.1 for instructions on determining the sloped portion(s) of a site.

   C. Only the Pocket Neighborhood (05.120) and Terraced Courtyard Building (05.150) Building Types are allowed in the >25% category per the mount of developable area identified in Table A.

   D. Grading for bench cuts shall result in level building pads with a maxiumum depth of 50 feet from front to back. These building pads must maintain a minumum horizontal distance from adjacent building pads of at least 30 feet.

Table 04.050.A: Maximum Amount of Sloped Areas Allowed to be Developed

Portions of Design Site with Existing Slope	Development Site[1,2]			
	Greenfield			Previously Developed
	Up to 1 acre	1 to 3 acres	>3 acres	>1 acre
0–5.99%	100% max.	100% max.	100% max.	Not to exceed previously developed footprint or percentage indicated for greenfield sites, whiceer is greater.
6–9.99%	100% max.	70% max.	70% max.	
10–14.99%	100% max.	50% max.	30% max.	
15–25%	75% max.	30% max.	20% max.	
> 25%	20% max.	20% max.	20% max.	

[1] In compliance with the setbacks of the zone, required on-site open space, this Section, and the maximum building footprint standards in Chapter 5 (Building Type Standards).

[2] In compliance with required amount of civic space identified in Subsection 08.040.5.

2. Building Height

   A. Maximum Building Height. Building height is regulated by Subsection 4 of the zone. The maximum allowed height of a building shall follow the existing topography of the design site to ensure that each building is in compliance with the allowed building height.

      (1) Figure 1 (Site Grading for Small-to-Medium Detached and Attached Building Forms) and Figure 2 (Site Grading for Large or Attached Building Forms) in this Section illustrate allowed and non-allowed site grading methods.

   B. Exposed Basements. Basements do not count toward the maximum stories allowed in the zone if less than half of the basement's story height is below the average adjacent finished grade.

3. Topography and Required Location of Primary Building. Sloped topography can present issues with locating the primary building on a design site in compliance with Subsection 5 of the zone. Table 09.030.A (Adjustments to Standards for Design Sites Less Than 6% Slopes) and Table 09.030.B (Adjustments to Standards for Design Sites Over 6% Slopes) identify allowed administrative variations for issues arising from sloped topography, subject to the required findings in these Tables.

4. Parking, Topography and Required Location

    A. Parking lot slopes shall not exceed 5% (after grading) and may be subject to additional limits per Americans with Disabilities Act (ADA).

    B. Sloped topography can present issues with locating parking on a design site in compliance with Subsection 7 of the zone. Table 09.030.A (Adjustments to Standards for Design Sites Less Than 6% Slopes) and Table 09.030.B (Adjustments to Standards for Design Sites Over 6% Slopes) identify allowed administrative variations for issues arising from sloped topography, subject to required findings.

5. Grading or Regrading of Design Sites. When existing design site topography is proposed to be changed, grading shall not result in any of the following:

    A. Creation of retaining walls or blank walls taller than four feet within required front or side street facade zones;

    B. Retaining walls on side design site lines taller than four feet as measured from lowest finished grade to top of wall;

    C. Retaining walls taller than 10 feet not within the building footprint along rear design site line or side design site line within the rear setback;

    D. Building(s) that do not reflect the existing topography of the design site;

    E. Terraced design sites that result in a vertical difference of more than four feet between the adjacent right-of-way and the finished grade of the design site;

    F. Grading beyond the building pad(s) and the required access drive(s);

    G. Cut exceeding 16 feet in height from top to toe;

    H. Cut slope exceeding two horizontal to one vertical;

    I. Graded slopes exceeding 30%;

    J. Graded slopes not contoured to blend with existing terrain, such that proposed cuts and fills exceed one foot of added/subtracted rise for each one and one-half feet of run;

    K. Graded slopes not screened from view under or behind buildings with landscaping or natural topographic features; or

    L. Graded slopes not revegetated with native groundcovers or shrubs.

6. Streets

    A. New roads, including parking access and drive aisles, shall not intrude into locations where slopes exceed 15%, or with identified seismic or geologic hazards, or within 50 feet of creek centerline, except where necessary to access a one-acre or larger developable area that would be otherwise inaccessible.

7. Drainage Facilities. All proposed drainage facilities shall be set back from creeks, channels or other major waterways at least 20 feet from the top of bank or 20 feet plus twice the channel depth measured from the toe of the near embankment, whichever is greater.

8. Massing. Buildings on sloped design sites shall reflect the existing topography of the design site.

    A. Buildings with footprints 36 feet wide or less shall have a simple water table element or change in material between the basement and the ground floor.

    B. Buildings with footprints wider than 36 feet and 2.5 stories or taller shall have a minimum of one story tall defined base. The base shall be defined through the use one of the following methods:

        (1) Change in material;

        (2) A continuous horizontal band between the base and upper floors; and/or.

        (3) Use of a continuous shopfront frontage.

    C. All design shall be in compliance with the selected style for the building(s) in Chapter 7 (Architectural Design Standards).

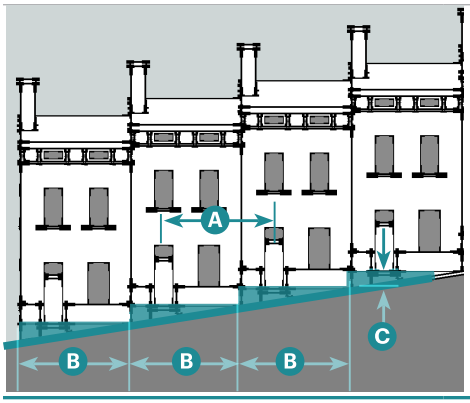
9. Frontage. Along front and side street facades, the primary building on each design site shall be designed in compliance with the standards for ground floor private frontage as required by Subsection 8 of the zone.

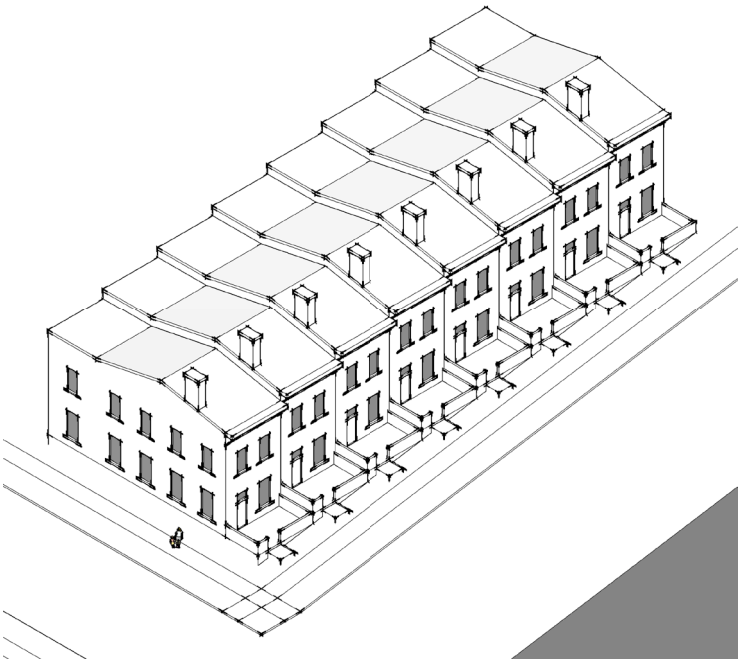
10. Administrative Relief. Section 09.030 (Adjustments to Standards) provides for administrative variations from the standards in this Section due to topographic constraints.

Figure 04.050.2: Site Grading for Small-to-Medium Detached and Attached Building Forms

Allowed Site Grading. The following examples apply to the House, Duplex, Cottage Court, Fourplex, Neighborhood Townhouse, Neighborhood Courtyard, Pocket Neighborhood, and Multiplex Building Types.

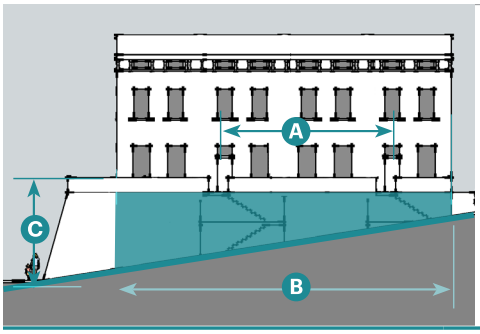
Allowed. Grading that results in each new modified building stepping and reflecting the topography of the parcel or design sites, and that connects each building with the adjacent street and public realm.

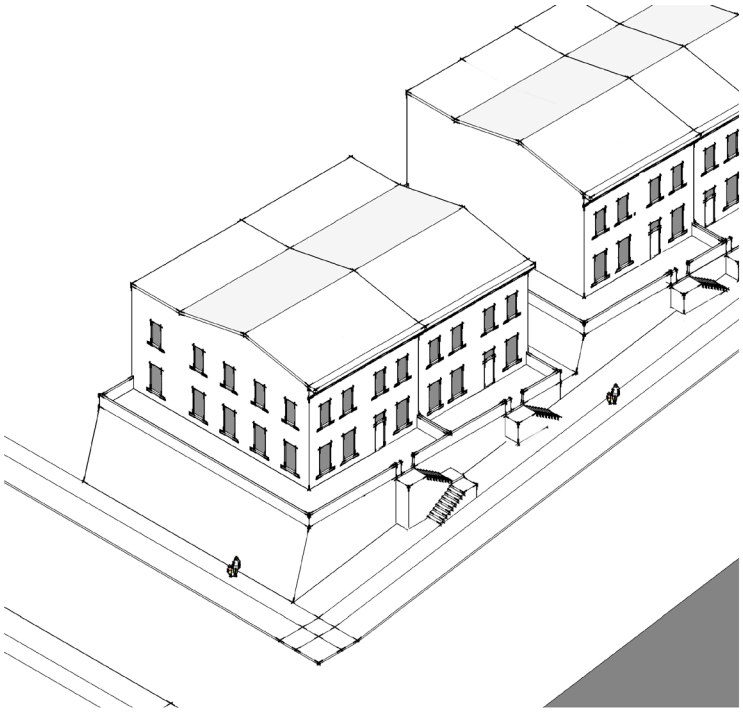




Distance between building entries on slopes greater than 10% shall not exceed 50'.	A
Building footprint width steps with slope.	B
Finished grade of terraced design site is less than 4 feet from the adjacent street/right-of-way.	C

Not Allowed. Grading that results in each new or modified building not following and reflecting the topography of the parcel or design sites, and disconnects each building from the adjacent street and public realm.



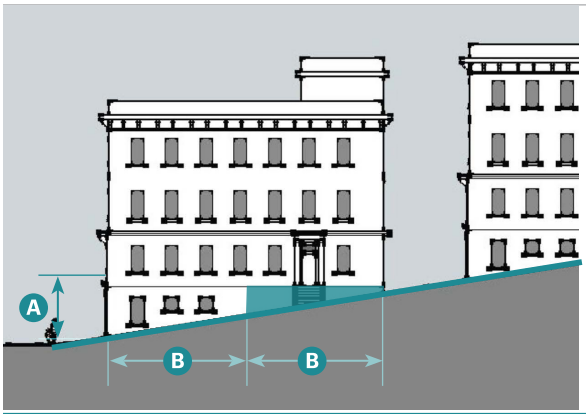


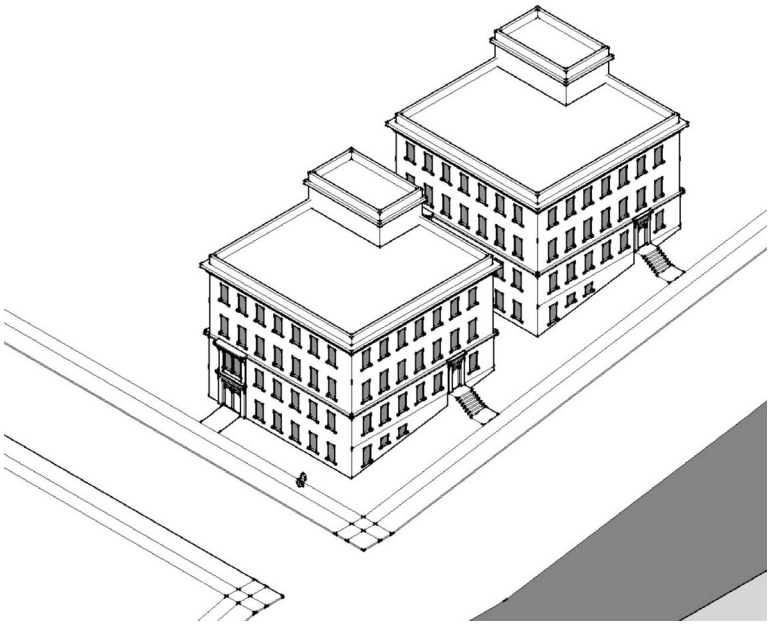
Distance between building entries on slopes greater than 10% exceeds 50'.	A
Building footprint width does not step with slope.	B
Finished grade of terraced design site is more than 4 feet from the adjacent street/right-of-way.	C

Figure 04.050.3: Site Grading for Large or Attached Building Forms

Allowed Site Grading. The following examples apply to the Multiplex, Core Townhouse, Core Courtyard, and Main Street Building Types.

Allowed. Grading that results in each new or modified building fronting on the adjacent street(s), and that connects the building facades to the adjacent street and public realm, and avoids large blank retaining walls.

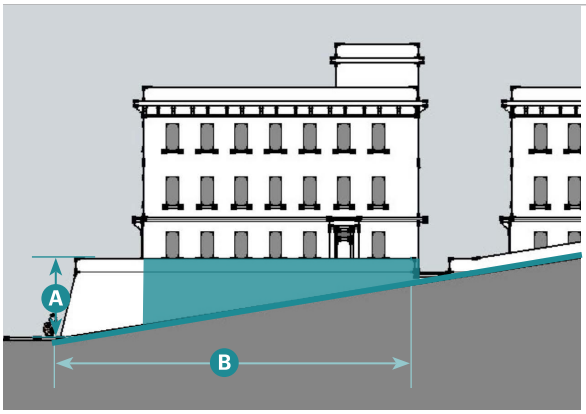


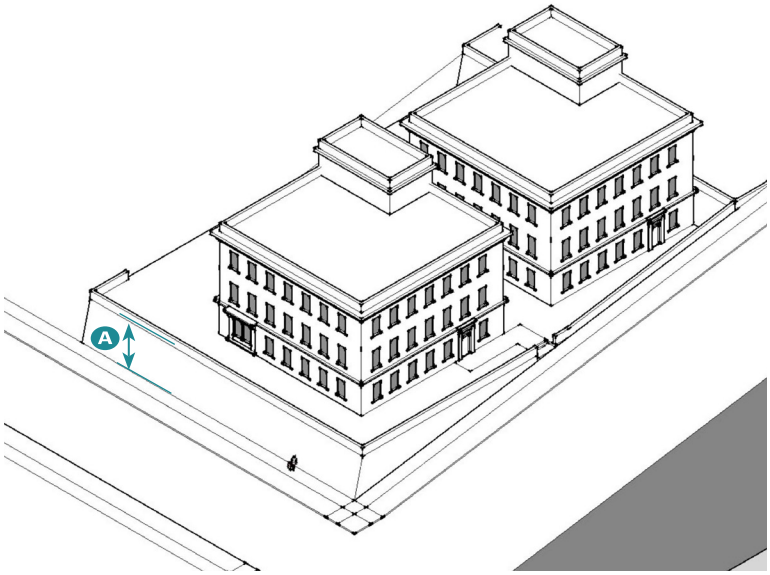


A Slope is used to create a ground floor along street or civic space. Finished grade of terraced design site is less than 4 feet from the adjacent street/right-of-way.

B Building footprint steps with slope through a partial ground story.

Not Allowed. Grading that disconnects new and modified building facades from the adjacent public realm, and results in large retaining walls.





A Height does not create building with frontage and entries along adjacent streets; terraced design site is more than 4 feet from adjacent sidewalk/street/right-of-way.

B Building footprint does not step with slope.

04.060 Public Frontage Standards

1. Intent. Public frontage types provide a coordinated approach to design standards for the area between each design site's private frontage(s) and the adjoining right-of-way or private driveway easement. Public frontage types consist of planters, walkways, curbs, planters, and planting, as illustrated in Table B (Public Frontage Types Overview).

2. Required Improvements. The public frontage along the design site(s) shall be improved per Table A (Required Improvements) and the development scenario that applies to the project.

Table 04.060.A: Required Improvements

Required Improvements	Development Scenario			
	Infill Design Site on Existing Block	Two or More Design Sites on Existing Block	More Than Half of Existing Block	New Block(s)
	Development consists of one design site.	Development consists of two or more design sites that are less than half of the block face.	Development consists of two or more design sites that are more than half of the block face.	Development creates one or more new blocks.
a. Sidewalk. Add missing segment(s) along abutting front and/or side street.	R	R	R	R
b. Sidewalk. Repair uneven segments along abutting front and/or side street.	R	R	R	N/A
c. Street trees. Add street trees along abutting front and/or side street where there is adequate room to also maintain sufficient width for traffic lanes, pedestrian sidewalks, and bicycle facilities. See Subsection 04.030.4.A.(2).	R	R	R	R
d. Crosswalk improvements. Add crosswalk.	X	X	X	R; Including adjacent and new intersection(s).
e. Bicycle facilities. Add bicycle facilities required in Bicycle and Pedestrian Master Plan.	X	X	R	R; Including bike lanes.

Key R = Required X = Not Required

3. Design Standards for Public Frontages. Public frontages shall be designed and maintained in compliance with the following standards:

   A. The required elements are identified in and shall be configured according to Table C (Public Frontage Assemblies).

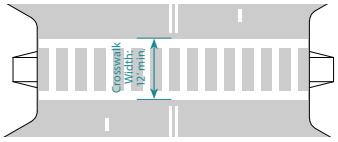
   B. Planting and landscape selection shall be in compliance with Water Use Classification of Landscape Species (WUCOL IV).

4. Pedestrian Crossings

   A. Curb Ramps. Perpendicular corner curb ramps with a separate ramp installed in each direction are required.

   B. Crosswalks. Crosswalks shall be designed per the County's applicable standards and applicable State guidelines and standards.

      (1) Standard Crosswalk.



5. Allowed Public Frontage Types

   A. Street. The Street Frontage includes raised curbs drained by inlets with sidewalks separated from vehicular lanes by individual or continuous planters. Landscaping consists of street trees of a single or alternating species aligned and spaced at 35' intervals on average.

   B. Avenue/Boulevard. The Avenue/Boulevard Frontage includes raised curbs drained by inlets with wide sidewalks separated from the vehicular lanes by a continuous planter, and parking on both sides. Landscaping consists of single or double rows of a single or alternating tree species aligned and spaced at 35' intervals on average.

   C. Main Street. The Main Street Frontage includes raised curbs drained by inlets with very wide sidewalks along both sides separated from the vehicular lanes by individual tree wells with grates. Landscaping consists of a single tree species aligned and spaced at 35' intervals on average.

Table 04.060.B: Public Frontage Types Overview

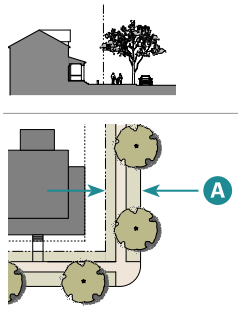
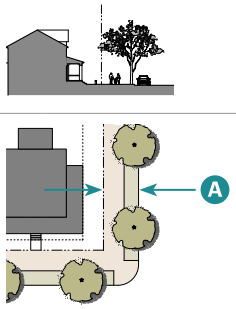
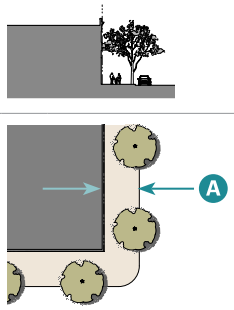
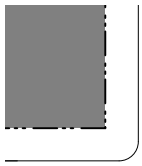
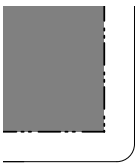
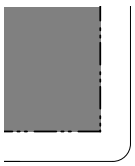
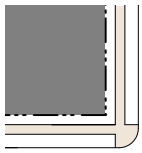
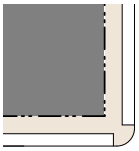
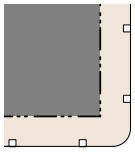
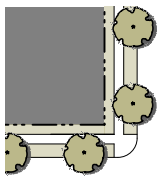
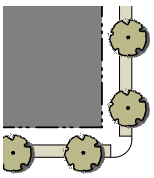
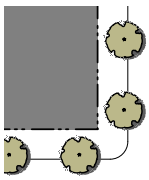
Table B (Public Frontage Types Overview) provides an overview of the allowed public frontage types in or abutting each zone.

Public Frontage Types	Specific Standards	T3		T4		
		EN	SN	SN.S	CN.M	SMS.S
Street	04.060.C.1	P	P	P	P	X
Avenue/Boulevard	04.060.C.2	X	X	X	P	X
Main Street	04.060.C.3	X	X	X	X	P

Key	P = Allowed	X = Not Allowed

Table 04.060.C: Public Frontage Assemblies

Table C (Public Frontage Assemblies) identifies the required elements and dimensions of each public frontage type.

	Street 04.060.C.1	Avenue/Boulevard 04.060.C.2	Main Street 04.060.C.3
Assembly. The type and dimension of curbs, walkways, and planters.			
Total Width	A 11' min.	A 13' min.	A 16' min.
Note: See below for required elements of each assembly			
a. Curb. The detailing of the edge of the vehicular pavement, incorporating drainage.			
i. Type	Raised Curb	Raised Curb	Raised Curb
b. Walkway. The pavement dedicated exclusively to pedestrian activity.			
i. Type	Walkway	Walkway	Walkway
ii. Width	6' min.	8' min.	12' min.
Note: Placement of curb ramps shall match the desired path of pedestrian travel. See Marin County Standard Plans for curb ramp design.			
c. Planter. The area that accommodates street trees and other landscaping.			
Arrangement	Regular	Regular	Regular
Types	Planting Strips along curb edge and R.O.W. edge	Planting Strips along curb	Tree Wells (must be located between walkway and curb)
Width	5' min.	5' min.	4' min.

04.070 Privacy Standards

1. Intent. These standards are designed to provide privacy between primary living spaces of buildings on each side of a design site line in all T3 and some T4. Windows and balconies along the side of a building within 20 feet of an interior side design site line in T3EN, T3SN, T4SN.S, and T4CN.M zones are subject to these standards.

2. Standards

   A. Primary living spaces adjoining an interior side setback shall either:

      (1) Orient principal/main windows/glazed openings toward the front and rear of the building, away from interior side lot lines; or

      (2) Set the window/glazing openings:

         (a) Perpendicular to interior side lot lines; or

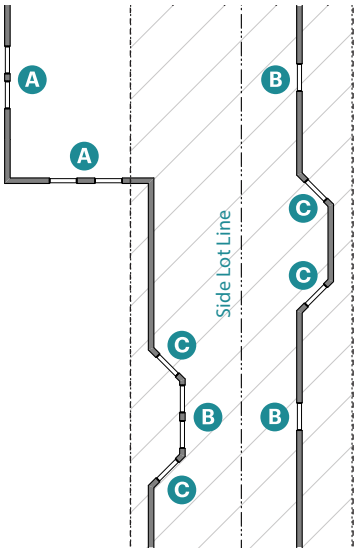
         (b) More than six feet from interior side lot lines

   B. Windows and balconies openings within 6 feet of an interior side lot line shall either:

      (1) Have a minimum sill height of 44 inches; or

      (2) Place the window at an angle of at least 30 degrees, measured perpendicular to the adjacent side lot line.

Figure 04.070.1: Sill Height Standards along Interior Lot Line



– · –	Lot Line
- - - -	Sideyard Setback Line
	Area Within 6' of Lot Line
A	Principal Window
B	44" min. Sill Height
C	No Limitation on Sill Heights (Window at 30° angle)

Chapter 5: Specific to Building Types

Sections:

05.010 Purpose
05.020 Building Types
05.030 Overview of Building Types
05.040 Carriage House
05.050 House
05.060 Duplex Side-by-Side
05.070 Duplex Stacked
05.080 Cottage Court
05.090 Fourplex
05.100 Neighborhood Townhouse
05.110 Neighborhood Courtyard
05.120 Pocket Neighborhood
05.130 Multiplex
05.140 Core Townhouse
05.150 Terraced Courtyard Building
05.160 Core Courtyard
05.170 Main Street Building

05.010 Purpose

This Chapter provides the standards for development of individual building types to achieve the intended physical character of each zone, offer housing choices and affordable housing opportunities, and incubate small businesses as amenities within walkable neighborhoods.

05.020 Building Types

1. Building types are used to articulate size, scale, and intensity according to the intent of each zone.
2. Building types are categorized into two groups: House-Scale Buildings and Block-Scale Buildings. See Figure 1 (Example of House-Scale and Block-Scale Buildings) for examples.
    A. House-Scale Buildings. Buildings that are the size of a house, typically ranging in footprint from as small as 25 feet up to 80 feet in any direction; and
    B. Block-Scale Buildings. Buildings that are individually as large as most or all of a block or, when arranged together along a street, appear as long as most or all of a block.

3. Each design site shall have only one primary building type, except as follows, and in compliance with all standards:

    A. Where allowed by the zone, one Carriage House (Section 05.040) is allowed in addition to the primary building type;

    B. The Cottage Court (Section 05.080) may consist of up to nine individual buildings;

    C. The Pocket Neighborhood (Section 05.120) may consist of up to 16 individual buildings.

    D. The Core Courtyard (Section 05.150) may consist of up to two buildings; and

    E. More than one building type is required on a parcel that is wider than the minimum design site width of the building type selected by the applicant. See Figure 2 (Example of Multiple Design Sites on One Parcel).

        (1) Examples:

            (a) A parcel large enough to accommodate multiple design sites but smaller than the size of a block; or

            (b) A parcel large enough to create one or more new blocks.

4. On-site open space. The standards identify only the required type (private or common) and amount. For example, if the type only has standards for private open space, common open space is not required for that building type. The identified amount is for the entire building unless specified otherwise.

5. Parking may be designed as tuck-under, detached garage(s), podium or subterranean, in compliance with the zone standards for parking placement.

6. Wings are required to be smaller in size and height than the main body to visually reduce the overall size of a building. To further this objective, the standards specify the amount that wings are required to be offset from the main body so that their facades are not aligned. Wings may be the same number of stories and height as the main body when a density bonus is applied to the building.

7. The maximum number of units identified for each building type is dependent on the design site being large enough to accommodate the zone's standards (e.g., parking).

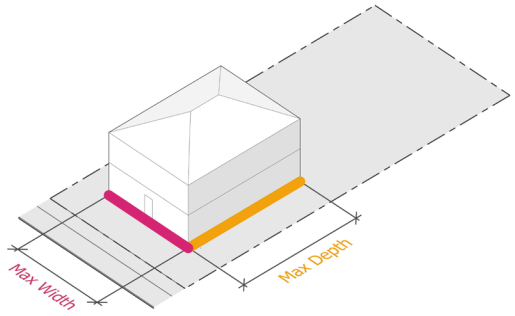
8. Individual designs may vary from the diagrams for each building type in compliance with the standards of this Chapter and Chapter 7 (Specific to Architectural Design).

9. New buildings and their improvements are subject to Marin's local standards for Fire Safety and Building Safety.

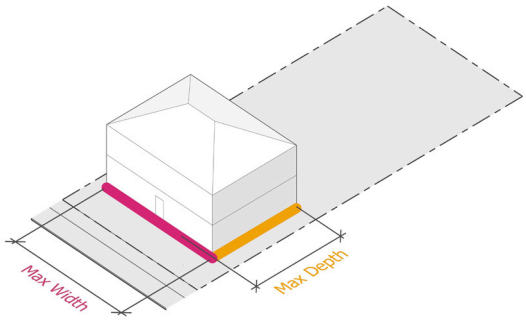
Figure 05.020.1 Example of House-Scale and Block-Scale Buildings

House-Scale Buildings

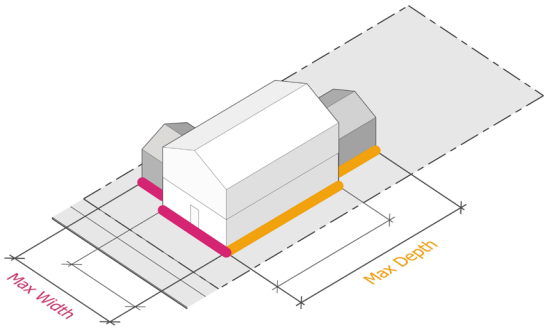
Main body only



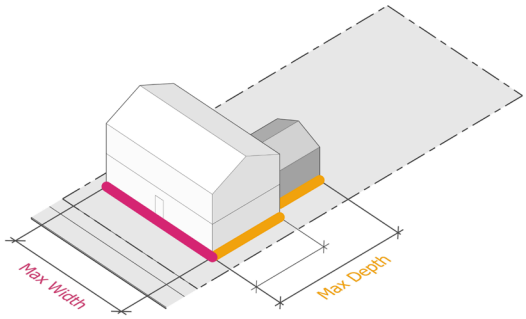
Main body only



Main body with side and rear wings



Main body with rear wing



Block-Scale Buildings

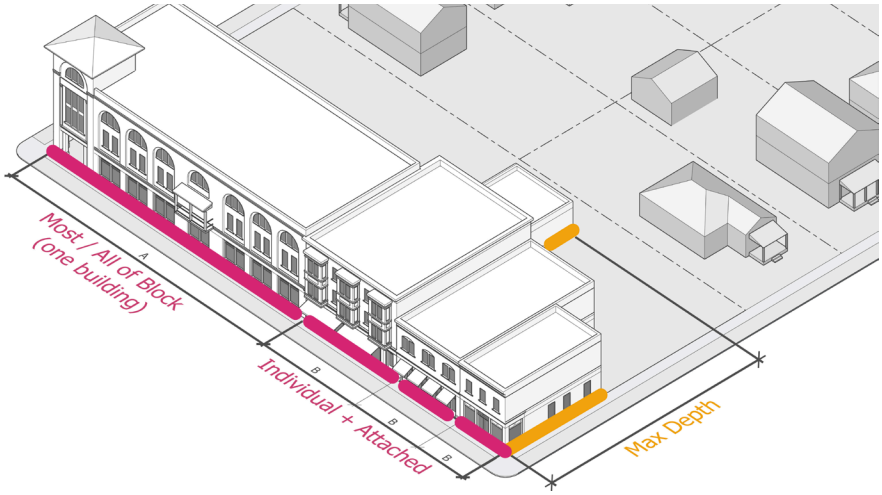
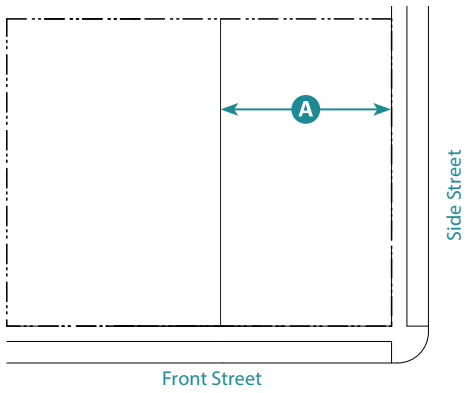
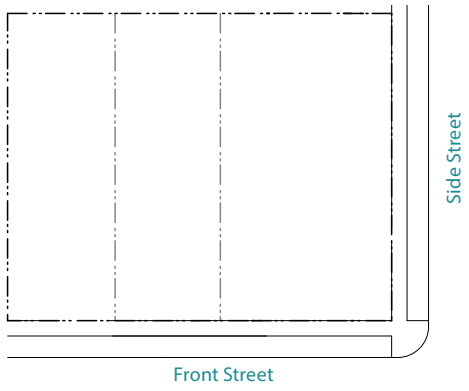


Figure 05.020.2 Example of Multiple Design Sites on One Parcel

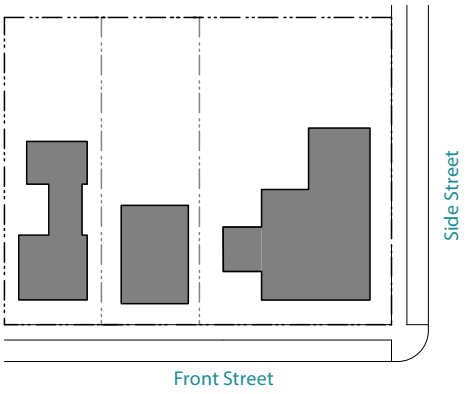


Existing parcel wider than the minimum required design site width of the building type selected by the applicant.

A Minimum required design site width of selected building type



One parcel proposed for three design sites. Each design site is sized in compliance with the width and depth standards in Subsection 3 of the zone.



One parcel with three resulting primary buildings in compliance with required setbacks. Individual design sites are not required to be recorded as new parcels.

Larger examples of this approach are parcels that are large enough to make new block(s).

Key

Parcel Line

Design Site Line

Primary Building Type

05.030 Overview of Building Types

Table A (Building Types Overview) provides an overview of the allowed building types in each zone. The names of the building types are not intended to limit uses within a building type. For example, a Duplex may have non-residential uses within it as allowed by the zone.

Table 05.030.A: Building Types Overview

		Zones				
		T3		T4		
	Specific Standards	EN	SN	SN.S	CN.M	SMS.S
House Scale						
Carriage House	05.040	P	P	P	P	P
House	05.050	P	P	P	P	P
Duplex Side-by-Side	05.060	P	P	X	X	X
Duplex Stacked	05.070	X	X	P	X	X
Cottage Court	05.080	X	P	P	X	X
Fourplex	05.090	P	P	P	X	X
Neighborhood Townhouse	05.100	X	P	P	X	P
Neighborhood Courtyard	05.110	X	X	P	P	P
Pocket Neighborhood	05.120	P	P	P	X	X
Multiplex	05.130	X	X	P	P	P
Block Scale						
Core Townhouse	05.140	X	X	X	X	P
Terraced Courtyard Building	05.150	P	P	P	P	X
Core Courtyard	05.160	X	X	X	X	P
Main Street Building	05.170	X	X	X	X	P

Key P = Allowed X = Not Allowed

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05.040 Carriage House



Example of Carriage House



Example of Carriage House

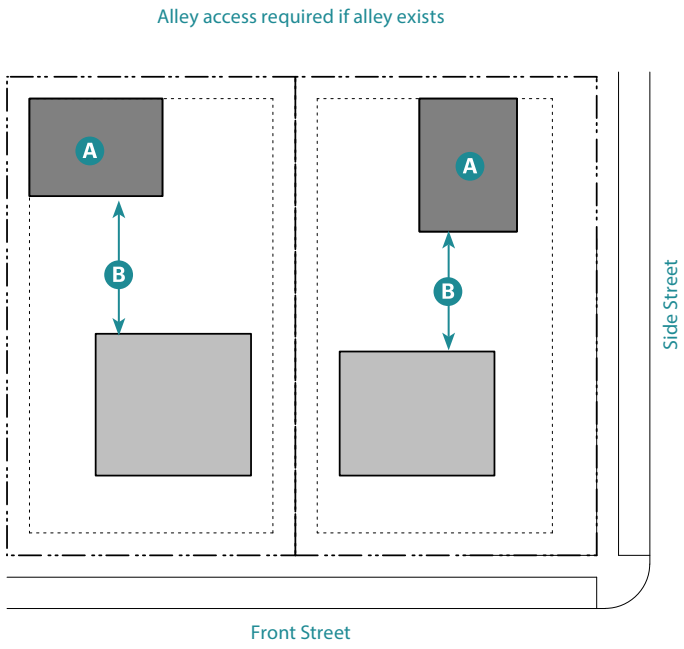


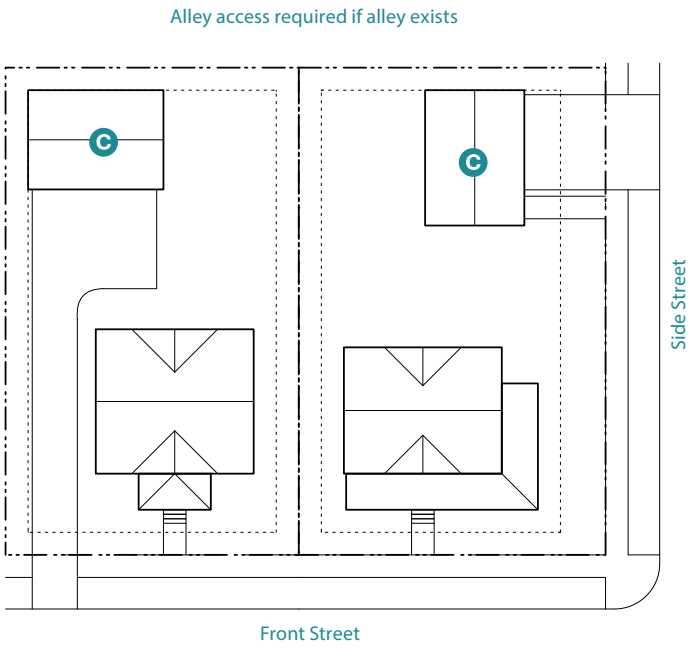
Example of Carriage House

1. Description
An accessory structure located at the rear of a design site, above or abutting a detached garage that provides a small residential unit (accessory apartment), home office space, or other small commercial or service use, as allowed by the zone. When used for residential purposes, this housing type is one form of an Accessory Dwelling Unit (ADU).
Synonym: Granny Flat

2. Number of Units	
Units per Building	1 max.
Carriage Houses per Design Site	1 max.
Not allowed on the design site of a Cottage Court	

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Design Site Line

Building Setback Line

Carriage House

Primary Building Type

3. Building Size and Massing		
Height		
Stories	2.5 max.[1]	
Main Body[2]		
Area	1,000 sf max.	A
Depth	24' max.	
Separation from Primary Building[3]	10' min.	B

[1] Includes garage story

[2] In compliance with the setbacks of the zone

[3] A Carriage House may be connected to the primary building by an uninhabitable space including, but not limited to, a breezeway.

Key

ROW/ Design Site Line

Building Setback Line

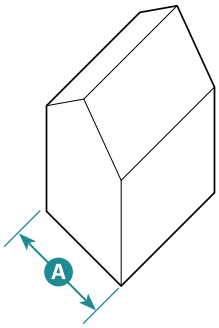
Frontage

4. Pedestrian Access
The main entrance shall not be through a garage.
5. Vehicle Access and Parking
Driveway and parking location shall comply with standards in Subsection 7 of the zone. C
Parking may be covered, uncovered, or in a garage.
6. Open Space
Private Open Space
Not required

7. Main Body Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 7 (Specific to Architectural Design) and the following standards.

Front Gable



This massing type is a simple rectilinear form that is square or deeper than it is long. The roof is sloped and may be either hipped or gabled.

Main Body		
Number of Bays	Flexible[1]	A
Main Body Length	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

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05.050 House



Example of House



Example of House



Example of House

1. Description
A small-to-medium-sized, detached, House-Scale Building with one unit, small-to-medium setbacks, a rear setback, and located within a low-intensity, walkable neighborhood.

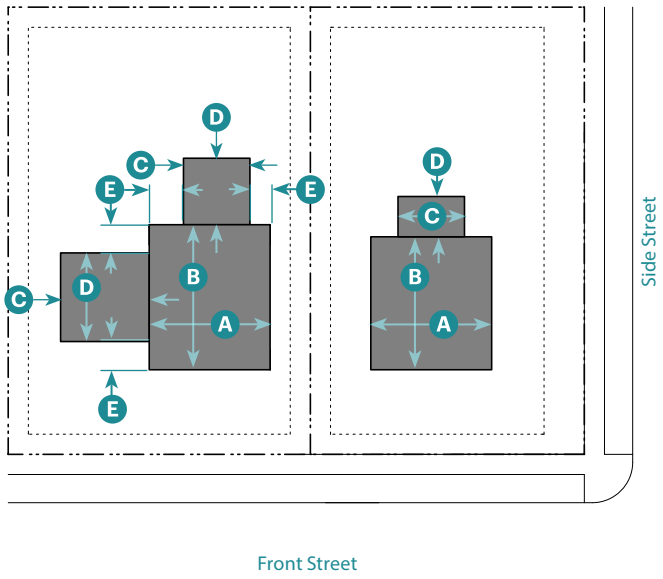
2. Number of Units	
Units per Building	1 max.[1]
Buildings per Design Site	1 max.[2]

[1] An additional unit in the form of a JADU allowed in T4CN.M.

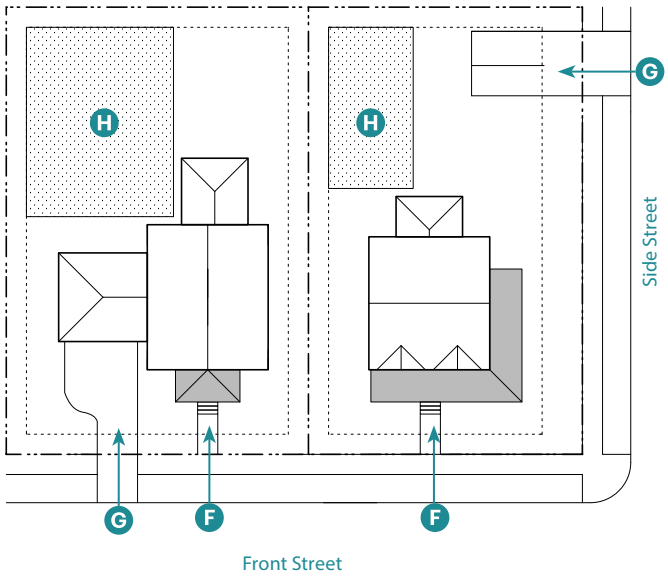
[2] Not including ADU

General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Alley access required if alley exists



Key

ROW/ Design Site Line

Building Setback Line

Building

3. Building Size and Massing			
Height	T3EN T3SN T4SN.S	T4CN.M T4SMS.S	
Stories	2.5 max.		
Main Body[4]			
Width	36' max.		A
Depth	48' max.		B
Wing(s) [4,5]			
Width	20' max.		C
Depth	20' max.		D
Separation between Wings on same facade	15' min.		
Offset from Main Body	5' min.		E

Facades shall be designed in compliance with Chapter 7 (Specific to Architectural Design).

[4] In compliance with Subsection 5 of the zone

[5] Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

Key

ROW/ Design Site Line

Building Setback Line

Frontage

Private Open Space

4. Pedestrian Access		
Main Entrance Location	Front Street	F
5. Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Subsection 7 of the zone.		G
Parking may be covered, uncovered, or in a garage.		
6. Open Space		
Private Open Space		
Area	300 sf min.	H

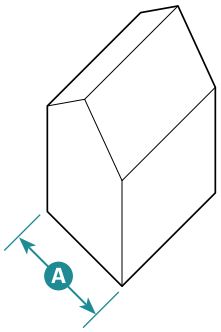
Required setbacks and driveways do not count toward open space.

Required private open space shall be located behind the main body of the building.

7. Main Body Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 7 (Specific to Architectural Design) and the following standards.

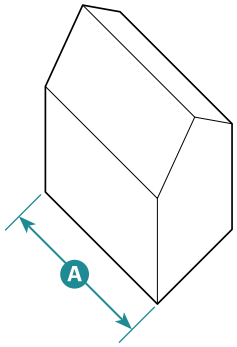
Front Gable



This massing type is a simple rectilinear form that is deeper than it is long. The roof is sloped and may be either hipped or gabled.

Main Body		
Number of Bays	3-5 bays[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

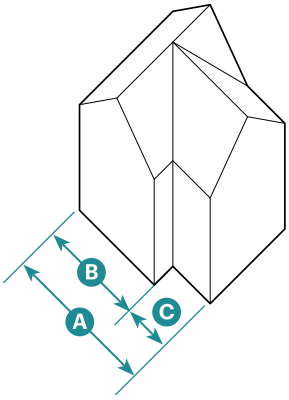
Side Gable



This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

Main Body		
Number of Bays	3-5 bays[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

Gable L (2/3 + 1/3)



This massing type divides the facade into three equal parts, 1 part projecting and 2/3 projecting towards front property line. The roof is sloped with a gable at the projecting 1/3.

Main Body		
Number of Bays	3 bays[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	B
	1/3	C
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

[1] Required on facades along a street or civic space.

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05.060 Duplex Side-by-Side



Example of Duplex Side-by-Side



Example of Duplex Side-by-Side



Example of Duplex Side-by-Side

1. Description

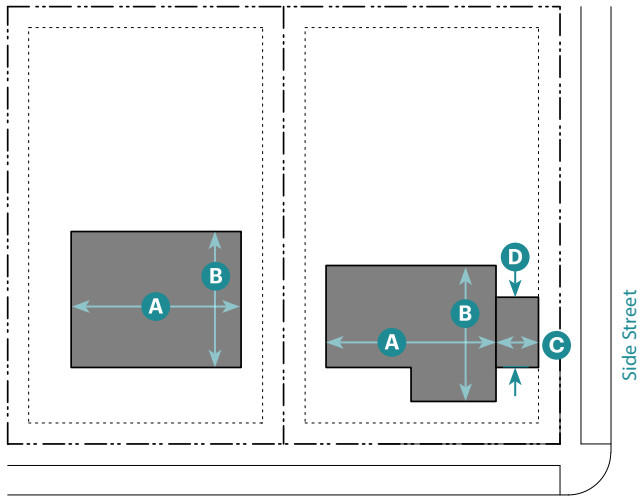
A small-to-medium-sized, detached, House-Scale Building with small-to-medium setbacks and a rear setback. The building consists of two side-by-side units, both facing the street and within a single Building massing. The type has the appearance of a medium-to-large, single-unit house and is scaled to fit within lower-intensity neighborhoods.

2. Number of Units

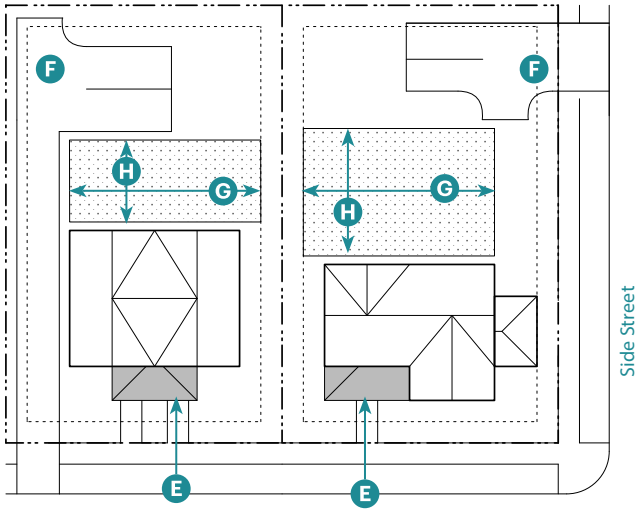
Units per Building	2 max.
Buildings per Design Site	1 max.

General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Alley access required if alley exists



Key

ROW/ Design Site Line

Building Setback Line

Building

Key

ROW/ Design Site Line

Building Setback Line

Frontage

Private Open Space

3. Building Size and Massing		
Height		
Stories	2.5 max.	
Main Body[1]		
Width	48' max.	A
Depth	36' max.	B
Wing(s)[1,2]		
Width	15' max.	C
Depth	24' max.	D
Separation between Wings on same facade	15' min.	
Offset from Main Body	5' min.	

Facades shall be designed in compliance with Chapter 7 (Specific to Architectural Design).

[1] In compliance with Subsection 5 of the zone

[2] Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

4. Pedestrian Access		
Main Entrance Location	Front Street[3]	E

Each unit shall have an entry facing the street on or within 15' of the front facade.

[3] On corner design sites, each unit shall front a different street.

5. Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Subsection 7 of the zone.		F

Parking may be covered, uncovered, or in a garage.

6. Open Space		
Common Open Space		
Width	15' min.	G
Depth	15' min.	H

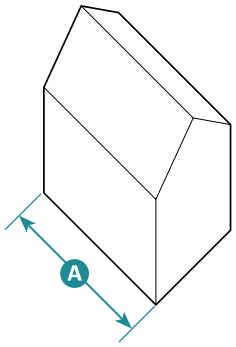
Required setbacks and driveways do not count toward open space.

Required private open space shall be located behind the main body of the building.

7. Main Body Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 7 (Specific to Architectural Design) and the following standards.

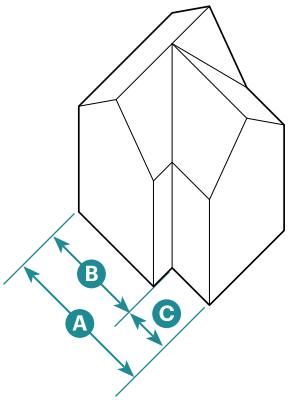
Side Gable



This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

Main Body		
Number of Bays	3-6 bays[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

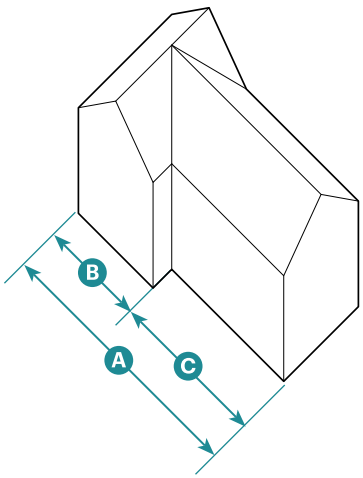
Gable L (2/3 + 1/3)



This massing type divides the facade into three equal parts, 1 part projecting and 2/3 projecting towards front property line. The roof is sloped with a gable at the projecting 1/3.

Main Body		
Number of Bays	3-6 bays[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	B
	1/3	C
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

Gable L (2/5 + 3/5)

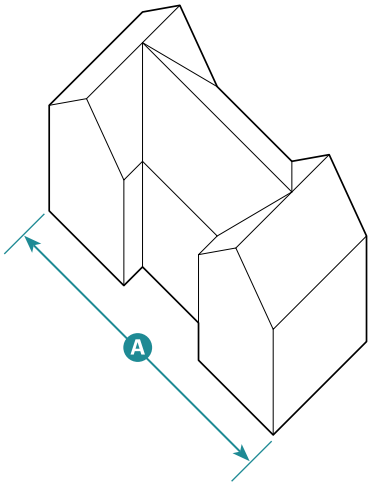


This massing type divides the facade into five equal parts, with two parts projecting and three parts set back to create a shallow forecourt. The roof is sloped with gables at the projecting two parts.

Main Body		
Number of Bays	3-6 bays[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/5	B
	3/5	C
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

7. Main Body Massing Composition (Continued)

Twin Gable



This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow open space. The roof is sloped and may be either hipped or gabled.

Main Body		
Number of Bays	3-6 bays[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

[1] Required on facades along a street or civic space.

05.070 Duplex Stacked



Example of Duplex Stacked



Example of Duplex Stacked



Example of Duplex Stacked

1. Description

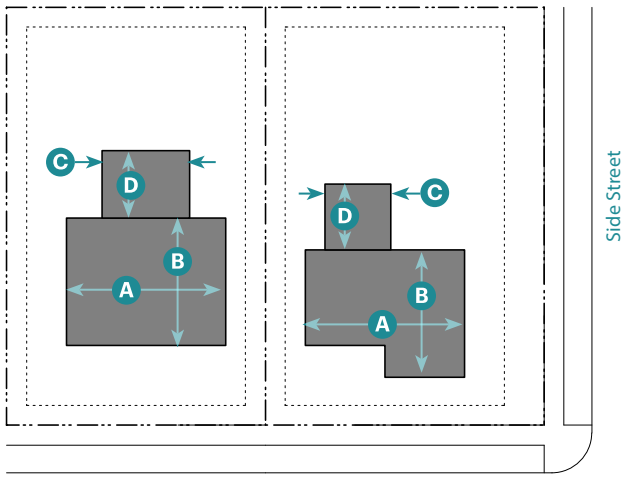
A small-to-medium-sized, detached, House-Scale Building with small-to-medium setbacks and a rear setback. The building consists of two stacked units, both facing the street and within a single building massing. The type has the appearance of a medium-to-large, single-unit house and is scaled to fit within lower-intensity neighborhoods.

2. Number of Units

Units per Building	2 max.
Buildings per Design Site	1 max.

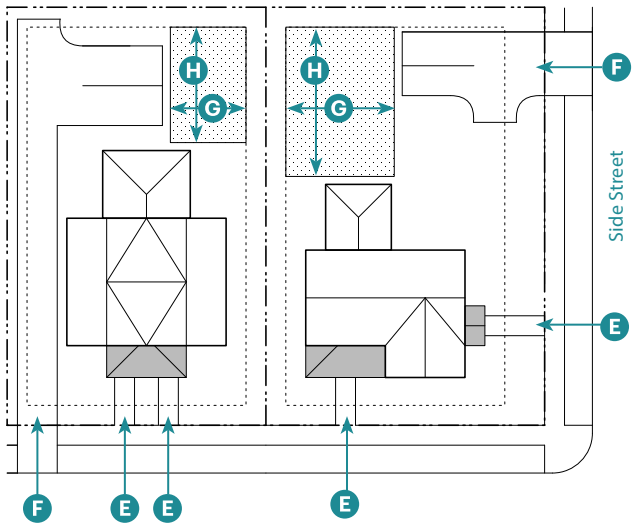
General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Front Street

Alley access required if alley exists



Front Street

Key

ROW/ Design Site Line

Building Setback Line

Building

3. Building Size and Massing		
Height		
Stories	2.5 max.	
Main Body[1]		
Width	36' max.	A
Depth	48' max.	B
Wing(s)[1,2]		
Width	15' max.	C
Depth	24' max.	D
Separation between Wings on same facade	15' min.	
Offset from Main Body	5' min.	

Facades shall be designed in compliance with Chapter 7 (Specific to Architectural Design).

[1] In compliance with Subsection 5 of the zone

[2] Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

Key

ROW/ Design Site Line

Building Setback Line

Frontage

Private Open Space

4. Pedestrian Access		
Main Entrance Location	Front Street[3]	E

Each unit shall have an entry facing the street on or within 15' of the front facade.

[3] On corner design sites, each unit shall front a different street.

5. Vehicle Access and Parking	
Driveway and parking location shall comply with standards in Subsection 7 of the zone.	F

Parking may be covered, uncovered, or in a garage.

6. Open Space		
Private Open Space		
Width	15' min.	G
Depth	15' min.	H

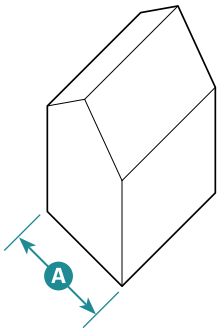
Required setbacks and driveways do not count toward open space.

Required private open space shall be located behind the main body of the building.

7. Main Body Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 7 (Specific to Architectural Design) and the following standards.

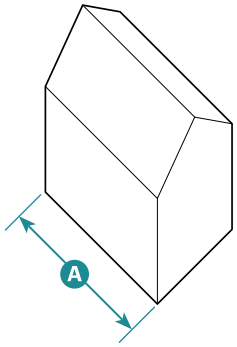
Front Gable



This massing type is a simple rectilinear form that is deeper than it is long. The roof is sloped and may be either hipped or gabled.

Main Body		
Number of Bays	2-3 bays[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

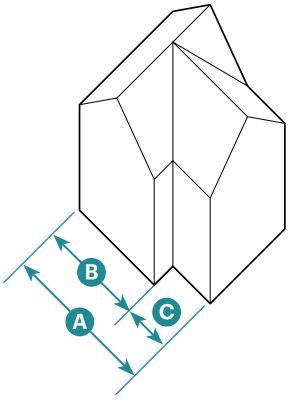
Side Gable



This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

Main Body		
Number of Bays	3-5 bays[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

Gable L (2/3 + 1/3)



This massing type divides the facade into three equal parts, 1 part projecting and 2/3 projecting towards front property line. The roof is sloped with a gable at the projecting 1/3.

Main Body		
Number of Bays	2-3 bays[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	B
	1/3	C
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

[1] Required on facades along a street or civic space.

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05.080 Cottage Court



Example of Cottage Court



Example of Cottage Court



Example of Cottage Court

1. Description

A group of up to nine small, detached, House-Scale Buildings arranged to define a shared court open to and visible from the street. The shared court is common open space and takes the place of a private rear setback, thus becoming an important community-enhancing element. The type is scaled to fit within low-to-moderate-intensity neighborhoods and in non-residential contexts.

Synonym: Bungalow Court

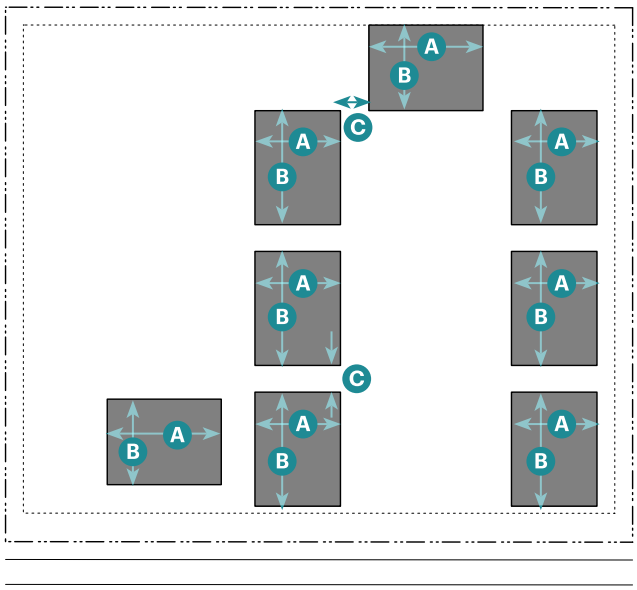
2. Number of Units

Units per Building	1 max.
Buildings per Design Site	3 min.; 9 max.[1]

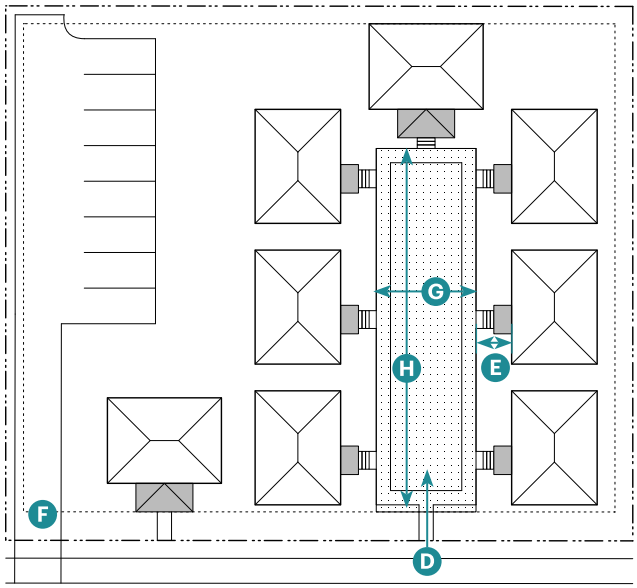
[1] In the T3SN and T4SN.S zones, the rearmost Cottage may contain up to 2 units, for a total of 10 units.

General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Alley access required if alley exists



Key

ROW/ Design Site Line

Building Setback Line

Building

Key

ROW/ Design Site Line

Building Setback Line

Frontage

Common Open Space

3. Building Size and Massing		
Height		
Stories	1.5 max.	
To Highest Eave/parapet	18' max.	
Main Body[2]		
Width	32' max.	A
Depth	32' max.	B
Separation between Cottages	7' min.	C
Wing(s)		
Not Allowed		

4. Pedestrian Access		
Shared court shall be accessible from front street.		D
Pedestrian Path Setbacks		
From Building Entrance	6' min.	E
Main entrance to units required from shared court.		
Units on a corner may enter from the side street.		
Pedestrian connections shall connect all buildings to the public ROW, shared court, and parking areas.		
Facades shall be designed in compliance with Chapter 7 (Specific to Architectural Design).		

[2] In compliance with Subsection 5 of the zone

5. Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Subsection 7 of the zone.		F
Parking may be covered, uncovered, or in a garage.		
Parking spaces shall be grouped in one or more parking area(s) at rear or side of design site.		

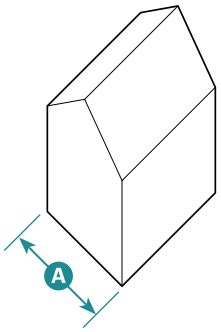
6. Open Space		
Common Open Space		
Width	20' min. clear	G
Depth	75' min. (3-4 units) 90' min. (5-9 units)	H
Required setbacks and driveways do not count as open space.		
Up to 1/3 of the shared court(s) may be used for stormwater management if designed as a rain garden or bioswale.		

7. Miscellaneous
Fencing
Fencing only allowed around or between individual buildings and shall not exceed 36" in height.
Visibility shall be maintained through the fencing.

7. Main Body Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 7 (Specific to Architectural Design) and the following standards.

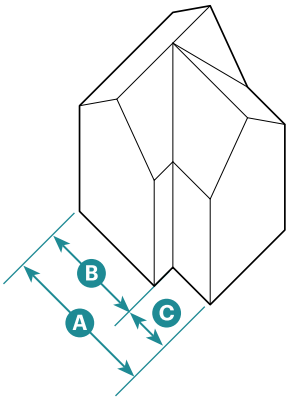
Front Gable



This massing type is a simple rectilinear form that is deeper than it is long. The roof is sloped and may be either hipped or gabled.

Main Body		
Number of Bays	2-3 bays[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

Gable L (2/3 + 1/3)



This massing type divides the facade into three equal parts, 1 part projecting and 2/3 projecting towards front property line. The roof is sloped with a gable at the projecting 1/3.

Main Body		
Number of Bays	2-3 bays[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	B
	1/3	C
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

[1] Required on facades along a street, open space, or civic space.

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05.090 Fourplex



Example of Fourplex



Example of Fourplex



Example of Fourplex

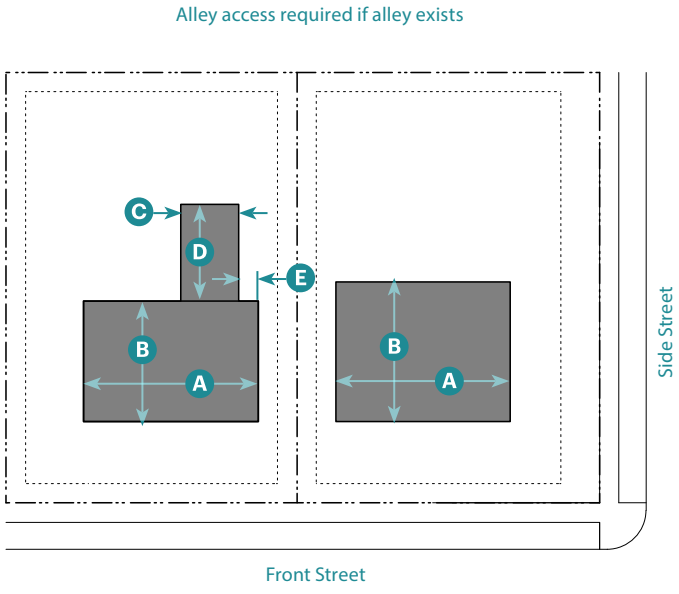
1. Description

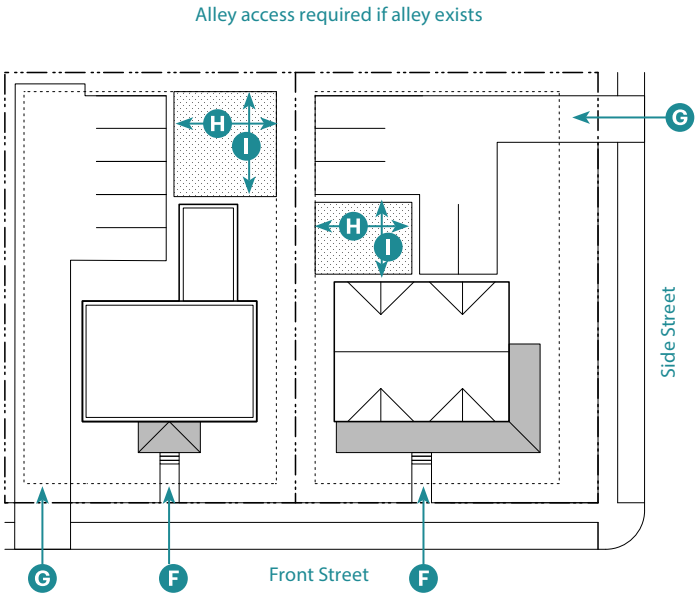
A small-to-medium-sized, detached, House-Scale Building that consists of three to four side-by-side and/or stacked units, typically with one shared entry or individual entries along the front. The type has the appearance of a medium-sized, single-unit house and is scaled to fit within low- to moderate-intensity neighborhoods.

2. Number of Units

Units per Building	3 min.; 4 max.
Buildings per Design Site	1 max.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Design Site Line

Building Setback Line

Building

3. Building Size and Massing		
Height		
Stories	2.5 max.	
Main Body[1]		
Width	48' max.	A
Depth	48' max.	B
Wing(s)[1,2]		
Width	15' max.	C
Depth	20' max.	D
Separation between Wings on same facade	15' min.	
Offset from Main Body	5' min.	E

Facades shall be designed in compliance with Chapter 7 (Specific to Architectural Design).

[1] In compliance with Subsection 5 of the zone

[2] Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

Key

ROW/ Design Site Line

Building Setback Line

Frontage

Common Open Space

4. Pedestrian Access		
Main Entrance Location	Front Street	F

Each unit may have an individual entry.

5. Vehicle Access and Parking	
Driveway and parking location shall comply with standards in Subsection 7 of the zone.	G

Parking may be covered, uncovered, or in a garage.

6. Open Space		
Common Open Space[3]		
Width	15' min.	H
Depth	15' min.	I

Required setbacks and driveways do not count toward open space.

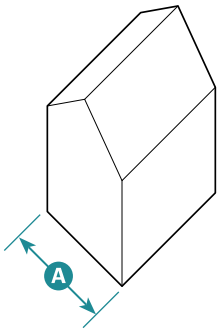
Required common open space shall be located behind the main body of the building.

[3] None is required if the building is within 800' of public open space

7. Main Body Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 7 (Specific to Architectural Design) and the following standards.

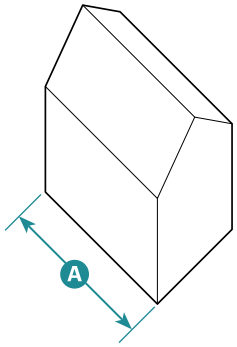
Front Gable



This massing type is a simple rectilinear form that is deeper than it is long. The roof is sloped and may be either hipped or gabled.

Main Body		
Number of Bays	Flexible[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

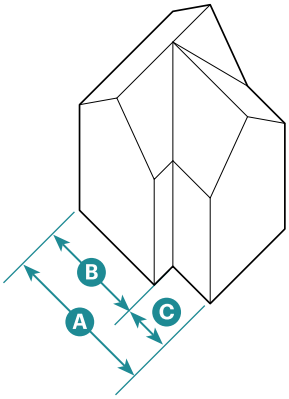
Side Gable



This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

Main Body		
Number of Bays	Flexible[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

Gable L (2/3 + 1/3)

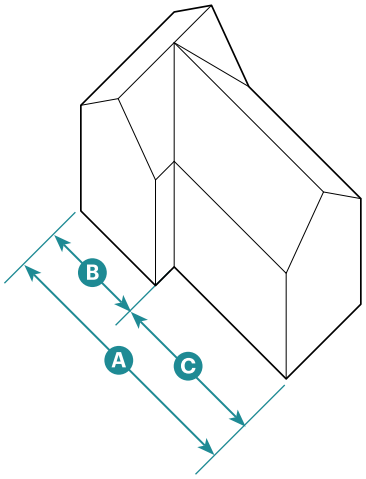


This massing type divides the facade into three equal parts, 1 part projecting and 2/3 projecting towards front property line. The roof is sloped with a gable at the projecting 1/3.

Main Body		
Number of Bays	3 bays[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	B
	1/3	C
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

7. Main Body Massing Composition (Continued)

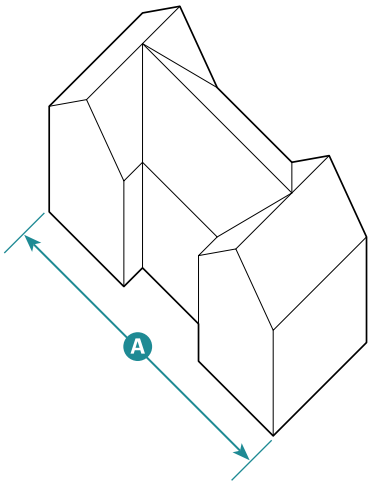
Gable L (2/5 + 3/5)



This massing type divides the facade into five equal parts, with two parts projecting and three parts set back to create a shallow forecourt. The roof is sloped with gables at the projecting two parts.

Main Body		
Number of Bays	3-6 bays[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/5	B
	3/5	C
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

Twin Gable



This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow open space. The roof is sloped and may be either hipped or gabled.

Main Body		
Number of Bays	3-6 bays[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

[1] Required on facades along a street or civic space.

05.100 Neighborhood Townhouse



Example of Neighborhood Townhouse



Example of Neighborhood Townhouse



Example of Neighborhood Townhouse

1. Description

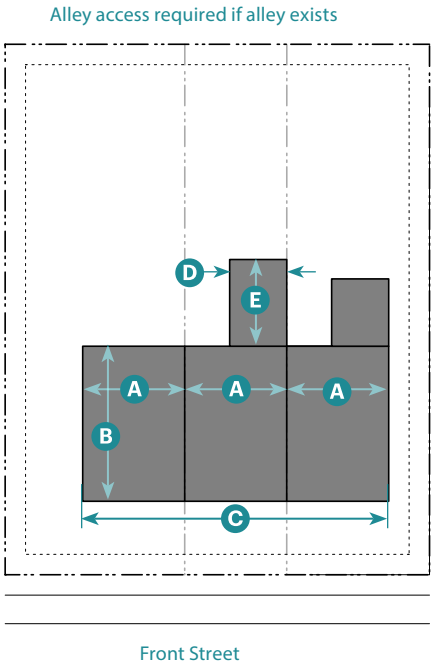
A small-sized, typically attached, House-Scale Building (up to four units side-by-side) with a rear setback. Each Neighborhood Townhouse consists of one unit. As allowed by the zone, the type may also be detached with minimal separations between buildings. The type is typically located within low-to-moderate-intensity neighborhoods.

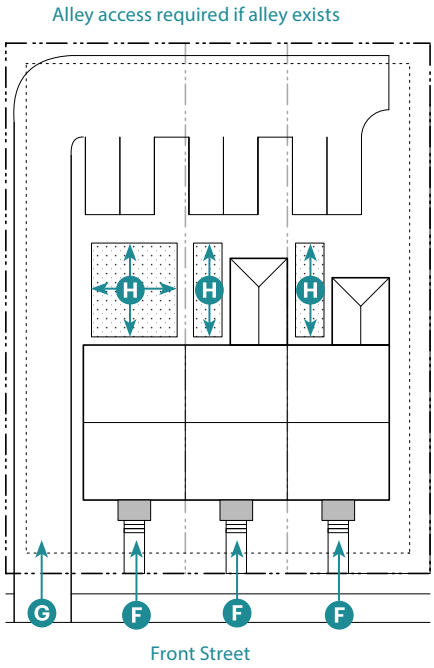
Synonym: Rowhouse

2. Number of Units

Units per Building	1 max.
Buildings per Design Site	1 max.
Buildings per Run	5 max.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Design Site Line

Building Setback Line

Building

3. Building Size and Massing			
Height	T3SN	T4SN.S T4SMS.S	
Stories	2.5 max.		
Main Body[1]			
Width per Unit	24' min.	18' min.	A
Depth per Unit	40' max.		B
Width per Run	100' max.	120' max.	C
Wing(s)[1,2]			
Width	14' max.		D
Depth	25' max.		E
Separation between Wings on same facade	10' min.		

Facades shall be designed in compliance with Chapter 7 (Specific to Architectural Design).

[1] In compliance with Subsection 5 of the zone

[2] Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

Key

ROW/ Design Site Line

Building Setback Line

Frontage

Private Open Space

4. Pedestrian Access		
Main Entrance Location	Front Street	F

Each unit shall have an individual entry facing a street.

5. Vehicle Access and Parking	
Driveway and parking location shall comply with standards in Subsection 7 of the zone.	G

Parking may be covered, uncovered, or in a garage.

6. Open Space		
Private Open Space		
Width	8' min.	H
Depth	8' min.	H

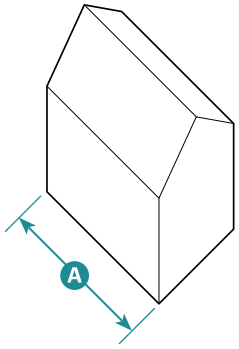
Required setbacks and driveways do not count toward open space.

Required private open space shall be located behind the main body of the building.

7. Main Body Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 7 (Specific to Architectural Design) and the following standards.

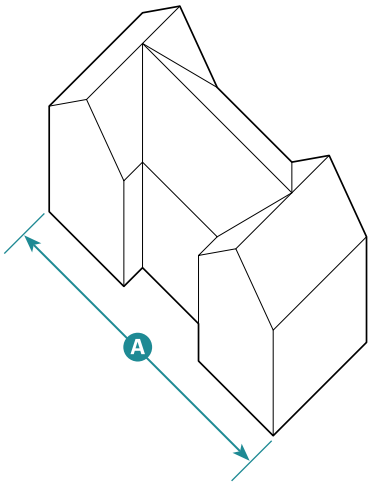
Side Gable



This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

Main Body		
Number of Bays	Flexible[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

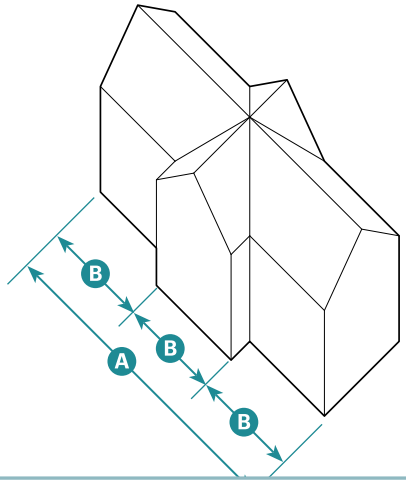
Twin Gable



This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow open space. The roof is sloped and may be either hipped or gabled.

Main Body		
Number of Bays	3-4 bays[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

Center Gable (1/3 + 1/3 + 1/3)



This massing type divides the facade into three equal parts, with the middle third projecting. The roof is sloped and may be either hipped or gabled.

Main Body		
Number of Bays	3-6 bays[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	1/3 each	B
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

[1] Required on facades along a street or civic space.

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05.110 Neighborhood Courtyard



Example of Neighborhood Courtyard



Example of Neighborhood Courtyard



Example of Neighborhood Courtyard

1. Description

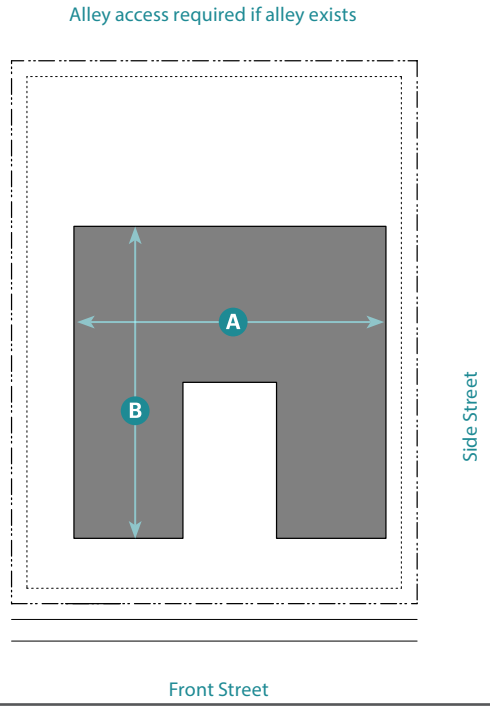
A detached, House-Scale Building in an L-, U-, or O-shaped that consists of up to 16 multiple attached and/or stacked units, accessed from a shared courtyard. The shared court is common open space and takes the place of a rear setback. The type is typically integrated as a small portion of lower-intensity neighborhoods or more consistently into moderate-intensity neighborhoods.

Synonym: Courtyard Apartment

2. Number of Units

	T4SN.S	T4CN.M	T4SMS.S
Units per Building	12 max.	16 max.	16 max.
Buildings per Design Site	2 max.		

General Note: Photos on this page are illustrative, not regulatory.



Key

ROW/ Design Site Line

Building

Building Setback Line

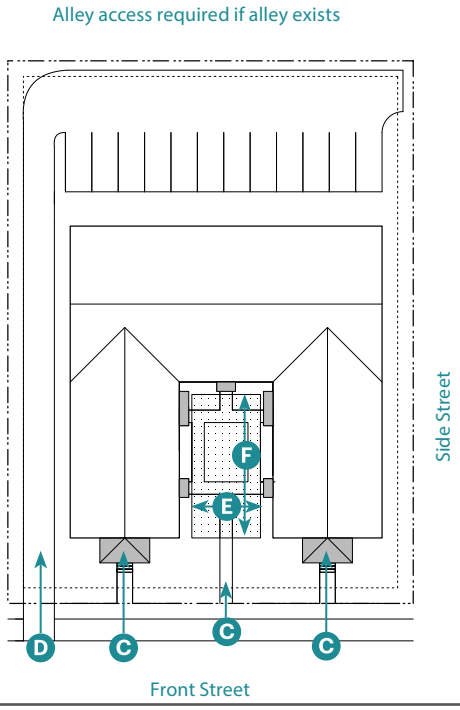
3. Building Size and Massing				
Height	T4SN.S	T4CN.M	T4SMS.S	
Stories	2.5 max.	2.5 max.	2.5 max.	
Main Body[1], [2]				
Width	100' max.			A
Depth	100' max.			B
Wing(s)				
Not Allowed				

Facades shall be designed in compliance with Chapter 7 (Specific to Architectural Design).

If building is designed as two separate buildings, the separation area(s) shall be designed as a courtyard

[1] In compliance with Subsection 5 of the zone

[2] This type may be designed as two adjacent buildings, not more than 30' apart, in compliance with the standards of this Subsection.



Key

ROW/ Design Site Line

Building Setback Line

Frontage

Common Open Space

4. Pedestrian Access		
Main Entrance Location[2]	Courtyard or Street	C

[2] The main entry of ground floor units shall be directly off of a courtyard or street, whichever is closer.

5. Vehicle Access and Parking	
Driveway and parking location shall comply with standards in Subsection 7 of the zone.	D
Parking may be covered, uncovered, or in a garage.	

6. Open Space			
Common Open Space	L-shaped	U-, O-shaped	
Width	20' min.	25' min.	E
Depth	30' min.	60' min.	F

Courtyard(s) shall be accessible from the front street.

Multiple courtyards are required to be connected via a Passage through or between buildings.

Building shall define at least three walls of the courtyard.

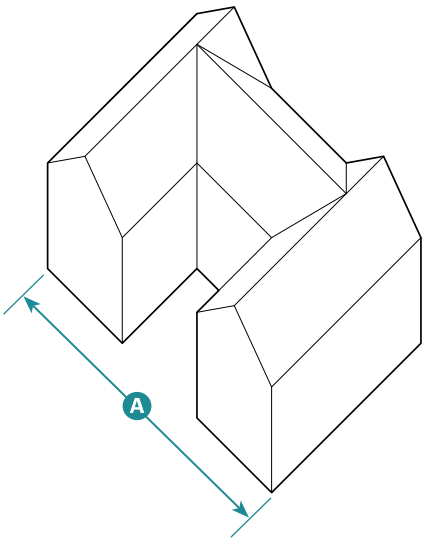
Up to 1/3 of the shared court(s) may be used for stormwater management if designed as a rain garden or bioswale.

Front of courtyard not defined by building shall be defined by 2'-6" to 5' tall wall with entry gate/door.

7. Main Body Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 7 (Specific to Architectural Design) and the following standards.

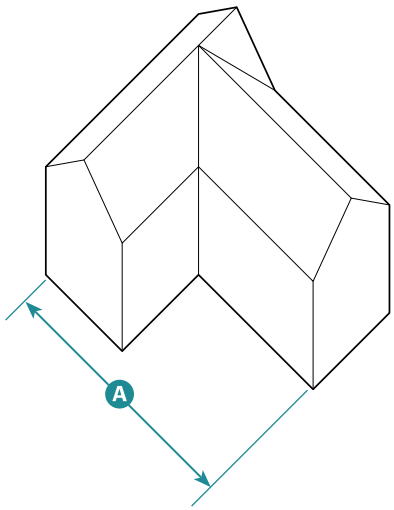
Gabled Courtyard



This massing type divides the facade into three parts, with the middle part set back substantially to create a deep open space. The roof is sloped and may be either hipped or gabled.

Main Body		
Number of Bays	6-9 bays[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

Gabled L Courtyard



This massing type divides the facade into two parts, with one part set back substantially to create a deep open space. The roof is sloped and may be either hipped or gabled.

Main Body		
Number of Bays	4-6 bays[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

[1] Required on facades along a street or civic space.

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05.120 Pocket Neighborhood



Example of Pocket Neighborhood



Example of Pocket Neighborhood



Example of Pocket Neighborhood

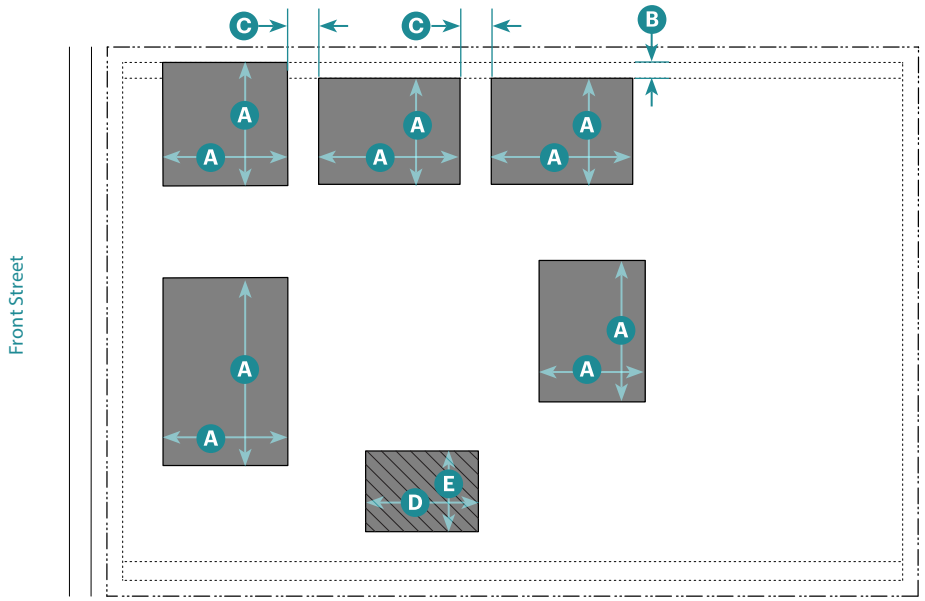
1. Description

A group of 5 to 16 detached, House-Scale Buildings each containing one to two units, arranged to define a shared open space. The shared open space is common open space and takes the place of a private rear setback, trees become an important community-enhancing element. The type is scaled to fit within low-to-moderate intensity neighborhoods.

2. Number of Units

	T3EN	T3SN	T4SN.S
Units per Building			
<25% slopes	2 max.	2 max.	2 max.
>25% slopes	1 max.	1 max.	1 max.
Buildings per Design Site	5 min; 10 max	5 min; 16 max	

General Note: Photos on this page are illustrative, not regulatory.



Key

ROW/ Design Site Line

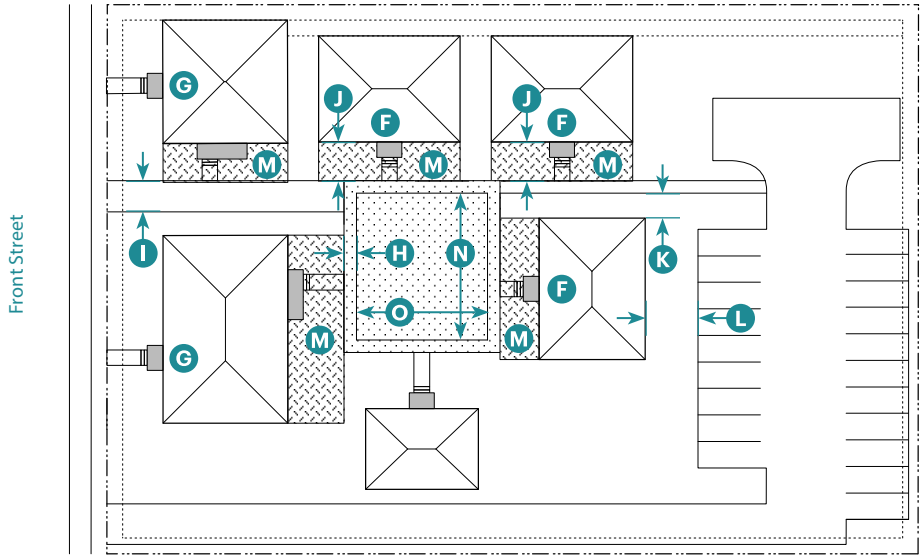
Building Setback Line

Building

Community Building

3. Building Size and Massing		
Height		
Stories	1.5 max.	
To Highest Eave/parapet	18' max.	
Main Body[1]		
Building Length in Any Direction	40' max.	A
Buildings along Side and Rear		
Side Setback in Addition to Zone Setback	5' min.	B
Building Separation[2]		C
Between 1-story Buildings	10' min.	
Between Buildings > 1-story	15' min.	
Community Building[1,3]		
Width	40' max.	D
Depth	30' max.	E

3. Building Size and Massing (Continued)
Wing(s)
Not Allowed
Facades shall be designed in compliance with Chapter 7 (Specific to Architectural Design).
No single-unit buildings allowed along the front or side street
[1] In compliance with Subsection 5 of the zone
[2] Including community building
[3] Shall front on common open space and is not allowed along front or side street



Key

ROW/ Design Site Line

Building Setback Line

Frontage

4. Pedestrian Access		
Main Entrance Location		
Buildings with 1 Unit[4]	At Common Open Space	F
Buildings with 2 or more Units	At Front or Side Street	G
Pedestrian Path Width		
Along Buildings and Open Space	5' min.	H
At Front or Side Street Connection	10' min.	I
Pedestrian Path Setbacks		
From Building Entrance	12' min.	J
From Side of Building	8' min.	K

[4]Max. 40' from edge of common open space

5. Vehicle Access and Parking		
Offset from Buildings	5' min.	L

Driveway and parking location shall comply with standards in Subsection 7 of the zone.

Parking not allowed along private or common open space.

Parking may be covered, uncovered, or in a garage.

Turnaround access required in compliance with Fire Department standards.

Parking spaces shall be grouped in one or more parking area(s) at rear or side of design site.

Key

Private Open Space

Common Open Space

6. Open Space			
Private Open Space per Building			
Required for full length of building at all facades adjacent or abutting a pedestrian path or common open space			M
Common Open Space[5]	5 Bldgs.[6]	6-10 Bldgs.[6]	
Width	30' min.	50' min.	N
Depth	40' min.	100' min.	O

7. Miscellaneous
Fencing
Fencing only allowed around or between individual buildings and shall not exceed 36" in height.
Visibility shall be maintained through the fencing.

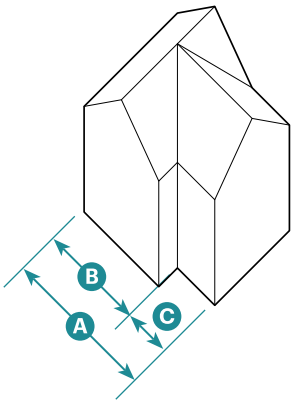
[5] Shall provide access from front or side street

[6] Not including community building

7. Main Body Massing Composition

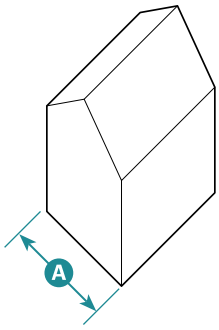
Select from the allowed massing proportions and apply the standards to the main body width for each building in compliance with the following standards.

1-2 Units per Building

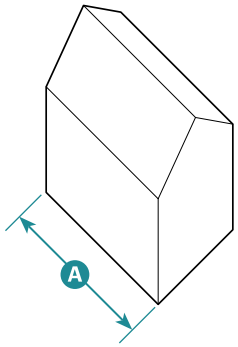


Gable L (2/3 + 1/3)	
Main Body Number of Bays	3 bays[1]
Main Body Width	Max. allowed by Subsection 3 of this building type
Wall Length	40' max.

1-4 Units per Building



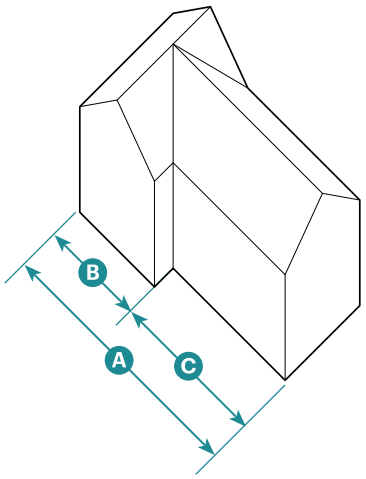
Front Gable	
Main Body Number of Bays	2-3 bays[1]
Main Body Width	Max. allowed by Subsection 3 of this building type
Wall Length	40' max.



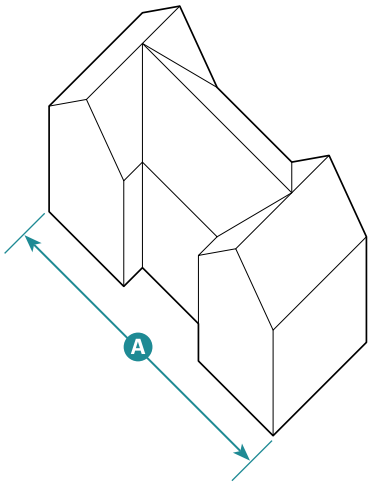
Side Gable	
Main Body Number of Bays	3-5 bays[1]
Main Body Width	Max. allowed by Subsection 3 of this building type
Wall Length	40' max.

7. Main Body Massing Composition (Continued)

2-4 Units per Building



Gable L (2/5 + 3/5)	
Main Body Number of Bays	3-6 bays[1]
Main Body Width	Max. allowed by Subsection 3 of this building type
Wall Length	40' max.



Twin Gable	
Main Body Number of Bays	3-6 bays[1]
Main Body Width	Max. allowed by Subsection 3 of this building type
Wall Length	40' max.

[1] Required on facades along a street or civic space.

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05.130 Multiplex



Example of Multiplex



Example of Multiplex



Example of Multiplex including bonus height

1. Description

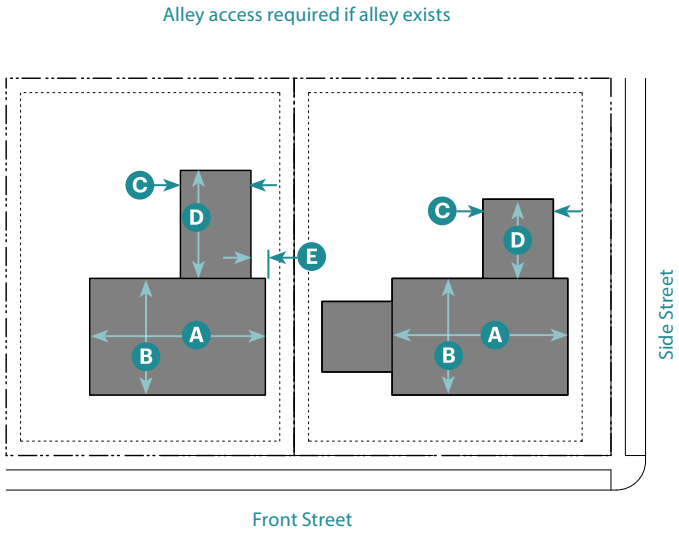
A medium-to-large-sized, detached, House-Scale Building that consists of up to 18 side-by-side and/or stacked units, typically with one shared entry. The type is scaled to fit within moderate-intensity neighborhoods.

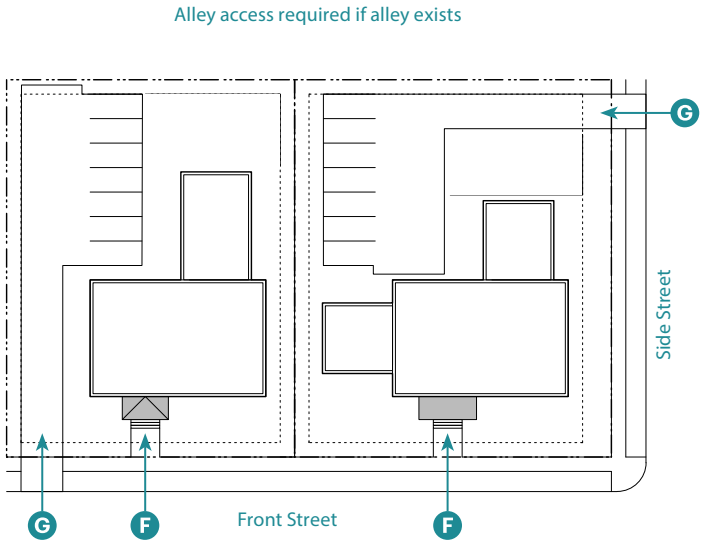
Synonym: Mansion Apartment

2. Number of Units

	T4SN.S	T4CN.M	T4SMS.S
Units per Building	8 max.	12 max.	12 max.
Buildings per Design Site	1 max.		

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Design Site Line

Building Setback Line

Building

3. Building Size and Massing			
Height	T4SN.S T4SMS.S	T4CN.M	
Stories	2.5 max.	2.5 max.	
Main Body[1]			
Width	60' max.		A
Depth	60' max.		B
Wing(s)[1,2]			
Width	24' max.		C
Depth	40' max.		D
Separation between Wings on same facade	15' min.		
Offset from Main Body	5' min.		E

Facades shall be designed in compliance with Chapter 7 (Specific to Architectural Design).

[1] In compliance with Subsection 5 of the zone

[2] Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

Key

ROW/ Design Site Line

Building Setback Line

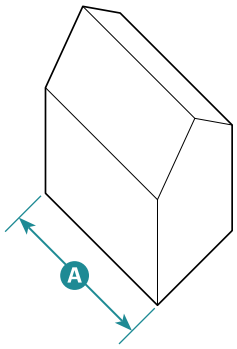
Frontage

4. Pedestrian Access		
Main Entrance Location	Front Street	F
Units located in the main body shall be accessed by a common entry along the front street.		
On corner design sites, units in a wing may enter from the side street.		
5. Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Subsection 7 of the zone.		G
Parking may be covered, uncovered, or in a garage.		
6. Open Space		
Common or private open space is not required.		

7. Main Body Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 7 (Specific to Architectural Design) and the following standards.

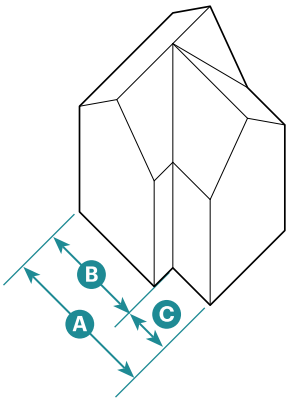
Side Gable



This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

Main Body		
Number of Bays	Flexible[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

Gable L (2/3 + 1/3)



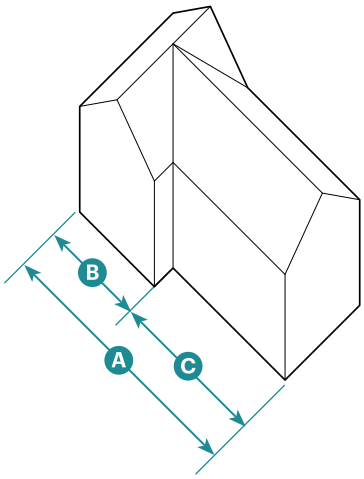
This massing type divides the facade into three equal parts, 1 part projecting and 2/3 projecting towards front property line. The roof is sloped with a gable at the projecting 1/3.

Main Body		
Number of Bays	3-6 bays[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	B
	1/3	C
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

[1] Required on facades along a street or civic space.

7. Main Body Massing Composition (Continued)

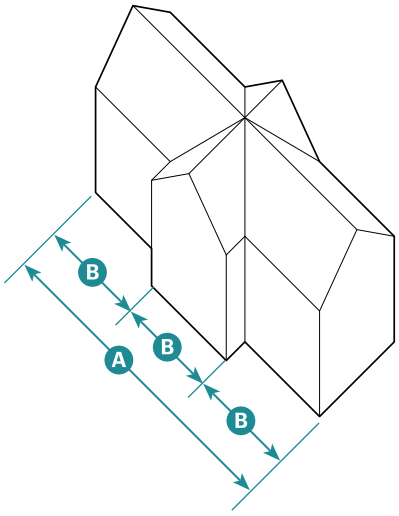
Gable L (2/5 + 3/5)



This massing type divides the facade into five equal parts, with two parts projecting and three parts set back to create a shallow forecourt. The roof is sloped with gables at the projecting two parts.

Main Body		
Number of Bays	5 bays[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/5	B
	3/5	C
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

Center Gable (1/3 + 1/3 + 1/3)

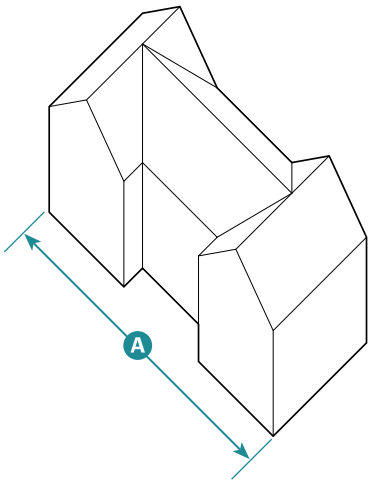


This massing type divides the facade into three equal parts, with the middle third projecting. The roof is sloped and may be either hipped or gabled.

Main Body		
Number of Bays	3-6 bays[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	1/3 each	B
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

7. Main Body Massing Composition (Continued)

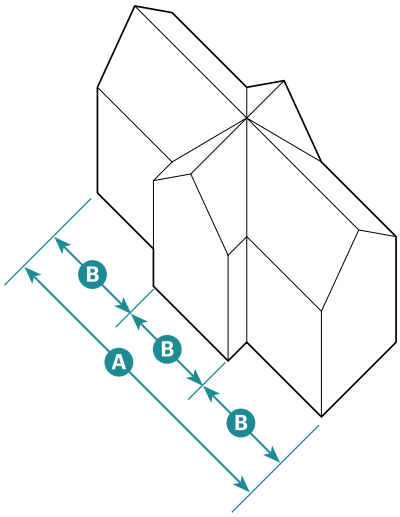
Twin Gable



This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow open space. The roof is sloped and may be either hipped or gabled.

Main Body		
Number of Bays	3-6 bays[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

Center Gable (1/3 + 1/3 + 1/3)



This massing type divides the facade into three equal parts, with the middle third projecting. The roof is sloped and may be either hipped or gabled.

Main Body		
Number of Bays	3-6 bays[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	1/3 each	B
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

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05.140 Core Townhouse



Example of Core Townhouse



Example of Core Townhouse



Example of Core Townhouse

1. Description

A large-sized, typically attached, Block-Scale Building (10 to 16 units) with a rear setback. Each Core Townhouse consists of up to two stacked units. As allowed by the zone, the type may also be detached with minimal separations between buildings. The type is typically located within high-intensity neighborhoods or on, or near, a neighborhood main street.

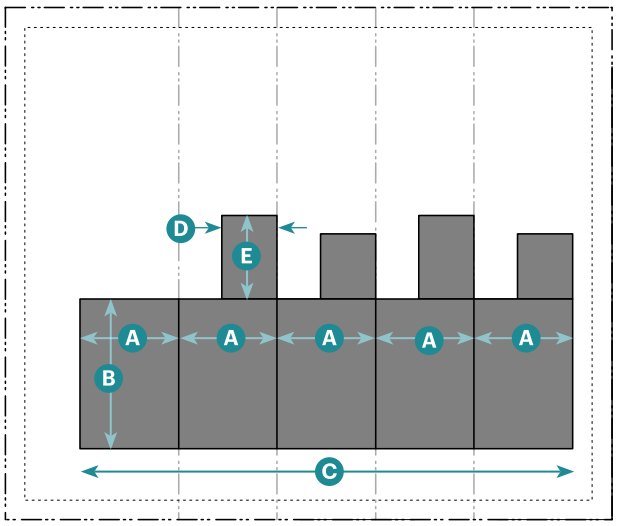
Synonym: Rowhouse

2. Number of Units

	T4SMS.S
Units per Building	2 max.
Buildings per Design Site	1 max.
Buildings per Run	8 max.

General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Front Street

Key

ROW/ Design Site Line

Building Setback Line

Building

3. Building Size and Massing		
Height	T4SMS.S	
Stories	2.5 max.[1]	
Main Body[3]		
Width per Unit[5]	18' min.	A
Depth per Unit[5]	48' max.	B
Width per Run	200' max	C
Wing(s)[3,4]		
Width	14' max.	D
Depth	25' max.	E
Separation between Wings on same facade	10' min.	

Facades shall be designed in compliance with Chapter 7 (Specific to Architectural Design).

[1] Reflects 2 stacked units

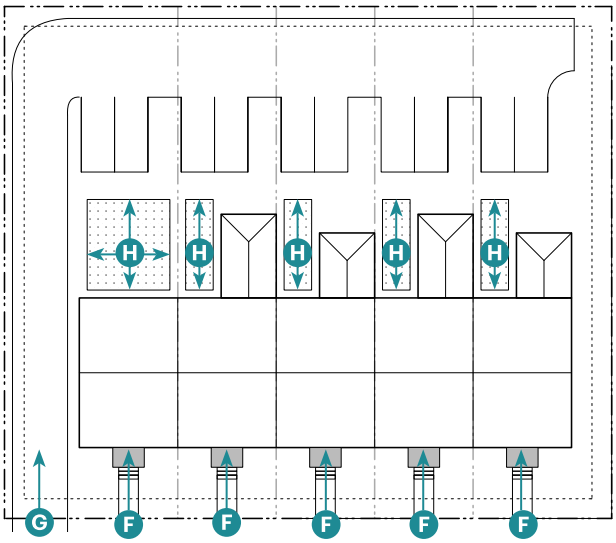
[2] Reflects 3 stacked units; 4.5 stories max. for 2 stacked units

[3] In compliance with Subsection 5 of the zone

[4] Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

[5] Includes stacked units

Alley access required if alley exists



Front Street

Key

ROW/ Design Site Line

Building Setback Line

Frontage

Private Open Space

4. Pedestrian Access		
Main Entrance Location	Front Street	F

Each unit shall have an individual entry facing a street or be perpendicular to a street within an alcove facing a street.

5. Vehicle Access and Parking	
Driveway and parking location shall comply with standards in Subsection 7 of the zone.	G

Parking may be covered, uncovered, or in a garage.

6. Open Space		
Private Open Space		
Width	8' min.	H
Depth	8' min.	H

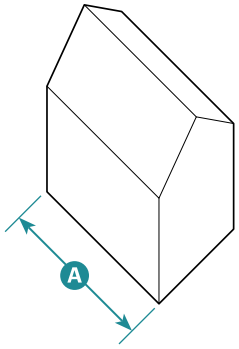
Required setbacks and driveways do not count toward open space.

Required private open space shall be located behind the main body of the building.

7. Main Body Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 7 (Specific to Architectural Design) and the following standards.

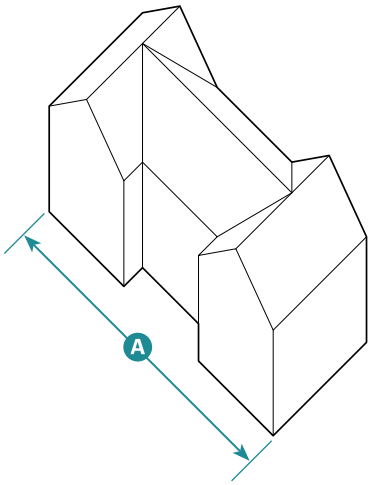
Side Gable



This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

Main Body		
Number of Bays	Flexible[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

Twin Gable



This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow open space. The roof is sloped and may be either hipped or gabled.

Main Body		
Number of Bays	Flexible[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

[1] Required on facades along a street or civic space.

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05.150 Terraced Courtyard Building



Example of Terraced Courtyard Building (Courtesy of ONNI)



Example of Terraced Courtyard Building (Courtesy of Google Maps)



Example of Terraced Courtyard Building (Courtesy of Google Maps)

1. Description

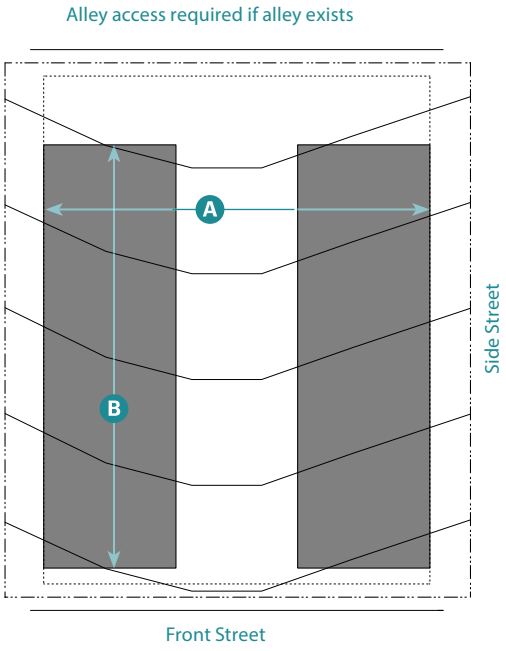
A detached, Block-Scale Building on sloped sites that consists of a pair of buildings facing a common open space. Each of the two buildings contains 6 to 9 attached, partially overlapping units creating terraces. Each unit uses the adjacent terrace on the roof of the unit below as private open space. The type is for neighborhoods on slopes over 25 percent to enable each unit to have an uninterrupted view forward.

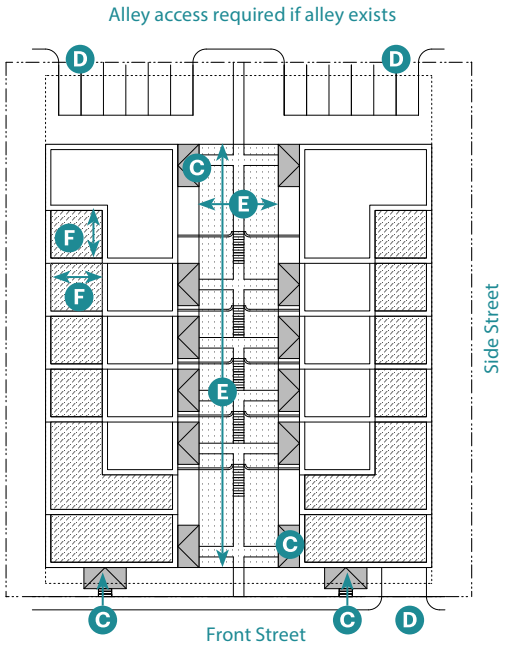
Synonym: Cascading Building

2. Number of Units

Units per Building	6 min.; 9 max.
Terraces per Building	1 for each unit
Buildings per Design Site	2 max.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Design Site Line

Building Setback Line

Building

Key

ROW/ Design Site Line

Building Setback Line

Frontage

Common Open Space

Private Open Space

3. Building Size and Massing

Height			
Stories	2 max.	Overall	25' max.
Building Overall[1]			
Width	150' max. including min. common open space (See E) 160' max. including min. 40' wide common open space		A
Depth	180' max. including min. common open space (See E) 250' max. including min. 40' wide common open space		B
Wing(s)			
Not Allowed			

Facades shall be designed in compliance with Chapter 7 (Specific to Architectural Design).

Facades along the walls facing the side design site lines are required to include glazing: 25% min. per story per unit.

[1] In compliance with Subsection 5 of the zone

4. Pedestrian Access

Main Entrance Location		C
All Units	Common open space	
Corner Units	Additional entrance from front or side street(s)	

Unit entries must be combined with the following frontage types in Chapter 6 (Specific to Private Frontage Types): Porch Projecting, Porch Engaged, Dooryard, or Terrace.

5. Vehicle Access and Parking

Driveway and parking location shall comply with the standards in Subsection 7 of the zone. D

Parking is required in a podium or subterranean garage.

If the design site includes an alley or rear service drive, up to 12 spaces are allowed at the rear of the design site provided that the spaces are divided into two areas on either side of the common open space extended through the parking space depth.

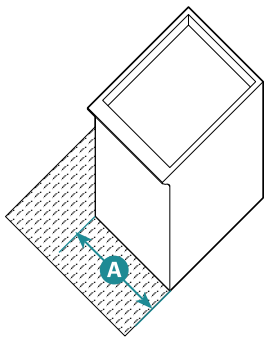
6. Open Space

Common Open Space		E
Width, Clear	30' min.	
Depth	Full length of Design Site	
Private Open Space per Terrace		F
Width, Depth	12' min.	

7. Main Body Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 7 (Specific to Architectural Design) and the following standards.

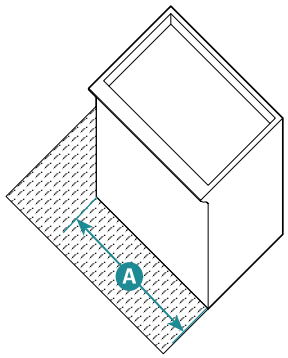
Flat Box per Terrace



This massing type is a simple rectilinear form that is deeper than it is long. The roof is flat.

Main Body		
Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

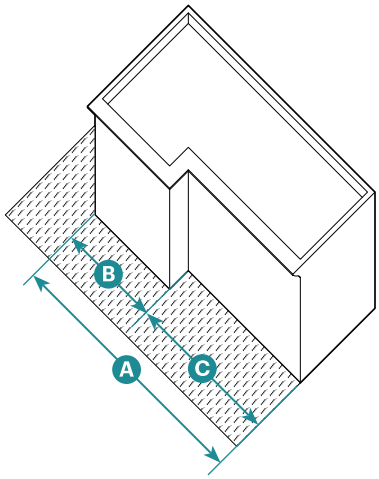
Flat Bar per Terrace



This massing type is a simple rectilinear form that is longer than it is deep. The roof is flat.

Main Body		
Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

Flat L (2/5 + 3/5) per Terrace



This massing type divides the facade into five equal parts, with two parts projecting and three parts set back to create a shallow forecourt. The roof is flat.

Main Body		
Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/5	B
	3/5	C
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

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05.160 Core Courtyard



Example of Core Courtyard



Example of Core Courtyard



Example of Core Courtyard

1. Description

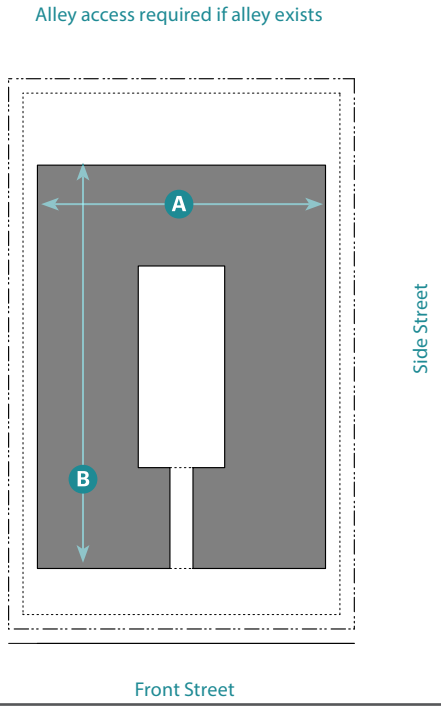
A detached or attached, Block-Scale Building in an L-, U-, or O-shaped that consists of up to 50 attached and/or stacked units, accessed from one or more shared courtyards. The shared court is common open space. The type is typically integrated into moderate-to-high-intensity neighborhoods and on main streets with a non-residential ground floor along the adjacent street.

Synonym: Courtyard Apartment

2. Number of Units

	T4SMS.S
Units per Design Site	24 max.
Buildings per Design Site	2 max.

General Note: Photos on this page are illustrative, not regulatory.



Key

ROW/ Design Site Line

Building Setback Line

Building

3. Building Size and Massing		
Height	T4SMS.S	
Stories	2.5 max.	
Main Body [2, 3]		
Width	100' max.	A
Depth	140' max.	B
Wing(s)		
Not Allowed		

Facades shall be designed in compliance with Chapter 7 (Specific to Architectural Design).

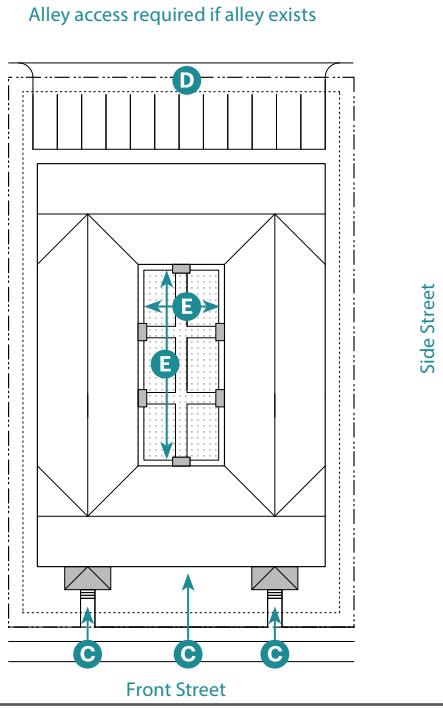
If building is designed as two separate buildings, the separation area(s) shall be designed as a courtyard

[1] For 50% of main body

[2] In compliance with Subsection 5 of the zone

[3] This type may be designed as two adjacent buildings, not more than 30' apart, in compliance with the standards of this Subsection.

4. Pedestrian Access		
Main Entrance Location [4]	Courtyard or Street	C
Distance between Unit Entries	30' max.	



Key

ROW/ Design Site Line

Building Setback Line

Frontage

Common Open Space

4. Pedestrian Access (Continued)
[4] The main entry of ground floor units shall be directly off of a courtyard or street, whichever is closer.

5. Vehicle Access and Parking	
Driveway and parking location shall comply with standards in Subsection 7 of the zone.	D
Parking may be covered, uncovered, or in a garage.	

6. Open Space		
Common Open Space		
Main Body Height [5]	Size	E
Up to 2.5 Stories	30' min. x 65' min.	

Building separation shall be designed as a courtyard.

Courtyards shall be accessible from the front street.

Multiple courtyards shall be connected via a passage through or between buildings.

Buildings shall define at least three walls of a courtyard.

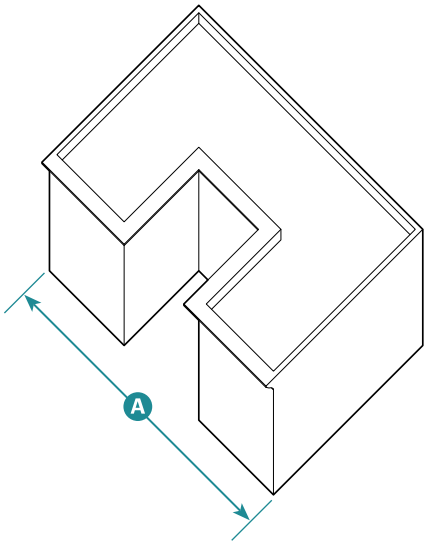
Up to 1/3 of the shared court(s) may be used for stormwater management if designed as a rain garden or bioswale.

[5] Height is measured at the highest story along courtyard.

7. Main Body Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width for each building in compliance with Chapter 7 (Specific to Architectural Design) and the following standards.

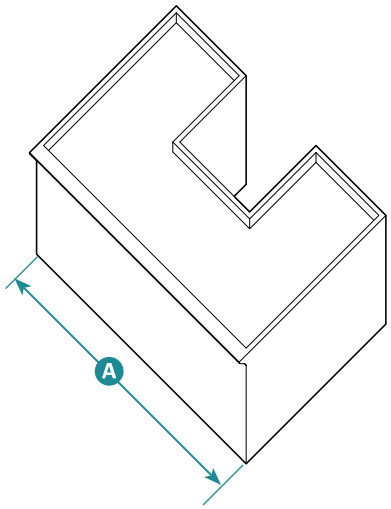
Flat Front Courtyard



This massing type divides the front facade into three parts, with the middle part set back substantially to create a deep courtyard accessed from the street. The roof is flat.

Main Body		
Number of Bays	6-9 bays[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

Flat Rear Courtyard



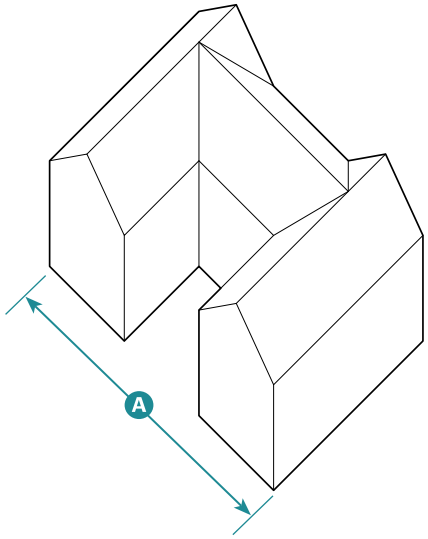
This massing type divides the rear facade into three parts, with the middle part set back substantially to create a deep courtyard not visible from the street . The roof is flat.

Main Body		
Number of Bays	6-9 bays[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

[1] Required on facades along a street or civic space.

7. Main Body Massing Composition (Continued)

Gabled Front Courtyard

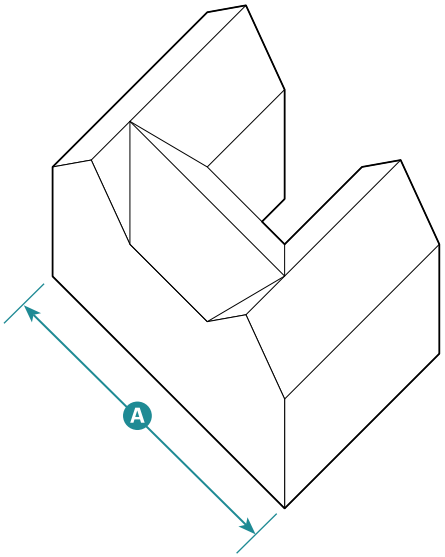


This massing type divides the front facade into three parts, with the middle part set back substantially to create a deep courtyard accessed from the street. The roof is sloped and may be either hipped or gabled.

Main Body		
Number of Bays	6-9 bays[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	

Wing(s)	
Number of Bays	Not Required

Gabled Rear Courtyard



This massing type divides the rear facade into three parts, with the middle part set back substantially to create a deep courtyard not visible from the street. The roof is sloped and may be either hipped or gabled.

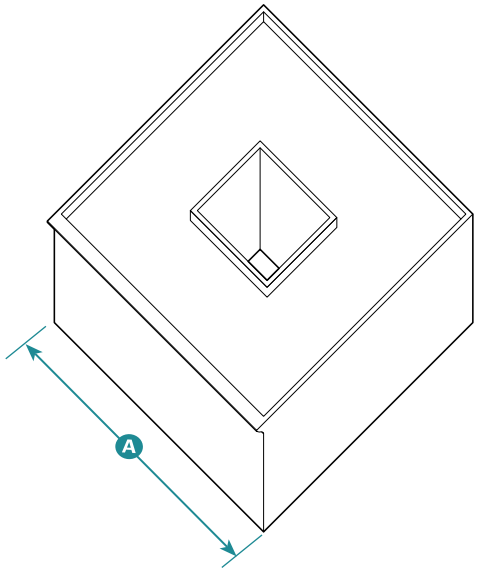
Main Body		
Number of Bays	6-9 bays[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	

Wing(s)	
Number of Bays	Not Required

[1] Required on facades along a street or civic space.

7. Main Body Massing Composition (Continued)

Flat Closed Courtyard

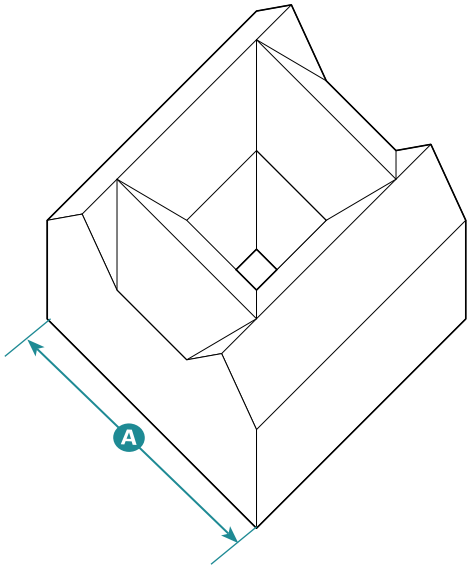


This massing type fronts a courtyard with building facades in all 4 sides. Courtyard not visible from the street. The roof is flat.

Main Body		
Number of Bays	6-9 bays[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	

Wing(s)	
Number of Bays	Not Required

Gabled Closed Courtyard



This massing type fronts a courtyard with building facades in all 4 sides. Courtyard not visible from the street. The roof is sloped and may be either hipped or gabled.

Main Body		
Number of Bays	6-9 bays[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	

Wing(s)	
Number of Bays	Not Required

[1] Required on facades along a street or civic space.

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05.170 Main Street Building



Example of Main Street Building



Example of Main Street Building



Example of Main Street Building

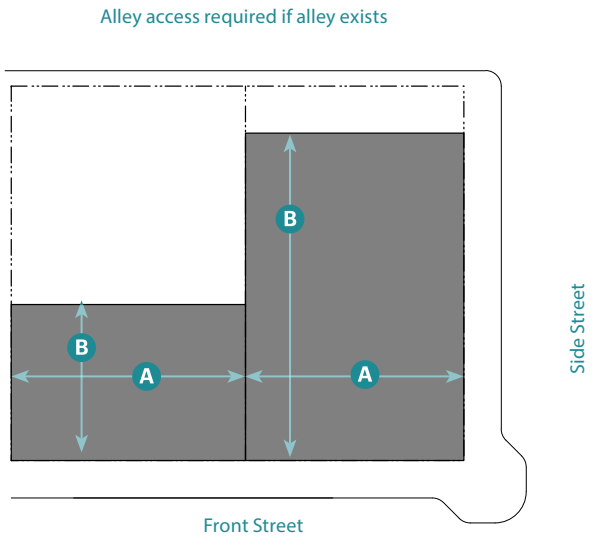
1. Description

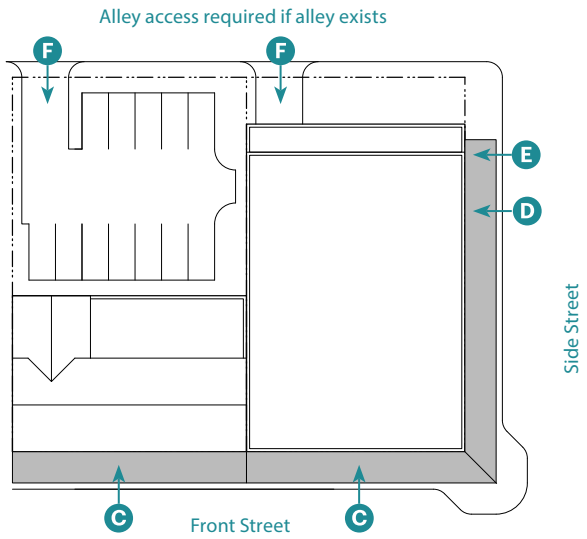
A small-to-large-sized, Block-Scale Building, typically attached, but may be detached. The type is intended to provide a vertical mix of uses with ground-floor retail, office, or service uses and upper-floor service or residential uses. The type makes up the primary component of neighborhood and downtown main streets, therefore being a key component to providing walkability.

2. Number of Units

Units per Building	Unrestricted
Buildings per Design Site	1 max.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Design Site Line

Building

Building Setback Line

3. Building Size and Massing		
Height	T4SMS.S	
Stories	2.5 max.	
Main Body[2]		
Width	100 max.	A
Depth	90 max.	B
Wing(s)		
Not Allowed		

Facades shall be designed in compliance with Chapter 7 (Specific to Architectural Design).

[2] In compliance with Subsection 5 of the zone

Key

ROW/ Design Site Line

Building Setback Line

Frontage

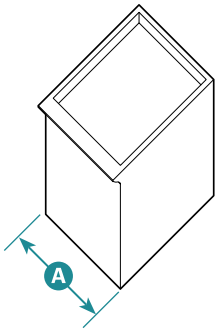
Outline of Building above

4. Pedestrian Access		
Distance between Entries to Ground Floor Shops	50' max.	
Upper floor units shall be accessed by a common entry along the front street.		C
Ground floor shops shall have individual entries along the adjacent street.		D
Ground floor units allowed along side street at least 60' from front of design site.		
On corner design sites, units in a wing or accessory structure may enter from the side street.		E
5. Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Subsection 7 of the zone.		F
Parking may be covered, uncovered, or in a garage.		
6. Open Space		
Common or private open space is not required.		

7. Main Body Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 7 (Specific to Architectural Design) and the following standards.

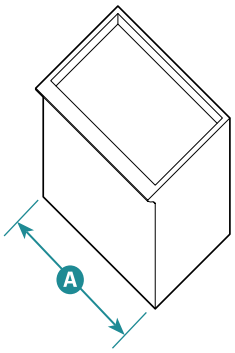
Flat Box



This massing type is a simple rectilinear form that is deeper than it is long. The roof is flat.

Main Body		
Number of Bays	Flexible[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

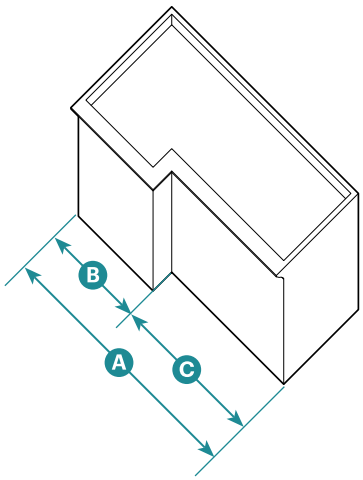
Flat Bar



This massing type is a simple rectilinear form that is longer than it is deep. The roof is flat.

Main Body		
Number of Bays	Flexible[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

Flat L (2/5 + 3/5)



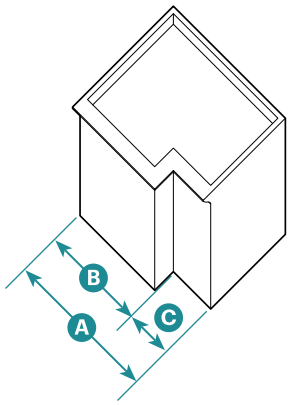
This massing type divides the facade into five equal parts, with two parts projecting and three parts set back to create a shallow forecourt. The roof is flat.

Main Body		
Number of Bays	Flexible[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/5	B
	3/5	C
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

[1] Required on facades along a street or civic space.

7. Main Body Massing Composition (Continued)

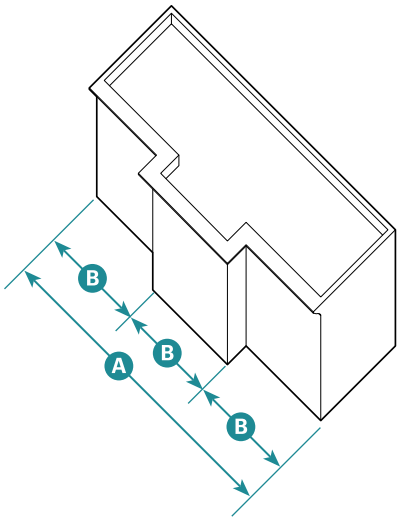
Flat L (2/3 + 1/3)



This massing type divides the facade into three equal parts, 1 part projecting with a gable roof and 2/3 projecting towards front property line. The roof is flat.

Main Body		
Number of Bays	Flexible[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	B
	1/3	C
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

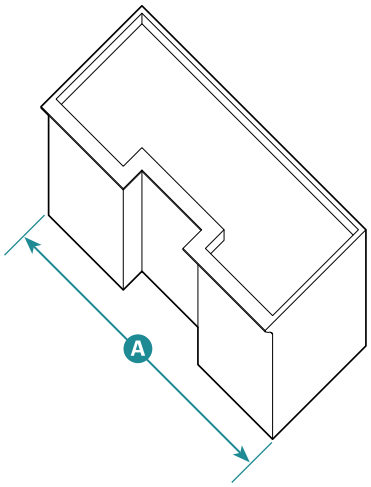
Flat T (1/3 + 1/3 + 1/3)



This massing type divides the facade into three equal parts, with the middle third projecting. The roof is flat.

Main Body		
Number of Bays	Flexible[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	1/3 each	B
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

Flat Forecourt

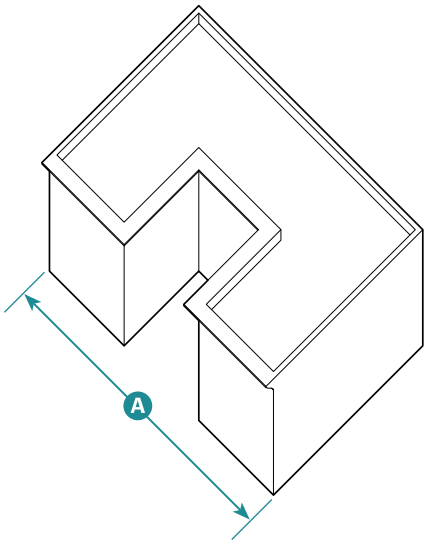


This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow open space. The roof is flat.

Main Body		
Number of Bays	Flexible[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

7. Main Body Massing Composition (Continued)

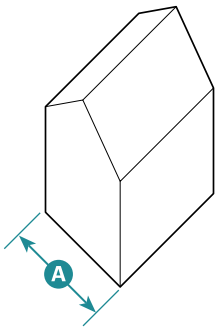
Flat Courtyard



This massing type divides the facade into three parts, with the middle part set back substantially to create a deep open space. The roof is flat.

Main Body		
Number of Bays	Flexible[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

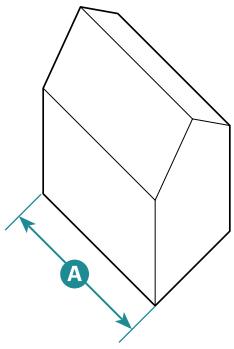
Front Gable



This massing type is a simple rectilinear form that is deeper than it is long. The roof is sloped and may be either hipped or gabled.

Main Body		
Number of Bays	Flexible[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

Side Gable



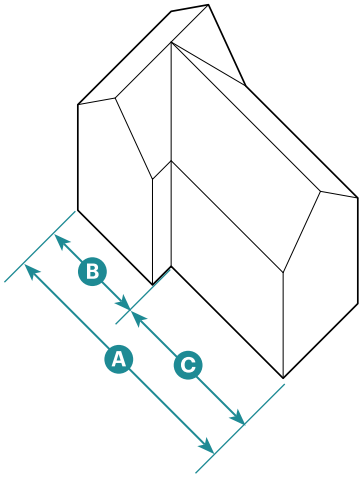
This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

Main Body		
Number of Bays	Flexible[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

[1] Required on facades along a street or civic space.

7. Main Body Massing Composition (Continued)

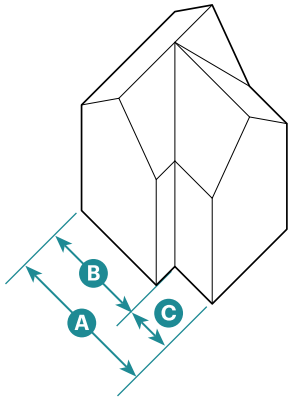
Gable L (2/5 + 3/5)



This massing type divides the facade into five equal parts, with two parts projecting and three parts set back to create a shallow forecourt. The roof is sloped with gables at the projecting two parts.

Main Body		
Number of Bays	Flexible[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/5	B
	3/5	C
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

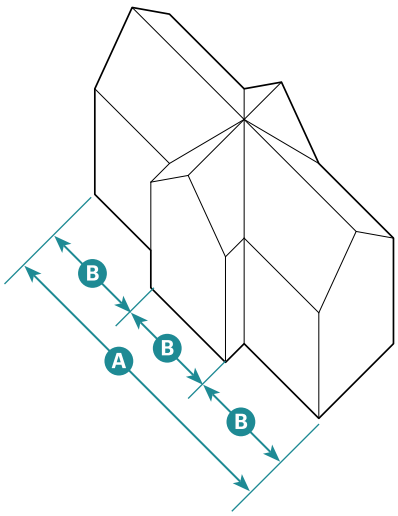
Gable L (2/3 + 1/3)



This massing type divides the facade into three equal parts, 1 part projecting and 2/3 projecting towards front property line. The roof is sloped with a gable at the projecting 1/3.

Main Body		
Number of Bays	Flexible[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	B
	1/3	C
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

Center Gable (1/3 + 1/3 + 1/3)

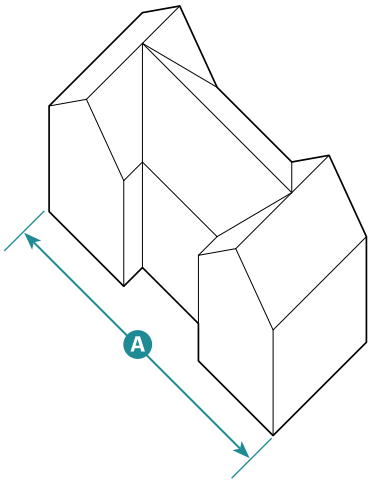


This massing type divides the facade into three equal parts, with the middle third projecting. The roof is sloped and may be either hipped or gabled.

Main Body		
Number of Bays	Flexible[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	1/3 each	B
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

7. Main Body Massing Composition (Continued)

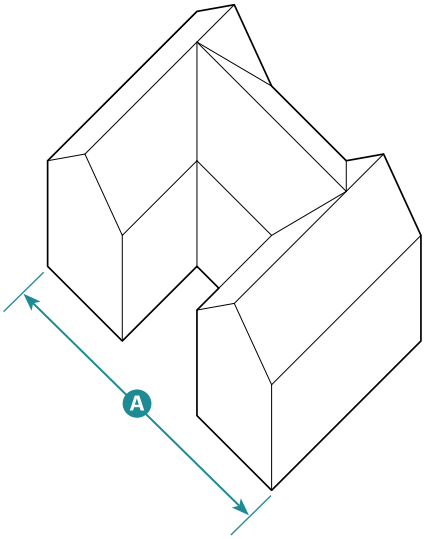
Twin Gable



This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow open space. The roof is sloped and may be either hipped or gabled.

Main Body		
Number of Bays	Flexible[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

Gabled Courtyard



This massing type divides the facade into three parts, with the middle part set back substantially to create a deep open space. The roof is sloped and may be either hipped or gabled.

Main Body		
Number of Bays	Flexible[1]	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Wall Length	40' max.	
Wing(s)		
Number of Bays	Not Required	

[1] Required on facades along a street or civic space.

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Chapter 6: Specific to Private Frontage Types

Sections:

06.010 Purpose
06.020 Private Frontage Types
06.030 Overview of Private Frontage Types
06.040 Porch Projecting
06.050 Porch Engaged
06.060 Dooryard
06.070 Stoop
06.080 Forecourt
06.090 Maker Shopfront
06.100 Shopfront
06.110 Terrace
06.120 Gallery

06.010 Purpose

This Chapter provides the standards for private frontages ("frontages"). Private frontages are the components of a building that provide the transition and interface between the public realm (street and sidewalk) and the private realm (setback or building).

06.020 Private Frontage Types

1. The names of the private frontage types indicate their particular configuration or function and are not intended to limit uses within the associated building. For example, a Porch may be used by non-residential uses including, but not limited to, a restaurant or office, as allowed by the zone.
2. Each building is required to include at least one private frontage type along the front street or adjacent civic space. Buildings with entries along a side street are required to include at least one private frontage type on those facades.
3. The ground floor, for a minimum depth as identified in Subsection 4 of the zone, is required to be habitable/occupiable space in compliance with this Chapter. Accessibility is provided through the allowed private frontage types for each zone.
4. Private frontage types not listed in Subsection 8 of the zone are not allowed in that zone.
5. Each building may have multiple private frontage types in compliance with the allowed types in Subsection 8 of the zone.
6. Each private frontage type shall be located in compliance with the facade zone per Subsection 5 of the zone.
7. Standards are stated for the front and side street facades of a design site.

8. In addition to the zone's standards, each private frontage is further refined through these standards to further calibrate the type for its context.
9. Certain types are only allowed on a side street in the base zone to implement the intended physical character.

06.030 Overview of Private Frontage Types

Table A (Private Frontage Types Overview) provides a summary of the allowed private frontage types in each zone. See referenced Section(s) for standards.

Table 06.030.A: Private Frontage Types Overview

Private Frontage Type	Specific Standards	Zones				
		T3		T4		
		EN	SN	SN.S	CN.M	SMS.S
Porch Projecting	06.040	P	P	P	P	P
Porch Engaged	06.050	P	P	P	P	P
Dooryard	06.060	P	P	P	P	O
Stoop	06.070	X	X	P	P	O
Forecourt	06.080	X	X	X	X	P
Maker Shopfront	06.090	X	X	X	X	O
Shopfront	06.100	X	X	X	X	P
Terrace	06.110	X	X	X	P	P
Gallery	06.120	X	X	X	X	P

Key P = Allowed O = Allowed Only on Side Street X = Not Allowed

06.040 Porch Projecting



Example of a Projecting Porch



Example of a Projecting Porch

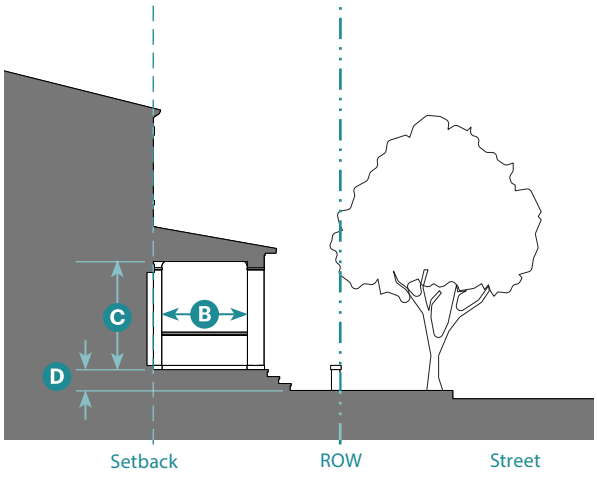


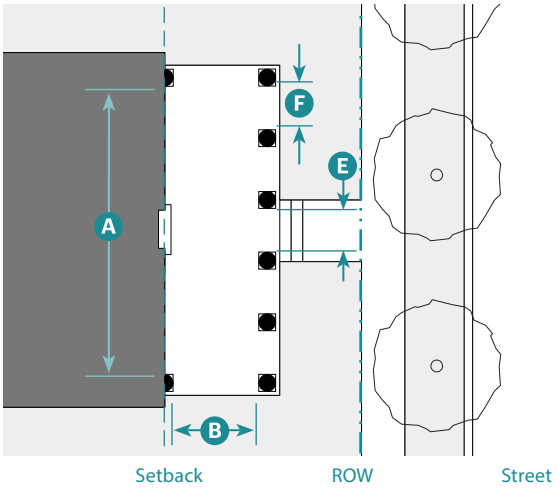
Example of a Projecting Porch

1. Description

The main facade of the building is set back from the front design site line with a covered structure encroaching into the front setback. The resulting setback area may be defined by a fence or hedge to spatially maintain the edge of the street. The Porch may be one or two stories, is open on three sides, with all habitable space located behind the building setback line.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Design Site Line

Setback Line

2. Size		
Width, Clear	15' min.[1]	A
Depth, Clear	8' min.	B
Height, Clear	8' min.	C
Stories	2 stories max.	
Finish Level above Sidewalk	12" min.[2]	D
Pedestrian Access	3' wide min.	E
Distance between Porch columns shall be in compliance with selected architectural style in Chapter 7 (Specific to Architectural Design).		F

[1] Reduce to 8' min. and maximum 1 story when applied to Cottage Court Building Type

[2] Common entries may be set at grade per local and federal accessibility standards.

3. Miscellaneous
Porch shall be open on three sides and have a roof. Clear glass may be installed between the porch columns if the minimum size of individual panes is in compliance with the standards in Chapter 7 (Specific to Architectural Design).
The Porch is allowed to encroach into the front and side street setbacks in compliance with Subsection 6 of the zone.
Ramps are required to be integrated along the side of the building to connect with the Projecting Porch.
The Porch shall be designed in compliance with the standards in Chapter 7 (Specific to Architectural Design) for the selected architectural style.

06.050 Porch Engaged



Example of an Engaged Porch



Example of a two-story Engaged Porch

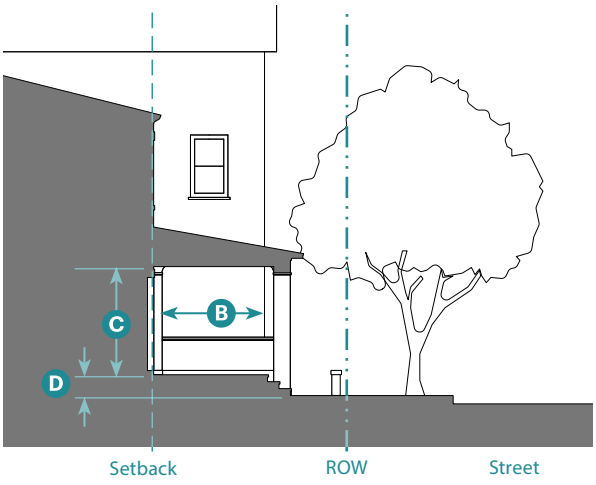


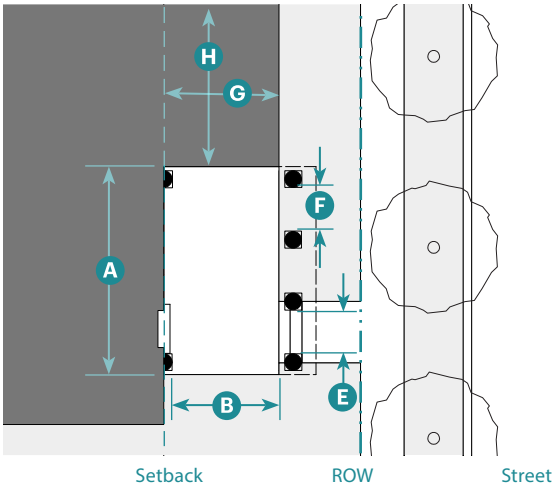
Example of an Engaged Porch

1. Description

A portion of the main facade of the building is set back from the front design site line to create an area for a covered structure that projects from the facade that is set back. The Porch may project into the front setback. The resulting setback may be defined by a fence or hedge to spatially maintain the edge of the street. The Porch may be one or two stories and has two adjacent sides that are engaged to the building, while the other two sides are open.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Design Site Line

Setback Line

2. Size		
Width, Clear	8' min.	A
Depth, Clear	8' min.	B
Height, Clear	8' min.	C
Stories	2 stories max.	
Finish Level above Sidewalk	12" min.[1]	D
Pedestrian Access	3' wide min.	E
Distance between Porch columns shall be in compliance with selected architectural style in Chapter 7 (Specific to Architectural Design).		F
Encroachment area of Building Facade		
Depth	6' max.	G
Width	1/3 min. of overall building facade	H

[1] Common entries may be set at grade per local and federal accessibility standards.

3. Miscellaneous
Up to 20% of the building facade and porch(es) may project into the front setback line for the zone.
Porch shall be open on two sides and have a roof. Clear glass may be installed between the porch columns if the minimum size of individual panes is in compliance with the standards in Chapter 7 (Specific to Architectural Design).
The Porch is allowed to encroach into the front and side street setbacks in compliance with Subsection 6 of the zone.
Ramps are required to be integrated along the side of the building to connect with the Engaged Porch.
The Porch shall be designed in compliance with the standards in Chapter 7 (Specific to Architectural Design) for the selected Architectural Style.

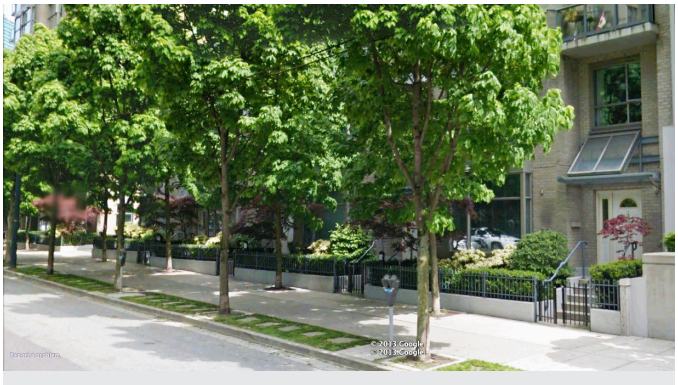
06.060 Dooryard



Example of a residential Dooryard



Example of a commercial Dooryard

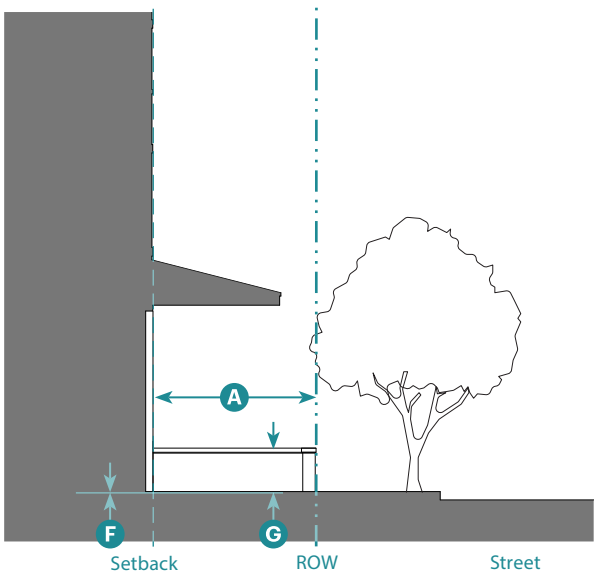


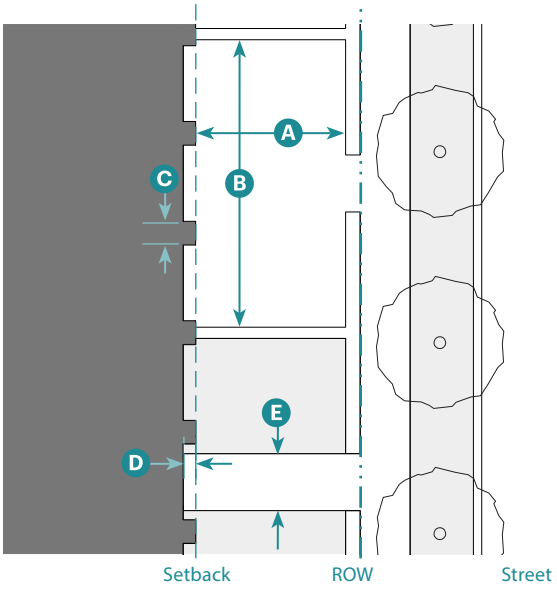
Example of a residential Dooryard

1. Description

The main facade of the building is set back from the front design site line, which is defined by a low wall or hedge, creating a small private area between the sidewalk and the facade. Each Dooryard is separated from adjacent Dooryards. The Dooryard may be raised or at grade.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Design Site Line

Setback Line

2. Size		
Depth, Clear	6' min.	A
Length	15' min.	B
Distance between Glazing	4' max.	C
Depth of Recessed Entries	3' max.	D
Pedestrian Access	3' wide min.	E
Finish Level above Sidewalk	12" max.[1]	F
Height of Dooryard Fence/Wall above Finish Level	36" max.	G

[1] Common entries may be set at grade per local and federal accessibility standards.

3. Miscellaneous
For live/work, retail, service, and restaurant uses, the Shopfront Frontage Type (06.100) may be applied.
Each Dooryard shall provide access to only one ground floor entry.
The Dooryard is allowed to encroach into the front and side street setbacks in compliance with Subsection 6 of the zone.
Ramps are required to be integrated along the side of the building to connect with the Dooryard.
The Dooryard shall be designed in compliance with the standards in Chapter 7 (Specific to Architectural Design) for the selected architectural style.

06.070 Stoop



Example of a Stoop with paired entries



Example of a Stoop

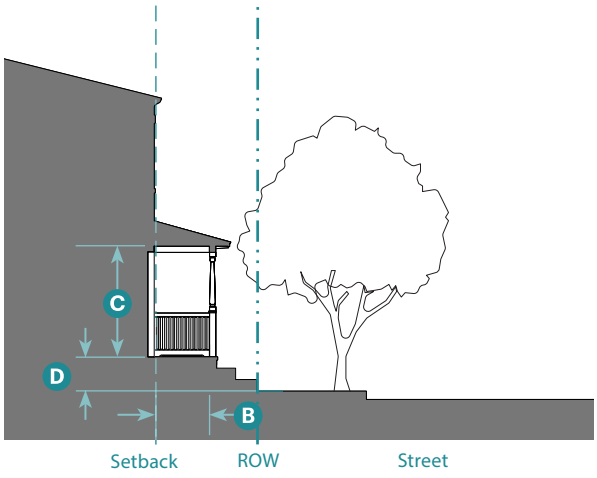


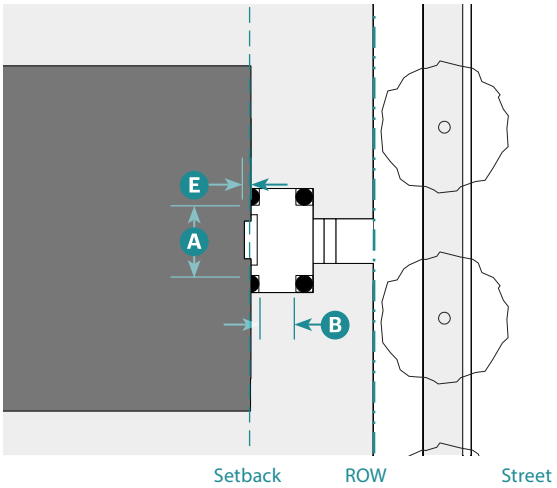
Example of a Stoop

1. Description

The main facade of the building is near the front design site line with steps to an elevated entry. The Stoop is elevated above the sidewalk to provide privacy along the sidewalk-facing rooms. Stairs or ramps from the Stoop may lead directly to the sidewalk or may be parallel to the sidewalk.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Design Site Line

Setback Line

2. Size		
Width, Clear	4' min.	A
Depth, Clear	3' min.	B
Height, Clear	8' min.	C
Stories	1 story max.	
Finish Level above Sidewalk	12" min.	D
Depth of Recessed Entries	8' max.	E

3. Miscellaneous
Stairs may be perpendicular or parallel to the building facade.
Entry doors shall be covered or recessed to provide shelter from the elements.
Gates are not allowed.
All doors shall face the street.
The Stoop is allowed to encroach into the front and side street setbacks in compliance with Subsection 6 of the zone.
Ramps are required to be integrated along the side of the building to connect with the Stoop.
The Stoop shall be designed in compliance with the standards in Chapter 7 (Specific to Architectural Design) for the selected architectural style.

06.080 Forecourt



Example of a Forecourt with Shopfronts



Example of a Forecourt with outdoor dining

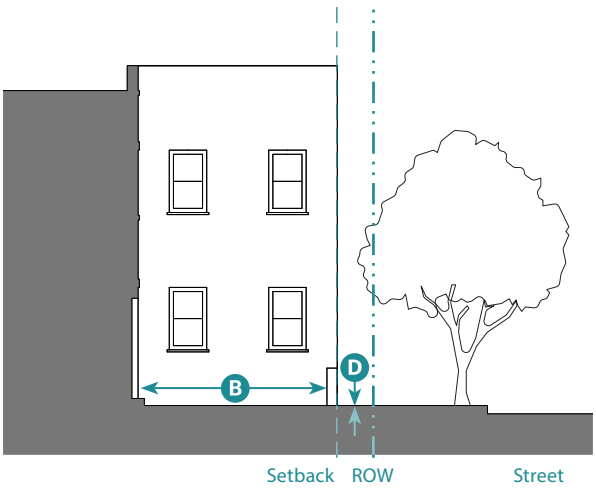


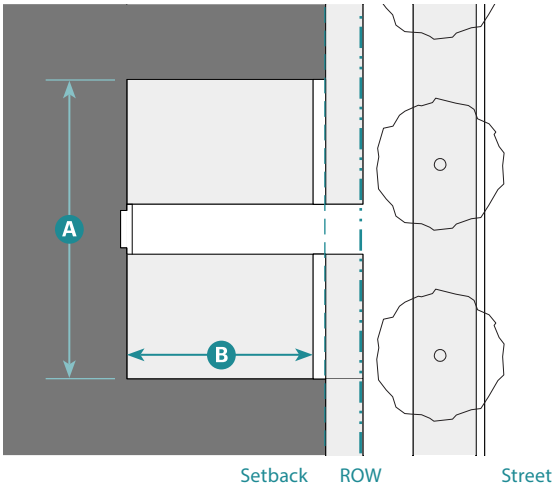
Example of Forecourt

1. Description

The main facade of the building is at or near the front design site line and a portion is set back, extending the public realm into the design site to create an entry court or shared garden space for housing, or an additional shopping or restaurant seating area within retail and service areas.

General Note: Photos on this page are illustrative, not regulatory.





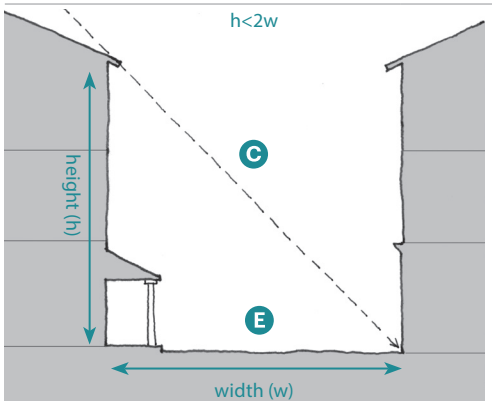
Key

ROW/ Design Site Line

Setback Line

2. Size		
Width, Clear	15' min.	A
Depth, Clear	15' min.	B
Ratio, Height to Width	2:1 max.	C
Finish Level above Sidewalk	12" max.	D
Gallery frontages, awnings, balconies and porches may encroach into Forecourt on all sides.	Max 1/2 width of Forecourt	E

3. Miscellaneous
Forecourts may be utilized to group several entries at a common elevation in compliance with the zones' ground floor finish level standards.
The proportions and orientation of a Forecourt shall be in compliance with the diagram below for solar orientation and user comfort.
Ramps are required to be integrated along the side of the building to connect with the Forecourt.
The Forecourt shall be designed in compliance with the standards in Chapter 7 (Specific to Architectural Design) for the selected architectural style.

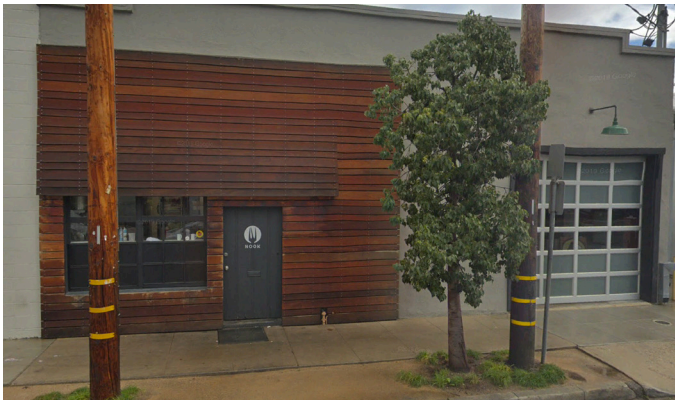


06.090 Maker Shopfront



Example of a Maker Shopfront

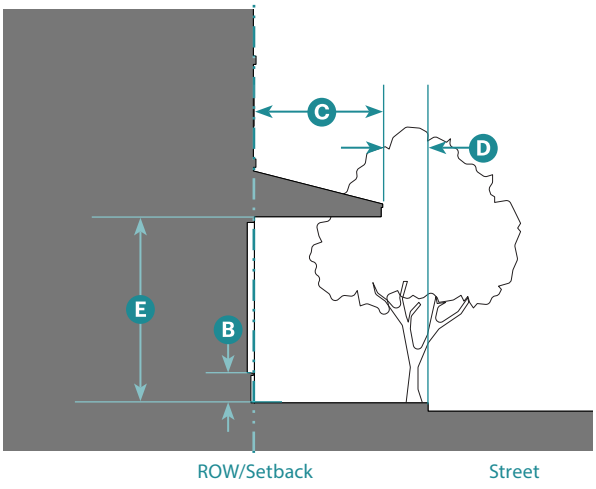

Example of a Maker Shopfront

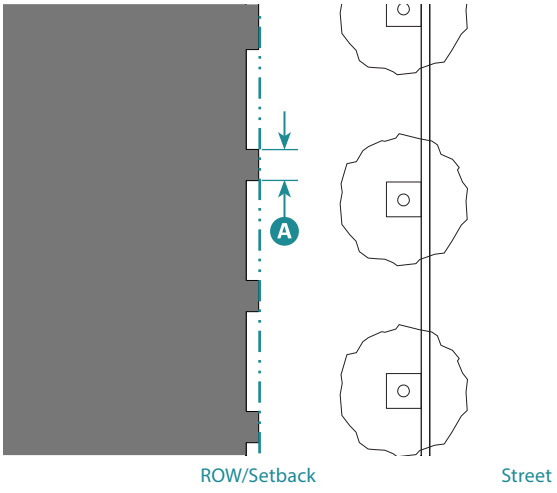

Example of a Maker Shopfront

1. Description

The main facade of the building is at or near the front design site line with an at-grade or elevated entrance from the sidewalk. The type is only allowed on side streets from the adjacent main street and is intended for industrial artisan businesses to show their activity to pedestrians, as well as for retail sales of products made on-site. The Maker Shopfront may include a decorative roll-down or sliding door, including glazing and an awning that overlaps the sidewalk.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Design Site Line

Setback Line

2. Size		
Distance between Glazing	10' max.	A
Ground Floor Glazing between Sidewalk and Finished Ceiling Height	30% min.	
Depth of Recessed Entries	No max.	
Shopfront Base (if used)	48" max.	B

3. Awning		
Depth	5' min.	C
Setback from Curb	2' min.	D
Height, Clear	8' min.	E

4. Miscellaneous
Decorative accordion-style doors/windows or other operable windows that allow the space to open to the street are allowed in compliance with Chapter 7 (Specific to Architectural Design).
The Maker Shopfront shall be designed in compliance with the standards in Chapter 7 (Specific to Architectural Design) for the selected architectural style.

06.100 Shopfront



Example of Shopfronts



Example of a Shopfront

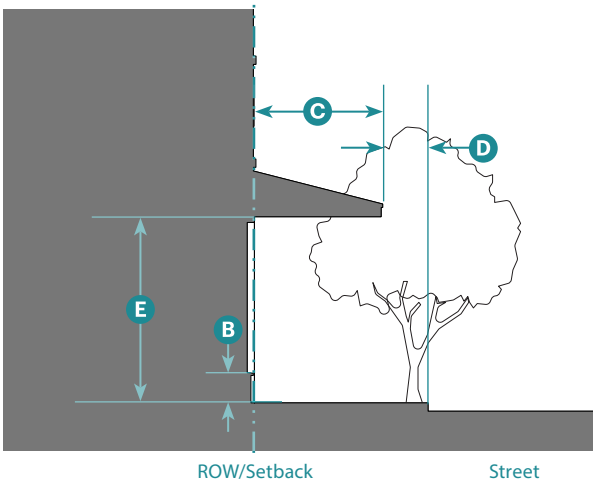


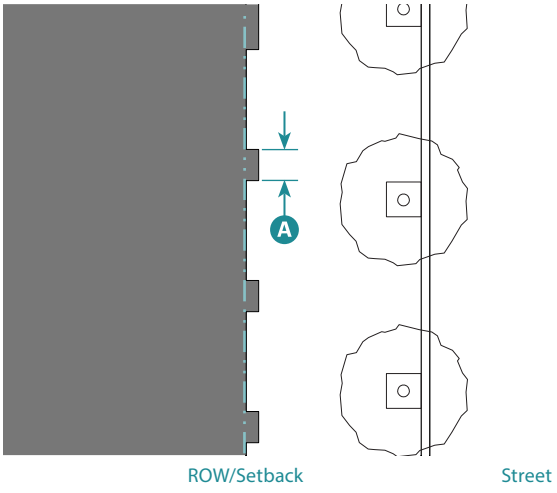
Example of a Shopfront

1. Description

The main facade of the building is at or near the front design site line with at-grade entrance from the sidewalk. The type is intended for service, retail, or restaurant use and includes substantial glazing between the Shopfront base and the ground floor ceiling. This type may include an awning that overlaps the sidewalk.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Design Site Line

Setback Line

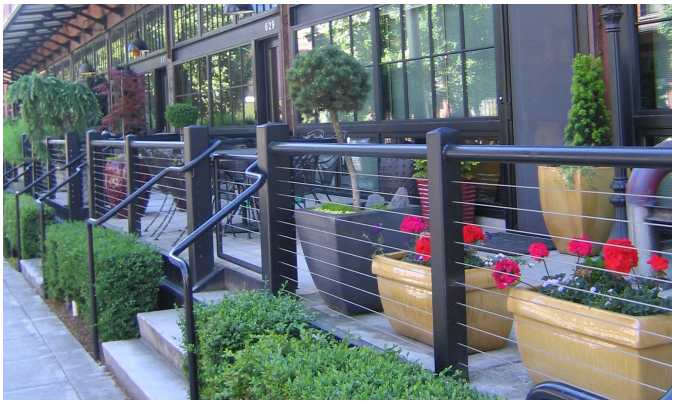
2. Size		
Distance between Glazing	2' max.	A
Ground Floor Glazing between Sidewalk and Finished Ceiling Height	75% min.	
Depth of Recessed Entries	5' max.	
Shopfront Base	6" min.; 24" max.	B
3. Awning		
Depth	5' min.	C
Setback from Curb	2' min.	D
Height, Clear	8' min.	E

4. Miscellaneous
Decorative accordion-style doors/windows or other operable windows that allow the space to open to the street are allowed in compliance with Chapter 7 (Specific to Architectural Design).
Ramps are required to be integrated along the side of the building to connect with the Shopfront.
The Shopfront shall be designed in compliance with the standards in Chapter 7 (Specific to Architectural Design) for the selected architectural style.

06.110 Terrace



Example of a Terrace with low-wall seating



Example of a Terrace

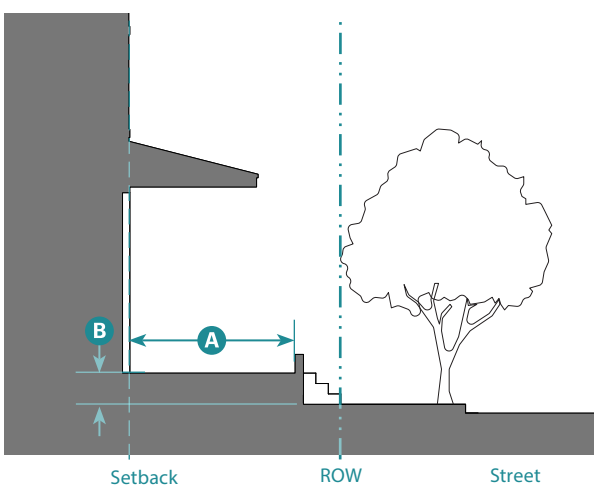


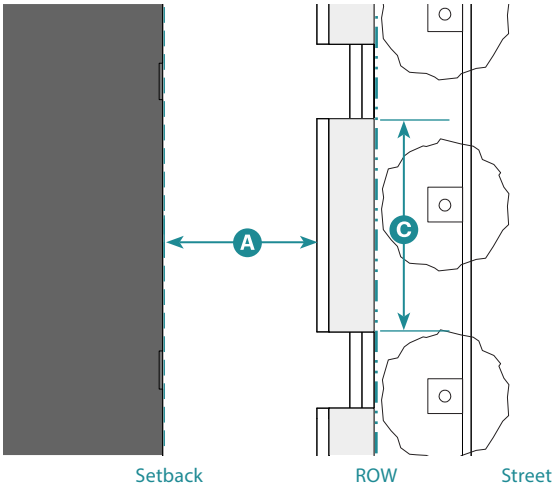
Example of a residential Terrace along a courtyard

1. Description

The main facade is at or near the front design site line with steps leading to an elevated area providing pedestrian circulation along the facade. The type is used for retail, service, office uses, or housing to provide outdoor areas along the sidewalk and/or to accommodate an existing or intended grade change.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Design Site Line

Setback Line

2. Size		
Depth of Terrace	8' min. residential; 10' min. non-residential	A
Finish Level above Sidewalk	36" max.	B
Distance between Stairs	25' max.	C

3. Miscellaneous
These standards are to be used with those for the Shopfront Frontage Type where the zone requires the Shopfront Frontage Type (06.100).
Where the zone requires the Shopfront Frontage Type (06.100) and the ground floor is flush with the sidewalk, the Terrace shall be considered to be the sidewalk.
May be utilized to group several entries at a common elevation in compliance with the zones' ground floor finish level standards.
The Terrace is allowed to encroach into the front and side street setbacks in compliance with Subsection 6 of the zone.
Ramps are required to be integrated along the side of the building to connect with the Terrace.
The Terrace shall be designed in compliance with the standards in Chapter 7 (Specific to Architectural Design) for the selected architectural style.

06.120 Gallery



Example of a two-story Gallery with an uncovered second story.



Example of a Gallery providing covered outdoor dining

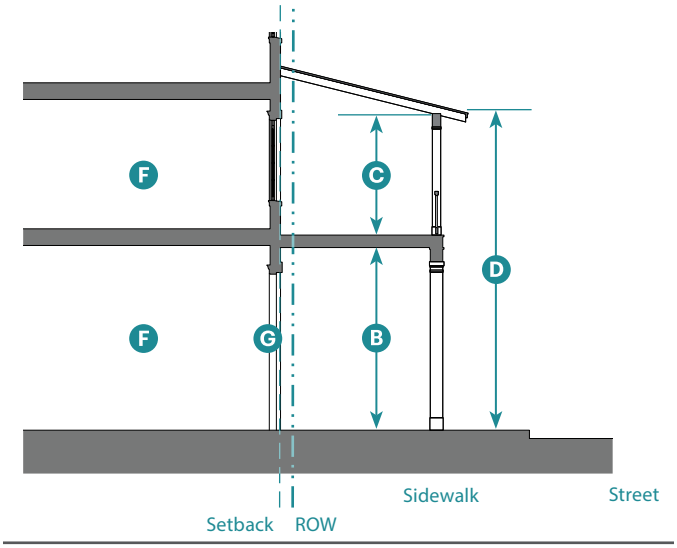


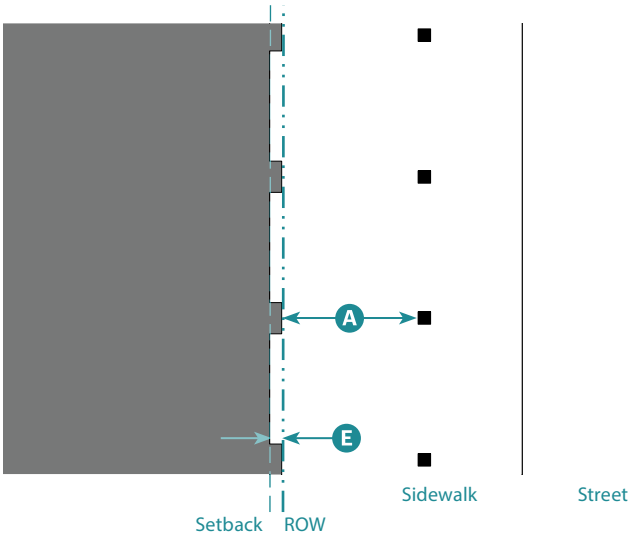
Example of a Gallery with shopfronts

1. Description

The main facade of the building is set back from the front design site line and an at-grade covered structure, articulated with colonnade or arches, overlaps the sidewalk. The type may be one or two stories. When used in nonresidential settings, the Shopfront Type is included; when used in residential settings, Stoops, Dooryards, and Forecourts may be included as allowed by the zone.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Design Site Line

Setback Line

2. Size		
Depth, Clear	8' min.	A
Ground Floor Height, Clear	12' min.	B
Upper Floor Height, Clear	9' min.	C
Height	2 stories max.	D
Gallery Setback from Public ROW	18" min. (clear)	E

3. Miscellaneous	
Habitable space	F
Galleries shall also follow the standards for the Shopfront Frontage Type (06.100).	G
Galleries shall have a consistent depth across the entire front and/or side street facade.	
Galleries are allowed to project over the sidewalk in the public ROW.	
The second story of the Gallery may be covered.	
Planting is not required.	
Lighting is required within the gallery.	
Ramps are required to be integrated along the side of the building to connect with the Gallery, where applicable.	
The Gallery shall be designed in compliance with the standards in Chapter 7 (Specific to Architectural Design) for the selected architectural style.	

Chapter 7: Specific to Architectural Design

Sections:

07.010 Purpose
07.020 Applicability
07.030 Architectural Design Standards
07.040 Overview of Architectural Styles
07.060 Craftsman
07.070 Main Street Classical
07.080 Mediterranean
07.090 Tudor
07.100 Victorian

07.010 Purpose

This Chapter sets forth standards that supplement the zone standards to further refine the intended building form and physical character.

07.020 Applicability

Unless stated otherwise, all subsections within each architectural style ("style") identified in this Chapter apply to all facades of a building, including front facades, side street facades, side interior facades, and rear facades.

07.030 Architectural Design Standards

This Chapter contains architectural design standards for the six allowed styles. The standards for each style address a range of topics based on local architectural examples. The standards address the following aspects of individual building design: Roofs and roof pitch, eaves, cornices, walls, base of walls, dormers, openings and doors, storefronts, porches, and balconies.

1. Each building is required to be designed in compliance with one of the allowed architectural styles.
2. The architectural style standards are coordinated with the building types allowed by this FBC and the intended physical character of each zone.
3. Any facade greater than 75 feet in length along a street (public or private) or civic space shall include more than one architectural style, with a maximum 75 feet in length of any one style.

07.040 Overview of Architectural Styles

Table A (Architectural Styles Overview) provides an overview of the allowed architectural styles.

Table 07.040.A: Architectural Styles Overview

Craftsman 07.060	Main Street Classical 07.070
	
Typical Characteristics	**Typical Characteristics**
Low-pitched roofs with deep eaves and exposed rafter tails	Symmetrical facade composition with proportions that imply load-bearing masonry structure
Horizontally proportioned openings made from ganged vertical windows	Prominent cornice with classical detailing and parapet or pedimented roof forms
Emphasis on natural materials including wood shingles	Regular pattern of vertically proportioned openings
Asymmetrical composition with wall plane broken by projecting gable ends	Brick and stucco as primary facade materials
Applicable Standards	**Applicable Standards**
Wall	Base
Base	Building Roof
Building Roof	Parapet
Rake	Windows
Eave	Bay Windows
Parapet	Entry Doors
Windows	Balconies
Bay Windows	Porches
Dormers	Storefronts
Entry Doors	Materials
Balconies	
Porches	
Storefronts	
Materials	

Table 07.040.A: Architectural Styles Overview (Continued)

Mediterranean 07.080

Typical Characteristics
Low-pitched gabled or hipped roofs clad in red tile with open eaves
Flat, rectilinear wall plane with vertically proportioned punched openings without trim
Stucco as primary facade material with stucco or wood attached elements

Applicable Standards
Building Roof
Eave
Parapet
Windows
Bay Windows
Dormers
Entry Doors
Balconies
Porches
Storefronts
Materials

Tudor 07.090

Typical Characteristics
Prominent gabled roof forms with steep pitch and open eaves
Vertically proportioned openings with surround
Brick and stucco as primary facade materials, often with half-timbering at upper floors

Applicable Standards
Wall
Building Roof
Rake
Eave
Windows
Bay Windows
Dormers
Entry Doors
Balconies
Porches
Storefronts
Materials

Victorian 07.100

Typical Characteristics
Simple, rectilinear forms articulated with a regular pattern of openings
Vertically proportioned elements, including steeply pitched roofs, projecting gable ends, and tall cornices and parapets
Vertically proportioned windows, angled or boxed bays, and picture windows
Siding or stucco with shingled elements

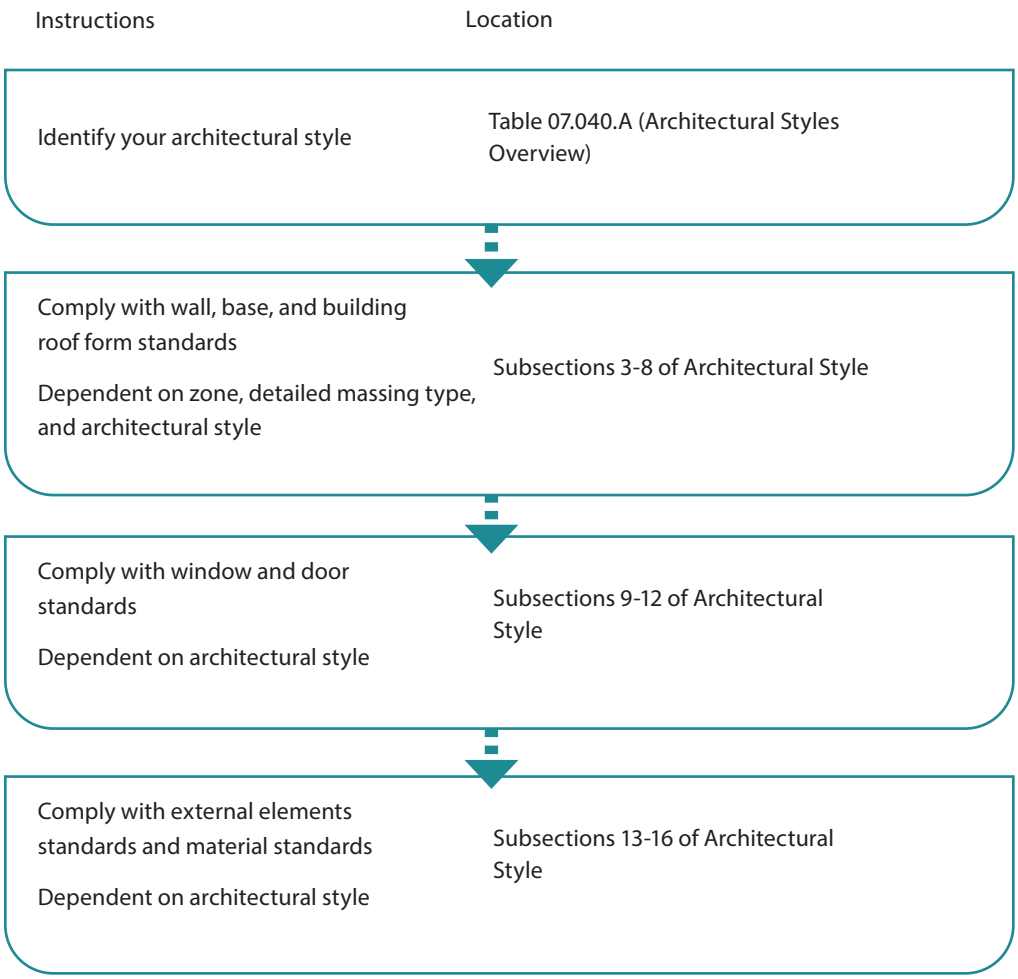
Applicable Standards
Wall
Base
Building Roof
Rake
Eave
Parapet
Windows
Bay Windows
Dormers
Entry Doors
Balconies
Porches
Storefronts
Materials

Quick Code Guide: Specific to Architectural Design

The following graphic is intended as a summary guide.

Before you begin

Identify your zone, building type, and detailed massing type. If you have not done this yet, go back to the Table of Contents and follow the Quick Code Guide.



07.060 Craftsman









General note: The images above and the descriptions in Subsections 1 and 2 below are intended to provide a brief overview of the architectural style and are descriptive, not regulatory.

1. Description of Style

The Craftsman style emerged in the American west inspired by the English Arts and Crafts movement. The Craftsman bungalow house was prevalent from the 1900's to the 1940's. Since that time, it has adapted to multifamily and mixed-use prototypes.

2. Typical Characteristics

- Low-pitched roofs with deep eaves and exposed rafter tails
- Horizontally proportioned openings made from ganged vertical windows
- Emphasis on natural materials including wood shingles
- Asymmetrical composition with wall plane broken by projecting gable ends
- Wall plane broken by projecting and/or recessed elements

Elements of Craftsman Style – Multifamily Prototype

Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



Prototypical Building Elevation

3. Wall		
Trim [1]		
Width	4" min.	A

[1] Trim not required on buildings or portions of buildings where stucco is the primary wall material.

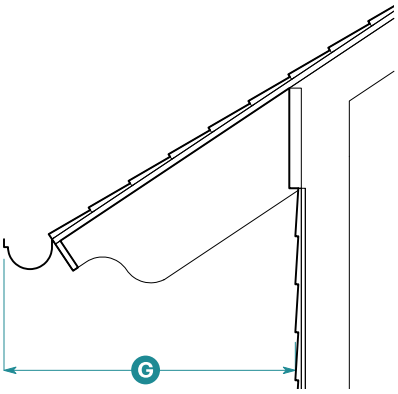
4. Base		
Height	1'0" min.; 1/2 story max.	B

Elements of Craftsman Style – Mixed-Use Prototype

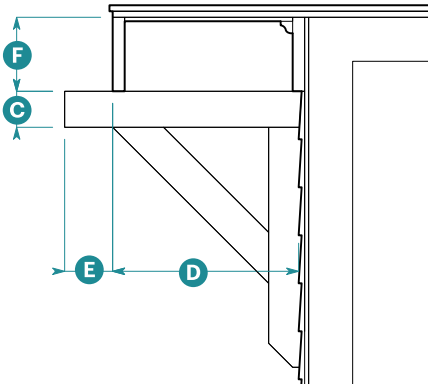
Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



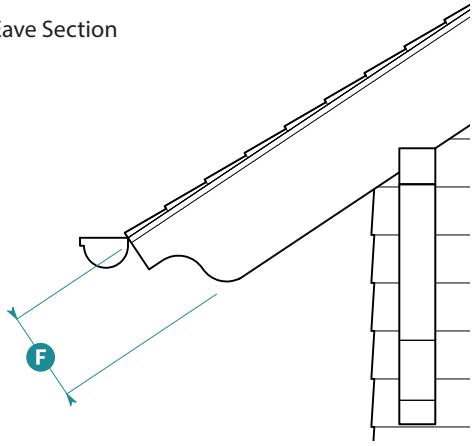
Prototypical Building Elevation



Eave Section



Rake Section



Eave Elevation

5. Building Roof		
Building Roof Standards	Sloped Roof	Flat Roof
Applicable Subsections		
Subsection 6 (Rake)	A	N/A
Subsection 7 (Eave)	A	N/A
Subsection 8 (Parapet)	N/A	A
Form		
Pitch	4:12 min.; 10:12 max.	N/A

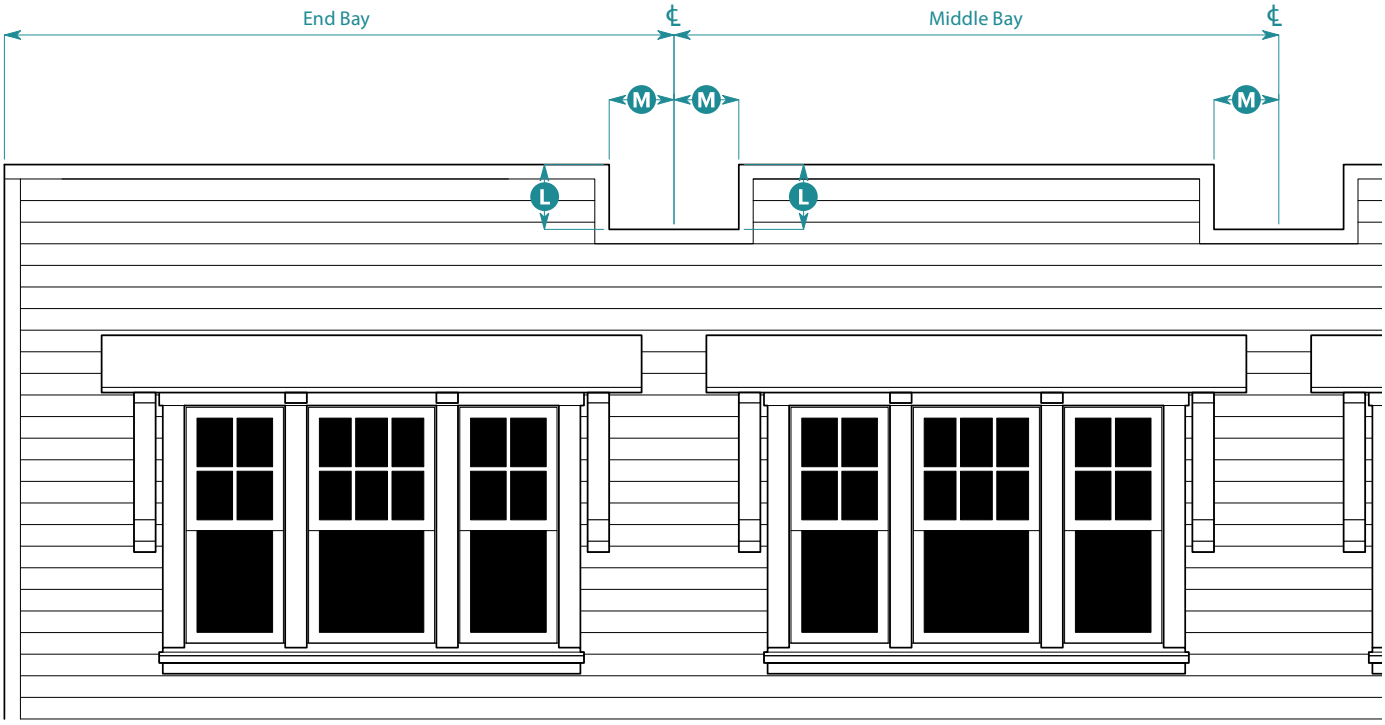
6. Rake		
Height		
Bracket Bracing Member	4" min.	C
Horizontal Projection		
Projection to Fascia	1'8" min. 3'0" max;	D
Bracket Projection Beyond Fascia	No min.; 1'0" max.	E

See Subsection 7 (Eave) for height standards.

7. Eave		
Allowed Types		
Eave Types	Open	
Height		
Fascia	10" min.	F
Horizontal Projection [2]		
Overall	2'6" min.	G

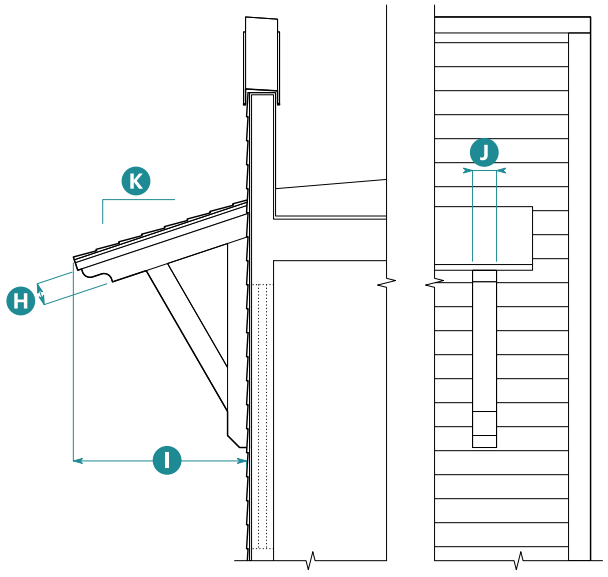
[2] Horizontal projection includes gutter.

A = Applicable N/A = Not Applicable



8. Parapet		
Canopy		
Parapet may include canopy.		
Eave Height	6" min.	H
Horizontal Projection[3]	3'0" min.	I
Required Support Elements	Brackets	
Bracket Width	4" min.	J
Roof Pitch	3:12 min.	K
Crenellation		
Parapet shall be crenellated.		
Crenel Height	1'0" min.	L
Width, from Center Line	1'0" min.	M
Crenel may not occur at building corner or end bays.		

[3] Horizontal projection includes gutter.

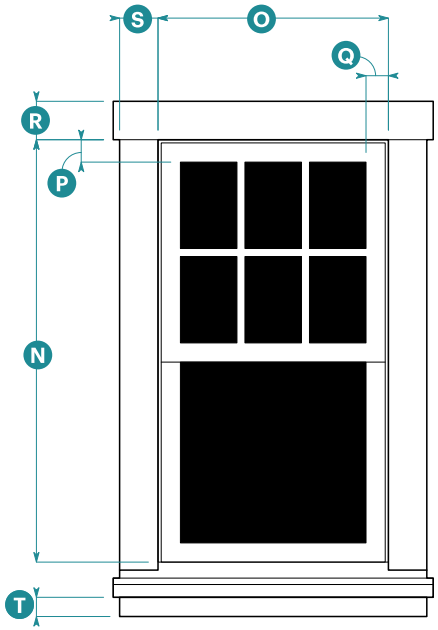


Parapet Section Parapet Elevation

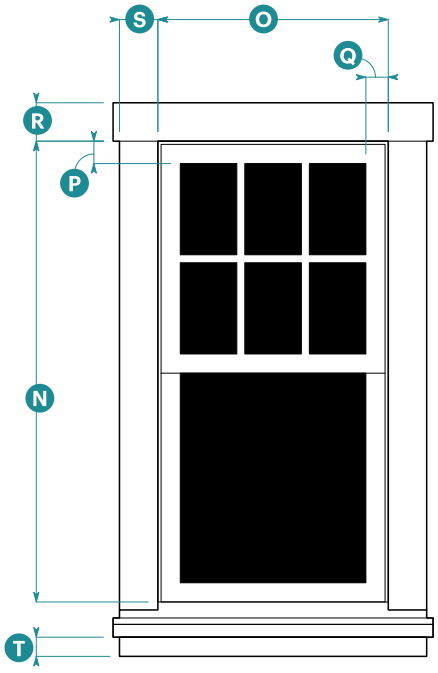
9. Windows		
Opening		
Proportion, Height (N) to Width (O) [4]		
Ground Floor	2.0 min.	
Upper Floor	1.75 min.	
Dormer	See Subsection 11 (Dormers) for standards.	
Typical Sizes, Width (O) x Height (N)		
Ground Floor, Typical	3'0" x 6'0"	
Ground Floor, Ganged	2'4" x 6'0"	
Ground Floor, Picture	4'6" x 6'0"	
Upper Floor, Typical	3'0" x 5'6"	
Upper Floor, Ganged	2'4" x 5'6"	
Upper Floor, Picture	4'6" x 5'6"	
Privacy	2'0" x 4'0"	
Shape	Square	
Operation	Single Hung, Double Hung, Casement	
Window		
Glazing Divisions	6 over 1; 4 over 1; 10 over 1	
Frame Width (Frame + Sash)		
At Rail	2.5" min. ± 1/4"	(P)
At Stile	2.5" min. ± 1/4"	(Q)
Trim Widths		
Head	6" min.	(R)
Jamb	6" min.	(S)
Apron	3" min.	(T)
Window Frame Recess		
Depth	2" min.	
Sill		
Depth	3" min.	
Pediment		
Allowed	No	
Mullions		
Mullions required between ganged windows.		

"Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade.

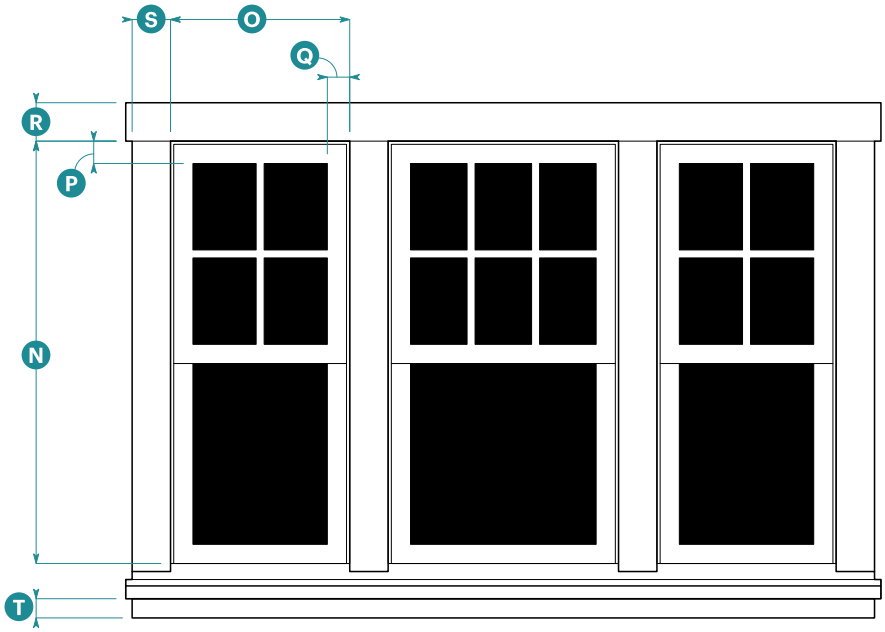
[1] Picture windows shall be wider than typical windows and equal in height to windows on the same floor.



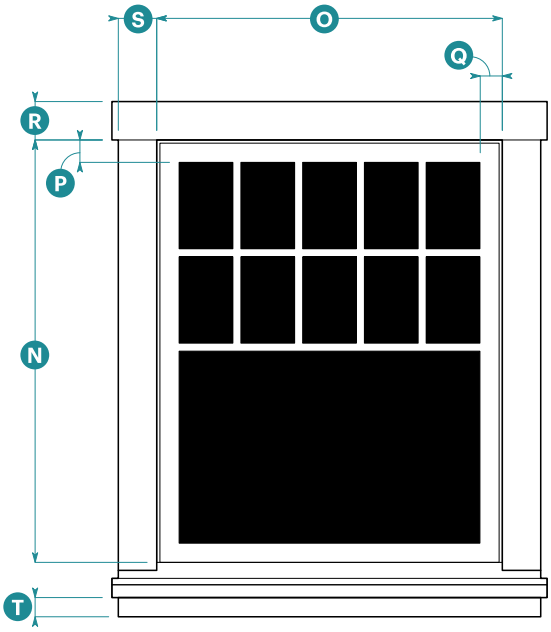
Upper Floor Typical Window Elevation
6 over 1



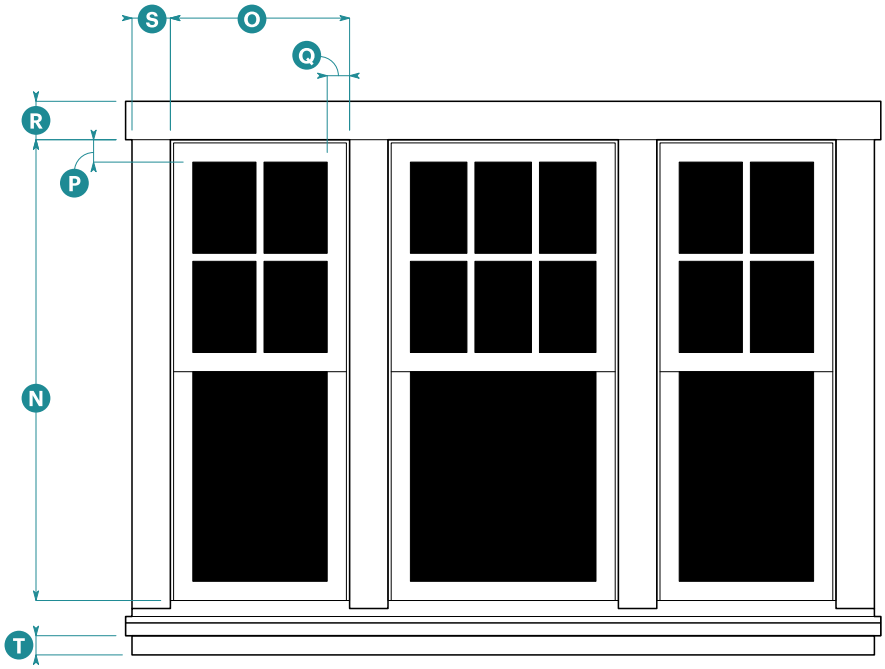
Ground Floor Typical Window Elevation
6 over 1



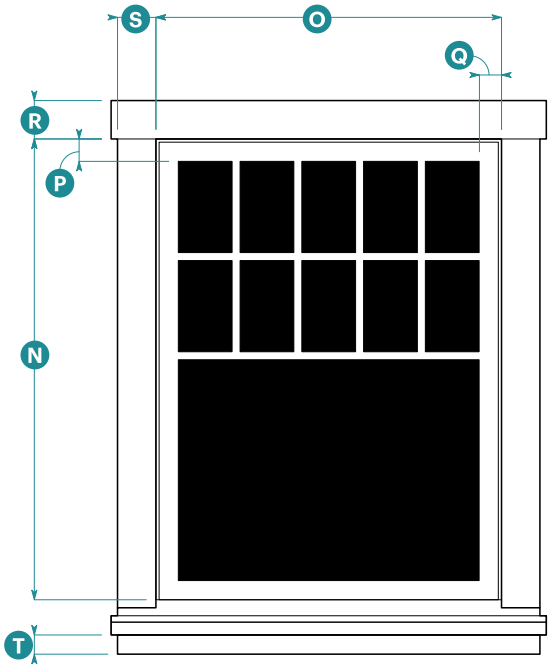
Upper Floor Ganged Window Elevation
4 over 1 and 6 over 1



Upper Floor Picture Window Elevation
10 over 1



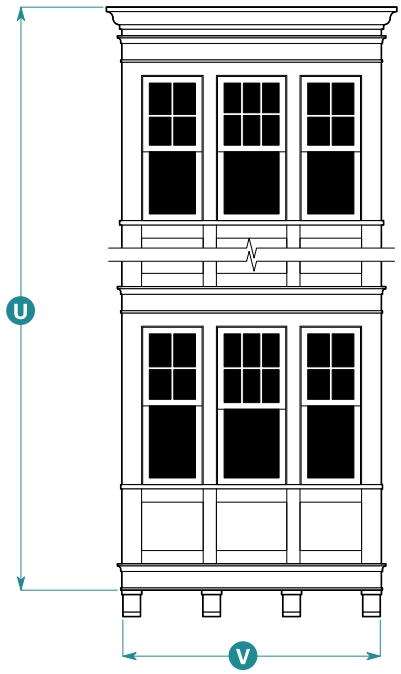
Ground Floor Ganged Window Elevation
4 over 1 and 6 over 1



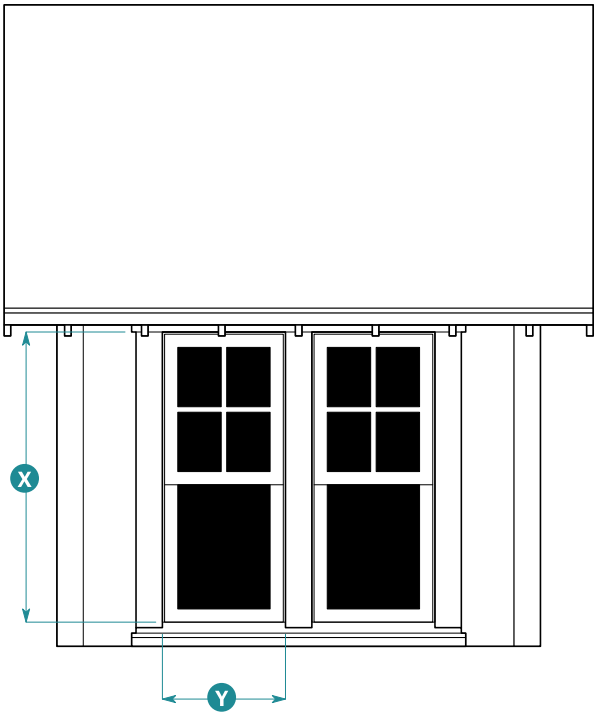
Ground Floor Picture Window Elevation
10 over 1



Bay Window Plan



Bay Window Elevation

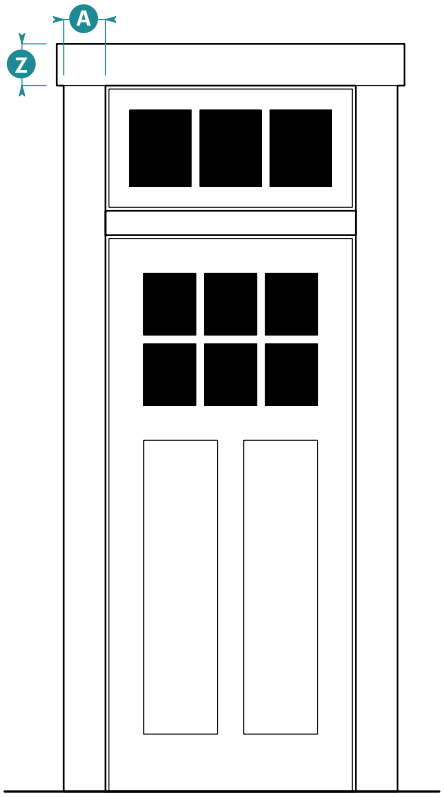


Dormer Elevation

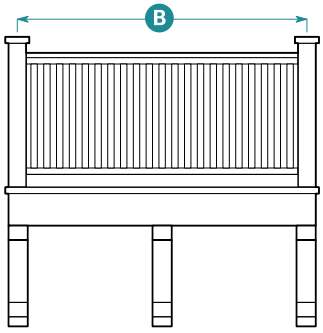
10. Bay Windows		
Form		
Type	Square	
Size		
Height		U
On buildings with heights up to 3 stories	2 stories max.	
On buildings with heights above 3 stories	2 stories plus 1 additional story for each building story over 3 max.	
Width	6'0" min.; 12'0" max.	V
Depth	1'0" min.; 3'0" max.	W
Cornice Types		
Building parapet wraps bay.		
Bay stops below building eave (bay has own cornice).		
Bay returns into building eave (bay never projects above the building eave).		
Additional Standards		
Bay depth not allowed to project beyond eave depth.		
Multi-story bay window form shall be vertically continuous.		

10. Bay Windows (Continued)
Continuous horizontal articulation on building shall wrap bay form.
Corner bay may be turned on side to be rotated 45 degrees from building corner.

11. Dormers		
Roof Form		
Type	Shed or Gable	
Pitch	2:12 min.; 5:12 max.	
Horizontal Projection		
Eave	8" min.	
Rake	8" min.	
Window		
Proportion, Height X to Width Y	1.75 min.	
Width	3'0" min.	Y
Dormers allowed only for buildings with half stories.		
Pediment not allowed.		
See Subsections 6 (Rake), 7 (Eave), and 9 (Windows) for additional standards.		



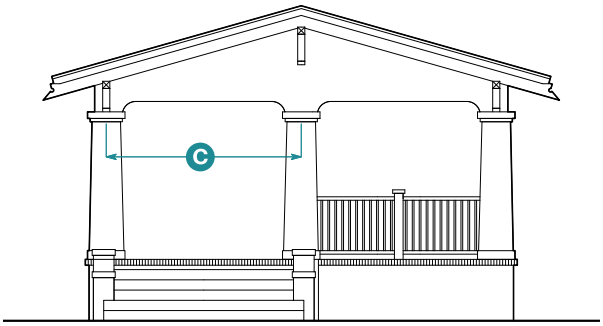
Entry Door Elevation



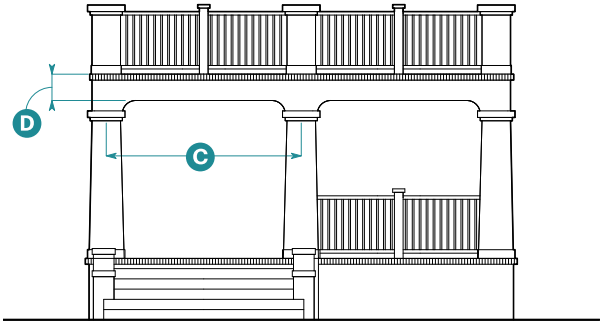
Balcony Front Elevation

12. Entry Doors		
Door		
Number of Panels	2 min.	
Surround		
Head Width	6" min.	Z
Jamb Width	4" min.	A
Additional Elements		
Transom	Allowed	
Pediment	Not Allowed	

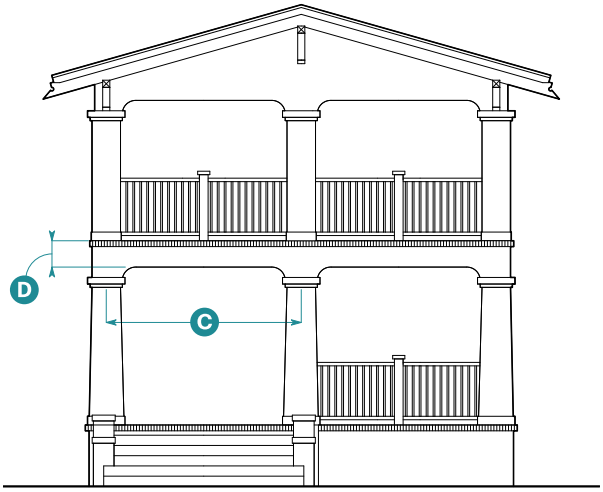
13. Balconies		
Allowed Materials		
Post, Baluster, Handrail, and Fascia	Metal, composite wood, wood	
Size		
Overall Balcony Width	10'0" max.	
Width Between Posts	3' min.	B



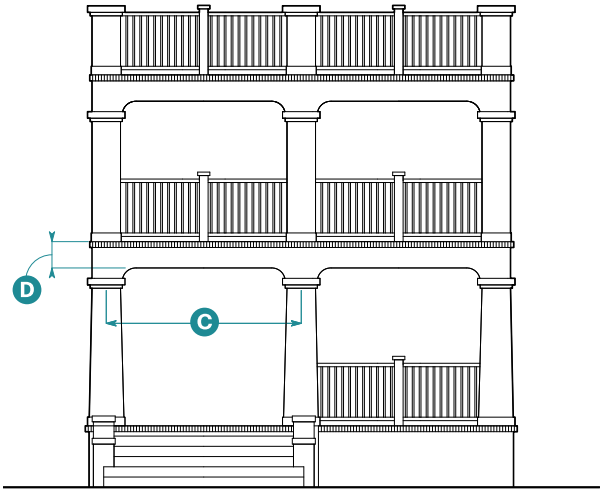
One-Story Porch



One-Story Porch with Deck Above



Two-Story Porch

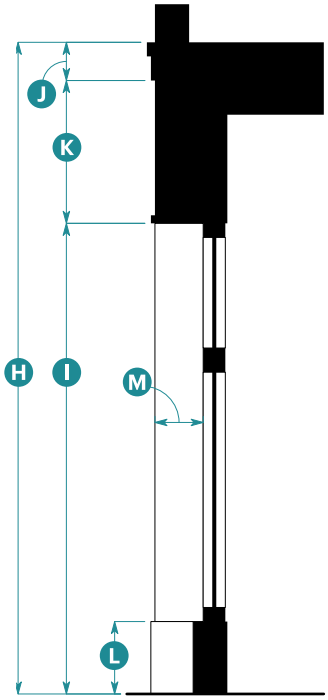


Two-Story Porch with Deck Above

14. Porches		
Columns		
Shape	Square-tapered	
Base Width	1'10" min.	
Spacing	9'6" min.; 12' max. on center	C
Entablature		
Height of Entablature Supporting Deck		
Overall	10" min.	D



Storefront Elevation



Storefront Section

15. Storefronts		
Width		
Storefront Module	10'0" min.; 15'0" max.	E
Display Window	3'0" min.; 4'0" max.	F
Distance Between Storefront Modules	1'0" min.; 2'0" max.	G
Height		
Overall	13'0" min.	H
Head Height	10'0" min.	I
Cornice	10" min.	J
Signage Band	1'6" min.	K
Base	1'0" min.; 2'0" max.	L
Horizontal Recess		
Depth	1'0" min.; 2'0" max.	M
Base shall be continuous, unless divided by pilaster, and align with base height of building (if any).		
Cornice shall be continuous.		

16. Materials	
Element	Allowed Materials
Wall	
Wall Cladding	Shingle and lap siding: composite wood, wood, fiber cement; and stucco
Base	
Base or Foundation	Stone, cast stone, painted concrete
Roof and Roof Elements	
Roofing	Asphalt shingles, wood shingles, standing seam metal
Rake and Eave	Composite wood, wood
Cornice	Composite wood, wood
Brackets	Composite wood, wood, fiberglass
Gutter	Metal half-round
Windows, Bay Windows, and Entry Doors	
Trim or Surround	Composite wood, wood, fiber cement
Entry Door	Wood, aluminum, fiberglass, composite
Window Frames	Wood, aluminum-clad wood, aluminum, fiberglass
Glazing	Clear glass; shall not be tinted, mirrored, or colored
Balconies	
See Subsection 13 (Balconies) for allowed materials.	
Porches	
Columns	Composite wood, wood, metal
Railing	Composite wood, wood, metal
Storefronts	
Columns	Composite wood, wood, fiberglass, metal
Storefront Base	Wood panels, brick, stone tile, fiber cement

07.070 Main Street Classical









General note: The images above and the descriptions in Subsections 1 and 2 below are intended to provide a brief overview of the architectural style and are descriptive, not regulatory.

1. Description of Style

Main Street Classical style buildings combine influences from late 19th century Classical Revival and pre-war American main street architecture. With brick as a primary facade material, facades have a tripartite composition and often introduce ornament in a prominent cornice.

2. Typical Characteristics

- Symmetrical facade composition with proportions that imply load-bearing masonry structure
- Prominent cornice with classical detailing and parapet or pedimented roof forms
- Regular pattern of vertically proportioned openings
- Brick and stucco as primary facade materials

Elements of Main Street Classical Style – Mixed-Use Prototype

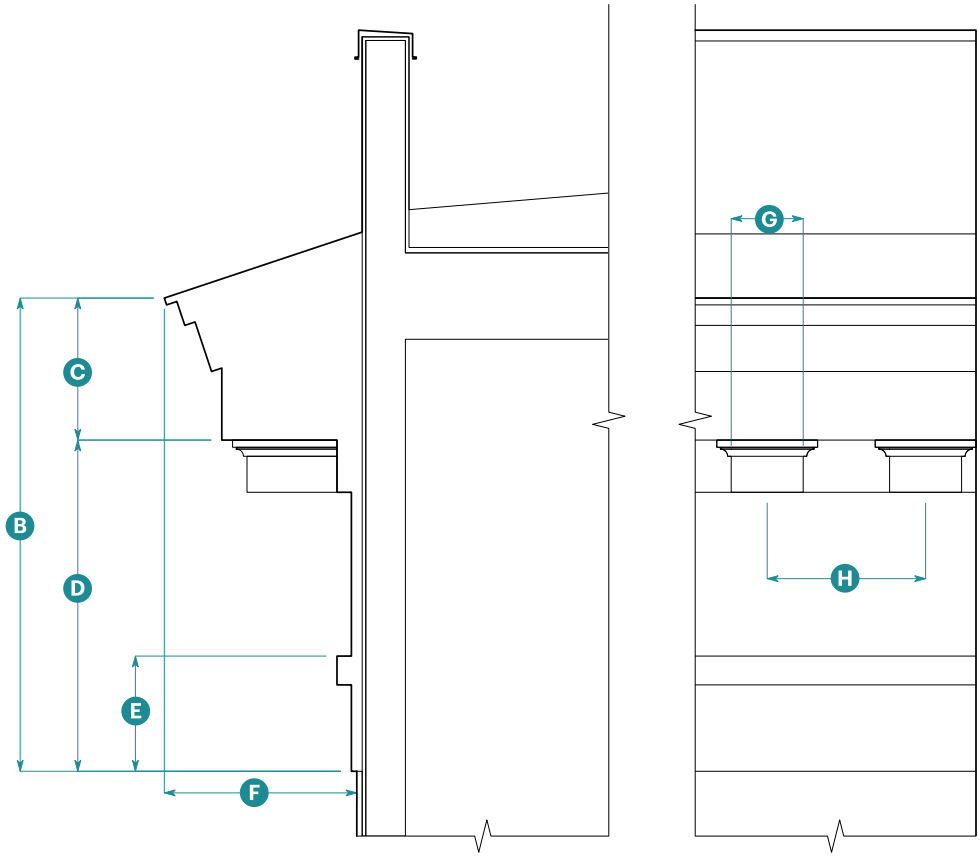
Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



Prototypical Building Elevation

3. Wall
No wall standards apply to this style. See Subsection 16 (Materials) for materials standards.

4. Base		
Height	1'0" min.; 2'0" max.	A



Parapet Section

Parapet Elevation

5. Building Roof	
Form	
Roof Type	Flat

6. Rake

Because this style does not allow sloped roofs, rake is not regulated. For wall-roof junction standards, see Subsection 8 (Parapet).

7. Eave

Because this style does not allow sloped roofs, eave is not regulated. For wall-roof junction standards, see Subsection 8 (Parapet).

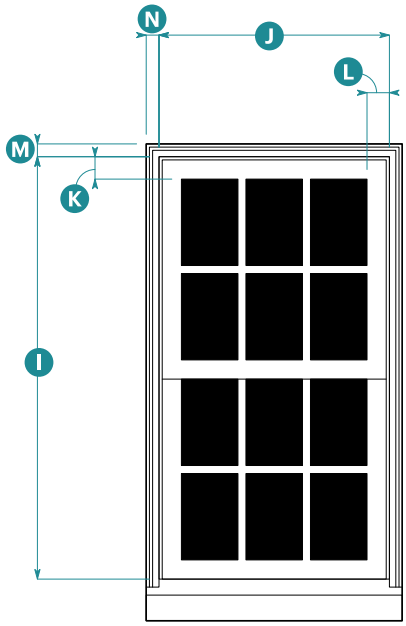
8. Parapet		
Height		
Overall	5'6" min.	B
Cornice	1'8" min.	C
Fascia		
Overall	3'6" min.	D
Lower Band	1'2" min.	E
Horizontal Projection [1]		
Overall	2'6" min.	F
Continuous cornice required on all street facing facades.		
Required Ornament		
Type	Dentils	
Width	10" min.	G
Spacing	2'0" max. on center	H
Placement	Below cornice at top of fascia	

[1] Horizontal projection includes gutter.

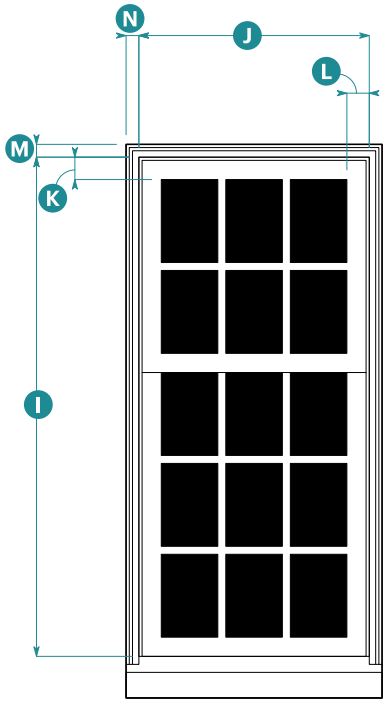
9. Windows		
Opening		
Proportion, Height (I) to Width (J) [2]		
Ground Floor	2.0 min.	
Upper Floor	1.75 min.	
Typical Sizes, Width (J) x Height (I)		
Ground Floor, Typical	3'0" x 6'6"	
Ground Floor, Picture	4'6" x 6'6"	
Upper Floor, Typical	3'0" x 5'6"	
Upper Floor, Picture	4'6" x 5'6"	
Privacy	2'0" x 4'0"	
Shape	Square	
Operation	Single Hung, Double Hung, Casement	
Window		
Glazing Divisions	6 over 9; 6 over 6	
Frame Width (Frame + Sash)		
At Rail	2.5" min. ± 1/4"	(K)
At Stile	2.5" min. ± 1/4"	(L)
Molding Widths		
Head	2" min.	(M)
Jamb	2" min.	(N)
Window Frame Recess		
Depth	2" min.	
Sill		
Depth	3" min.	
Pediment		
Allowed	Yes	

"Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade.

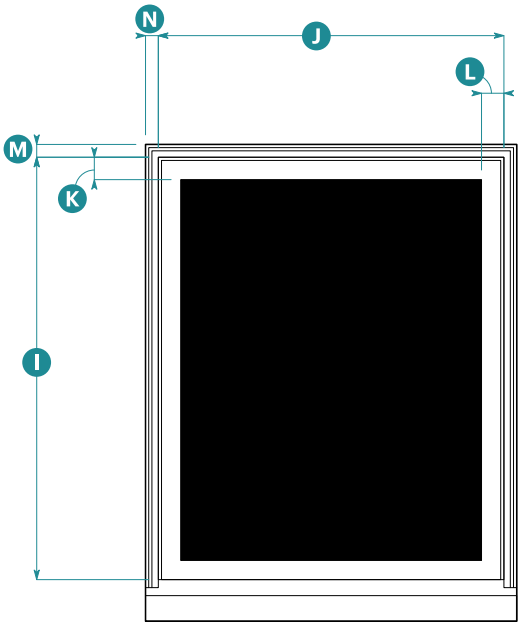
[1] Picture windows shall be wider than typical windows and equal in height to windows on the same floor.



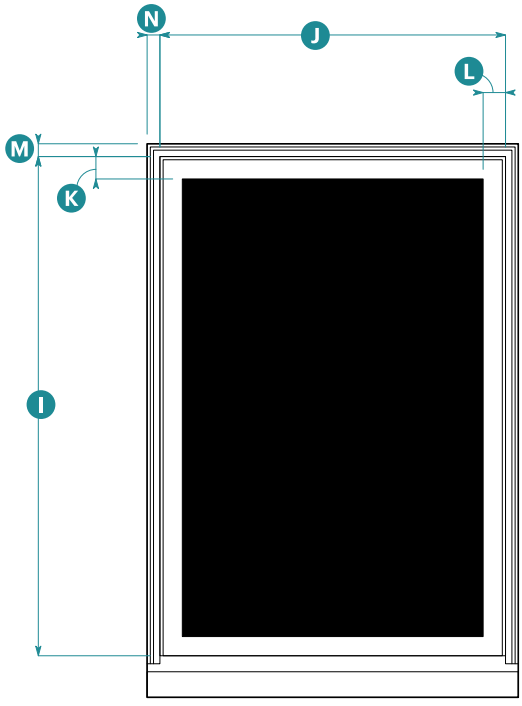
Upper Floor Typical Window Elevation
6 over 6



Ground Floor Typical Window Elevation
6 over 9



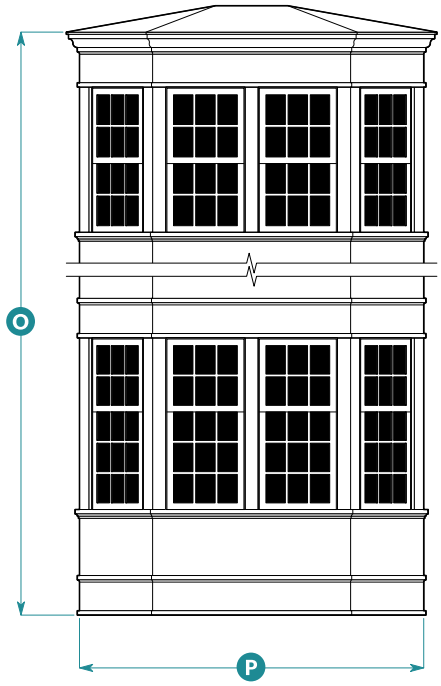
Upper Floor Picture Window Elevation



Ground Floor Picture Window Elevation



Bay Window Plan

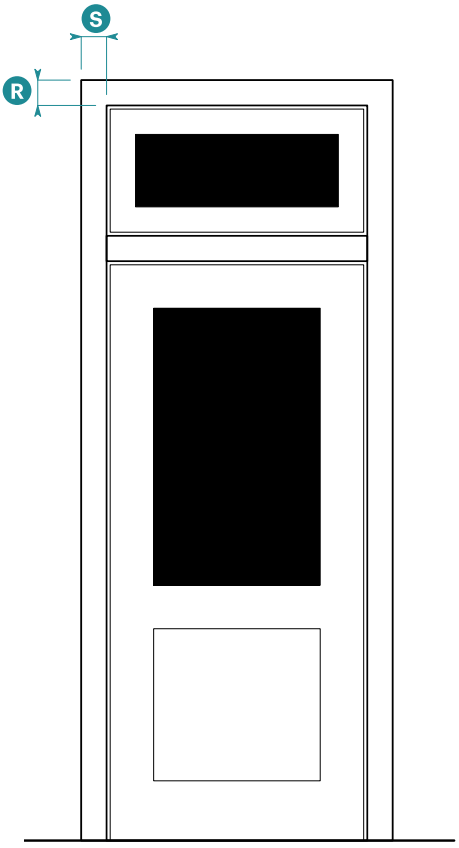


Bay Window Elevation

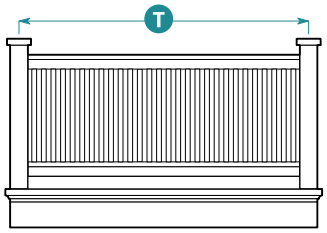
10. Bay Windows		
Form		
Type	Chamfered	
Interior Angle	30 degrees min.; 55 degrees max.	
Number of Faces	3 or 5	
Size		
Height		O
On buildings with heights up to 3 stories	2 stories max.	
On buildings with heights above 3 stories	2 stories plus 1 additional story for each building story over 3 max.	
Width	6'0" min.; 12'0" max.	P
Depth	1'0" min.; 3'0" max.	Q
Cornice Types		
Cornice wraps bay.		
Bay stops below building cornice (bay has own cornice).		

10. Bay Windows (Continued)
Bay returns into building cornice (bay never projects above the building cornice).
Additional Standards
Bay depth not allowed to project beyond cornice depth.
Multi-story bay window form shall be vertically continuous.
Continuous horizontal articulation on building shall wrap bay form.

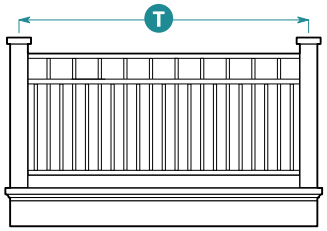
11. Dormers
Because this style does not allow sloped roofs, dormers shall not be used.



Entry Door Elevation



Type 1
Square Guardrail

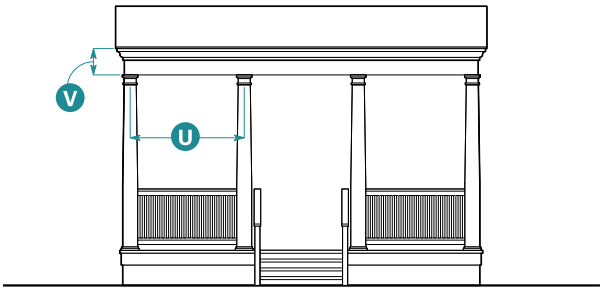


Type 2
Decorative Metal Guardrail

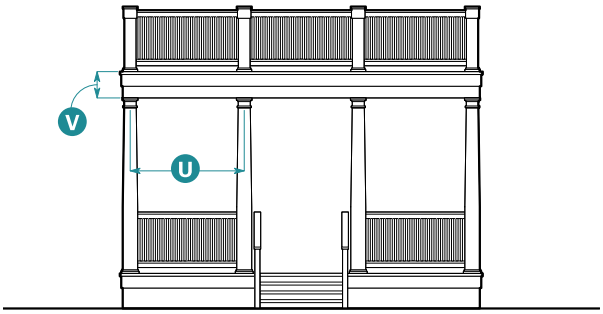
Balcony Front Elevation

12. Entry Doors		
Door		
Number of Panels	2 min.	
Surround		
Head Width	4" min.	R
Jamb Width	4" min.	S
Additional Elements		
Transom	Allowed	
Pediment	Allowed	

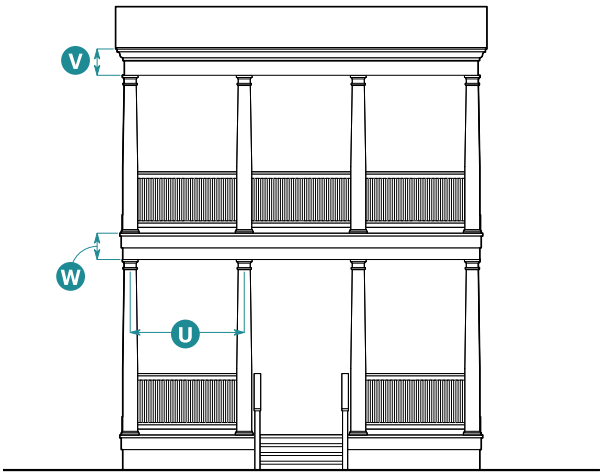
13. Balconies		
Allowed Materials		
Type 1 - Square Guardrail		
Post, Baluster, Handrail, Fascia, and Brackets	Metal, composite wood, wood	
Type 2 - Decorative Metal Guardrail		
Post, Handrail, Fascia, and Brackets	Metal, composite wood, wood	
Baluster	Metal	
Size		
Overall Balcony Width	10'0" max.	
Width Between Posts	3' min.	T



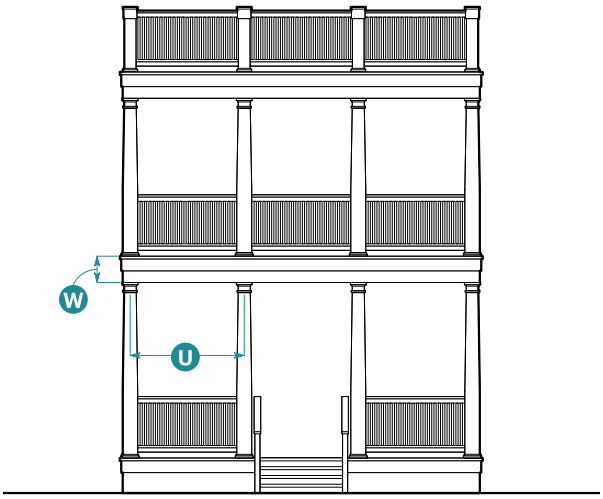
One-Story Porch



One-Story Porch with Deck Above

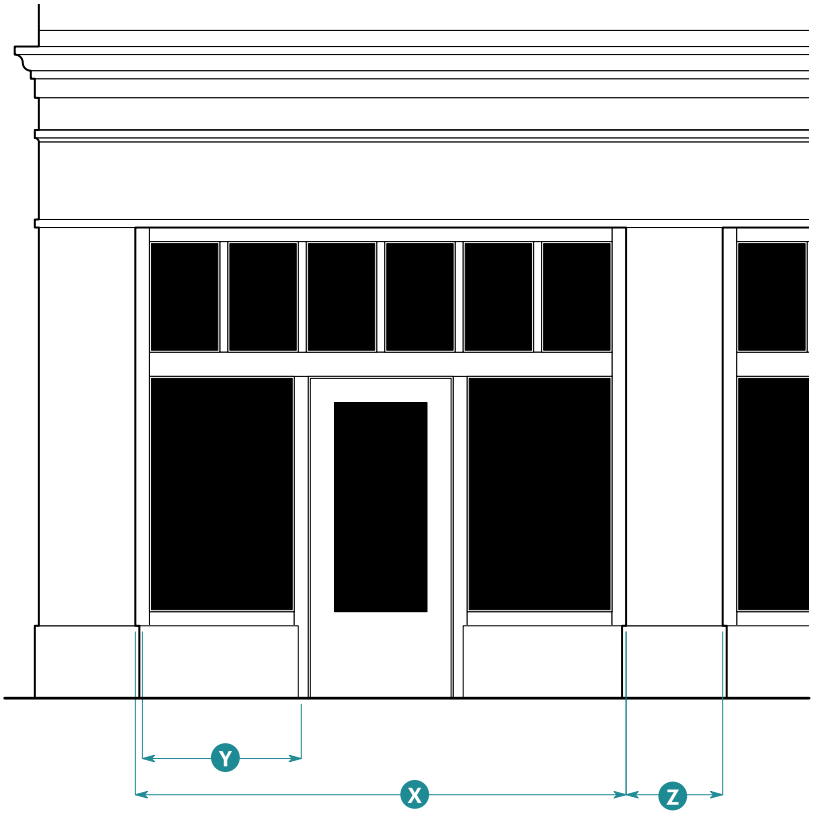


Two-Story Porch

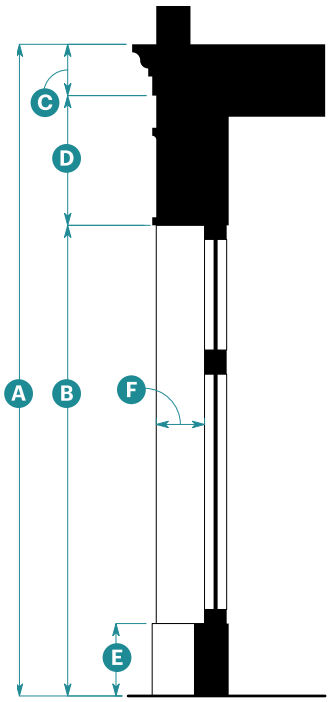


Two-Story Porch with Deck Above

14. Porches		
Columns		
Shape	Clearly defined capital, base, and shaft; shaft either turned with entasis or square stock with optional detailing	
Diameter	8" min.	
Spacing	6'6" max. on center	U
Entablature		
Height of Topmost Entablature		
Overall	1'6" min.	V
Fascia	10" min.	
Height of Floor-to-Floor Entablature		
Overall	10" min.	W



Storefront Elevation



Storefront Section

15. Storefronts		
Width		
Storefront Module	10'0" min.; 15'0" max.	X
Display Window	3'0" min.; 4'0" max.	Y
Distance Between Storefront Modules	1'6" min.; 2'6" max.	Z
Height		
Overall	13'0" min.	A
Head Height	10'0" min.	B
Cornice	10" min.	C
Signage Band	1'8" min.	D
Base	1'0" min.; 2'0" max.	E
Horizontal Recess		
Depth	6" min.; 2'0" max.	F

Base shall be continuous, unless divided by pilaster, and align with base height of building (if any).

Cornice shall be continuous.

16. Materials	
Element	Allowed Materials
Wall	
Wall Cladding	Brick, stucco
Base	
Base or Foundation	Brick, stone
Windows, Bay Windows, and Entry Doors	
Lintel	Stone, concrete
Entry Door	Wood, aluminum-clad wood, aluminum
Window Frames	Wood, aluminum clad wood, aluminum, fiberglass
Glazing	Clear glass; shall not be tinted, mirrored, or colored
Balconies	
See Subsection 13 (Balconies) for allowed materials.	
Porches	
Columns	Composite wood, wood, cast stone, metal
Railing	Composite wood, wood, metal
Storefronts	
Storefront	Composite wood, wood, metal
Storefront Base	Wood panels, brick, stone tile, fiber cement

07.080 Mediterranean









General note: The images above and the descriptions in Subsections 1 and 2 below are intended to provide a brief overview of the architectural style and are descriptive, not regulatory.

1. Description of Style

Mediterranean style buildings in Marin County draw from Spanish Colonial, Pueblo, and Spanish Revival influences. These buildings combine austere wall planes with punched, recessed openings for windows.

2. Typical Characteristics

- Low-pitched gabled or hipped roofs clad in red tile with open eaves
- Flat, rectilinear wall plane with vertically proportioned punched openings without trim
- Stucco as primary facade material with stucco or wood attached elements

Elements of Mediterranean Style – Multifamily Prototype

Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



Prototypical Building Elevation

3. Wall

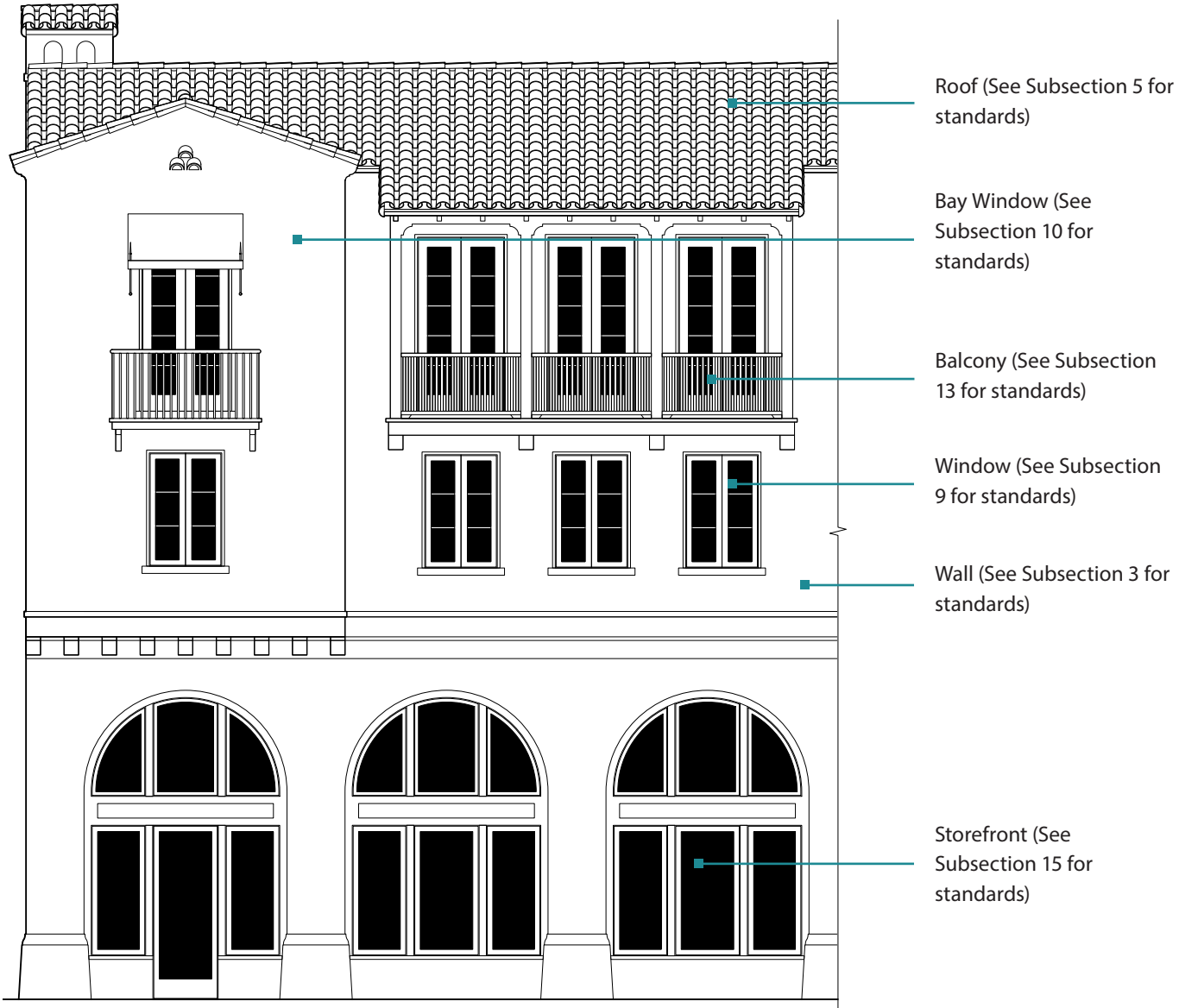
No wall standards apply to this style. See Subsection 16 (Materials) for materials standards.

4. Base

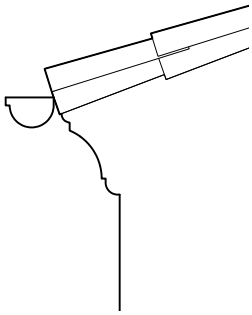
None required

Elements of Mediterranean Style – Mixed-Use Prototype

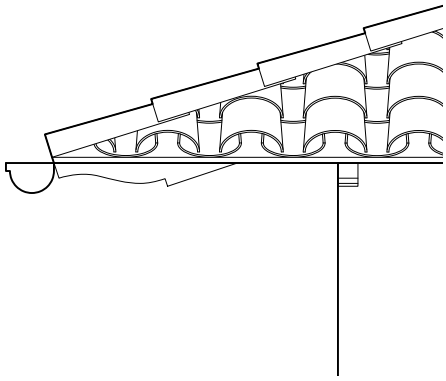
Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



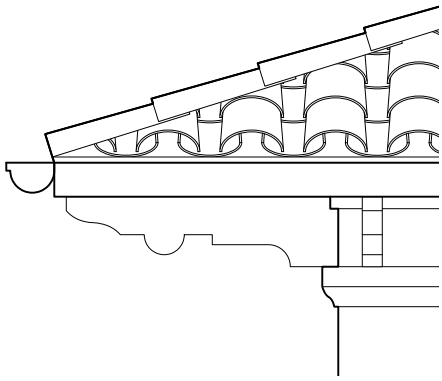
Prototypical Building Elevation



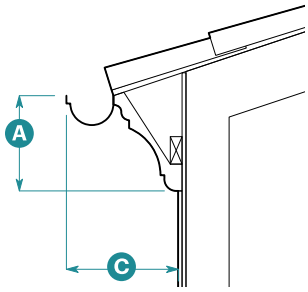
Closed Eave Elevation



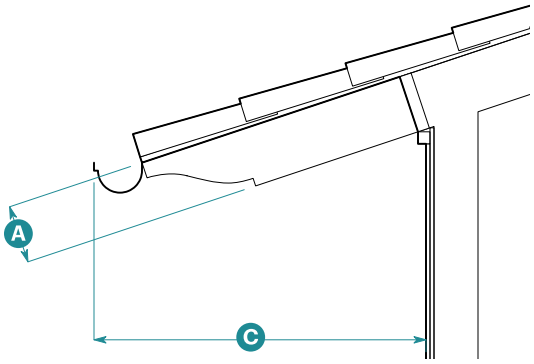
Open Eave Elevation



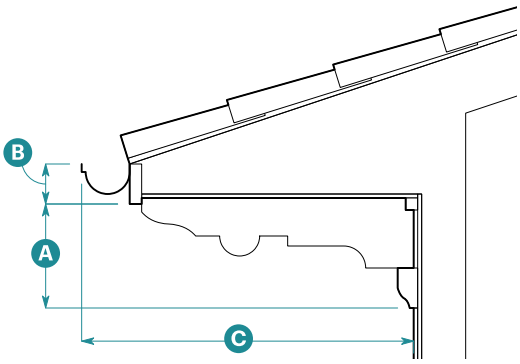
Returned Eave Elevation



Closed Eave Section



Open Eave Section



Returned Eave Section

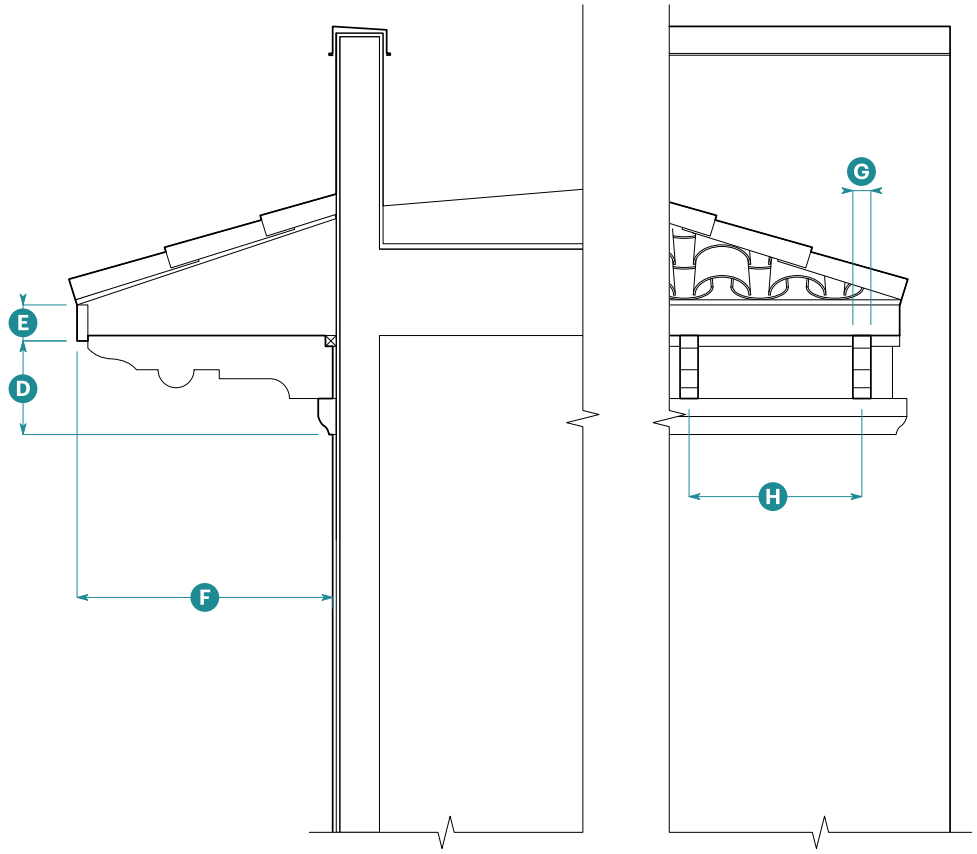
5. Building Roof		
Building Roof Standards	Sloped Roof	Flat Roof
Applicable Subsections		
Subsection 6 (Rake)	A	N/A
Subsection 7 (Eave)	A	N/A
Subsection 8 (Parapet)	N/A	A
Form		
Pitch	4:12 min.; 6:12 max.	N/A

6. Rake
No specialized rake profile

7. Eave				
Standards	Closed	Open	Returned	
Height				
Supporting Element	1'0" min.	8" min.	1'0" min.	A
Fascia	None	None	6" min.	B
Horizontal Projection [1]				
Overall	1'0" min.	3'0" min.	2'6" min.	C

[1] Horizontal projection includes gutter.

A = Applicable N/A = Not Applicable



Parapet Section Parapet Elevation

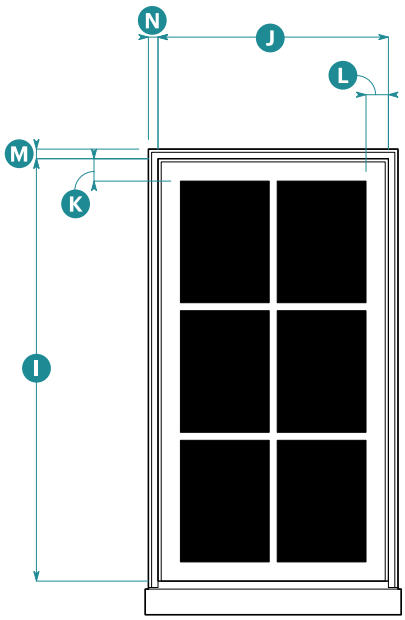
8. Parapet		
Height		
Supporting Element	1'8" min.	D
Fascia	6" min.	E
Horizontal Projection [2]		
Overall	2'0" min.	F
Continuous cornice required on all street facing facades.		
Required Ornament		
Type	Brackets	
Width	3" min.	G
Spacing	24" max. on center	H
Placement	Below fascia	

[2] Horizontal projection includes gutter.

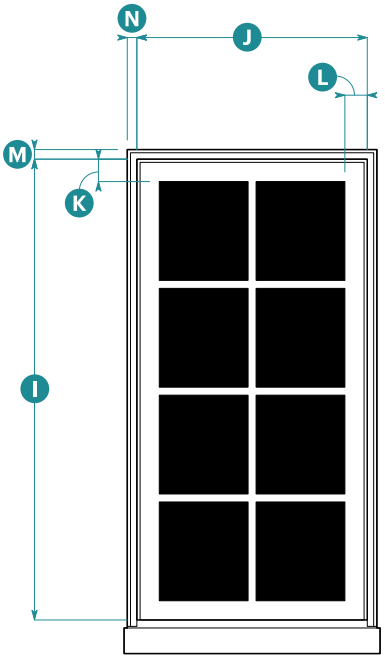
9. Windows		
Opening		
Proportion, Height (I) to Width (J) [3]		
Ground Floor	2.0 min.	
Upper Floor	1.75 min.	
Dormer	See Subsection 11 (Dormers) for standards.	
Typical Sizes, Width (J) x Height (I)		
Ground Floor, Typical	3'0" x 6'0"	
Ground Floor, Ganged	2'4" x 6'0"	
Ground Floor, Picture	4'6" x 6'0"	
Upper Floor, Typical	3'0" x 5'6"	
Upper Floor, Ganged	2'4" x 5'6"	
Upper Floor, Picture	4'6" x 5'6"	
Privacy	2'0" x 4'0"	
Shape	Square, arched	
Operation	Casement	
Window		
Glazing Divisions	6 parts or 8 parts	
Frame Width (Frame + Sash)		
At Rail	2.5" min. ± 1/4"	(K)
At Stile	2.5" min. ± 1/4"	(L)
Molding Widths		
Head	2" min.	(M)
Jamb	2" min.	(N)
Apron	None required	
Window Frame Recess		
Depth	2" min.	
Sill		
Depth	2" min.	
Pediment		
Allowed	No	
Mullions		
Mullions required between ganged windows.		

"Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade.

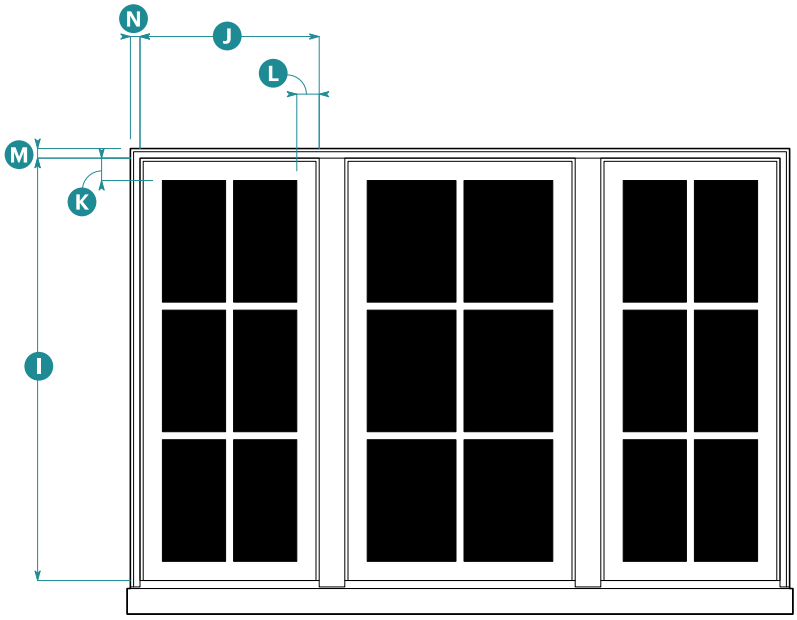
[1] Picture windows shall be wider than typical windows and equal in height to windows on the same floor.



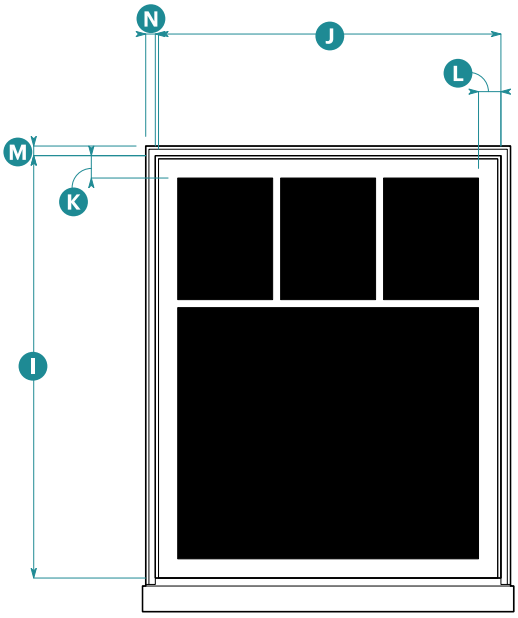
Upper Floor Typical Window Elevation
6 parts



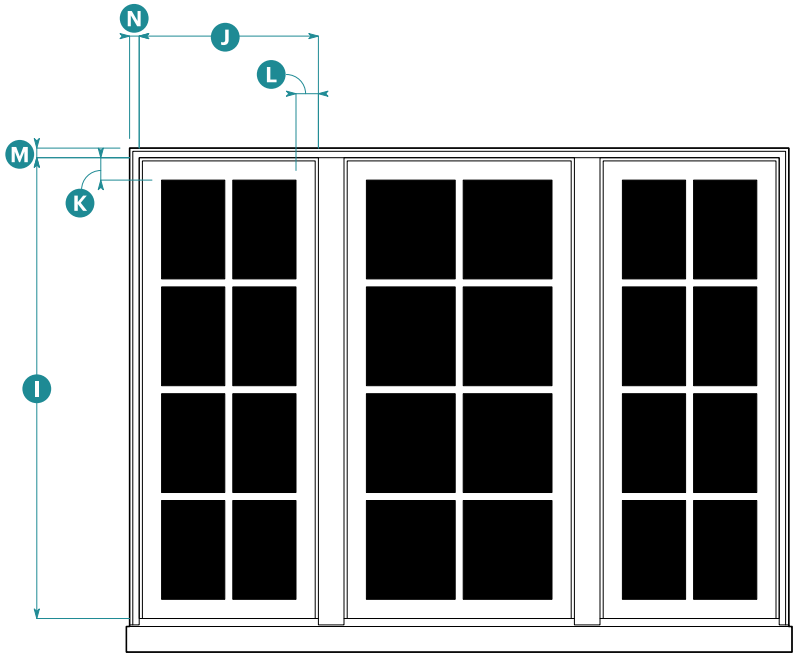
Ground Floor Typical Window Elevation
8 parts



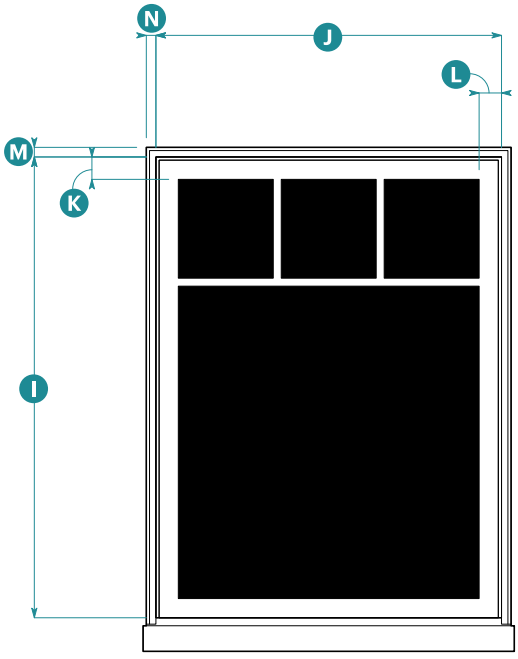
Upper Floor Ganged Window Elevation
6 parts



Upper Floor Picture Window Elevation



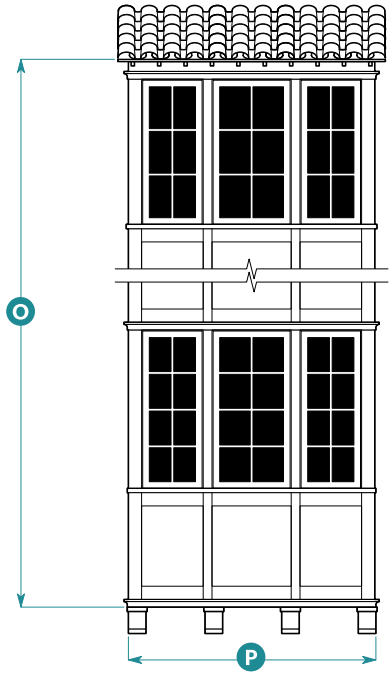
Ground Floor Ganged Window Elevation
8 parts



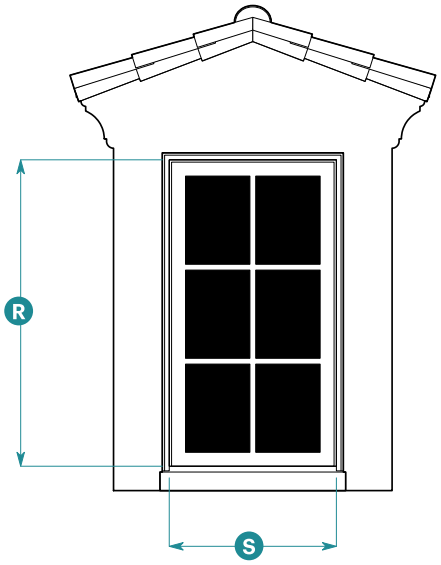
Ground Floor Picture Window Elevation



Bay Window Plan



Bay Window Elevation

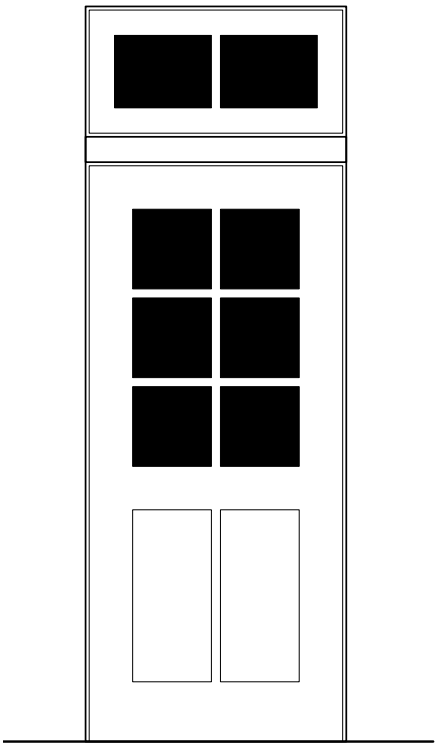


Dormer Elevation

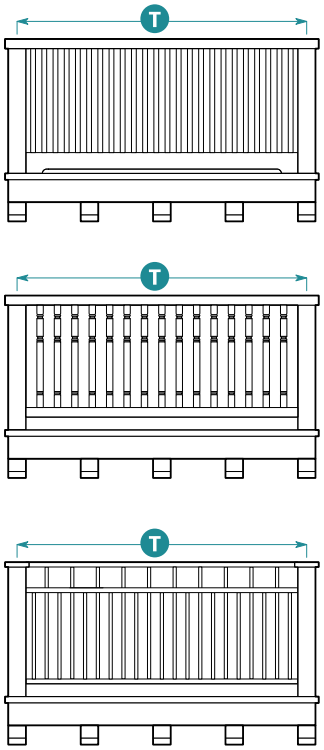
10. Bay Windows		
Form		
Type	Square	
Size		
Height		O
On buildings with heights up to 3 stories	2 stories max.	
On buildings with heights above 3 stories	2 stories plus 1 additional story for each building story over 3 max.	
Width	6'0" min.; 12'0" max.	P
Depth	1'0" min.; 3'0" max.	Q
Cornice Types		
Building eave wraps bay.		
Bay stops below building eave (bay has own cornice).		
Bay returns into building eave (bay never projects above the building eave).		
Additional Standards		
Bay depth not allowed to project beyond eave depth.		

10. Bay Windows (Continued)
Multi-story bay window form shall be vertically continuous.
Continuous horizontal articulation on building shall wrap bay form.
Corner bay may be turned on side to be rotated 45 degrees from building corner.

11. Dormers		
Roof Form		
Type	Gable	
Pitch	4:12 min.; 8:12 max.	
Window		
Proportion, Height R to Width S	1.75 min.	
Width	3'0" min.	S
Pediment		
Allowed	No	
Dormers allowed for buildings with half stories.		
See Subsections 6 (Rake), 7 (Eave), and 9 (Windows) for additional standards.		



Entry Door Elevation



Type 1
Square Guardrail

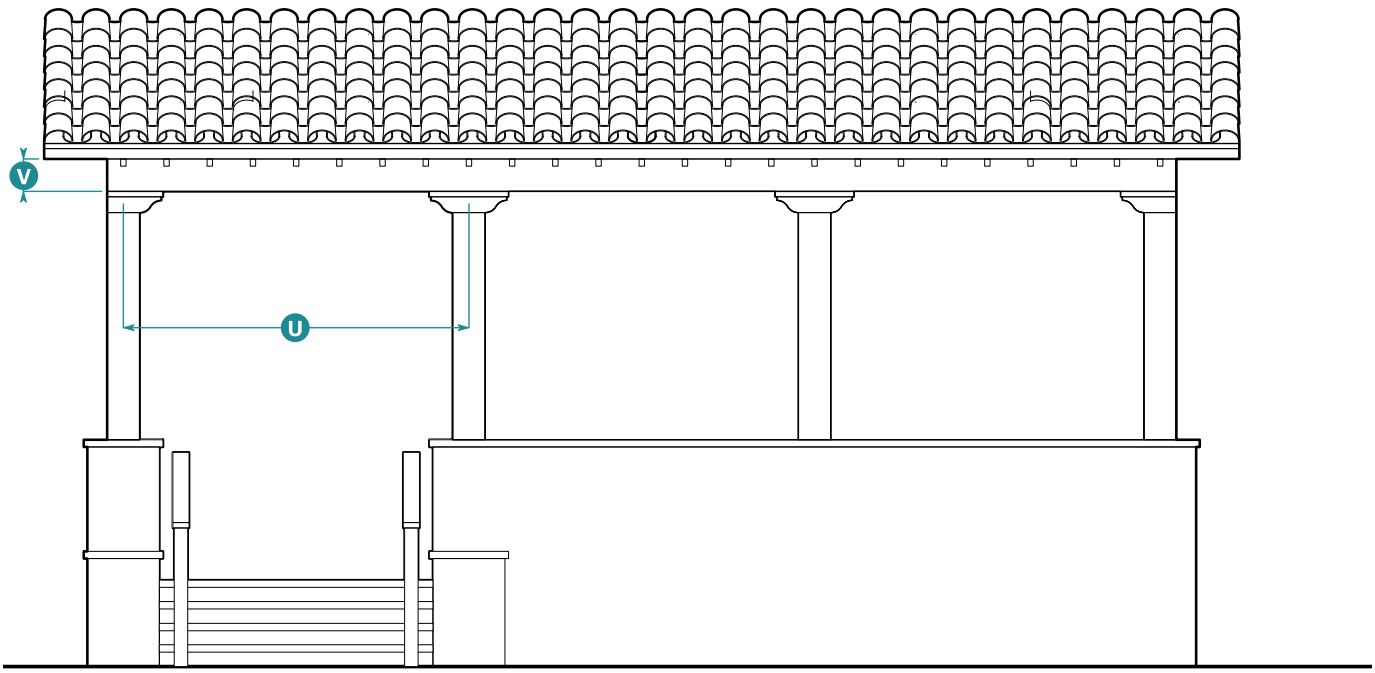
Type 2
Turned Guardrail

Type 3
Decorative Metal Guardrail

Balcony Front Elevation

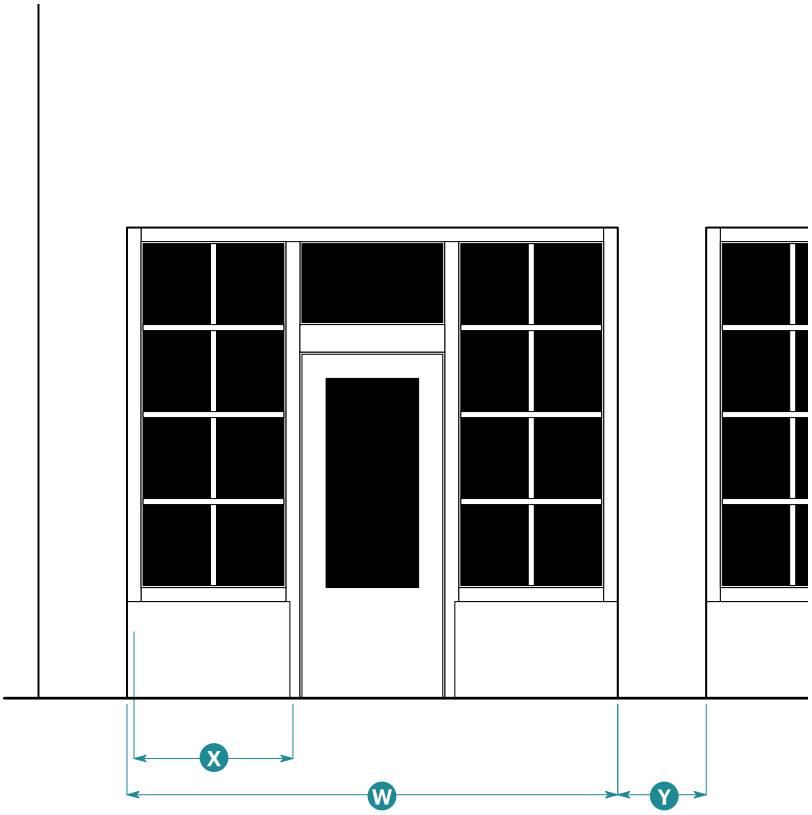
12. Entry Doors	
Door	
Number of Panels	2 min.
Surround	
None required	
Additional Elements	
Transom	Allowed
Pediment	Not Allowed

13. Balconies		
Allowed Materials		
Type 1 - Square Guardrail		
Post, Baluster, Handrail, Fascia, and Brackets	Metal, composite wood, wood	
Type 2 - Turned Guardrail		
Post, Baluster, Handrail, Fascia, and Brackets	Metal, composite wood, wood	
Type 3 - Decorative Metal Guardrail		
Post, Handrail, Fascia, and Brackets	Metal, composite wood, wood	
Baluster	Metal	
Size		
Overall Balcony Width	10'0" max.	
Width Between Posts	3' min.	T

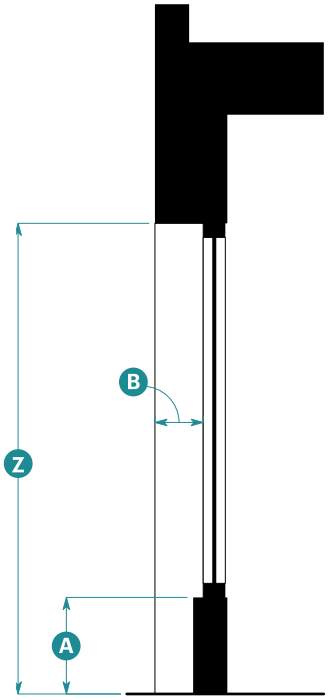


Porch Elevation

14. Porches		
Columns		
Shape	Square or round, with capitals or brackets	
Diameter	8" min.	
Spacing	9'0" max. on center	U
Entablature		
Overall	10" min.	V



Storefront Elevation



Storefront Section

15. Storefronts		
Width		
Storefront Module	10'0" min.; 15'0" max.	W
Display Window	3'0" min.; 4'0" max.	X
Distance Between Storefront Modules	1'6" min.; 2'6" max.	Y
Height		
Head Height	11'0" min.	Z
Cornice	None	
Signage Band	None	
Base	1'0" min.; 2'0" max.	A
Horizontal Recess		
Depth	6" min.; 9" max.	B

Base shall be continuous, unless divided by pilaster, and align with base height of building (if any).

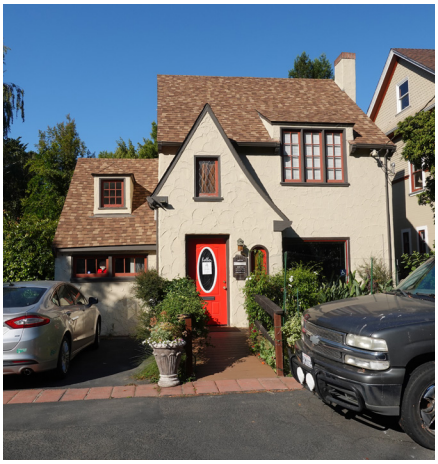
16. Materials	
Element	Allowed Materials
Wall	
Wall Cladding	Stucco
Roof and Roof Elements	
Roofing	Terracotta clay barrel tiles
Rake and Eave	Wood, composite wood, stucco
Cornice	Wood, composite wood, stucco
Brackets	Composite wood, wood, or fiberglass
Gutter	Metal half-round
Windows, Bay Windows, and Entry Doors	
Entry Door	Wood, aluminum, fiberglass, composite
Window Frames	Wood, aluminum-clad wood, aluminum, fiberglass
Sill	Stucco, cast stone
Glazing	Clear glass; shall not be tinted, mirrored, or colored
Balconies	
See Subsection 13 (Balconies) for allowed materials.	
Porches	
Columns	Composite wood, wood, fiberglass, metal
Railing	Wood, wrought iron
Storefronts	
Storefront	Composite wood, wood, metal
Storefront Base	Stucco, tile

07.090 Tudor









General note: The images above and the descriptions in Subsections 1 and 2 below are intended to provide a brief overview of the architectural style and are descriptive, not regulatory.

1. Description of Style

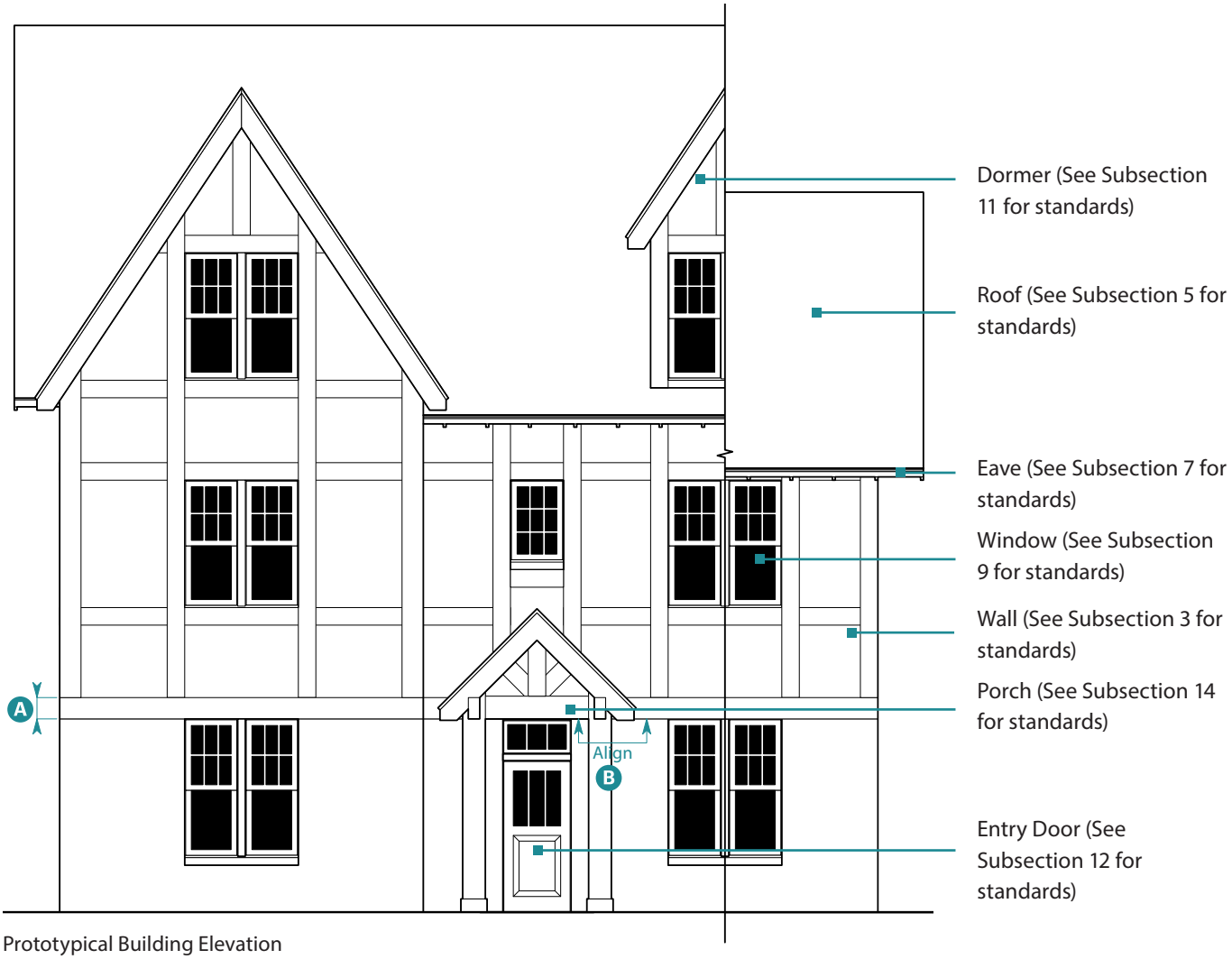
Tudor style buildings are inspired by the Storybook and Tudor Revival styles that emerged in America in the late 19th century. Its origins are in late Medieval English construction, reflected in faux half-timbering often expressed in upper stories. Initially used in formal civic buildings, the style became popular in Marin communities for main street building types.

2. Typical Characteristics

- Prominent gabled roof forms with steep pitch and open eaves
- Vertically proportioned openings with surround
- Brick and stucco as primary facade materials, often with half-timbering at upper floors
- Open eaves

Elements of Tudor Style – Multifamily Prototype

Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



Prototypical Building Elevation

3. Wall		
Half-Timbering Trim		
Width	10" min.	A
Align bottom of half-timbering with bottom of porch entablature, where occurs.		B

4. Base
None required

Elements of Tudor Style – Mixed-Use Prototype

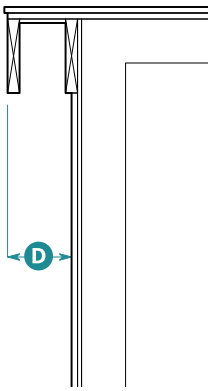
Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



Prototypical Building Elevation



Gable End Elevation

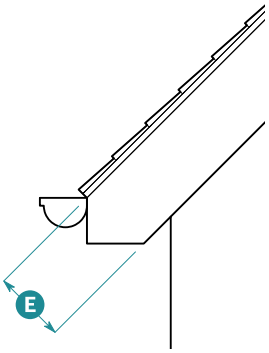


Rake Section

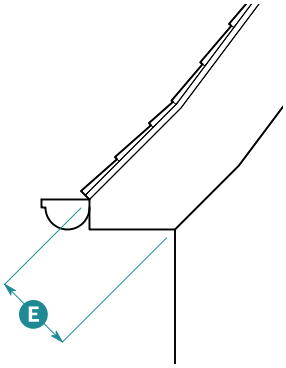
5. Building Roof		
Building Roof Form		
Pitch	10:12 min.	
Gable End Form		
Pitch	12:12 min.	C

6. Rake		
Horizontal Projection to Fascia	8" min.	D

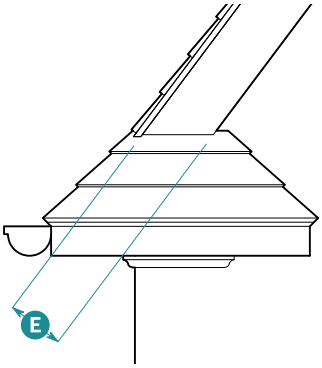
See Subsection 7 (Eave) for height standards.



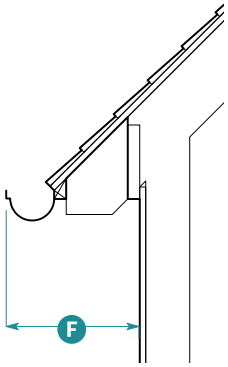
Open Eave Elevation



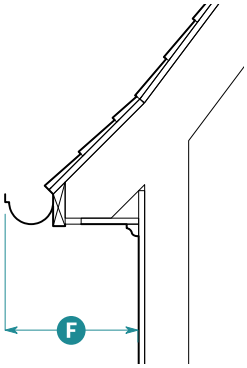
Returned Eave Elevation



Returned Eave
Alternate Elevation



Open Eave Section



Returned Eave Section

7. Eave			
Standards	Open Eave	Returned Eave	
Height			
Overall	8" min.	10" min.	E
Horizontal Projection [1]			
Overall	1'0" min.	1'0" min.	F

[1] Horizontal projection includes gutter.

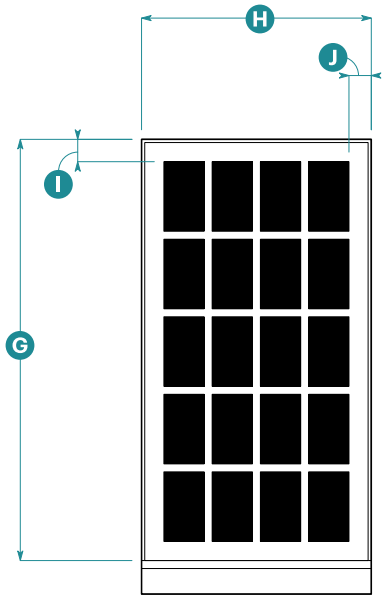
8. Parapet

No flat roofs are allowed in this style and parapet standards are not applicable. See Subsection 5 (Roof), Subsection 6 (Rake) and Subsection 7 (Eave) for standards applicable to sloped roofs.

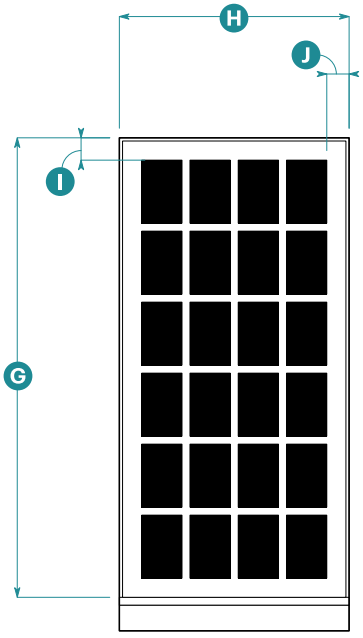
9. Windows		
Opening		
Proportion, Height G to Width H [2]		
Ground Floor	2.0 min.	
Upper Floor	1.75 min.	
Dormer	See Subsection 11 (Dormers) for standards.	
Typical Sizes, Width H x Height G		
Ground Floor, Typical	3'0" x 6'0"	
Ground Floor, Ganged	2'4" x 6'0"	
Ground Floor, Picture	4'6" x 6'0"	
Upper Floor, Typical	3'0" x 5'6"	
Upper Floor, Ganged	2'4" x 5'6"	
Upper Floor, Picture	4'6" x 5'6"	
Privacy	2'0" x 4'0"	
Shape	Square	
Operation	Single Hung, Double Hung, Casement	
Window		
Glazing Divisions	6 parts min.; 24 parts max.	
Frame Width (Frame + Sash)		
At Rail	2.5" min. ± 1/4"	I
At Stile	2.5" min. ± 1/4"	J
Trim Widths		
Head	None required	
Jamb	None required	
Apron	None required	
Window Frame Recess		
Depth	2" min.	
Sill		
Depth	3" min.	
Pediment		
Allowed	No	
Mullions		
Mullions required between ganged windows.		

"Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade.

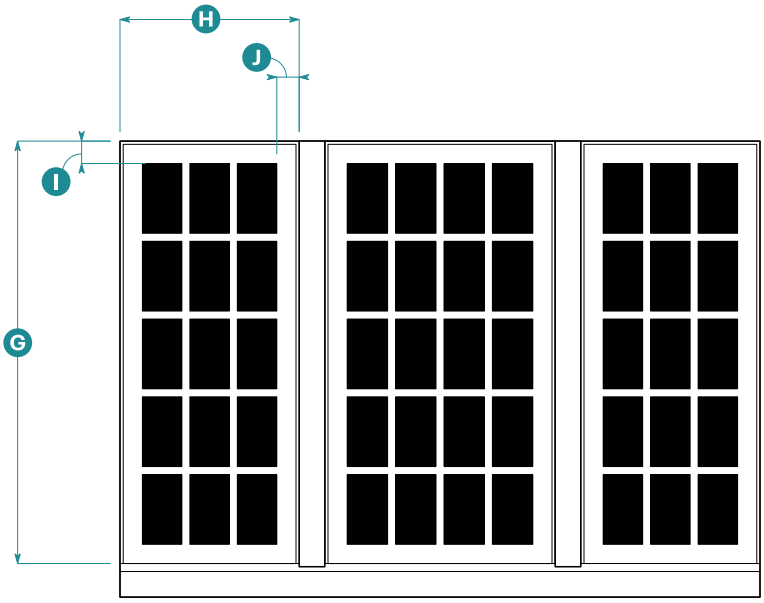
[1] Picture windows shall be wider than typical windows and equal in height to windows on the same floor.



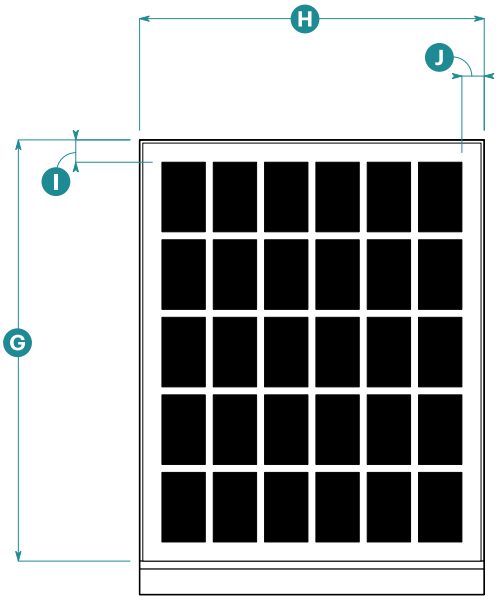
Upper Floor Typical Window Elevation
20 parts



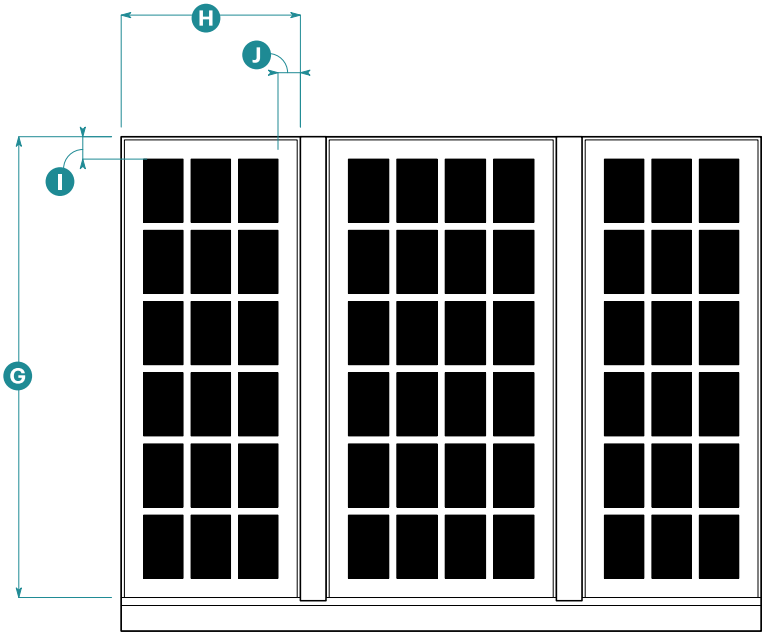
Ground Floor Typical Window Elevation
24 parts



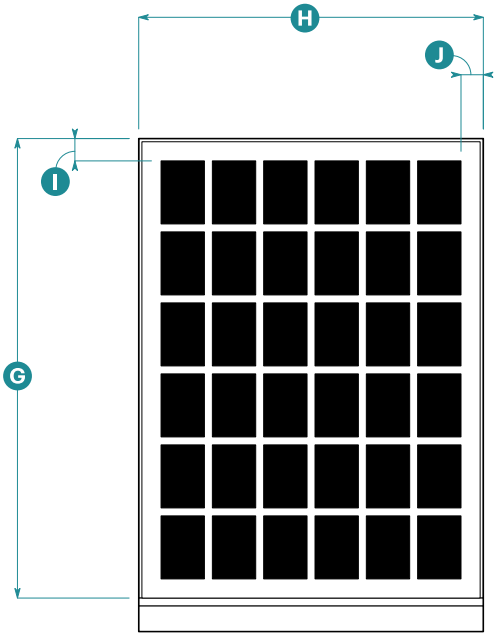
Upper Floor Ganged Window Elevation
15 parts and 20 parts



Upper Floor Picture Window Elevation



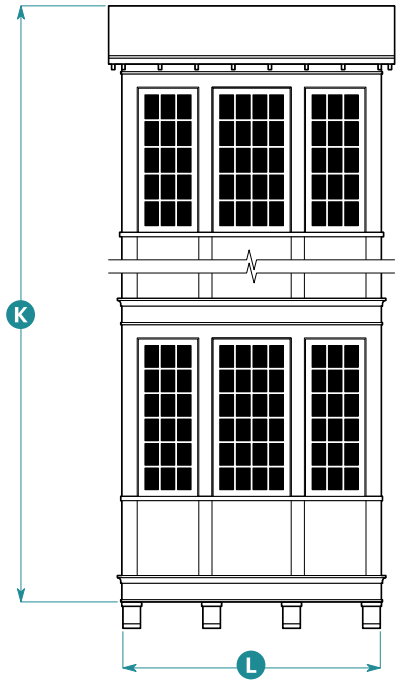
Ground Floor Ganged Window Elevation
18 parts and 24 parts



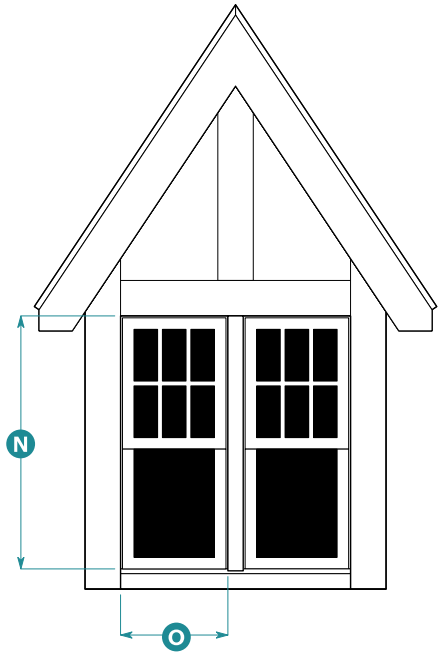
Ground Floor Picture Window Elevation



Bay Window Plan



Bay Window Elevation

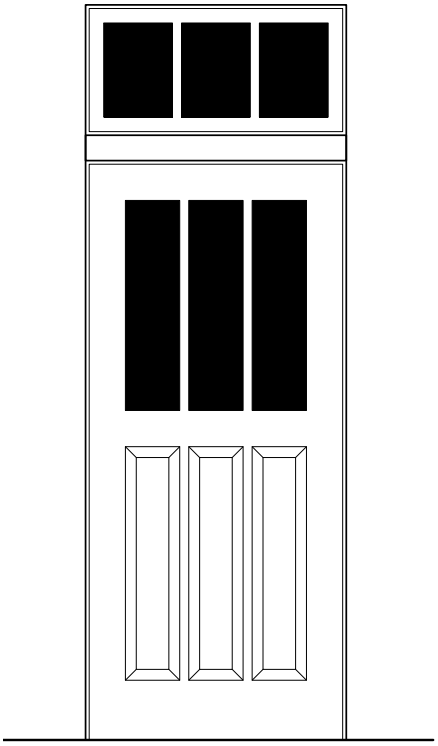


Dormer Elevation

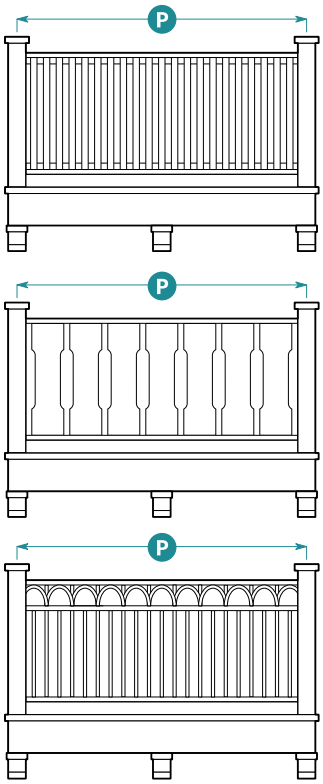
10. Bay Windows		
Form		
Type	Square	
Size		
Height		K
On buildings with heights up to 3 stories	2 stories max.	
On buildings with heights above 3 stories	2 stories plus 1 additional story for each building story over 3 max.	
Width	6'0" min.; 12'0" max.	L
Depth	1'0" min.; 3'0" max.	M
Cornice Types		
Building eave wraps bay.		
Bay stops below building eave (bay has own cornice).		
Bay returns into building eave (bay never projects above the building eave).		
Additional Standards		
Bay depth not allowed to project beyond eave depth.		

10. Bay Windows (Continued)
Multi-story bay window form shall be vertically continuous.
Continuous horizontal articulation on building shall wrap bay form.
Corner bay may be turned on side to be rotated 45 degrees from building corner.

11. Dormers		
Roof Form		
Type	Gable	
Pitch	12:12 min.	
Window		
Proportion, Height (N) to Width (O)	1.75 min.	
Width	3'0" min.	O
Pediment		
Allowed	No	
Dormers allowed only for buildings with half stories.		
See Subsections 6 (Rake), 7 (Eave), and 9 (Windows) for additional standards.		



Entry Door Elevation



Type 1
Square Guardrail

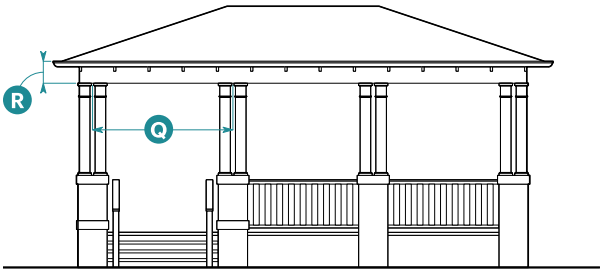
Type 2
Flat Sawn Guardrail

Type 3
Decorative Metal Guardrail

Balcony Front Elevation

12. Entry Doors	
Door	
Number of Panels	2 min.
Surround	
None required	
Additional Elements	
Transom	Allowed
Pediment	Not Allowed

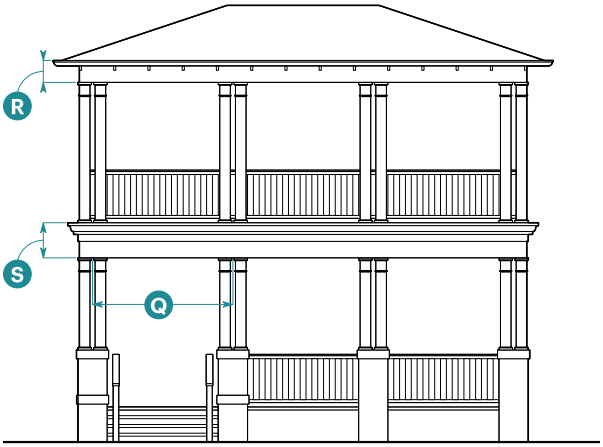
13. Balconies		
Allowed Materials		
Type 1 - Square Guardrail		
Post, Baluster, Handrail, Fascia, and Brackets	Metal, composite wood, wood	
Type 2 - Flat Sawn Guardrail		
Post, Baluster, Handrail, Fascia, and Brackets	Metal, composite wood, wood	
Type 3 - Decorative Metal Guardrail		
Post, Handrail, Fascia, and Brackets	Metal, composite wood, wood	
Baluster	Metal	
Size		
Overall Balcony Width	10'0" max.	
Width Between Posts	3' min.	P



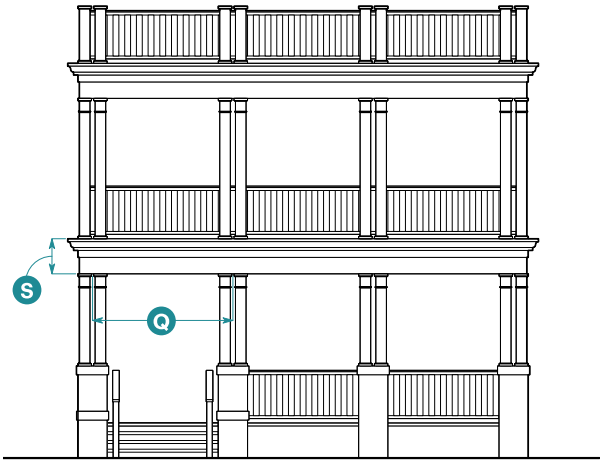
One-Story Porch



One-Story Porch with Deck Above



Two-Story Porch

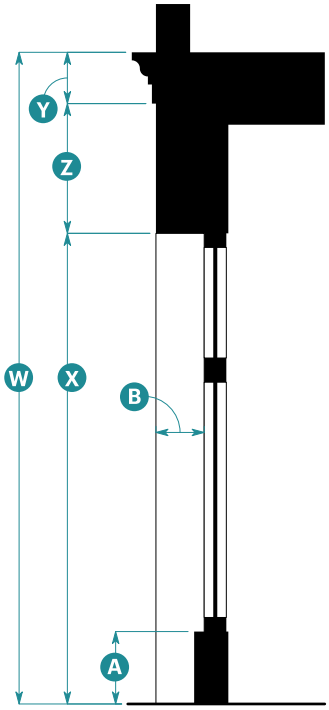


Two-Story Porch with Deck Above

14. Porches		
Columns		
Shape	Square stock (paired)	
Width	6" min. each	
Spacing	8' max. on center	Q
Entablature		
Height of Topmost Entablature		
Overall	1'6" min.	R
Height of Floor-to-Floor Entablature		
Overall	10" min.	S



Storefront Elevation



Storefront Section

15. Storefronts		
Width		
Storefront Module	10'0" min.; 15'0" max.	T
Display Window	3'0" min.; 4'0" max.	U
Distance Between Storefront Modules	1'0" min.; 2'0" max.	V
Height		
Overall	13'0" min.	W
Head Height	10'0" min.	X
Cornice	10" min.	Y
Signage Band	1'6" min.	Z
Base	1'0" min.; 2'0" max.	A
Horizontal Recess		
Depth	6" min.; 1'0" max.	B

Base shall be continuous, unless divided by pilaster, and align with base height of building (if any).

Cornice shall be continuous.

16. Materials	
Element	Allowed Materials
Wall	
Wall Cladding	Stone, stucco, brick, composite wood, wood, fiber cement
Base	
Base or Foundation	Brick, stone, cast stone, painted concrete, stucco
Roof and Roof Elements	
Roofing	Asphalt shingles, slate
Rake and Eave	Composite wood, wood
Cornice	Composite wood, wood
Brackets	Composite wood, wood, fiberglass
Gutter	Metal half-round
Windows, Bay Windows, and Entry Doors	
Trim or Surround	Composite wood, wood, fiber cement
Entry Door	Wood, aluminum, fiberglass, composite
Window Frames	Wood, aluminum-clad wood, aluminum, fiberglass
Glazing	Clear glass; shall not be tinted, mirrored, or colored
Balconies	
See Subsection 13 (Balconies) for allowed materials.	
Porches	
Columns	Composite wood, wood, fiberglass, metal
Railing	Composite wood, wood, wrought iron
Storefronts	
Storefront	Composite wood, wood, metal
Storefront Base	Wood panels, brick, fiber cement

07.100 Victorian









General note: The images above and the descriptions in Subsections 1 and 2 below are intended to provide a brief overview of the architectural style and are descriptive, not regulatory.

1. Description of Style

Victorian style buildings combine elements of 19th century rural farmhouse vernacular with more formal "high Victorian" examples found in Marin communities.

2. Typical Characteristics

- Simple, rectilinear forms articulated with a regular pattern of openings
- Vertically proportioned elements, including steeply pitched roofs, projecting gable ends, and tall cornices and parapets
- Vertically proportioned windows, angled or boxed bays, and picture windows
- Siding or stucco with shingled elements

Elements of Victorian Style – Multifamily Prototype

Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



Prototypical Building Elevation

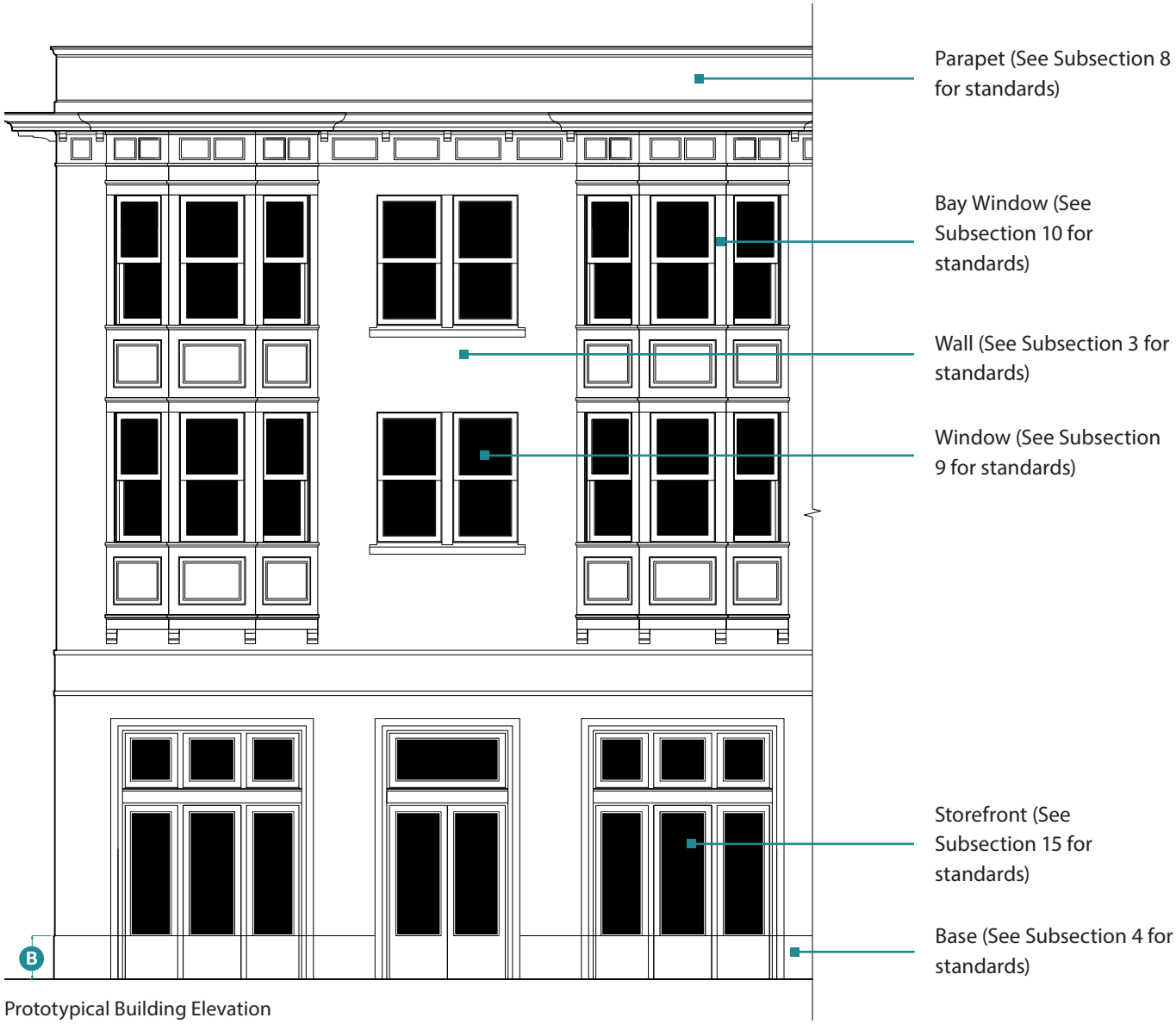
3. Wall		
Trim [1]		
Width	4" min.	A

[1] Corner trim required only on buildings with wood, composite wood, or cementitious siding wall material.

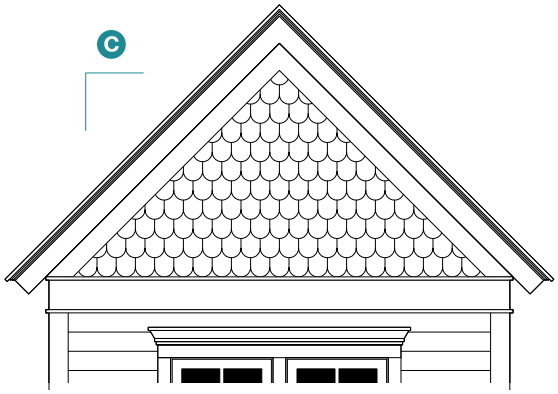
4. Base		
Height	1'0" min.; 2'0" max.	B

Elements of Victorian Style – Mixed-Use Prototype

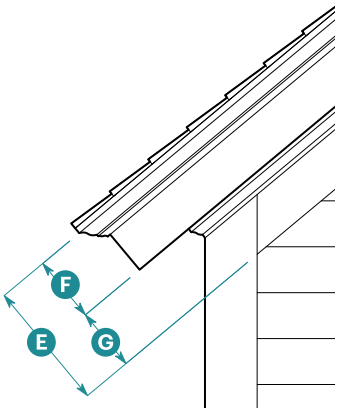
Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



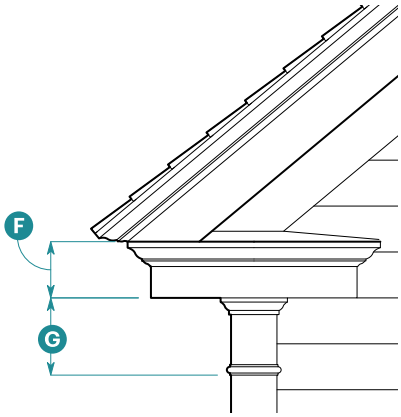
Prototypical Building Elevation



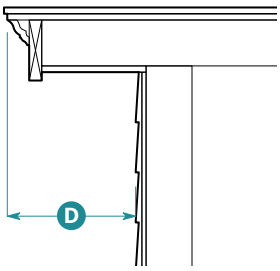
Gable End Elevation



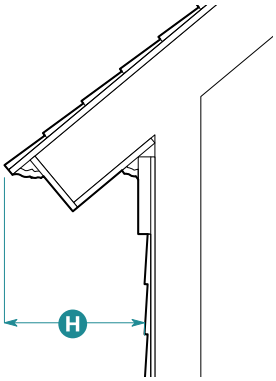
Open Eave Elevation



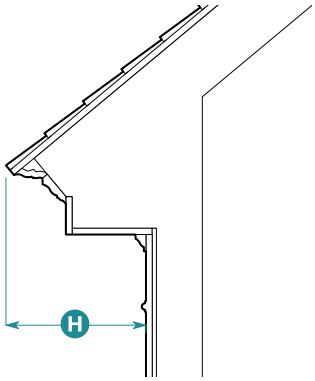
Returned Eave Elevation



Rake Section



Open Eave Section



Returned Eave Section

5. Building Roof			
Building Roof Standards	Buildings with Half-Story Heights	Buildings with Full-Story Heights	
Roof Form			
Type	Sloped	Flat	
Pitch	10:12	N/A	
Applicable Subsections			
6. Rake	A	N/A	
7. Eave	A	N/A	
8. Parapet	N/A	A	
Gable End Roof Form Standards			
Pitch	12:12 min.		C

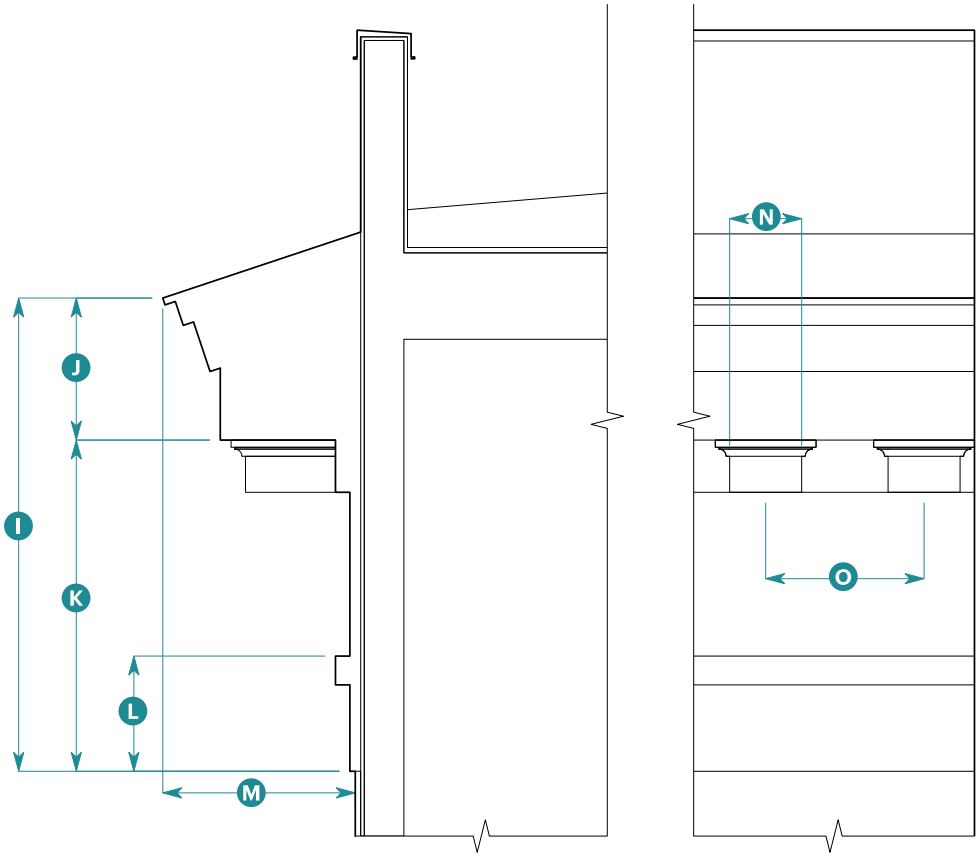
6. Rake		
Horizontal Projection	1'0" min.	D

See Subsection 7 (Eave) for height standards.

7. Eave		
Allowed Types		
Eave Types	Open, Returned	
Height		
Overall	1'6" min.	E
Crown Mold and Fascia	8" min.	F
Trim Band	10" min.	G
Horizontal Projection [2]		
Overall	1'4" min.	H

[2] Horizontal projection includes gutter.

A = Applicable N/A = Not Applicable



Parapet Section

Parapet Elevation

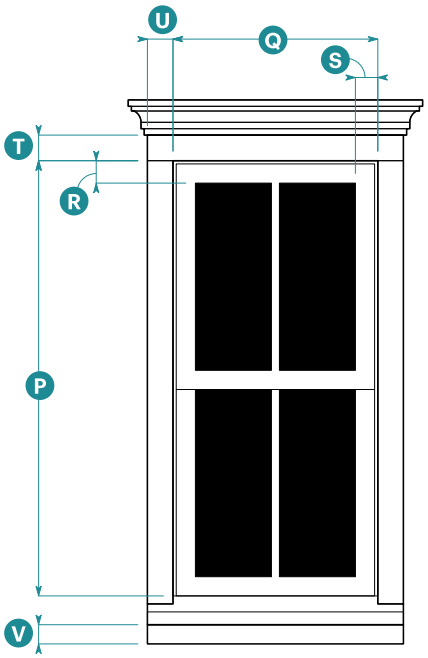
8. Parapet		
Height		
Overall	5'6" min.	I
Cornice	1'8" min.	J
Fascia		
Overall	3'6" min.	K
Lower Band	1'2" min.	L
Horizontal Projection [3]		
Overall	2'6" min.	M
Continuous cornice required on all street facing facades.		
Required Ornament		
Type	Dentils	
Width	10" min.	N
Spacing	24" max. on center	O
Placement	Below cornice at top of fascia	

[3] Horizontal projection includes gutter.

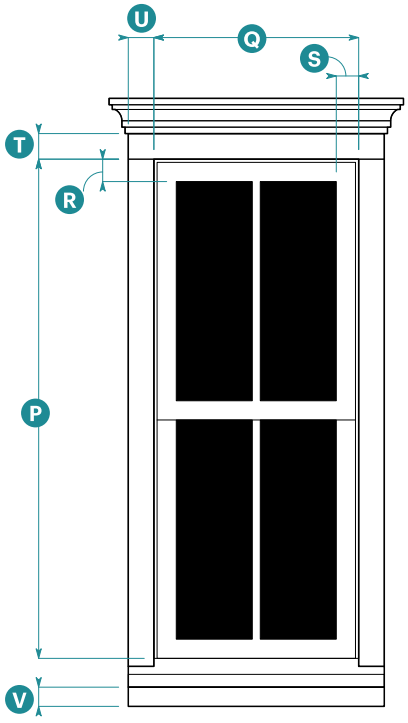
9. Windows		
Opening		
Proportion, Height (P) to Width (Q) [4]		
Ground Floor	2.25 min.	
Upper Floor	2.125 min.	
Dormer	See Subsection 11 (Dormers) for standards.	
Typical Sizes, Width (Q) x Height (P)		
Ground Floor, Typical	2'8" x 6'6"	
Ground Floor, Ganged	2'8" x 6'6"	
Ground Floor, Picture	4'2" x 6'6"	
Upper Floor, Typical	2'8" x 5'8"	
Upper Floor, Ganged	2'8" x 5'8"	
Upper Floor, Picture	4'2" x 5'8"	
Privacy	2'0" x 4'6"	
Shape	Square	
Operation	Single Hung, Double Hung, Casement	
Window		
Glazing Divisions	2 over 2	
Frame Width (Frame + Sash)		
At Rail	2.5" min. ± 1/4"	(R)
At Stile	2.5" min. ± 1/4"	(S)
Trim Widths		
Head	4" min.	(T)
Jamb	4" min.	(U)
Apron	3" min.	(V)
Window Frame Recess		
Depth	2" min.	
Sill		
Depth	3" min.	
Pediment		
Allowed	Yes	
Mullions		
Mullions required between ganged windows.		

"Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade.

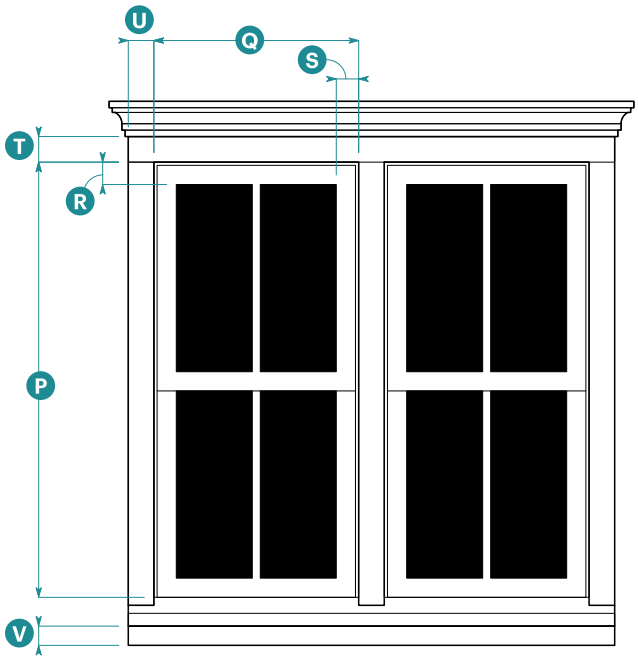
[1] Picture windows shall be wider than typical windows and equal in height to windows on the same floor.



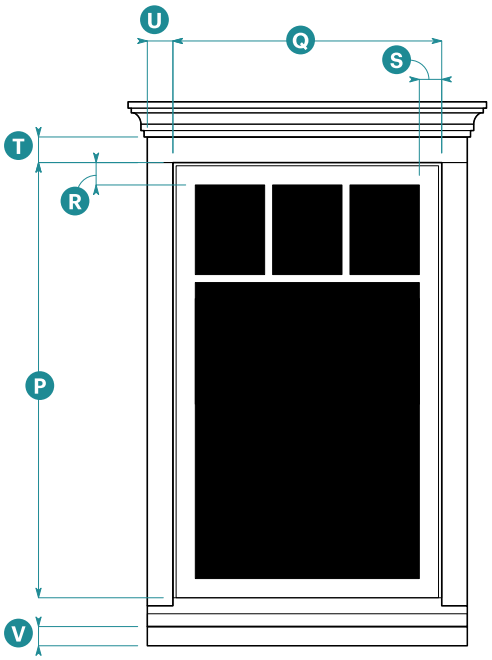
Upper Floor Typical Window Elevation
2 over 2



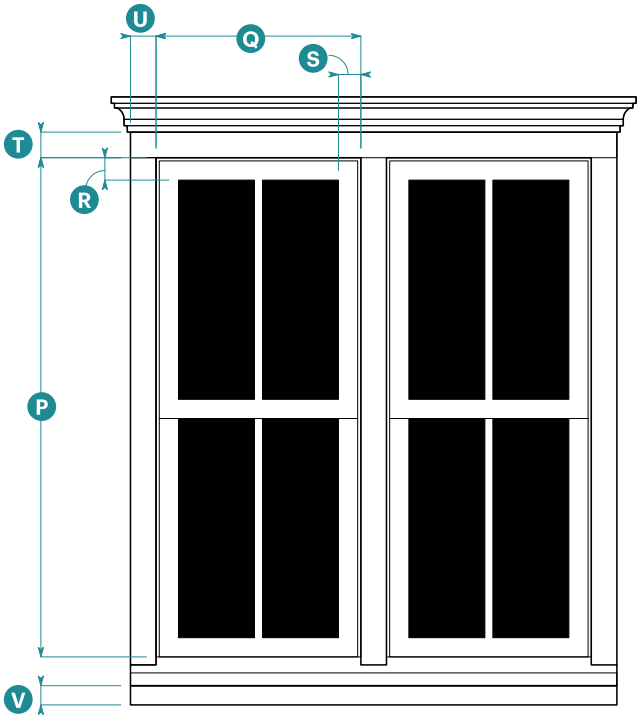
Ground Floor Typical Window Elevation
2 over 2



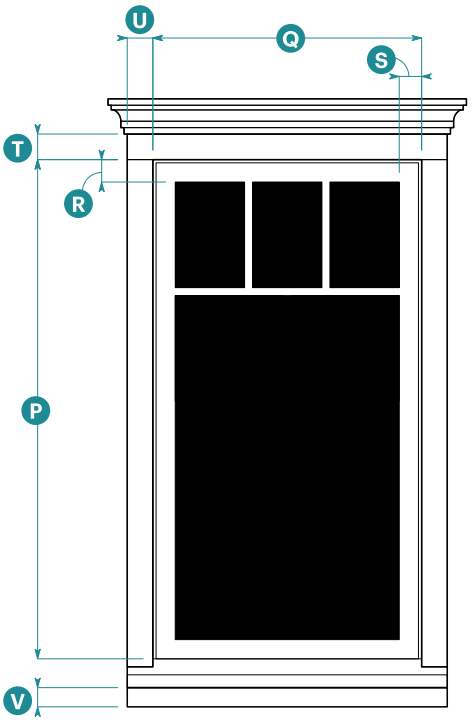
Upper Floor Ganged Window Elevation
2 over 2



Upper Floor Picture Window Elevation



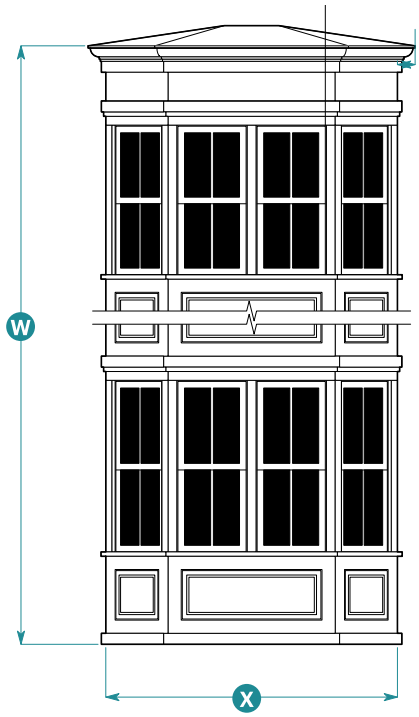
Ground Floor Ganged Window Elevation
2 over 2



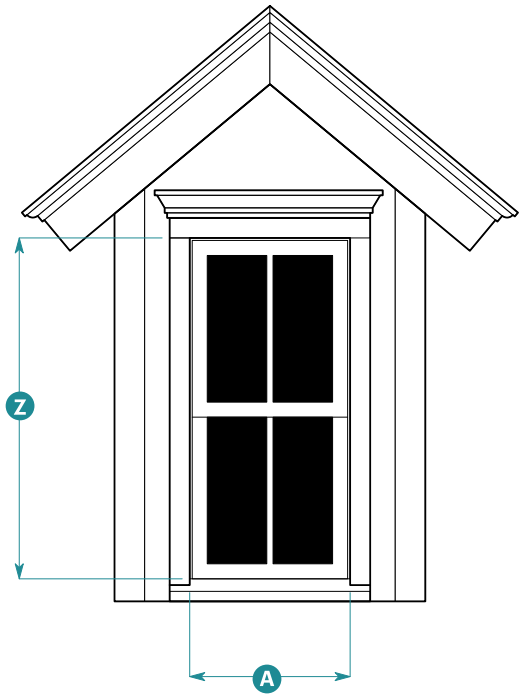
Ground Floor Picture Window Elevation



Bay Window Plan



Bay Window Elevation

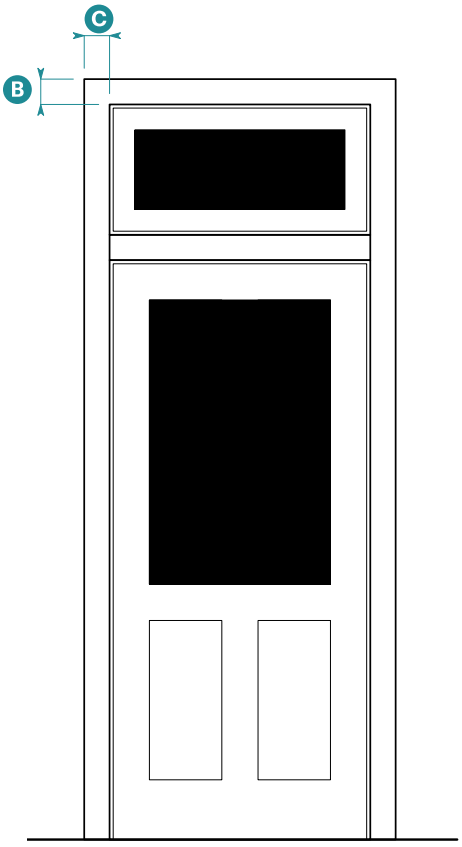


Dormer Elevation

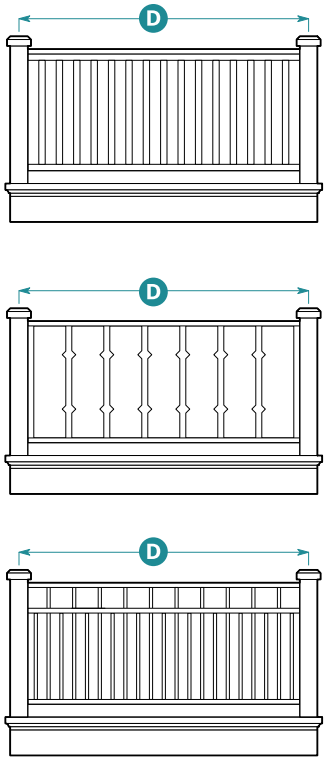
10. Bay Windows		
Form		
Type	Chamfered	
Interior Angle	30 degrees min.; 55 degrees max.	
Number of Faces	3 or 5	
Size		
Height		W
On buildings with heights up to 3 stories	2 stories max.	
On buildings with heights above 3 stories	2 stories plus 1 additional story for each building story over 3 max.	
Width	6'0" min.; 12'0" max.	X
Depth	1'0" min.; 3'0" max.	Y
Cornice Types		
Cornice wraps bay.		
Bay stops below building cornice (bay has own cornice).		
Bay returns into building cornice (bay never projects above the building cornice).		

10. Bay Windows (Continued)	
Additional Standards	
Bay depth not allowed to project beyond cornice depth.	
Multi-story bay window form shall be vertically continuous.	
Continuous horizontal articulation on building shall wrap bay form.	

11. Dormers		
Roof Form		
Type	Gable	
Pitch	10:12	
Window		
Proportion, Height Z to Width A	2.125 min.	
Width	2'8" min.	A
Pediment		
Allowed	Yes	
See Returned Eave Elevation in Subsection 7 (Eave) for additional standards.		
Dormers allowed only for buildings with half stories.		
See Subsections 6 (Rake), 7 (Eave), and 9 (Windows) for additional standards.		



Entry Door Elevation



Type 1
Square Guardrail

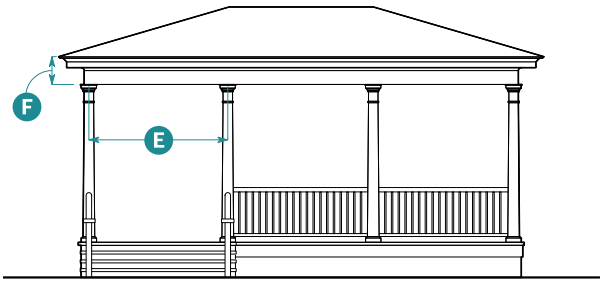
Type 2
Flat Sawn Guardrail

Type 3
Decorative Metal Guardrail

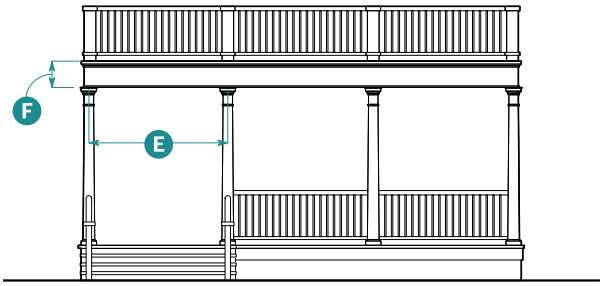
Balcony Front Elevation

12. Entry Doors		
Door		
Number of Panels	2 min.	
Surround		
Head Width	4" min.	B
Jamb Width	4" min.	C
Additional Elements		
Transom	Allowed	
Pediment	Allowed	

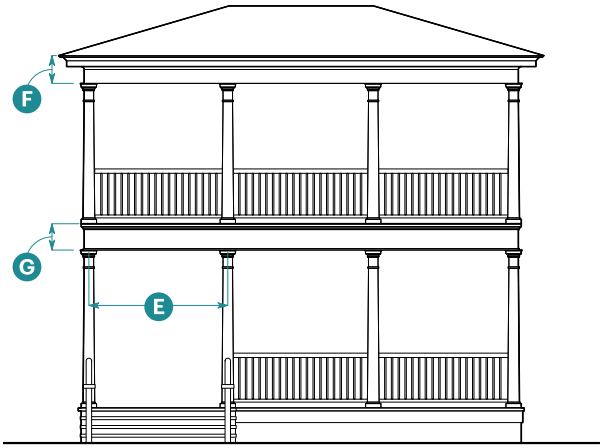
13. Balconies		
Allowed Materials		
Type 1 - Square Guardrail		
Post, Baluster, Handrail, Fascia, and Brackets	Metal, composite wood, wood	
Type 2 - Flat Sawn Guardrail		
Post, Baluster, Handrail, Fascia, and Brackets	Metal, composite wood, wood	
Type 3 - Decorative Metal Guardrail		
Post, Handrail, Fascia, and Brackets	Metal, composite wood, wood	
Baluster	Metal	
Size		
Overall Balcony Width	10'0" max.	
Width Between Posts	3' min.	D



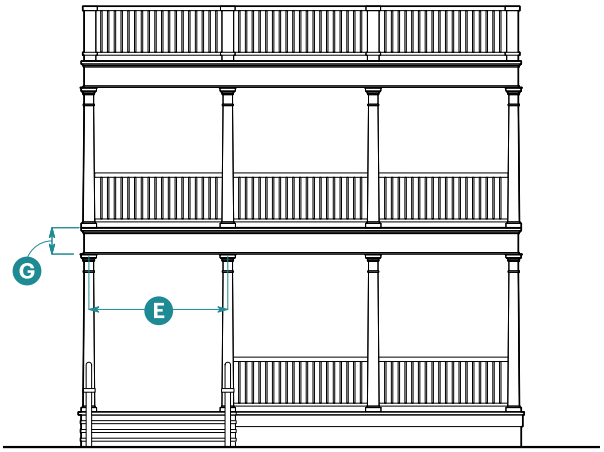
One-Story Porch



One-Story Porch with Deck Above



Two-Story Porch

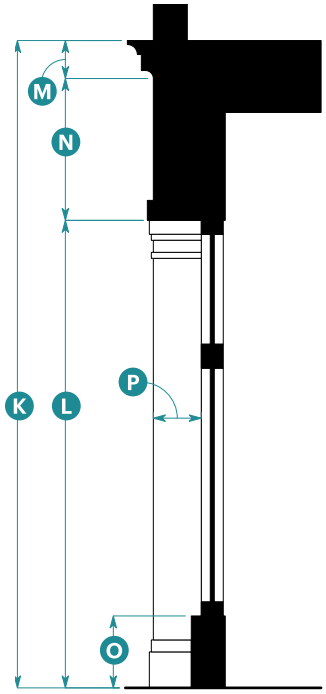


Two-Story Porch with Deck Above

14. Porches		
Columns		
Shape	Square-stock, square-tapered, or turned with brackets	
Diameter	6" min.	
Spacing	8'0" max. on center	E
Entablature		
Height of Topmost Entablature		
Overall	1'6" min.	F
Fascia	10" min.	
Height of Floor-to-Floor Entablature		
Overall	10" min.	G



Storefront Elevation



Storefront Section

15. Storefronts		
Width		
Storefront Module	10'0" min.; 15'0" max.	H
Display Window	3'0" min.; 4'0" max.	I
Distance Between Storefront Modules	1'0" min.; 2'0" max.	J
Height		
Overall	13'0" min.	K
Head Height	10'0" min.	L
Cornice	9" min.	M
Signage Band	1'8" min.	N
Base	1'0" min.; 2'0" max.	O
Horizontal Recess		
Depth	6" min.; 1'0" max.	P

Base shall be continuous, unless divided by pilaster, and align with base height of building (if any).

Cornice shall be continuous.

16. Materials	
Element	Allowed Materials
Wall	
Wall Cladding	
Sloped Roof Building	Shingle and lap siding: composite wood, wood, fiber cement
Flat Roof Building	Shingle and lap siding: composite wood, wood, fiber cement; and stucco
Base	
Base or Foundation	Brick, concrete, stone, stucco, composite wood, wood, fiber cement
Roof and Roof Elements	
Roofing	Asphalt shingles, wood shingles, standing seam metal
Rake and Eave	Composite wood, wood
Cornice	Composite wood, wood
Brackets	Composite wood, wood, fiberglass
Gutter	Metal ogee or half-round
Windows, Bay Windows, and Entry Doors	
Trim or Surround	Composite wood, wood, fiber cement
Entry Door	Wood, aluminum, fiberglass, composite
Window Frames	Wood, aluminum clad wood, aluminum, fiberglass
Glazing	Clear glass; shall not be tinted, mirrored, or colored
Balconies	
See Subsection 13 (Balconies) for allowed materials.	
Porches	
Columns	Composite wood, wood, fiberglass, metal
Railing	Composite wood, wood, metal
Storefronts	
Storefront	Composite wood, wood, metal
Storefront Base	Wood panels, brick, tile, fiber cement

Chapter 8: Specific to Large Sites

Sections:

08.010 Purpose
08.020 General to Walkable Community Design
08.030 Walkable Neighborhood Plan
08.040 General to Civic Space

08.010 Purpose

This Chapter establishes standards to create walkable neighborhoods.

1. Development subject to this Chapter is required to create and reinforce walkable neighborhoods with a mix of housing, civic, retail, and service uses within a compact, walkable, and transit-friendly environment.
2. Developments in compliance with this Section shall achieve the following goals:
    A. Improve the built environment and human habitat;
    B. Promote development patterns that support safe, effective, and multi-modal transportation options, including auto, pedestrian, bicycle, and transit;
    C. Reduce vehicle traffic and support transit by providing for a mixture of land uses, highly interconnected block and street network, and compact community form;
    D. Generate or reinforce neighborhoods with a variety of housing types to serve the needs of a diverse population;
    E. Promote the health benefits of walkable environments;
    F. Generate pedestrian-oriented and scaled neighborhoods where the automobile is accommodated but does not dominate the streetscapes;
    G. Reinforce the unique identity of Marin and build upon the local context, climate, and history;
    H. Realize development based on the patterns of existing walkable neighborhoods; and
    I. Design that suits specific topographical, environmental, design site layout, and design constraints unique to the design site.

08.020 General to Walkable Community Design

1. Developments of at least three acres or at least 700 feet long or deep shall be designed per the following standards:

    A. Developments of 20 acres or less, see Figure 1 (Walkable Neighborhood Plan Design Process Overview for Large Sites); or

    B. Developments over 20 acres, see Figure 2 [Walkable Neighborhood Plan Design Process Overview for Large Sites (Over 20 Acres)]; and

    C. Walkable Neighborhood Plan (WNP). Proposed development is required to include a Walkable Neighborhood Plan (WNP) in compliance with this Subsection that identifies the proposed and existing blocks, civic and open spaces, and streets within 1,500 linear feet of the proposed development. WNPs shall include the information required in Section 08.030 (Walkable Neighborhood Plan).

2. Civic Space Required

    A. Civic space shall be provided in compliance with Section 08.040 (General to Civic Space).

    B. A minimum of 10 percent of the total development area, after subtracting street right-of ways, is required.

3. Streets. Streets are to be applied to create walkable neighborhoods with redundant routes for vehicular, bicycle, and pedestrian circulation.

    A. New streets are required to meet the standards in Chapter 24.04.I - Roads, including maximum slope.

    B. Required streets, indicated on the WNP may be adjusted from their identified location by up to 100 feet in either direction.

    C. The WNP shall identify the proposed street and block network.

    D. Streets that pass from one zone to another may transition in their streetscape along the street's edges. For example, while a street within a more intense zone (e.g., T4CMS) with retail shops may have wide sidewalks with trees in grates, it may transition to a narrower sidewalk with a planting strip within a less intense zone (e.g., T4CN.M) with lower intensity residential building types.

4. Alleys

    A. Existing alleys may be removed if street access is provided to the design sites on those blocks in compliance with the access standards of the zone.

    B. Alleys may be added in compliance with WNP and Table A (Block Size Standards).

    C. Design sites adjoining an alley and/or with a slope greater than six percent may be reduced in depth by up to 10 feet of the required depth. Rear setbacks may be reduced as allowed by Section 09.020 (Adjustment to Standards). Front setbacks shall not be reduced.

Figure 08.020.1: Walkable Neighborhood Plan Design Process Overview for Large Sites (3 to 20 Acres)

1 Blocks

Divide development area to create smaller blocks and a network of interconnected streets, see Table A (Block Size Standards).



2 Streets/Civic Space

A. Introduce new streets from the Improvement Standards in Chapter 24.04.I - Roads.
B. Identify at least 10% of the development area as new civic space. 10% is calculated after subtracting street ROWs.



3 Alleys

If rear vehicular access is preferred, introduce alleys to provide access to design sites and maintain a continuous streetscape without the interruption of driveways.



4 Zones

Apply zones to implement the intended physical character in compliance with Subsection 08.020.8.



T3 Edge Neighborhood
T4 Suburban Neighborhood.Small
T4 Core Main Street

5 Design Sites

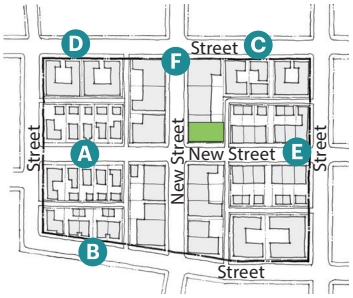
For each block, select at least two building types from the allowable building types in Subsection 3 of each zone and introduce design sites[1] within each block based on the required design site width and depth.



[1]Design site lines may be permanently recorded by the applicant.

6 Buildings

Show the different building types in each block, and identify the selected frontage types for each design site. See Subsection 8 of each zone and check Section 08.030 (Walkable Neighborhood Plan) for all standards.



A House
B Duplex
C Multiplex
D Neighborhood Courtyard
E Neighborhood Townhouse
F Main Street Building

Figure 08.020.2: Walkable Neighborhood Plan Design Process Overview for Large Sites (Over 20 Acres)

1 Blocks

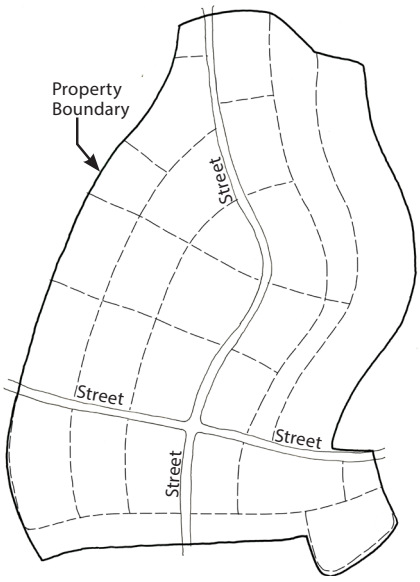
Divide development area to create smaller blocks and a network of interconnected streets, see Table A (Block Size Standards).

2 Streets/Civic Space

A. Introduce new streets from the Improvement Standards in Chapter 24.04.I - Roads.
B. Identify at least 10% of the development area as new civic space. 10% is calculated after subtracting street ROWs.

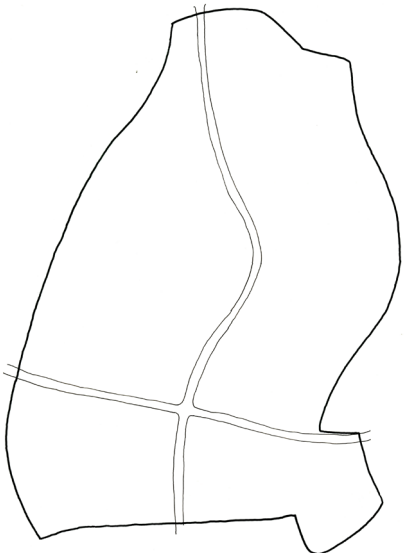
3 Alleys

If rear vehicular access is preferred, introduce alleys to provide access to design sites and maintain a continuous streetscape without the interruption of driveways.









Existing Site

Development area with existing streets and superblocks

Figure 08.020.2: Walkable Neighborhood Plan Design Process Overview for Large Sites (Over 20 Acres) (Continued)

4 Zones

Apply zones to implement the intended physical character, in compliance with Subsection 08.020.8.

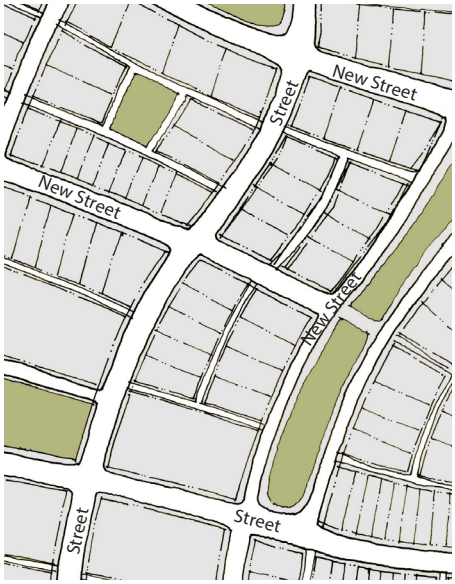
5 Design Sites

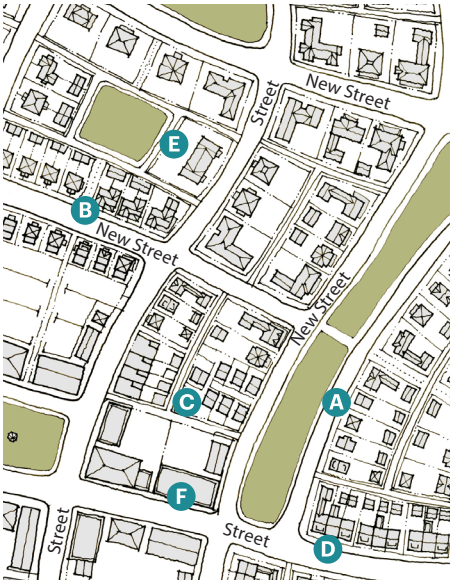
For each block, select at least two building types from the allowable building types in Subsection 3 of each zone and introduce design sites[1] within each block based on the required design site width and depth.

6 Buildings

Show the different building types in each block, and identify the selected frontage types for each design site. See Subsection 8 of each zone and check Section 08.030 (Walkable Neighborhood Plan) for all standards.







- T3 Edge Neighborhood
- T4 Suburban Neighborhood.Small
- T4 Core Neighborhood.Medium

[1]Design site lines may be permanently recorded by the applicant.

- A House
- B Duplex
- C Cottage Court
- D Neighborhood Townhouse
- E Multiplex
- F Main Street Building

5. External Connectivity

   A. The arrangement of streets shall provide for the alignment and continuation of existing or proposed streets into adjoining lands where the adjoining lands are undeveloped and intended for future development, or where the adjoining lands are undeveloped and include opportunities for such connections.

   B. Street rights-of-way shall be extended to or along adjoining property boundaries to provide a roadway connection or street stub for development, in compliance with Table A (Block Size Standards), for each direction (north, south, east, and west) in which development abuts vacant land.

   C. Right-of-way stubs shall be identified and include a notation that all stubs are to connect with future streets on adjoining property and be designed to transition in compliance with WNP.

   D. New dead-end streets and cul-de-sacs are not allowed, except when the grade of the new street exceeds 15 percent.

6. Block Size (New Blocks and Blocks to be Modified)

   A. Individual block lengths and the total block perimeter shall be in compliance with the standards in Table A (Block Size Standards).

   B. If a block contains multiple zones, the most intense zone is to be used to establish the standards for block size.

   C. Blocks shall be a minimum width to result in two halves of developable design sites in compliance with the design site depth standards for the allowed building types in the zone. A single half is allowed when adjoining an existing half-block.

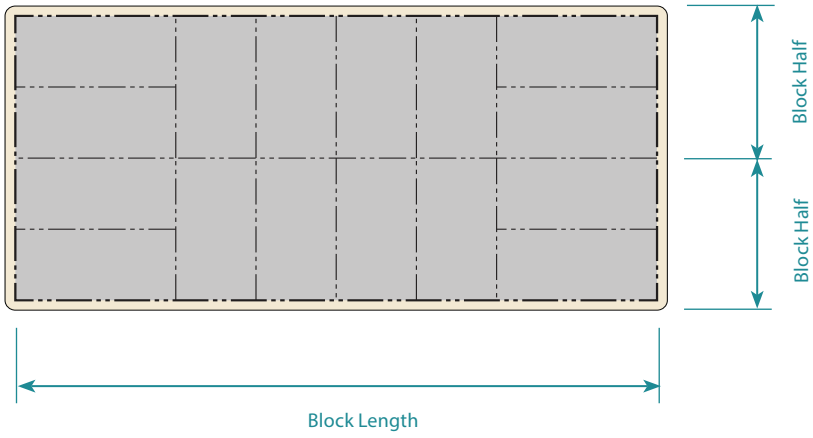
   D. Blocks shall be designed so that new streets and building sites conform with Section 04.050 (Slope Standards).

   E. Blocks may be uniquely shaped in compliance with the standards in Table A (Block Size Standards), and the allowed adjustments in Table 08.030.A (Adjustments to Standards for Design Sites Less Than 6% Slopes) and Table 08.030.B (Adjustments to Standards for Design Sites Over 6% Slopes).

Table 08.020.A: Block Size Standards			
Zone	Length	Passage Required[1]	Perimeter Length
T3EN	900' max.	Yes	2,400' max.
T3SN	900' max.	Yes	2,400' max.
T4SN.S	600' max.	Yes	2,000' max.
T4CN.M	600' max.	Yes	2,000' max.
T4SMS.S	600' max.	Yes	2,000' max.

[1] In compliance with the standards for a Passage in Subsection 08.040.13 (Passage)

Figure 08.020.3 Block Size



7. Stormwater Management

A. Integrated Design

(1) Stormwater management is required through a system that is integral to the streetscapes and/or the civic and open space(s) in the development.

(2) The WNP shall identify the area(s) being proposed for managing stormwater. These areas are required to be a combination of the following:

(a) Swale within a planted median;

(b) Swale within a continuous tree planter adjacent to the travel lane;

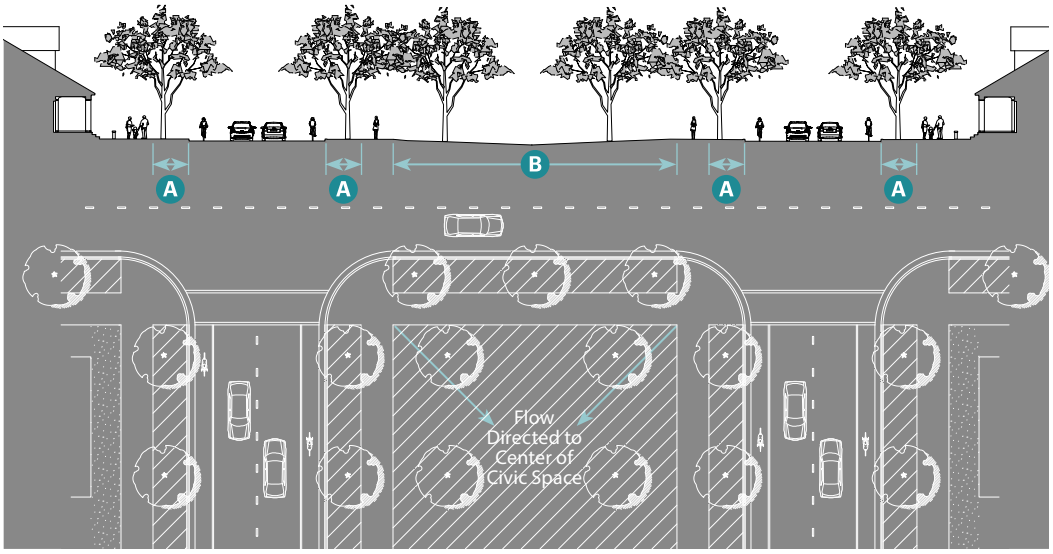
(c) Pond or other water body; and/or

(d) Areas within an allowed civic space type.

(3) The area(s) used for stormwater management is to be designed for both seasonal temporary on-site retention of stormwater and as public open space for the neighborhood(s) accessible to the public.

(4) The stormwater management area(s) may connect with those of adjacent development(s).

Figure 08.020.4 Stormwater Management Diagram



Potential Area for Stormwater Management

A Planted Swale

B Civic Space Graded to also Accommodate Stormwater

Table 08.020.B: Required Allocation Mix of Zones		
Zone	Minimum % of Land[1]	Maximum % of Land[1]
Walkable Development	Total to not exceed 100%	
T3EN	None	10%
T3SN	None	15%
T4SN.S	10%	40%
T4CN.M	25%	40%
T4SMS.S	None	25%
Walkable Development within 1,500 feet of transit stop[2]	Total to not exceed 100%	
T3EN	None	5%
T3SN	None	10%
T4SN.S	30%	50%
T4CN.M	40%	70%
T4SMS.S	None	30%

[1] Net area after subtracting rights-of-way for streets and open/civic space

[2] A high-frequency transit stop with approximately 15-minutes between arriving buses

8. Applying Zones

A. Allocation of Zones. The WNP shall map the proposed zones on the proposed blocks and any existing blocks in the development in compliance with the following:

(1) Sites less than three acres are required to apply one zone, using only the zones established in Chapter 3 (Zones); or

(2) Sites greater than three acres and up to 20 acres shall apply at least two zones using only the zones established in Chapter 3 (Zones); or

(3) Sites over 20 acres shall apply zones in compliance with the allocation mix standards in Table B (Required Allocation Mix of Zones).

B. Organization of Zones. Zones shall be organized and mapped in a manner that responds appropriately to the various design site conditions. When applying or amending zone boundaries, more intense zones (i.e., T4SMS.S) shall be organized around a neighborhood main street, civic or open space, transit stop, or civic building locations suitable for greater intensities. These areas shall not be located on slopes greater than six percent.

C. Transition between Zones. Transitions between zones shall occur within the block or across alleys along the adjacent prevailing slope.

08.030 Walkable Neighborhood Plan

1. Walkable Neighborhood Plan (WNP) Standards

   A. Organization. Each WNP is required to:

      (1) Identify the zone(s), civic space(s), street and block network, as allowed to be adjusted by Table 09.020.A (Adjustments to Standards); and

      (2) Be in compliance with the design standards of Section 08.020 (General to Walkable Community Design).

2. Required Content

   A. General. Each WNP shall include the following information:

      (1) Boundaries of the proposed development;

      (2) Existing and proposed blocks within 1,500 linear feet of the development boundaries;

      (3) Open space not to be developed (if any);

      (4) Civic space, in compliance with Section 08.040 (General to Civic Space); and

      (5) Mapping of proposed zones in compliance with Subsection 08.020.8.

   B. Illustrative Site Plan

      (1) The proposed physical character of the WNP shall be identified on an Illustrative Plan showing, in plan view, the proposed building types and private frontage types on each block and the proposed public frontage types showing proposed trees and landscaping along streets and in civic space types.

      (2) As individual needs of a development may change over time, the building types specified in the WNP may be substituted with other building types allowed by the zone in compliance with the zone standards.

3. Required Mix of Building Types and Private Frontage Types

   A. The WNP shall maintain a mix of at least two different building types and two different private frontage types within each block, using only the types allowed in the zone(s).

   B. The WNP shall maintain a mix of at least two different architectural styles within each block.

   C. The WNP shall show dimensioned block depths for both halves of each block to demonstrate compliance with the minimum design site depth required for the building types in each zone.

   D. The applicant may choose to show the shortest minimum design site depth allowed in each zone with an acknowledgement that the selected depth may not accommodate the full range of building types allowed by the zone.

08.040 General to Civic Space

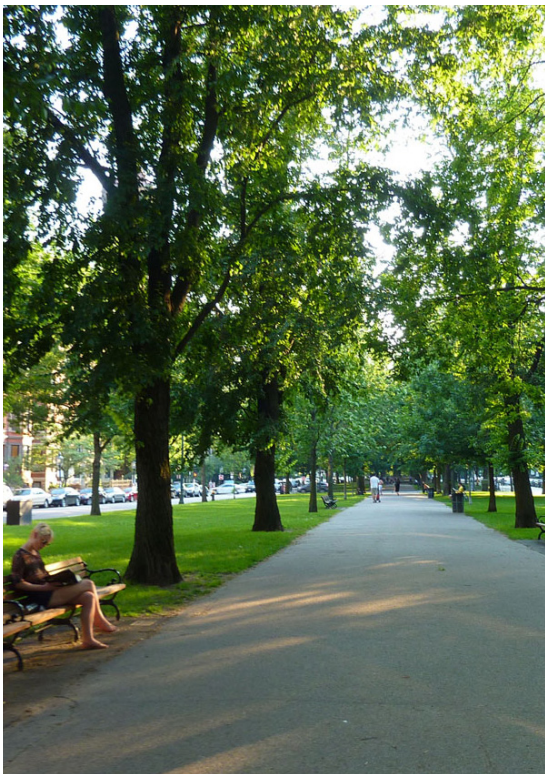
1. The WNP shall identify open spaces and civic space types in compliance with the following standards and the standards of Table A (Civic Space Types Overview).
2. When hillsides are within the development, the hillside ridge(s) shall be the location for civic and open space.
3. Required civic and open space identified on the WNP may be adjusted from its identified location by up to 100 feet in any direction.
4. Public access and visibility is required along public parks, natural open spaces, and civic uses, including creeks and drainages and stormwater management areas, and shall be fronted by:
   A. Single-loaded frontage streets (those with development on one side and open space on the other);
   B. Bike and pedestrian paths; or
   C. Other methods of frontage that provide similar access and visibility to the open space allowed in the zone. Such access may be provided through public easements or other similar methods.
5. Amount of Civic Space Required. As required by Subsection 08.020.2, development design sites are required to set aside a minimum area of the design site as civic space. One or more civic spaces may be used to meet the required area.
6. Building Frontage Along or Adjacent to a Civic Space. The facades on building design sites attached to or across a street from a civic space shall be designed as a "front" on to the civic space, in compliance with Subsection 5 and Subsection 8 of the zone.
7. Civic Space Types Overview. This Subsection identifies the allowed civic space types and standards for improvements to existing civic spaces and for construction of new civic spaces. For each civic space type, Subsection 1 and Subsection 3 are regulatory, and Subsection 2 and Subsection 4 are non-regulatory. Allowed civic space types are identified in Table A (Civic Space Types Overview).

Table 08.040.A: Civic Space Types Overview

	Specific Standards	Zones				
		T3		T4		
		EN	SN	SN.S	CN.M	SMS.S
Greenway	08.040.8	P	P	P	P	X
Green	08.040.9	P	P	P	P	X
Plaza	08.040.10	X	X	X	X	P
Playground	08.040.11	P	P	P	P	P
Community Garden	08.040.12	P	P	P	P	P
Passage	08.040.13	P	P	P	P	P

Key	P = Allowed	X = Not Allowed

8. Greenway







1. Description
A multiple-block long linear space for community gathering and strolling for nearby residents and employees, defined by a tree-lined street on at least one side, sometimes forming a one-way couplet on its flanks and by the fronting buildings across the street. Greenways serve an important role as a green connector between destinations.

2. General Character
Formal or informal dominated by landscaping and trees with integral stormwater management capacity
Hardscape path
Spatially defined by tree-lined streets and adjacent buildings

3. Size and Location	
Size	2 continuous blocks in length, min.
Width	60' min.
Shall front at least one street	

4. Typical Uses
Uses as allowed by the Zone

9. Green







1. Description
A large space available for unstructured and limited amounts of structured recreation.
2. General Character
Formal or informal with integral stormwater management capacity
Primarily planted areas with paths to and between recreation areas and civic buildings
Spatially defined by tree-lined streets and adjacent buildings
3. Size and Location
Size 300' x 300' min.
Street required on at least one side of the Green.
Facades on design sites attached to or across a street shall "front" on to the Green.
4. Typical Uses
Uses as allowed by the Zone

10. Plaza







1. Description
A community-wide focal point primarily for civic purposes and commercial activities.
2. General Character
Formal, urban
Hardscaped and planted areas in formal patterns
Spatially defined by buildings and tree-lined streets
3. Size and Location
Size 50' x 50' min.
Street required one of the Plaza's sides.
Facades on design sites attached to or across a street shall "front" on to the Plaza.
4. Typical Uses
Uses as allowed by the Zone

11. Playground







1. Description
A small-scale space designed and equipped for the recreation of children. These spaces serve as quiet, places protected from the street and in locations where children do not have to cross any major streets. An open shelter, play structure(s), or interactive art and fountain(s) may be included. Playgrounds may be included within all other civic space types except Community Garden.
2. General Character
Play structure(s), interactive art, and/or fountain(s)
Shade and seating provided
May be fenced
Spatially defined by trees
3. Size and Location
Size 40' x 60' min.
4. Typical Uses
Uses as allowed by the Zone

12. Community Garden







1. Description
A small-scale space designed as a grouping of garden plots available for small-scale cultivation. Community gardens may be fenced and may include a small accessory structure for storage. Community Gardens may be included within all other civic space types except Playgrounds.

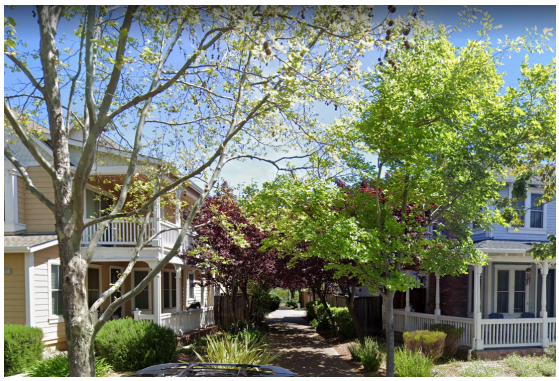
2. General Character
Informal or Formal, urban
Combination of planted areas and hardscape
Spatially defined by building frontages and adjacent street trees
Walkways along edges or across space

3. Size and Location	
Size	No minimum; within any design site as allowed by the zone

4. Typical Uses
Uses as allowed by the Zone

13. Passage







1. Description
A pedestrian pathway that extends from the public sidewalk into a civic space and/or across the block to another public sidewalk. The pathway is lined by non-residential shopfronts and/or residential ground floors and pedestrian entries as required by the zone.
2. General Character
Formal, urban
No accessory structure(s)
Primarily hardscape with landscape accents
Spatially defined by building frontages
Trees and shrubs in containers and/or planters
3. Size and Location
Size 20' min. clear width between or through buildings
Ground floor facades shall be in compliance with facade zone in Subsection 5 and frontages allowed in Subsection 8 of the zone.
Dooryards, porches, patios, and sidewalk dining shall not encroach into the minimum required width.
4. Typical Uses
Uses as allowed by the Zone

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Chapter 9: Adjustments

Sections:

09.010 Purpose
09.020 Procedures

09.010 Purpose

1. This Chapter allows for minor deviations from certain standards in this FBC for specific situations because of the prescriptive nature of the standards.
2. Section 09.030 (Adjustments to Standards) identifies the situations eligible for deviation(s) from the standards subject to required findings.
3. Design standards from state law(s) that are more restrictive prevail over the FBC standards and shall not be adjusted.

09.020 Procedures

1. Adjustment requests shall be reviewed and processed as follows:
   A. The Review Authority shall grant an Adjustment for only the standards identified in Tables A and B.
      (1) Table A contains the situations eligible for adjustments and the required findings for lots with less than six percent slope.
      (2) Table B contains the situations eligible for adjustments and the required findings for lots with more than six percent slope.
   B. If the development for which an Adjustment is requested meets the required findings, the identified Administrative Relief shall be granted. The Adjustment shall be processed concurrently with the County's application processing requirements identified in Section 20.62.110 [Form-Based (FB) Combining Districts].
2. Adjustment requests involving any of the following features (i.e., trees, rock outcrop, historic building/feature, and/or utility infrastructure) shall be accompanied by existing conditions documentation identifying the feature(s).
3. Depending on the unique characteristics and dimensions on an individual parcel, it is possible that the full development potential of the zone may not be achievable even after applying the allowed adjustments in this Section.

Table 09.020.A: Adjustments to Standards for Design Sites Less Than 6% Slopes			
Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
1. Design Site Dimensions			
a. Depth or Width Decrease in the minimum required or maximum allowed	i. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard. ii. An existing or new design site can be developed consistent with the intent of the zone as described in Subsection 1 of the zone.	Up to 10% of the standard	Subsection 3 of the zone
2. Building Setbacks			
a. Front, Side Street, Side or Rear Increase or decrease in the minimum to maximum required setback for a primary building and/or wing(s)	i. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard. ii. The existing lot is 80' or less in depth, preventing compliance with the rear setback standard. iii. An existing or new design site can be developed consistent with the intent of the zone as described in Subsection 1 of the zone.	Up to 25% of the standard	Subsection 5 of the zone
b. Facade within Facade Zone Reduction of the minimum amount of facade required within or abutting the facade zone	i. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard. ii. An existing or new design site can be developed consistent with the intent of the zone as described in Subsection 1 of the zone. iii. The horizontal unbuilt area resulting from this adjustment is landscaped per the standards in Section 04.030 (Landscaping and Lighting).	Up to 25% of the standard	Subsection 5 of the zone

Standards for private frontage apply [See Chapter 6 (Private Frontage Type Standards)], and any adjustment shall not preclude the application of a private frontage type.

Table 09.020.A: Adjustments to Standards for Design Sites Less Than 6% Slopes (Continued)

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
3. Building Footprint			
a. Size of Main Body or Wing(s) Increase in the allowed width or length	i. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard.	Up to 10% of the standard	Subsection 3 of the building type
	ii. An existing or new design site can be developed consistent with the intent of the zone as described in Subsection 1 of the zone.		
	iii. The wing(s) is one-story less in height than the main body.		
	iv. The building complies with the setbacks of the zone or as allowed to be adjusted by this Section.		
4. Parking Location			
a. Front or Side Street Setback Reduction in the required parking setback	i. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard.	Up to 10% of the standard when the required setback is 15' or more.	Subsection 7 of the zone
	ii. An existing or new design site can be developed consistent with the intent of the zone as described in Subsection 1 of the zone.	Up to 20% of the standard when the required setback is less than 15'.	
	iii. The driveway is in compliance with the zone standards.		
	iv. The ground floor space remains habitable in compliance with the zone standards, as allowed to be adjusted by this Section.		Subsection 3 of the zone

Standards for private frontage apply [See Chapter 6 (Private Frontage Type Standards)], and any adjustment shall not preclude the application of a private frontage type.

Table 09.020.B: Adjustments to Standards for Design Sites Over 6% Slopes			
Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
1. Design Site Dimensions			
a. Depth Increase or decrease in minimum to maximum design site depth	i. Existing slope exceeds 15% grade for at least 50% of design site depth.	Up to 25% max. of the standard	Subsection 3 of the zone
	ii. If an adjustment is granted for an increase in the Main Body and Rear wing resulting in the need to change the development site depth, the development site depth may increase as allowed in this Section.		
	iii. An existing or new design site can be developed consistent with the intent of the zone as described in Subsection 1 of zone.		
b. Width Increase or decrease in minimum to maximum design site width	i. Existing slope exceeds 15% grade for at least 25% of design site width.	Up to 20% max. of the standard	Subsection 3 of the zone
	ii. An adjustment granted for an increase in the main body and rear wing results in needing to change the development site depth by up to 25%.		
	iii. An existing or new design site can be developed consistent with the intent of the zone as described in Subsection 1 of the zone.		
2. Building Setbacks			
a. Front,Side Street, Side or Rear Increase or decrease in minimum to maximum required setback areas for primary building and/or wing(s)	i. Existing slope exceeds 20% within at least the first 30' of site depth.	Increase in the maximum setback to within 5' of the design site line. Where side street setback is 5' minimum, reduction in the minimum setback to within 3' of the design site line.	Subsection 5 of the zone
	ii. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard.		
	iii. An existing or new design site can be developed consistent with the intent of the zone as described in Subsection 1 of the zone.		
	iv. The existing lot depth is less than 80'.	Reduction in the maximum front setback up to 30' from the front design site line.	

Standards for private frontage apply [See Chapter 6 (Private Frontage Type Standards)], and any adjustment shall not preclude the application of a private frontage type.

Table 09.020.B: Adjustments to Standards for Design Sites Over 6% Slopes (Continued)

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
3. Building Footprint			
a. Size of Main Body or Wing(s) Increase in the allowed width or length	i. Existing slope exceeds 15% grade for at least 50% of the design site width or depth. ii. An existing or new design site can be developed consistent with the intent of the zone as described in Subsection 1 of the zone. iii. The building is in compliance with the setbacks of the zone or as allowed to be adjusted by this Section.	Up to 25% of the standard	Subsection 3 of the building type
4. Site Grading			
a. Retaining Wall (Height) Increase in maximum retaining wall height or length	i. Existing slopes exceed 20% grade for at least 50% of the design site width or depth. ii. The retaining wall or series of retaining walls cannot be seen from the adjacent public sidewalk or adjacent property. iii. Retaining walls not within the building footprint are less than 50' in total length along the rear design site line or any design site line.	Increase in retaining wall height up to 15' along rear and/or side design site line(s); Increase in retaining wall height up to 20' within the building footprint	Subsection 04.050.5
5. Block Face and Perimeter			
a. Length Increase in maximum length of new or modified block	i. Existing slope along at least one side of the block exceeds 15% grade, resulting in new street(s) that exceeds maximum allowed grade, preventing compliance with the standards.	Up to 25% of the standard	Table 08.020.A (Block Size Standards)

Standards for private frontage apply [See Chapter 6 (Private Frontage Type Standards)], and any adjustment shall not preclude the application of a private frontage type.

Table 09.020.B: Adjustments to Standards for Design Sites Over 6% Slopes (Continued)

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
6. Parking Location Setbacks			
a. Front or Side Street Reduction in a required parking setback.	One or more of the following techniques are applied, as allowed by this Section:		
	i. Surface: Parking is uncovered and located between the building and the street due to existing lot depth that is less than 80' preventing compliance with the parking setbacks location.	Front Setback: The parking location setbacks standards do not apply. Only one parking space allowed in the front setback along either side of the development site, for up to 6 parking spaces. Other parking spaces must be tandem. Front Setback: Reduction to 18' behind the primary building facade. Side Street Setback: Reduction to 5' behind the primary building facade. Habitable Space: Reduction in the minimum depth to 15'.	Subsection 7 of the zone; Subsection 4 of the zone
	ii. Podium: Parking under primary building is enclosed and access is only from one side of the development site for development sites 150' or less in width. Habitable space, in compliance with Subsection 4 of the zone as allowed to be reduced by this Section, is between the front of the building and the parking spaces. The parking garage access is not greater than 10' in width.		
	iii. Tandem Parking: Tandem parking spaces may be arranged in a series of up to 6 total parking spaces, but only up to 3 side-by-side, from the front development site line.		
	iv. Subterranean Parking: Parking spaces are located below the adjacent finished grade of the building to the zone's building setbacks.	All Setbacks: Reduced to match the building setbacks of the zone or as allowed to be adjusted by this Section.	
	v. Stacked Parking System: Parking spaces are arranged in a system that provides up to 3 spaces in the horizontal area of one space. The garage access is not greater than 10' in width.	Front and/or Side Street Setback: Reduced to be the same as the primary building setback. Reduction in the minimum habitable space depth to 18'.	

Standards for private frontage apply [See Chapter 6 (Private Frontage Type Standards)], and any adjustment shall not preclude the application of a private frontage type.

Chapter 10: Definitions

Sections:

10.010 Purpose
10.020 Definitions
10.030 Measurement Methods

10.010 Purpose

This Chapter provides definitions for specialized terms and phrases used in this FBC. All other applicable definitions in Chapter 20.130 (Definitions) apply.

10.020 Definitions

A. Definitions

Abutting. Having a common property line or district boundary, or separated by a private or public street or easement.

Access or Service Drive. A public or private way of paving or right-of-way of not more than 30 feet affording means of access to property.

Access Frontage or Service Road or Street. A public or private street or right-of-way of not less than minimum standards as specified by the subdivision ordinance of the County affording means of access to property.

Accessory Dwelling Unit (ADU). An attached or detached residential dwelling unit which provides complete living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, which is located on the same parcel as a single-unit dwelling.

Accessory Structure (syn. Accessory Building). A structure physically detached from, secondary and incidental to, and commonly associated with a primary structure or use on the same site. Accessory structures normally associated with a residential use property include, but are not limited to: garages (unenclosed or enclosed) for the storage of automobiles (including incidental restoration and repair), personal recreational vehicles, and other personal property; studios; workshops; greenhouses (noncommercial); enclosed cabanas and pool houses; and storage sheds. Accessory structures normally associated with a non-residential use property include, but are not limited to: garages (unenclosed or enclosed) for the storage of automobiles and work related vehicles and equipment (including incidental restoration and repair); storage structures; workshops; and studios.

Accessory Structure, Major (Major Accessory Structure). An accessory structure with a footprint greater than 120 square feet.

Accessory Structure, Minor (Minor Accessory Structure). An accessory structure with a footprint of 120 square feet or less.

Addition. The enlargement of an improvement accomplished by appending a new improvement.

Adjacent. Sharing a common design site line, or having design site lines separated only by an alley.

Adjacent Buildings. Two or more buildings located upon adjacent design sites.

Advisory Agency. The County staff member or County policy-making or review authority responsible for acting on an application.

Alley. A public or private way to be used primarily for vehicular access to the back or side of a design site of real property that otherwise abuts a street.

Alter. To create physical change in the internal arrangement of rooms or the supporting members of a structure, or a change in the external appearance of any structure, not including painting.

Amusement Center or Facility. A place of amusement, recreation, or entertainment, involving assemblages of people.

Ancillary Structure (syn. Ancillary Building). See "Accessory Structure."

Apartment, Efficiency. A dwelling unit in a multi-unit building, consisting of not more than one habitable room, excluding the kitchen or kitchenette and sanitary facilities, of a total floor area of not more than 400 square feet.

Applicant. Any individual, firm, or any other entity that applies to the County for the applicable permits to undertake any construction or development within the County.

Architectural Feature. Exterior building element intended to provide ornamentation to the building massing including, but not limited to: eaves, cornices, bay windows, window and door surrounds, light fixtures, canopies, and balconies. Architectural features does not include floor area. A window opening that includes an opening on each side.

Attached Building or Structure. Any building or structure which is structurally a part of or has a common wall and/or continuous roof with a primary building or structure, except where such connection is a breezeway or walkway incidental to and not a necessary part of the construction of the primary building.

Average Slope. The result of dividing the length of a slope by the difference in elevation at the top and bottom of the slope. See Section 10.030.1.C for measurement methods.

Awning. A roof or cover which projects from a wall of a building over a window or door, made of canvas, aluminum, or similar material, which may be fixed in place or be retractable.

B. Definitions

Base Flood Elevation. As designated by Federal Emergency Management Agency (FEMA), the elevation of surface water resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

Basement. A story whose floor is more than 12 inches, but not more than half of its story height below the average level of the adjoining finished grade (as distinguished from a "cellar," which is a story more than one-half below such level). A basement, when used as a dwelling, shall not be counted as a story for purposes of height measurement.

Bathroom. A room that contains all of the following features: a bathtub or shower, a washbowl, and a toilet.

Bay. A division of a building as defined by solid vertical elements at its boundaries, especially the portion included between two consecutive supports. Openings such as windows and doors may appear within each facade bay. See Subsection 10.030.4 for measurement method.

Bay Window. An architectural projection from the building cantilevered from the facade, consisting of one or more stories in height, containing at least 60 percent glass area.

Block. An area of land separated from other areas by adjacent streets, railroads, rights-of-way, public areas, or the subdivision boundary.

Block Face. The aggregate of all the building facades on one side of a block. The block face provides the context for establishing architectural harmony.

Block Length. The horizontal distance from the right-of-way on one end of the block to the right-of-way on the other end along the same street.

Block Perimeter. The aggregate of all sides of a block bounded by the abutting rights-of-way.

Block-Scale, Building. A building that is individually as large as a block or individual buildings collectively arranged along a street to form a continuous facade as long as most or all of a block.

Building. A structure consisting of one or more foundations, floors, walls, and roofs that surround an interior space, and may include exterior appurtenant structures including, but not limited to, porches and decks.

Buildable Area. The horizontal area in which a building is allowed to be constructed.

Building Elevation. The exterior wall of a building not adjacent to a public right-of-way, the front or side along a private street, or civic space.

Building Entrance. A point of pedestrian ingress and egress to the front of a building along the sidewalk of the street immediately adjacent to the building.

Building, Existing. See "Structure, Existing."

Building Facade. The exterior wall of a building adjacent to a street, the front or side along a private street, or civic space.

1. Building Facade, Front. The exterior wall of a building adjacent to a street or civic space.
2. Building Facade, Side Street. The exterior wall of a building adjacent to a side street.
3. Building Facade, Interior Side. The exterior wall of a building adjacent to the interior design site line(s).
4. Building Facade, Rear. The exterior wall of a building opposite the front.

Building Form. The overall shape and dimensions of a building.

Building Frontage. The facade(s) along the front and side street of the design site.

Building Frontage, Principal. The facade along the front of the design site, typically the narrower of sides and identified by an address.

Building, Primary. The building that serves as the focal point for all activities related to the principal use of the design site.

Building, Setback. See "Setback, Building."

Building Type. A structure defined by its combination of configuration, disposition, and function.

By-Right, Approval. Approval by administrative staff of certain uses, improvements, and developments not requiring further review and in compliance with all applicable standards.

C. Definitions

Carriage House. A second permanent dwelling that is accessory to a primary dwelling on the same site. A carriage house provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, sanitation, and parking, and if attached to the primary dwelling, is provided exterior access separate from the primary dwelling. See Section 05.040 (Carriage House).

Carshare Parking Space. A parking space required to be dedicated for current or future use by a carshare service through a deed restriction, condition of approval, or license agreement. Such deed restriction, condition of approval, or license agreement shall grant priority use to any carshare service that can make use of the space, although such spaces may be occupied by other vehicles so long as no carshare organization can make use of the dedicated carshare space(s).

Carshare Service. A service that provides a network of motor vehicles available to rent by members by reservation on an hourly basis or in smaller intervals.

Ceiling Height, Ground Floor. The height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms which include, but are not limited to: bathrooms, closets, utility rooms, and storage spaces.

Ceiling Height, Upper Floor(s). The height from finished floor to finished ceiling of primary rooms on the floor(s) above the ground floor, not including secondary rooms which include, but are not limited to: bathrooms, closets, utility rooms, and storage spaces.

Cellar. That portion of a building between floor and ceiling which is wholly or partly below grade and so located that the vertical distance from grade to the floor below is equal to or greater than the vertical distance from grade to ceiling. A cellar shall not be counted as a story, for the purpose of height standards.

Center. Concentration of ground floor shopping, restaurants, and services, with additional offices and housing located above, within a Walkable Urban context..

Chamfered. A transitional edge between two faces of an object. Sometimes defined as a form of bevel, it is often created at a 45° angle between two adjoining right-angled faces.

Chamfered Facade Corner. An external wall of a building joining two perpendicular exterior walls, typically at a symmetrical, 45 degree angle creating a beveled edge to the building rather than a 90 degree corner.

Civic. A term defining not-for-profit organizations that are dedicated to arts, culture, education, religious activities, recreation, government, transit, and public parking facilities.

Civic Building. A structure operated by governmental or not-for-profit organizations and limited to civic and related uses.

Civic Space. An outdoor area dedicated for public gathering and civic activities. See Section 08.040 (General to Civic Space).

Common Courtyard. An entry court, forecourt, or courtyard shared by multiple residential units or commercial spaces. See Subsection 10.030.3.A.(4) for measurement method.

Common Open Space. An entry court, forecourt, courtyard, or other on-site open space shared by multiple residential units or non-residential units. See Subsection 10.030.3.A.(3) for measurement method.

Common Space (syn. Common Area). A portion of a development held in common and/or single ownership, is not reserved for the exclusive use or benefit of an individual tenant or owner, and is available for use by all persons who reside or work in the building or on the design site. See Subsection 10.030.3.A.(3) for measurement method.

Communication Equipment Building. A building housing operating electrical and mechanical equipment necessary for the conduct of a communications business with or without personnel.

Communications Tower. Any structure which supports an antenna.

Community Center. A multi-purpose meeting and recreational facility typically consisting of one or more meeting or multi-purpose rooms, kitchen, and/or outdoor barbecue facilities, that are available for use by various groups for such activities as meetings, parties, receptions, dances, etc.

Community Development Director. See “Director."

Condominium. An estate in real property consisting of an undivided interest in common in a portion of the property together with a separate interest in space called a unit, the boundaries of which are described on a recorded final map, design site map, or condominium plan. The condominium may be commercial, industrial, residential, or any combination. [Civil Code §783, §1351(f)].

Condominium Conversion. The conversion of an existing structure into separately owned commercial, industrial, or mixed-use units.

Corner Element. A physical distinction in a building at the corner of two streets or a street and public space.

Corner Entry. An entrance located on the corner of a building.

Cornice. The crown molding of a building or element.

Cottage Court. See Section 05.080 (Cottage Court).

Courtyard (syn. Court). An unroofed area that is completely or partially enclosed by walls or buildings on at least two sides and often shared by multiple residential units or non-residential units, not including off-street parking. See Subsection 10.030.3.A.(4) for measurement method.

Courtyard Building, Neighborhood and Core. See Section 05.110 (Neighborhood Courtyard) and Section 05.150 (Core Courtyard).

Coverage

1. Coverage, Accessory Structures. The sum of the footprint area of all structures on a design site.
2. Coverage, Building. The floor area of the largest story of a building divided by the total design site area.
3. Coverage, Design Site. The portion of the design site expressed as a percentage that is covered in buildings or other structures.

Co-working Space. A facilitated environment which may contain shared facilities including, but not limited to: conference rooms, reception services, phones, and other business amenities. Work spaces are used by a recognized membership who share the site in order to interact and collaborate with each other as part of a community and to reduce duplicated costs by sharing facilities. The uses shall have externally observable attributes similar to uses allowed in the zone in which that they are located. Equipment is limited to those which do not generate noise or pollutants in excess of what is customary within a typical office environment. Such space located in a research & development building may use equipment consistent with research & development uses. Co-working space may be interchangeably referred to as “incubator space."

Cul-de-sac. A street which connects to another public street only at one end and is not planned for later extension.

Crawl Space. A shallow unfinished uninhabitable space beneath the floor or under the roof of a building, that provides access to utility, structural, and other building components not readily accessible from the habitable portions of the building.

Crenel. A notch between two merlons (solid upright section of a crenellated parapet), often found in medieval architecture.

Crenellated. Having regularly-spaced, often rectangular gaps, often referring to a parapet or battlement in medieval architecture.

Crenellation. The series of regularly-spaced, often rectangular crenels along a parapet.

D. Definitions

Dangerous or Objectionable Elements. Any land or building structure used or occupied in any manner so as to create any dangerous, injurious, noxious, or otherwise objectionable fire, explosive, or other hazard; noise or vibration, smoke, dust, odor, or other form of air pollution; heat, cold, dampness, electrical, or other disturbance; glare; liquid or solid refuse or wastes; or other substance, condition or elements in such manner or in such amount as to adversely affect the surrounding area or adjoining premises.

Days. Calendar days unless this FBC specifies otherwise.

Dedication. The transfer by a subdivider to a public entity of title to real property or an interest therein, or of an easement or right in real property, the transfer of facilities, the installation of improvements, or any combination of these.

Defensible Space. A public, private, or semi-private residential environment whose physical characteristics—building layout and site plan—function to allow inhabitants themselves to become key agents in ensuring their security.

Density Bonus. A density increase over the maximum allowable residential density of the zone.

Dentils. Small, rectangular blocks found under a cornice in classical architecture. A decorative element, dentils bear resemblance to teeth, their namesake.

Department. The Marin County Community Development Agency.

Depth, Ground-Floor Space. The distance from the street-facing facade to the rear interior wall of the ground-floor space available to an allowed use.

Depth-to-Height Ratio. The relationship of the depth of a space measured perpendicular to a building divided by the average height of the buildings adjacent to the space.

Design Site. A portion of land within a parcel, delineated from other design sites and/or parcels to accommodate no more than one building type. The main purpose of a design site is to allow a parcel large enough to contain more than one building type to contain multiple building types while not requiring the legal subdivision of the parcel into additional parcels.

1. Design Site, Corner. A design site located at the intersection of two or more streets, where they intersect at an interior angle of not more than 175 degrees. If the intersection angle is more than 175 degrees, the design site is considered an interior design site.
2. Design Site, Flag. A design site not meeting minimum design site frontage standards and where access to a public or private street is provided by means of a long, narrow driveway between abutting design sites.
3. Design Site, Interior. A design site abutting only one street.
4. Design Site, Through. A design site with two or more frontage lines that do not intersect.

Design Site Area. The total square footage or acreage of horizontal area included within the design site lines.

Design Site Coverage. See "Coverage."

Design Site Depth. The horizontal distance between the front design site line and rear design site line of a design site measured perpendicular to the front design site line.

Design Site Line. The perimeter and geometry of a design site demarcating one design site from another.

1. Design Site Line, Front. One of the following:
    a. The frontage line in the case of a design site having a single frontage line;
    b. The shortest frontage line in the case of a corner design site with two frontage lines, neither of which are adjacent to a thoroughfare or a design site with independent frontage;
    c. The frontage line generally perceived to be the front design site line in the case of a corner design site with three or more frontage lines, none of which are adjacent to a thoroughfare or a design site with independent frontage;
    d. The frontage line adjacent to a thoroughfare in the case of a corner design site with two or more frontage lines, one of which is adjacent to a thoroughfare;
    e. The frontage line adjacent to a design site with independent frontage in the case of a corner design site with two or more frontage lines, one of which is adjacent to a design site with independent frontage; or
    f. The frontage line adjacent to the front design site line of an adjacent design site in the case of a through design site.
2. Design Site Line, Rear. That design site line opposite the front design site line.
3. Design Site Line, Side. Design site lines connecting the front and rear design site lines.

Design Site Width. The horizontal distance between the design site lines measured perpendicular to the front design site line.

Detached. Separate or unconnected.

Development Site. The parcel(s) or portion(s) thereof on which proposed structures and improvements are to be constructed.

Diligently Pursued. Continued with constant or appropriate effort.

Director. Director of the Marin County Community Development Agency, an appointed representative.

Display. An item or arrangement of items indoors that is not attached to a window, door or wall.

Disposition, Formal. Composed in a formal arrangement, in a regular, classical, and typically symmetrical manner.

Disposition, Informal. Composed in an informal character with a mix of formal and natural characteristics.

Disposition, Natural. A preservation of the existing natural condition or a composition of elements arranged as they would appear in nature, with irregular shapes and asymmetry.

Distance Between Entries. The horizontal distance between entrances to a building or buildings, measured parallel to the facade.

Dormer. A roofed structure, often containing a window, that projects vertically beyond the plane of a pitched roof. A dormer window (also called dormer) is a form of roof window.

Driveway. A vehicular lane within a design site, or shared between two design sites, usually leading to a garage, other parking, or loading area.

Duplex Side-by-Side. See Section 05.060 (Duplex Side-by-Side).

Duplex Stacked. See Section 05.070 (Duplex Stacked).

Dwelling, Group Living (syn. Cohousing). Dwellings designed for occupancy of groups living together and having a central dining facility.

Dwelling, Multiple. A building designed or used for three or more dwelling units.

Dwelling, Second Unit. A separate, complete housekeeping unit with a separate entrance, kitchen, sleeping area, and full bathroom facilities, which is an attached or detached extension to an existing single-unit structure.

Dwelling Unit. A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

Dwelling Unit, Stacked. A dwelling unit situated immediately above or below another dwelling unit.

E. Definitions

Eave. The edge of the roof that overhangs the face of the adjoining wall. The bottom of the eave can range from exposed rafters ("open eave") to a finished horizontal surface ("closed eave").

Elevated Ground Floor. A ground floor situated above the grade plane of the adjacent sidewalk.

Encroachment. Any architectural feature, structure, or structural element—including, but not limited to, a gallery, fence, garden wall, porch, stoop, balcony, bay window, terrace, or deck—that breaks the plane of a vertical or horizontal regulatory limit by extending: into a setback, beyond the build-to-line into the public frontage, or above a height limit.

Entablature. Syn. Expression Line. A horizontal, continuous lintel on a classical building supported by columns or a wall, comprising the architrave, frieze, and cornice.

Entasis. A slight convex curve in the shaft of a column, introduced to correct the visual illusion of concavity produced by a straight shaft.

Entry. An opening, including, but not limited to, a door, passage, or gate, that allows access to a building.

1. Entry, Primary. The opening that allows access to a building directly from the sidewalk along the front facade.
2. Entry, Service. An entrance located toward or at the rear of the building intended for the delivery of goods and removal of refuse.

Established Landscape. The point in time at which plants have developed roots into the soil adjacent to the root ball.

Establishment Period. The first year after installing a plant in a landscape.

External Employees. An employee who does not reside at his or her place of employment.

F. Definitions

Facade. See "Building Facade."

Facade Zone. The area between the minimum and maximum setback lines along the front of a design site and along the side street of a corner design site where the building facade is required to be placed. The zone standards identify the minimum amount of facade to be placed in the facade zone. See Subsection 10.030.2 for measurement method. .

Facility. An improvement, structure, or building that is designed and used for a particular purpose.

Fence. A structure, made of wood, metal, masonry, or other material, typically used to screen, enclose, or divide open space for a setback or along a design site line.

Finish Level, Ground Floor. Height difference between the finished floor on the ground floor and the adjacent sidewalk. In the case of a terrace frontage that serves as the public right-of-way, the floor finish level is the height of the walk above the adjacent street. Standards for ground floor finish level for ground floor residential uses do not apply to ground floor lobbies and common areas in multi-unit buildings.

Flex Space. A room or group of internally connected rooms designed to accommodate an evolution of use over time in response to an evolving market demand. Typically designed to accommodate future commercial uses, while accommodating less intense short-term uses, including, but not limited to, residential or live/work, until the commercial demand has been established.

Flood Hazard. The threat of overflow stormwaters having the capability to flood lands or improvements, transport or deposit debris, scour the surface soil, dislodge or damage structures, or erode the banks of channels.

Floor Area. The sum of the gross areas of all stories of a building, measured from the exterior faces of the exterior walls. The floor area shall include any building that has a roof and is enclosed so as to provide shelter from the elements on three or more sides.

Floor to Lot Area Ratio. The floor area of the building divided by the total design site area.

Floor Coverage. See “Coverage."

Floorplate. An area measurement in square feet of either the gross or the rentable floor area of a typical floor in a building.

Floorplate, Commercial. The square footage area measurement of a floorplate dedicated to commercial uses.

Floorplate, Non-residential. The square footage area measurement of a floorplate dedicated to non-residential uses.

Floorplate, Residential. The square footage area measurement of a floorplate dedicated to residential uses.

Flow Rate. The rate at which water flows through pipes and valves, measured in gallons per minute or cubic feet per second.

Footprint Area. The total square footage contained within a footprint.

Footprint, Building. The outline of the area of ground covered by the foundations of a building or structure.

Forecourt. See Section 06.080 (Forecourt).

Form-Based Zone (syn. Transect Zone). One of several zones in this FBC and its associated design and development standards.

Fourplex. See Section 05.090 (Fourplex).

Freestanding Wall. A wall that is separate from a building and supported by independent means.

Front. See "Design Site Line, Front."

Front Loaded. (Front Access). Design sites that provide vehicular access from the front of the design site.

Frontage, Private. The area between the building facade and the back of the sidewalk abutting a street (public or private) or public open space.

Frontage, Public. The area between the on-street parking and the back of the sidewalk.

1. Avenue/Boulevard. Any street defined in Marin County Code Title 24 (Development Standards) as an arterial, collector, or industrial commercial road.
2. Main Street. A street developed for at least a block on either side with a mix of commercial and residential uses or exclusively with businesses.
3. Street. Any road, as defined in Marin County Code Title 24 (Development Standards).

Frontage Line. The design site line(s) of a design site fronting a street (public or private) or a civic space.

Frontage Type. A physical element configured to connect the building facade to the back of the sidewalk abutting a street or public open space depending on the intended physical character of the zone.

Fuel Station, Private. A private motor fuel dispensing facility exclusively serving the business occupying the subject property and not involving either wholesale or retail sales of motor vehicle fuels to other individuals or businesses.

Funeral Home. A room or chapel from which funeral services may be conducted.

Furniture Area. An area of space that allows for the placement of furniture without restricting the movement of pedestrians.

G. Definitions

Gable. A vertical wall in the shape of a triangle formed between the cornice or eave and the ridge of the roof.

Gallery. See Section 06.120 (Gallery).

Ganged. Refers to windows designed/found in an array of two or more.

Garage. A structure, or part thereof, used or intended to be used for the parking and storage of motor vehicles.

1. Garage, Private. A building or portion of a building, in which only motor vehicles used by the tenants of the building or buildings on the premises are stored or kept.
2. Garage, Public. A structure or portion thereof, other than a private garage, used for the storage, sale, hire, care, minor or major repair, or refinishing of self-propelled vehicles or trailers; except, that a structure or part thereof used only for storage or display of self-propelled passenger vehicles, but not for transients, and at which automobile fuels and oils are not sold and motor driven vehicles are not equipped, repaired, or hired, shall not be deemed to be a public garage

Glazing. Openings in a building in which glass is installed.

Grade. The finished ground level at any point along the exterior walls of a structure. Where walls are parallel to and within five feet of a sidewalk, alley or other public way, the level above ground shall be measured at the elevation of the sidewalk, alley or public way. Also see "Grade, Finished."

Grade, Finished. The final ground surface elevation after the completion of grading or other site preparation related to a proposed development that conforms to an approved Grading Permit or Building Permit. In cases where substantial fill is proposed, "finished grade" shall be established by the Director consistent with design sites in the immediate vicinity and shall not be, nor have been artificially raised to gain additional building height. Also see "Grade."

Grade, Pre-Development. The grade of a design site prior to any site improvements related to the proposed development.

Grading. Earthwork performed to alter the natural contours of an area.

Green Building Practices. A whole-systems approach to the design, construction, and operation of buildings and structures that helps mitigate the environmental, economic, and social impacts of construction, demolition, and renovation. Green building practices including, but not limited to, those described in the LEED™ rating system recognize the relationship between natural and built environments and seek to minimize the use of energy, water, and other natural resources and provide a healthy, productive environment.

Gross Floor Area. The total floor area inside the building envelope, including the external walls, but not including the roof.

Gross Parking Area. The total area of parking space and drive included on a design site.

Gross Residential Acreage. The total area, measured in acres, included within the design site lines of a residential development.

Ground Floor. The floor of a building located nearest to the level of the ground around the building.

Ground Floor Ceiling Height. Height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms including, but not limited to: bathrooms, closets, utility rooms, and storage spaces.

Guest House. A detached structure accessory to a single dwelling, accommodating living/sleeping quarters, but without kitchen or cooking facilities.

H. Definitions

Habitable Space. The portion of a building that is suitable for human occupancy.

Hand-Wrought. Wrought iron finish that appears hammered or shaped by hand

Hardscape. Paving, decks, patios, and other hard, non-porous surfaces.

Height

1. Height, Number of Stories. The number of stories in a structure allowed above adjacent finished grade. See "Stories."
2. Height, Overall. The vertical distance between adjacent finished grade and the highest part of the structure directly above. See Subsection 10.030.3.A.(6) for measurement method.
3. Height, Highest Eave/parapet. The vertical distance between adjacent finished grade and the highest eave or parapet of the building. See Subsection 10.030.3.A.(6) for measurement method.

Height, Above Grade. See Section 20.64.045.C (Height Limit and Exceptions).

Height Measurement on a Sloping Design Site. This is addressed in Subsection 10.030.1.B.(4).

High Water-use or Non-drought-Tolerant Plant. A plant that will require regular irrigation for adequate appearance, growth, and disease resistance.

Historic Resource. Any resource that has been designated as historic and listed in the historic resource inventory.

Historical Structure. Any building or structure listed on or eligible for listing on the national, state, or local register of historic resources.

House. See Section 05.050 (House).

House-Scale Building. A building that is the size of a small-to-large house and detached from other buildings, typically ranging from 24 feet to as large as 80 feet overall, including wings.

I. Definitions

Impervious. The area of any surface that prevents the infiltration of water into the ground including, but not limited to, roads, parking areas, concrete, and buildings.

Improved. An area which has been paved or planted and is permanently maintained as such.

Improvement. The product of any modification to a site structure or building, not including maintenance or repairs.

Infill. The development of vacant land that was bypassed by earlier waves of development and is now largely surrounded by developed land.

Irrigation Efficiency. The measurement of the amount of water beneficially used divided by the amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system, characteristics, and management practices.

Irrigated Landscape Area. An entire design site less the building footprint, driveways, non-irrigated portions of parking lots, and other hardscape areas. Landscape areas encompass all portions of a development site to be improved with planting and irrigation. They include water bodies including, but not limited to, fountains, swimming pools, and ponds. Natural open spaces without irrigation systems are not included.

J. Definitions

No specialized terms beginning with the letter J are defined at this time.

K. Definitions

Kitchen. A room that is utilized for the preparation of food and contains a kitchen sink.

L. Definitions

L-Shaped (syn. Ell). A horizontal form for the main body of a building or a massing composition, also referred to as an "Ell" which is an extension at a right angle to the length of a building.

Landing. A level area at the top or bottom of a staircase or between one flight of stairs and another.

Landscaping. Flowers, shrubs, trees, or other decorative material of natural origin.

LEED™ Rating System. The most recent version of the Leadership in Energy and Environmental Design (LEED™) Commercial Green Building Rating System, or other related LEED™ rating system, approved by the U.S. Green Building Council.

Lined Building. A two-part building consisting of an exterior occupiable building specifically designed to mask the interior building, which consists of a parking structure, building with few windows, or a parking lot, from a frontage.

Liner Building. An occupiable structure specifically designed to mask a parking lot or a parking structure from a frontage.

Lintel. A horizontal architectural member spanning and usually carrying the load above an opening

Listed Resource. See "Historic Resource."

Live/Work. An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-unit dwelling or multiple-unit dwelling, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:

1. Complete kitchen space and sanitary facilities; and
2. Working space reserved for and regularly used by one or more occupants of the unit.

Living Area. The interior habitable area of a dwelling unit, including basements and attics, but not including garages or any accessory structure.

Loading Dock(s). A platform where cargo from vehicles can be loaded or unloaded.

Loading Spaces, Off-street. Permanently improved and maintained areas on the design site dedicated to loading and unloading of materials, equipment, and merchandise.

Lodging. See “Bed and Breakfast” or “Hotel or Motel."

Low-Water-Use or Extra Drought-Tolerant Plant. A plant that can survive without irrigation throughout the year once established, although supplemental water may be desirable during drought periods for improved appearance and disease resistance.

M. Definitions

Main Body. The primary massing of a primary building. See Subsection 10.030.3.A.(1) for measurement method.

Main Facade. The front facade of a building.

Main Street Building. See Section 05.160 (Main Street Building).

Major. Having a greater size, scope, effect, characteristic, or quality relative to the other corresponding sizes, scopes, effects, characteristics, or qualities; or being the greater of two or more.

Maker Shopfront. See Section 06.090 (Maker Shopfront).

Massing. The overall shape or arrangement of the bulk or volume of a building and structures.

Median. A planted or paved area which separates two roadways or divides a portion of a road into two or more lanes.

Minor. Having a lesser size, scope, effect, characteristic, or quality relative to the average size, scope, effect, characteristic, or qualities; or being the lesser of two or more.

Mixed-Use. Multiple functions within the same building or the same general area through superimposition or within the same area through adjacency.

Mobile Home. A vehicle, other than a motor vehicle, designed and equipped to contain one or more dwelling units to be used without a permanent foundation, and which is in excess of 8 feet in width and in excess of 40 feet in length.

Moderate Water-Use or Semi-Drought-Tolerant Plant. A plant that can survive throughout the year with occasional irrigation.

Multiplex. See Section 05.130 (Multiplex).

Multi-Unit Building. A residential, non-residential, or mixed-use building in which there exists three or more separate units with direct exterior access and in which there are appurtenant shared facilities. Distinguishing characteristics of a multi-tenant building or use may, but need not, include common ownership of the real property upon which the building or use is located, common wall construction, and multiple occupant use of a single structure.

N. Definitions

Neighborhood Center. A walkable environment that provides a mix of civic, institutional, and/or commercial uses.

New Construction. Structures for which the "start of construction" commenced on or after the effective date of this FBC.

Nonconforming Design Site. A design site that was legally created before the effective date of this FBC and does not comply with the minimum area, depth, width, or other applicable standards of the zone it is located.

Nonconforming Site Improvement. A site improvement (e.g., fences, landscaping, parking, walls, etc.) that conformed to the standards of the previous zoning that lawfully existed before the effective date of this FBC and does not conform to the present standards of the zone in which it is located.

Nonconforming Structure or Building. A structure or building that lawfully existed before the effective date of this FBC and does not conform to the present standards of the zone in which it is located.

Nonconforming Use. A use of a building, structure, or site, or portion thereof, or a building, structure or facility itself, which was lawfully established and maintained but, because of the application of this FBC to it, does not conform to the present standards of the zone in which it is located.

Non-Street Frontage. Building facades that do not face a street or civic space.

O. Definitions

Off-Street Parking. The area(s) located on a design site available for temporary storage of passenger vehicles, including a public or private parking lot where parking is the principal use of the property.

Open Space. See “Civic Space."

Open Space Easement. See “Scenic Easement or Open Space Easement."

Open Structure. An accessory structure having a roof constructed of lattice or other roof material which allows light and air to pass through a minimum of 50 percent of the roof surface. Additionally, the sides of an open structure consist only of support posts and decorative or functional elements including, but not limited to, braces and railings such that light and air can pass through a minimum of 75 percent of each side. Open structures include but are not limited to trellises, trellis-like patio covers, and other shade structures. Play structures do not qualify as open structures, but are regulated as minor or major accessory structures.

Oriel Window (syn. Upper Story Bay Window). A window that projects from the building facade or elevation, located on upper floors and may extend for multiple stories.

Outdoor Sales Display. An area where customers are encouraged to examine and/or experience merchandise in their typical configuration and/or manner of use.

Outdoor Storage Building. A building used primarily for storage of goods and materials, and uninhabitable.

Overhead Doors. Doors constructed in horizontally hinged sections that are equipped with hardware that rolls the sections into an overhead position, clear of the opening.

P. Definitions

Parapet. A low wall along the edge of a roof or the portion of a wall that extends above the roof line.

Parcel Map. A map prepared for the purpose of dividing a legal parcel into four or fewer parcels and prepared in compliance with the provisions of this FBC and the Subdivision Map Act (§66410 et seq.) and in a manner to be recorded in the office of the County Recorder.

Parcel, Nonconforming. A legally created parcel which does not conform with current standards for area, width, frontage or other such standards for the zone in which the parcel is located because of annexation or amendments to the title.

Parking Driveway Width. The horizontal measurement of an access driveway to a parking area, measured perpendicular to the direction of travel.

Parkway. That portion of a public right-of-way located between the outermost curb-lane driving lane and the farthest edge of the right-of-way.

Passageway. A pathway unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

Passive Recreation. See “Recreation, Passive.”

Path of Travel. A continuous, unobstructed way of pedestrian passage.

Patio Cover. A one story, roofed structure, not more than 12 feet in height above adjacent finished grade, used only for recreational and/or outdoor living purposes, that may be attached or detached as an accessory structure to the primary building.

Pedestrian. All people who move along sidewalks at a walking or running pace, including those in wheelchairs, mobility scooters and strollers.

Pedestrian Shed. An area centered on a destination including, but not limited to, a civic space, civic building, or main street. Its size is limited by an average distance that people who walk and those using powered mobility assistance devices are willing to travel, between a ¼ and ½ of a mile radius from the destination. Pedestrian sheds are used for planning Walkable Urban areas. To keep distances within this range, the street network supports frequent intersections and provides a variety of different routes to make walking, riding bikes and other forms of active travel convenient.

Pedestrian Orientation. A physical structure or place with design qualities and elements that contribute to an active, inviting, and pleasant place for pedestrians that typically includes most of the following elements:

1. Building facades that are highly articulated at the street level, with interesting uses of material, color, and architectural detailing, located directly behind the sidewalk;
2. Visibility into buildings at the street level;
3. A continuous sidewalk, with a minimum of intrusions into pedestrian right-of-way;
4. Continuity of building facades along the street with few interruptions in the progression of buildings and stores;
5. Signs oriented and scaled to the pedestrian rather than the motorist; and/or
6. Pedestrian orientation may also include: design amenities related to the street level including, but not limited to, awnings, paseos, and arcades; landscaping and street furniture.

Pedestrian-Oriented Businesses. General commercial businesses that allow customers to park once and complete multiple transactions and visits on foot in a context that encourages people to walk instead of drive.

Pedestrian-Oriented Use. A land use that is intended to encourage walk-in customers and that generally does not limit the number of customers by requiring appointments or otherwise excluding the general public. A pedestrian oriented use provides spontaneous draw from sidewalk and street due to visual interest, high customer turnover, and/or social interaction.

Pediment. A triangular space that forms the gable of a low-pitched roof and that is usually filled with relief sculpture in classical architecture.

Pennant. Any lightweight flexible plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, in a series of three or more, designed to move in the wind.

Planning Commission. The Marin County Planning Commission, referred to in this FBC as the Planning Commission.

Plot Plan. A plan for an individual residential design site within an approved subdivision. At a minimum, the plot plan shows the design site property lines with metes and bounds; street address; driveways; grading; proposed locations for structures; public and private improvements (e.g., utility service laterals); retaining walls; trees; and measurements to locate these improvements within the design site.

Podium. A continuous projecting base or pedestal under a building often occupied by parking.

Podium Top. A flat, elevated and open area above a podium that can be used as common area.

Porch. A covered shelter projecting in front of the entrance of a building.

1. Porch, Engaged. See Section 06.050 (Porch Engaged).

2. Porch, Projecting. See Section 06.040 (Porch Projecting).

Pre-Development Grade. The grade of a design site prior to any site improvements related to the proposed development.

Premises. An area of land with its appurtenances and buildings which because of its unity of use may be regarded as the smallest conveyable unit.

Primary Building. See "Building, Primary."

Primary Living Space. A space within the primary building that is designed as a living room, dining room, or bedroom.

Printing and Processing. Establishments engaged in heavy print shop, typesetting, lithograph, and silk screening (of printed materials only); graphics and art services; sign company; blueprinting; non-retail photographic processing and printing; and art services.

Private Open Space. The area required for each unit in some building types, provided as outdoor yard areas, patios, decks, and balconies, but excluding stairs, entrance decks, and/or landings. Does not include required setbacks.

Private Street. Any street not a public street.

Public Assembly. A gathering of members of the public.

Public Safety Building. Buildings for public utility uses including substations, fire stations, police stations, hospitals, and similar uses.

Public Property. Any property publicly owned outside of the designated public right-of-way.

Public Street. A street for which the right-of-way is owned by or offered for dedication to the public and accepted by the County.

Public Use. A use undertaken by a political subdivision.

Q. Definitions

No specialized terms beginning with the letter Q are defined at this time.

R. Definitions

Rake. The sloped end portion of a roof. Rakes may be close to, or extend from the building to allow for an overhang. Roof rakes can be exposed or closed.

Rear. Opposite of front.

Rear-Loaded (syn. Rear Access). Vehicular access from the rear of the design site.

Recessed Entry. An entrance to a building that is set back from the facade of the building.

Reclassification of Land. An amendment to this FBC, which changes the classification of any property from one zone to another zone provided for in compliance with this FBC.

Recreation, Active. Recreational pursuits usually performed with others and often requiring equipment which required physical alteration to the area in which they are performed. Such areas are intensively used, and include but are not limited to playgrounds; sport courts; baseball/softball and other field sports; and swimming pools.

Recreational Area. Areas of active play or recreation including, but not limited to, sports fields, school yards, picnic grounds, or other areas with intense foot traffic.

Recreation, Passive. Recreational pursuits involving existing natural resources which can be carried out with little alteration or disruption to the area in which they are performed. This includes, but is not limited to such activities as walking; hiking; bicycling; bird and animal watching; and picnicking.

Recreation, Commercial. Recreation facilities operated as a business and open to the general public for a fee.

Recreation, Private, Noncommercial. Recreation facilities operated by a nonprofit organization and open only to bona fide members of such nonprofit organization.

Relocation. The act or process of moving a structure or object from one property to another property or to a different location on the same property.

Renovation

1. A structural change to the foundation, roof, floor, or exterior of load-bearing walls of a facility, or the extension of an existing facility to increase its floor area.
2. Alteration of an existing facility including, but not limited to, significantly changing its function, even if such renovation does not include any structural change to the facility.
3. Remodeling of the building interior or exterior.

Residential. Premises used primarily for human habitation.

Residential Development. Any development that consists entirely of dwellings.

Review Authority. The individual or official Marin County body (the Community Development Director, Planning Commission, or Board of Supervisors) identified by this FBC as having the responsibility and authority to review, and approve or deny the permit applications.

Right-of-Way (ROW). Land dedicated to transportation purposes and/or use by the general public.

Roadside Service Establishment. Service stations, garages, restaurants, motels, hotels, and similar enterprises which provide food, shelter, or necessary automotive services or supplies to travelers.

Rooming and/or Boarding. A dwelling or part thereof other than a hotel where meals and/or lodgings are provided, for compensation, for six or more persons unless otherwise specified, not transients.

Rowhouse. See Section 05.100 (Neighborhood Townhouse) and Section 05.140 (Core Townhouse).

Runoff. Water which is not absorbed by the soil to which it is applied. Runoff usually occurs when water is applied at too great a precipitation rate, when water is applied to saturated soils, or when water is applied to a steep slope.

S. Definitions

Satellite Dish Antenna. Parabolic or spherical antenna whose purpose is to receive and/or transmit radio communication signals to and/or from satellites.

Scenic Easement or Open Space Easement. An easement granted to the public whereby the owner relinquishes or limits the right to construct improvements on the land.

Second Unit. See "Dwelling, Second Unit."

Semi-Public Use. A use owned or operated by a non-profit organization, private institution, or foundation.

Semi-Public Utility Building. A building owned or operated by a non-profit organization, private institution, or foundation, and used to provide utility services to its members or those persons it serves.

Service Entries. Building access for service providers.

Service Facilities. On-site facilities that support grounds maintenance, landscaping, and minor repair service relative to a primary use.

Setback. The distance by which a structure, parking area, or other development feature is separated from a design site line, other structure, or development feature

1. Setback, Front. An area extending across the full width of the design site between the front design site line and the primary structure.
2. Setback, Rear. An area extending the full width of the design site between a rear design site line and the primary structure.
3. Setback, Side. An area between a side design site line and the primary structure extending between the front and rear setback.

Setback, Building. The mandatory clear distance between a design site line and a building.

Setback, Parking. The mandatory clear distance between a design site line and parking.

Setback, Non-Street Frontage. Any side or rear setback not contiguous to a public right-of-way. Such setback shall be measured laterally from the nearest part of that portion of a primary building facing said side or rear setback toward the nearest point of the design site line.

Shared Parking. Any parking spaces assigned to more than one user, where different persons utilizing the spaces are unlikely to need the spaces at the same time of day.

Shopfront. See Section 06.100 (Shopfront).

Shopfront Base. A very low wall , that does not include glass, between the display window(s) of a shopfront and the adjacent sidewalk.

Sidewalk. A paved area along a street intended exclusively for pedestrian use and often installed between a street and design site frontages.

Single-Loaded, Building. A building containing dwellings and/or commercial units without common hallways for access to the dwellings and/or units.

Site Plan. A base sheet that includes the basic information that will appear on all plans including, but not limited to, natural features, roads, buildings, or other structures to remain on-site.

Special Architectural Elements. Church spires; belfried cupolas and domes; monuments; corner or entry towers on residential units; and other similar architectural elements.

Specific Plan. See California Government Code §65450-65457.

Stealth Design. The effect of integrating an element including, but not limited to, a cellular antenna into a building that results in the element not being visible from adjacent public sidewalks and open space.

Street, Front. Street located along the front design site line of a parcel.

Street, Side. Street located along a design site line of a parcel that is not along the front design site line.

Stoop. See Section 06.070 (Stoop).

Storefront. The majority portion of a shopfront frontage that consists of the display window and/or entrance and its components, including windows, doors, transoms, and sill pane.

Story. The portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above, the space between the floor and the ceiling above. If the finished floor level directly above a basement or cellar is more than six feet above grade for more than 50 percent of the total perimeter, such basement or cellar shall be considered a story.

1. Story, First. The lowest story or the ground story of any building, the floor of which is not more than 12 inches below the average contact ground level at the exterior walls of the building.
2. Story, Half (syn. Attic Story). A conditioned space that rests primarily underneath the slope of the roof, usually having dormer windows. The half story is identified by the ".5" in the description of maximum height (e.g., 2.5). A half-story is considered a story when its top wall plates, on at least two opposite exterior walls, are four feet or more above the floor of such story.
3. Story, Mezzanine. A story which covers one-third or less of the area of the story directly underneath it. A mezzanine story shall be deemed a full story when it covers more than one-third of the area of the story directly underneath said mezzanine story.

Street. A public or permanent private thoroughfare which affords a primary means of access to design site(s).

1. Street, Front. Street located along the front design site line.
2. Street, Side. Street located along a design site line that is not the front design site line

Street Frontage. The lineal length of that portion of a design site abutting a street.

Street Frontage, Principal. The length of the property line of any one premise parallel to and along the public right-of-way which it borders and which is identified by an officially assigned street address.

Street Tree. A tree planted in open spaces, parkways, sidewalk areas, easements, streets, and rights-of-way.

T. Definitions

Tandem Parking. A parking space deep enough to allow two cars to park, one behind the other.

Terrace. See Section 06.110 (Terrace).

Thoroughfares. A way for use by vehicular, pedestrian, and bicycle traffic that provides access to design sites and open spaces, and that incorporates vehicular lanes and public frontages.

Townhouse, Neighborhood and Core. See Section 05.100 (Neighborhood Townhouse) and Section 05.140 (Core Townhouse).

Transect. A cross-section of the environment showing a range of different habitats. The Natural-to-Urban Transect of the human environment is divided into multiple transect zones that describe the physical form and character of a place according to the intensity of its land use and urbanism. See Table P-1E-B (Summary Table of Transects for Natural, Rural, and Walkable Contexts in Marin County).

Transect Zone. See "Form-Based Zone."

Transit Station. A design site or structure used for the purpose of parking, loading, and unloading freight and passengers from train or bus transportation. May include parking facilities and other commercial amenities to service transit passengers.

Transit Stop. A location where buses stop to load and unload passengers. A transit stop may or may not include a shelter or a pullout.

Transom. Refers to a window; a window above a door or other window built on and commonly hinged to a transom

Tripartite. A method of visually organizing a facade of the building by dividing it up into three sections: the base, middle, and top.

Turf. A surface layer of earth containing mowed grass with its roots. Annual bluegrass, Kentucky bluegrass, perennial ryegrass, red fescue, and tall fescue are cool-season grasses. Bermuda grass, kikuyu grass, seashore paspalum, St. Augustine grass, zoysia grass, and buffalo grass are warm-season grasses.

U. Definitions

Understory. The smaller trees and shrubs below the canopy of large trees.

Unit. See "Dwelling Unit."

Upper Floor. A floor in a building containing habitable space that is located above the ground floor.

Usable Open Space. Common or private open space, excluding the following:

1. Required front setbacks;
2. Areas devoted to parking, driveways, and maneuvering areas;
3. Open space at grade less than 10 feet in its minimum dimension; and
4. Patios, balconies, or decks less than five feet in their minimum dimension.

Use. The purpose for which land, premises, or structure thereon is designed, arranged, or intended, or for which it is or may be occupied or used.

Use, Accessory. A subordinate use of a building, structure, or design site that is customarily incidental to a principal use located on the same parcel.

Use, Principal. The main or primary use or uses conducted on a design site or located within a building or within a portion of a building which is separated structurally from other uses within the same building, not to include an accessory use as defined herein or a subordinate department of a main or primary use.

Use, Temporary. The use of land or premises or a building thereon for a limited period of time which does not change the character of the site, premises, or uses therein.

V. Definitions

Visitability. A basic level of accessibility that enables persons with disabilities to visit others in their dwellings by providing at least one accessible means of egress/ingress for each residential unit.

W. Definitions

Walkable Neighborhood Center. A Walkable Urban environment that provides a concentrated mix of civic, institutional, and/or commercial uses.

Walkable Neighborhood Plan (WNP). A development plan for creating Walkable Urban environments with a mix of housing, civic, retail, and service choices within a compact, walkable, and transit-ready environment. See Section 08.030 (Walkable Community Design).

Walkable/Walkability. The condition when an area is highly interconnected to other areas and appeals to pedestrians for recreational walking or for walking to work, transit, errands, shopping, or restaurants.

Walkway. A paved way located on one or more design sites, used for pedestrian traffic, and used exclusively by the design site owner(s), their guests, and invites.

Wall Plane. A vertical surface defined by the facades of buildings.

Water Table, Architectural Feature. A horizontal projecting string-course of masonry, molding, or a ledge placed so as to divert rainwater from a building.

Width-to-Height Ratio. The ratio of the horizontal size of a space measured perpendicularly to the vertical height of a building. See Subsection 10.030.3.A.(5) for measurement method.

Wing. A structure of at least five feet in depth physically attached to, and secondary to, the main body of a primary building. See Subsection 10.030.3.A.(2) for measurement method.

X. Definitions

No specialized terms beginning with the letter Y are defined at this time.

Y. Definitions

Yard. See "Setback."

Z. Definitions

Zero Design Site Line. A building or structure that is placed on the property line.

Zone. See “Transect Zone."

Zone Map. The zoning map(s) of Marin County, California, together with all amendments.

Zoning Administrator. The duly designated and appointed zoning administrator of the County.

Zoning Code. The Development Code of the County specified in Title 20 (Coastal Zoning Code).

10.030 Measurement Methods

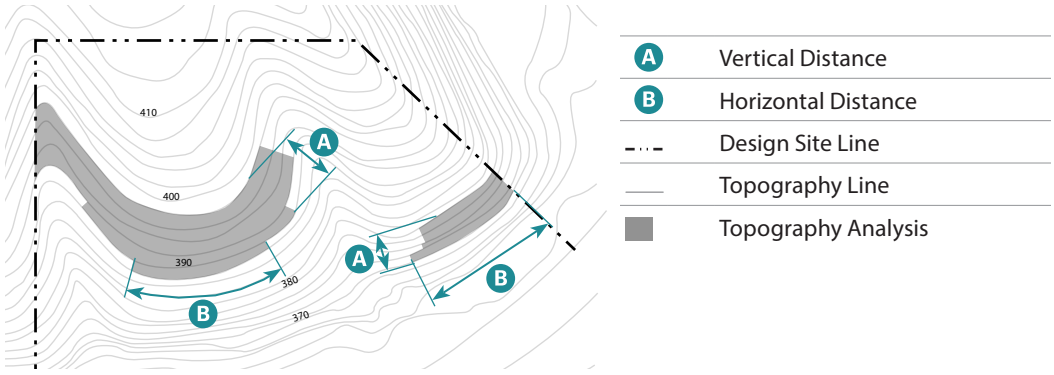
1. Sloped and Steeply Sloped Design Sites

   A. Applicability. The standards of Section 04.050 (Slope Standards) apply to sloped and steeply sloped design sites. Slope is measured by taking the vertical distance, or "rise", over the horizontal distance, or "run." The resulting fraction, or percentage, is the "slope" of the land. Sloped and steeply sloped design sites are those areas of land that exhibit the slopes of six percent and greater.

   B. Methodology. The following methodology shall be used to identify steep slopes protected in compliance with this Chapter. An example of the methodology is shown in Figure 1 (Example for Defining Sloped and Steeply Sloped Design Sites).

      (1) Steep Slope Determination. To qualify as a steep slope, the slope shall be at least six percent with a 10 feet vertical drop over a 100 feet horizontal distance parallel to at least one common contour line. The horizontal measurement shall cross property lines to establish if a steep slope may exist on a design site (i.e., the 100 feet minimum width calculation shall cross a property line if necessary to achieve this minimum width).

Figure 10.030.1: Example for Defining Sloped and Steeply Sloped Design Sites



      (2) Area Calculation. Steep slope areas are calculated based on the square feet of steep slope on the design site as determined in Subsection 1 above. There is no minimum square footage for each slope area.

         (a) First, calculate the square footage of slopes 30 percent and greater. Determine the square footage of each area as well as the sum of these areas for the total site.

         (b) Second, calculate the square footage of slopes between 29 and 25 percent. Determine the square footage of each area as well as the sum of these areas for the total site.

         (c) Third, calculate the square footage of slopes between 24 and 20 percent. Determine the square footage of each area as well as the sum of these areas for the total site.

         (d) Fourth, calculate the square footage of slopes between 15 percent and 19 percent. Determine the square footage of each area as well as the sum of these areas for the total site.

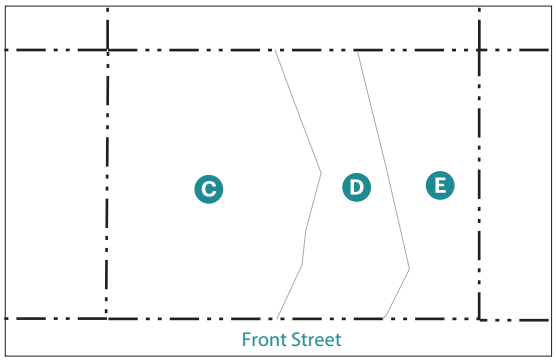
         (e) Fifth, calculate the square footage of slopes between 10 and 14 percent. Determine the square footage of each area as well as the sum of these areas for the total site.

         (f) Last, calculate the square footage of slopes between 6 and 9 percent. Determine the square footage of each area as well as the sum of these areas for the total site.

(3) Steep Slope Resource Area. Based on the area calculations in Subsection 2, above, Table 04.050.A (Amount of Sloped Areas Allowed to be Developed) shows the percentage of slope area that shall be included in the resource protection area. The steep slope areas to be protected shall be included in the survey.

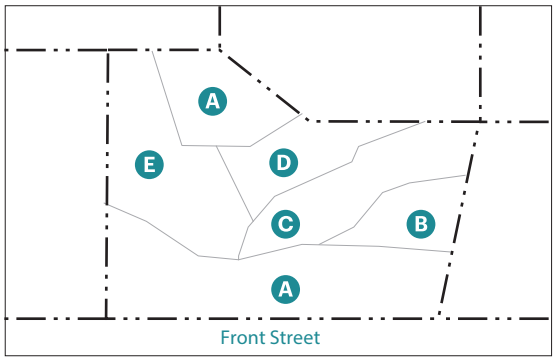
(4) Sloping Design Site Height. Design sites with slopes of six percent or more shall measure the maximum height of structures as set forth in the zone and measured vertically from ground level at the front setback line, or if no setback is required, at the center of the design site.

Figure 10.030.2: Example for a Sloped Development Site (<1 acre)



Key	Existing Slope	Developable Area1
A	0-5.99%	NA
B	6-9.99%	NA
C	10-14.99%	100% max.
D	15-19.99%	90% max.
E	>20%	0% max.
- - -	Design Site Line	
——	Slope Designations	

Figure 10.030.3: Example for a Sloped Development Site (>1 acre)



Key	Existing Slope	Developable Area1
A	0-5.99%	100% max.
B	6-9.99%	70% max.
C	10-14.99%	25% max.
D	15-19.99%	5% max.
E	>20%	0% max.
- - -	Design Site Line	
——	Slope Designation	

1 In compliance with the setbacks of the zone, required on-site open space, this Section, and the maximum building footprint standards in Chapter 6 (Building Type Standards).

C. Average Slope. The result of dividing the length of a slope by the difference in elevation at the top and bottom of the slope.

(1) Design Sites with Even Slope. Average slope for design sites with relatively even slope across the site and small design sites is determined by using the following formula:

(a) $S = ((T - B) \div run) \times 100$

(b) S = average slope

(c) T = elevation at top of slope

(d) B = elevation at bottom of slope

(e) Run = horizontal distance between the top and bottom elevations

(2) Design Sites with Uneven Slope. Average slope of design sites with an uneven slope across the site before grading is determined by using the following formula:

(a) $S = (1.0029 \times I \times L) \div A$

(b) S = average slope

(c) I = contour interval in feet

(d) L = summation of length of the contour lines in scale feet

(e) A = area of the design site in acres

2. Facade Zone defined by Primary Building/Frontage Type

   A. Applicability. The facade zone standards apply to new primary buildings and their additions along the front and side street of a design site.

   B. Methodology. The required amount is expressed in the zone standards as a percentage. The percentage is calculated as follows through an example for the front facade zone [See Figure 4 (Determining the Required Amount Subject to the Facade Zone)]. The same approach is to be applied to the side street, using the minimum front and rear building setbacks.

      (1) Identify the width of design site (e.g., 50 feet) and apply required side building setbacks (e.g., 5 feet and 5 feet).

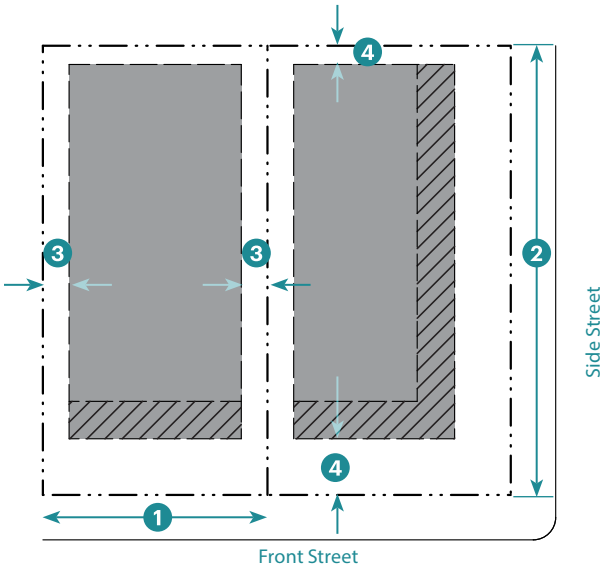
      (2) Subtract the horizontal length between each side setback and the adjacent side design site line from the total width of the design site. The result is the net buildable width of the design site (e.g., 40 feet).

      (3) Multiply the required minimum percentage in the zone standards (e.g., 50 percent) by the net buildable width of the design site (e.g., 50 feet).

      (d) The result is the minimum length, in feet, of building facade and frontage type(s) that is required in or abutting the facade zone (e.g., 20 feet).

      (5) See Figure 5 (Applying the Required Amount to the Facade Zone) for examples that are consistent with the intent of this standard.

Figure 10.030.4: Determining the Required Amount Subject to the Facade Zone

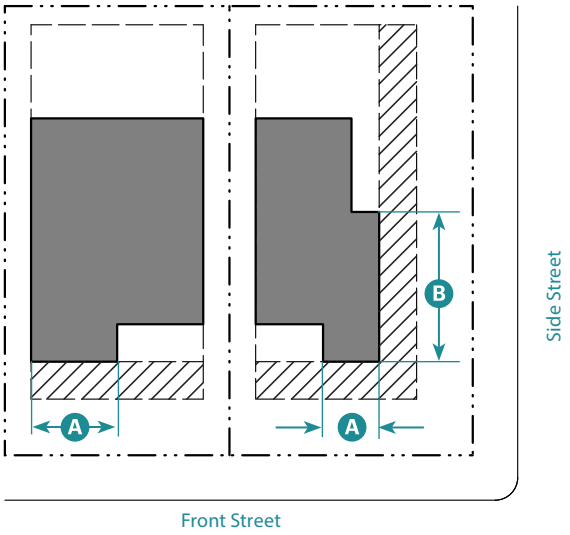


Example Calculation	
50'	Design Site Width
- 5'	Side Setback
- 5'	Side Setback
= 40'	Net Buildable Width
40'	Net Buildable Width
x Zone Standard	(e.g., 50%)
= 20' Required In or Abutting the Facade Zone	

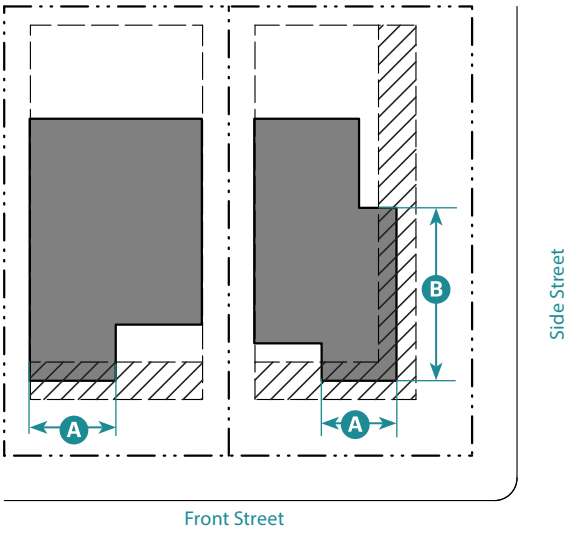
1. Width of Design Site
2. Depth of Design Site
3. Setback to be Subtracted from Design Site Width
4. Setback to be Subtracted from Design Site Depth

Figure 10.030.5: Applying the Required Amount to the Facade Zone

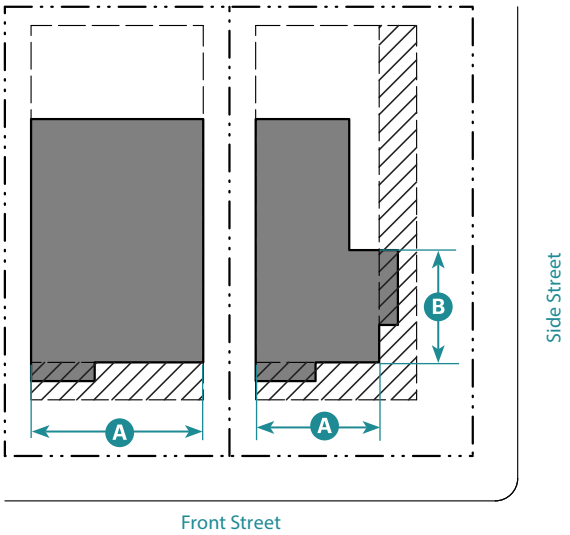
A. Abutting Facade Only



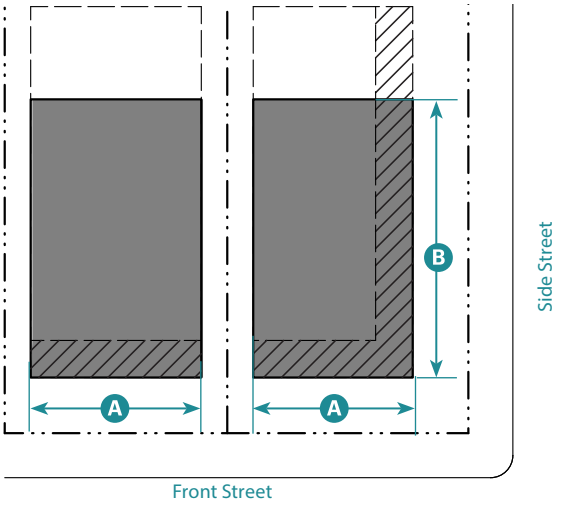
B. Within Facade Zone Only



C. Abutting and Within Facade Zone



D. For Zones with 0' minimum Setbacks



		Front Street	Side Street
▨	Facade Zone	50% min.[1]	50% min.[1]
▬	Buildable Area for Building and Frontage Type(s)	A	B

[1] This is an example. See Subsection 5 of the zone for the standard.

3. Measuring Building Types

A. Methodology. Measurement of width and depth.

(1) Main Body. The width and depth of the main body shall be measured as follows:

(a) The width shall be parallel to the front.

(b) The depth shall be perpendicular to the front.

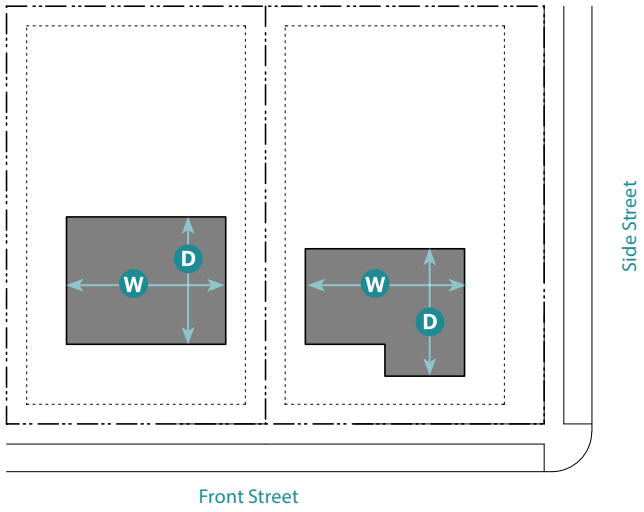


Figure 10.030.6:
Main Body

W Width
D Depth

(2) Wings and Ancillary Structures. The width and depth of wings and ancillary structures, shall be measured as follows:

(a) The width shall be the greater of the two dimensions of the footprint.

(b) The depth shall be the lesser of the two dimensions of the footprint.

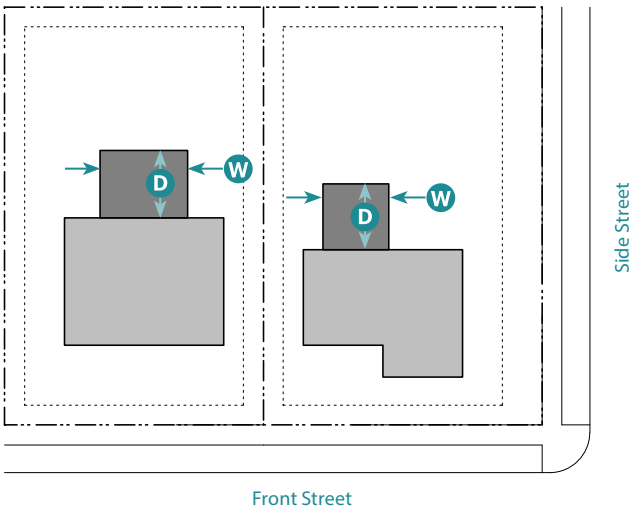


Figure 10.030.7:
Wings and Ancillary Structures

W Width
D Depth

(3) Open Space(s). The width and depth of open spaces shall be measured as follows:

(a) The width shall be parallel to the front

(b) The depth shall be perpendicular to the front.

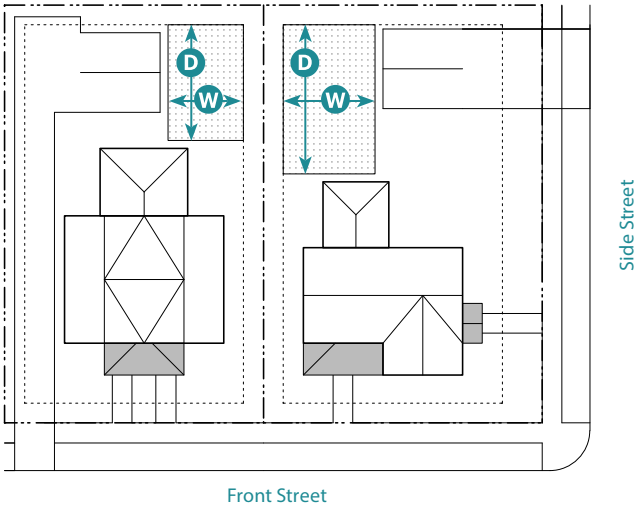


Figure 10.030.8:
Open Space(s)

W Width
D Depth

(4) Courtyard(s). The width and depth of courtyards shall be measured as follows:

(a) The width shall be parallel to the front; unless the courtyard is a secondary courtyard accessed directly from a side street.

(b) If a secondary courtyard is accessed directly from the side street, the width shall be parallel to the side street.

(c) The depth shall be perpendicular to the width.

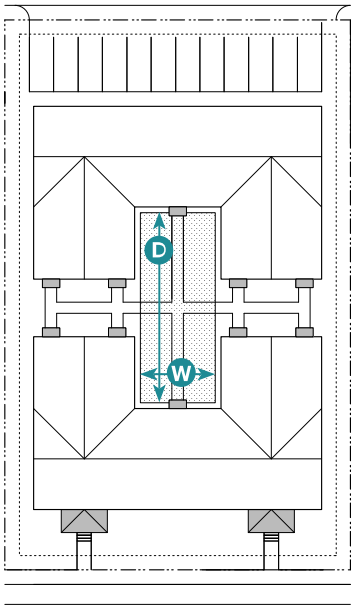


Figure 10.030.9:
Courtyard(s)

W Width
D Depth

(5) Width-to-Height Ratio. Measurement of width-to-height ratio and depth-to-height ratio of forecourts.

(a) The width and depth of forecourts shall be measured per Figure 10 (Width-to-Height Ratio).

(b) The height of forecourts shall be a measurement of the vertical plane of the building that defines the forecourt.

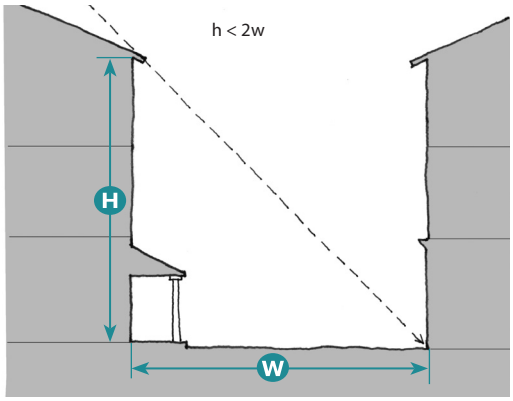


Figure 10.030.10:
Width-to-Height Ratio

W Width
H Height

(6) Highest Eave/Top of Parapet.

(a) Height, Overall. The vertical distance between adjacent finished grade and the highest part of the structure directly above.

(b) Height, Top of Parapet. The vertical distance between adjacent finished grade and the top of the parapet of the primary building.

(c) Height, Highest Eave. The vertical distance between adjacent finished grade and the highest eave of the primary building.

(d) Highest Eave Measurement. The measurement is to bottom of the eave assembly.

(e) Eave. The edge of the roof that overhangs the face of the adjoining wall. The bottom of the eave can range from exposed rafters to a finished horizontal surface.

Figure 10.030.11: Top of Parapet and Flat Roof

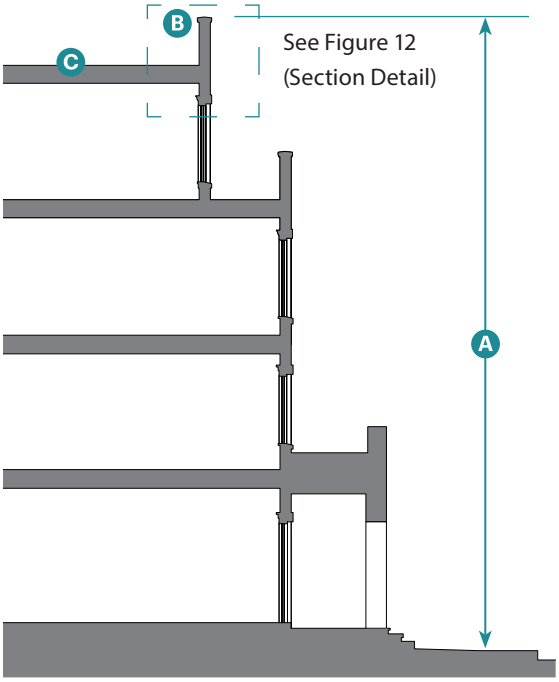
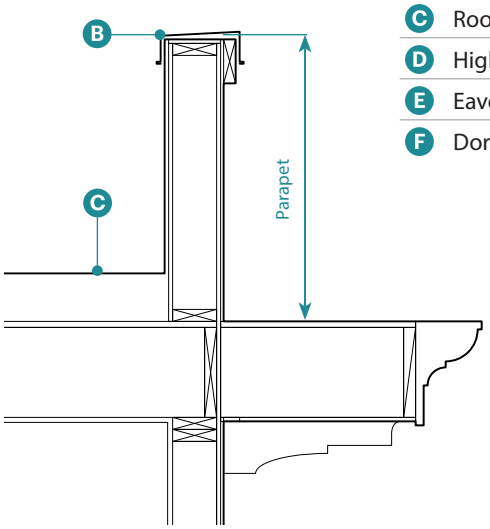


Figure 10.030.12: Section Detail of Top of Parapet and Flat Roof



A Height, Overall
B Top of Parapet
C Roof Structure
D Highest Eave Measurement
E Eave Assembly
F Dormer

Figure 10.030.13: Highest Eave for Pitched Roof

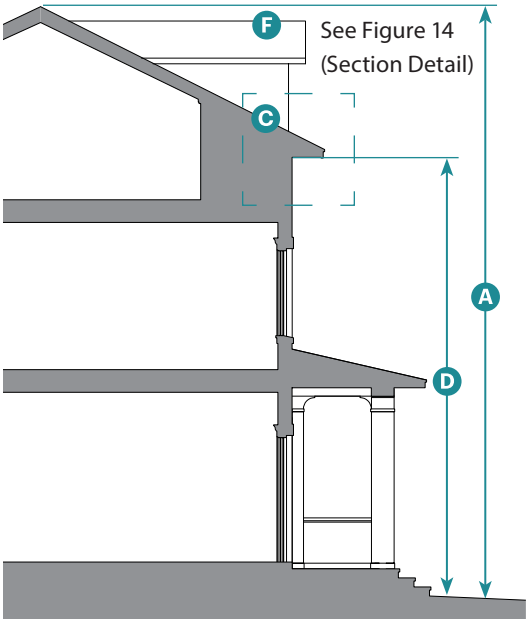
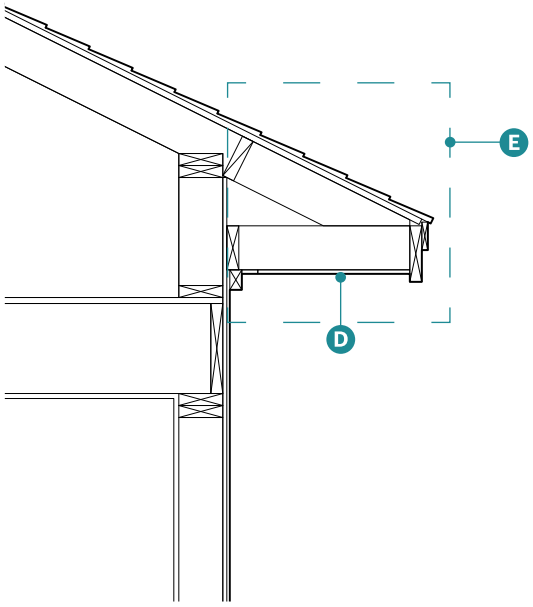


Figure 10.030.14: Section Detail of Highest Eave for Pitched Roof



4. Measuring Bays.

   A. Applicability. All buildings, with or without wings must have defined bays, numbering as specified in Subsection 7 (Main Body Massing Composition) of the selected building type.

   B. Methodology. The following methodology shall be used to identify bays. An example of the methodology is shown in Figure 2 (Example for Defining Openings and Main Body Massing Composition).

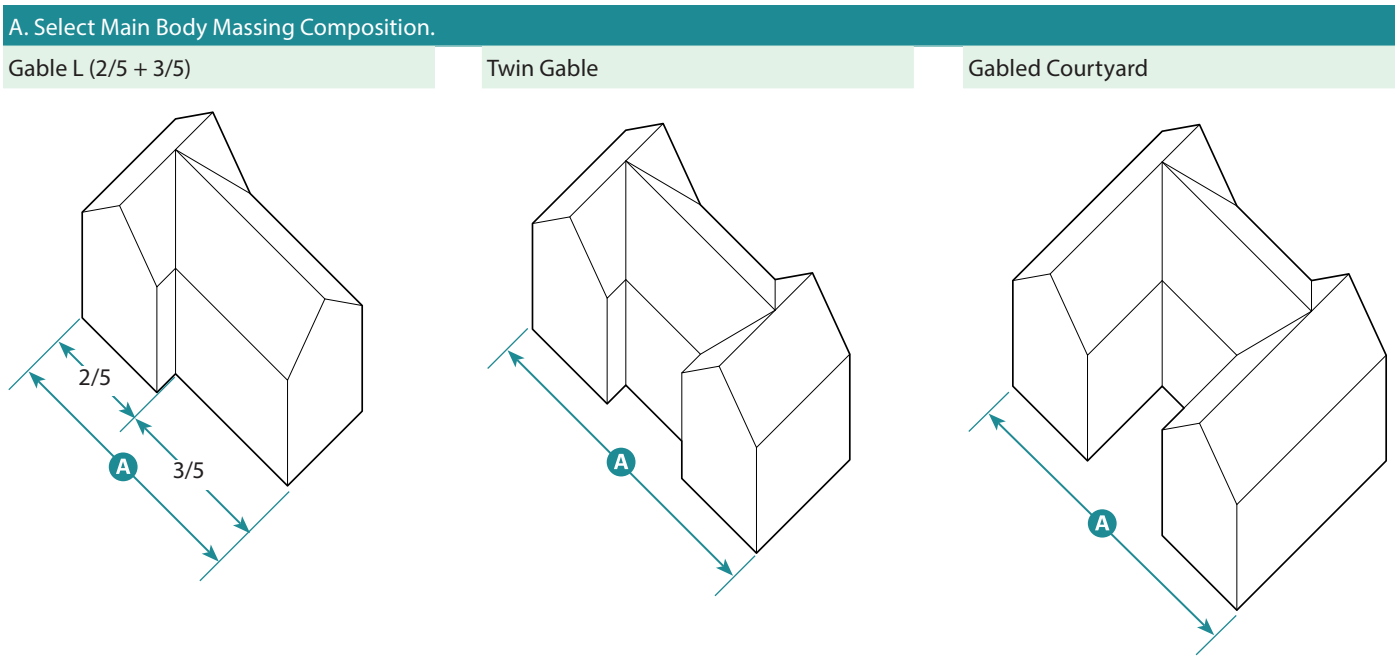
      (1) Select building type (e.g. Duplex Side-by-Side).

      (2) Select main body massing composition from Subsection 7 (Main Body Massing Composition) of the Building Type (e.g. Gable L (2/5 + 3/5)).

      (3) Within the main body massing, identify the required number or range of bays (e.g. 3-5 bays).

      (4) See Figure 15 (Example of House-Scale Massing Composition and Bays) for examples that are consistent with the intent of this standard.

Figure 10.030.15: Example of Massing Composition and Bays



Key

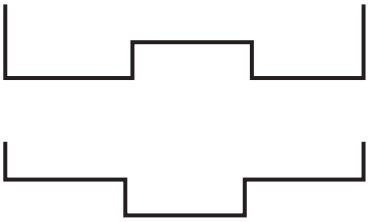
A Required Massing Proportions and Number of Bays

B. Identify the Required Number or Range of Bays

Gable L: 3-6 Bays



Twin Gable: 3-6 Bays

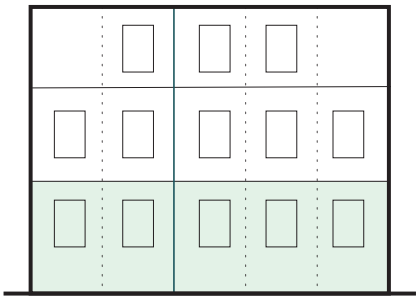


Gabled Courtyard: 3-6 Bays

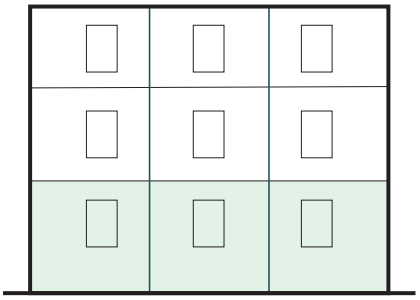


C. Examples of Bay Compositions in Compliance with Required Massing Proportions

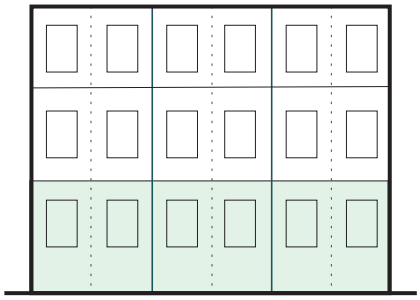
5-Bay Composition



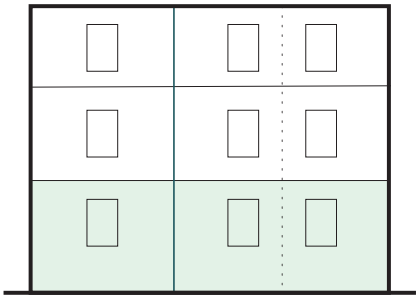
3-Bay Composition



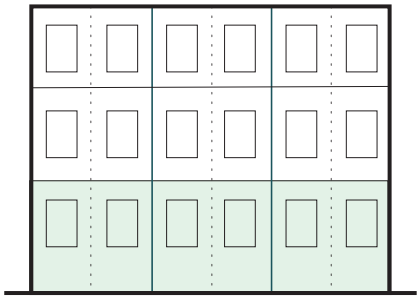
6-Bay Composition



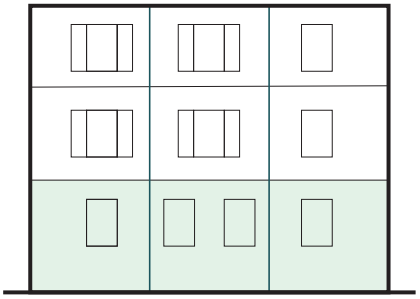
3-Bay Composition



6-Bay Composition



3-Bay Composition



Key

Ground Floor

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MARIN COUNTY PLANNING COMMISSION

RESOLUTION NO.PC26-014

A RESOLUTION RECOMMENDING THE MARIN COUNTY BOARD OF SUPERVISORS ADOPT A RESOLUTION AMENDING THE LOCAL COASTAL LAND USE MAP AND CHANGING THE LAND USE DESIGNATIONS FOR 36 PARCELS (APNS 166-181-01, 166-202-01, 166-202-04, 166-213-01, 166-213-02,119-270-24, 119-270-25, 119-270-26, 119-270-27, 119-270-21, 119-234-01, 119-202-05, 119-222-08, 119-198-04, 119-198-05, 119-203-01, 119-203-03, 102-080-19, 102-080-20, 195-193-35, 195-211-05, 195-193-15, 195-193-18, 102-080-23, 102-080-10, 102-051-08, 102-051-09, 102-051-07, 102-075-09, 102-041-44, 102-062-03, 102-062-05, 102-062-06, 102-075-02, 102-075-06, AND 102-075-07) IDENTIFIED IN THE 2023-2031 MARIN COUNTY HOUSING ELEMENT WITH THE HOUSING OVERLAY DESIGNATION TO IMPLEMENT THE 2023 HOUSING ELEMENT

* *

SECTION I: FINDINGS

1. **WHEREAS**, the Planning Commission recognizes the need for additional affordable housing, particularly very low- and low-income housing and housing to support the local workforce.

2. **WHEREAS**, the County adopted the 2023 Housing Element in January 2023, which was certified by the State Department of Housing and Community Development in April 2023. In adopting the 2023 Housing Element Update, the Board of Supervisors identified and approved housing element sites, including those located in the areas governed by the Local Coastal Program (LCP), and the adoption of the Housing Element Update amended the land use designation for each site, except those located in the Coastal Areas.

3. **WHEREAS**, for the 6th cycle (2023-2031), the Regional Needs Housing Allocation ("RHNA") established by the State and the Association of Bay Area Governments (ABAG) for the unincorporated Marin County is 3,569 units.

4. **WHEREAS**, given the current zoning of parcels within the 2023 Housing Element sites inventory, approximately 36 total parcels within the coastal areas, must be redesignated to accommodate the RHNA, as required by Government Code Subsections 65583(c)(l) and 65583.2(h) and (i).

5. **WHEREAS**, Program HE-1.1, HE-1.4, and HE-Program 8 of the Marin County 2023 Housing Element directly or indirectly support amending the Land Use Designation for vacant or underutilized property to appropriate multi-family residential and/or mixed-use zone districts to accommodate the RHNA in each income category.

6. **WHEREAS**, implementation the Countrywide Plan amendments is in furtherance of Housing Element Program 1a of the Marin County 2023 Housing Element, which establishes the Housing Overlay Designation (HOD) and requires that those sites accommodate 20% or more lower-income units in the Housing Sites Inventory, and development of those properties is subject to the Coastal Development Permit enumerated in the Coastal Act, Public Resources Code (PRC) Section 30600.

7. **WHEREAS**, the Planning Commission is recommending that the Board of Supervisors amend the Land Use Designation for Assessor's Parcels listed in the table below to implement the 2023 Housing Element Update and amend the corresponding Land Plan Map for each parcel listed below, attached hereto as Exhibit A, Proposed Coastal Land Use Plan Map Amendments:

Assessor's Parcels	Existing Land Use Plan Designation	Proposed Land Use Plan Designation
166-181-01	C-NC[1]	C-NC:HOD
166-202-01	C-NC	C-NC:HOD
166-202-04	C-NC	C-NC:HOD
166-213-01	C-NC	C-NC:HOD
166-213-02	C-NC	C-NC:HOD
119-270-24 (formerly 119-240-73)	C-OS[2] and C-SF4[3]	C-OS:HOD and C SF4:HOD
119-270-25 (formerly 119-240-73)	C-OS	C-OS:HOD
119-270-26 (formerly 119-240-73)	C-OS	C-OS:HOD
119-270-27 (formerly 119-240-73)	C-OS	C-OS:HOD
119-270-21 (formerly 119-260-03 and 119-270-12)	C-NC	C-NC:HOD
119-234-01	C-NC	C-NC:HOD
119-202-05	C-SF4	C-SF4:HOD
119-222-08	C-NC	C-NC:HOD
119-198-04	C-NC	C-NC:HOD
119-198-05	C-NC	C-NC:HOD
119-203-01	C-NC	C-NC:HOD
119-203-03	C-NC	C-NC:HOD
102-080-19	C-SF3[5]	C-SF3:HOD
102-080-20	C-SF3	C-SF3:HOD
195-193-35	C-NC	C-NC:HOD
195-211-05	C-SF6[4]	C-SF6:HOD
195-193-15	C-SF6	C-SF6:HOD
195-193-18	C-SF6	C-SF6:HOD
102-080-23	C-NC	C-NC:HOD
102-080-10	C-SF3	C-SF3:HOD
102-051-08	C-NC	C-NC:HOD
102-051-09	C-NC	C-NC:HOD[6]
102-051-07	C-NC	C-NC:HOD
102-075-09	C-NC	C-NC:HOD
102-041-44	C-SF6 and C-AG3	C-SF6:HOD and C AG3:HOD
102-062-03	C-SF6	C-SF6:HOD
102-060-05 (formerly 102-062-04)	C-SF6	C-SF6:HOD
102-060-06 (formerly 102-062-04)	C-SF6	C-SF6:HOD
102-075-02	C-NC	C-NC:HOD
102-075-06	C-NC	C-NC:HOD
102-075-07	C-NC	C-NC:HOD

1. C-NC (Coastal, Neighborhood Commercial)
2. C-OS (Coastal, Open Space)
3. C-SF4 (Coastal, Single-Family, 1-2 units per acre)
4. C-SF6 (Coastal, Single Family, 4-7 unit per acre)
5. C-SF3 (Coastal, Single Family, 1 unit per 1-5 acres)
6. C-AG (Coastal, Agricultural, 1 unit per 1-9 acres)
7. HOD: Housing Overlay Designation

8. **WHEREAS**, the Marin County Planning Commission action on the Coastal Land Use Plan modifications is intended to carry out the following provisions of the Public Resources Code:

1. Section 30004(a): the Legislature further finds and declares that (a) to achieve maximum responsiveness to local conditions, accountability, and public accessibility, it is necessary to rely heavily on local government and local land use planning procedures and enforcement; and

2. Section 30500(c): The precise content of each local coastal program shall be determined by the local government, consistent with Section 30501, in full consultation with the California Coastal Commission and with full public participation; and

3. Section 30512.1(a): The California Coastal Commission's review of a land use plan shall be limited to its administrative determination that the land use plan submitted by the local government does, or does not, conform with the requirements of Chapter 3 (commencing with Section 30200). In making this review, the Coastal Commission is not authorized by any provision of this division to diminish or abridge the authority of a local government to adopt and establish, by ordinance, the precise content of its land use plan; and

4. Section 30512.2(c): The Commission shall require conformance with the policies and requirements of Chapter 3 (commencing with Section 30200) only to the extent necessary to achieve the basic state goals specified in Section 30001.5.

9. **WHEREAS**, on April 6, 2026, May 28, 2026, and June 15, 2026, the Marin County Planning Commission held duly noticed public hearings to take public testimony and consider the code amendments, and finds that the proposed Coastal Land Use Plan redesignation and Coastal Land Use Plan map amendments are consistent with the findings required by the Marin County Code, including:

1. The proposed land use designations will allow a density of development and types of uses that are compatible with the objectives, policies, and programs, and land use designations of the certified 2023 Housing Element Update.

2. The proposed land use designations are compatible with the level of utilities and community services available to the land.

3. The proposed land use designation amendment is in the best interests of the public health, safety, and welfare.

4. The sites will accommodate housing type(s) that are needed to house the local workforce in support of the local economy, and the proposed Coastal Land Use Plan amendment is intended to accommodate housing at all income levels, including affordable housing.

5. The proposed amendments are consistent with, and conform to, the certified Local Coastal Program, including the Land Use Plan. Additionally, the proposed amendments are consistent with Public Resources Code § 30512, which requires that the Land Use

Plans meet the requirements of, and be in conformity with, the Chapter 3 policies of the Coastal Act. The proposed amendments are also in full compliance with Public Resources Code § 30513, as they conform to and adequately carry out the provisions of the certified Land Use Plan.

10. **WHEREAS**, pursuant to Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines Section 15162 and 15168, no additional environmental review is required to approve the 2026 Coastal Land Use Plan amendments for the following reasons:

1. The amendments are within the scope of the Supplemental Marin Countywide Plan Environmental Impact Report prepared for the 2023 Housing Element.

2. The amendments are exempt from CEQA pursuant to CEQA Guidelines sections 15307 and 15308 because the approved amendments would strengthen and ensure consistent application of standards for the maintenance, restoration, enhancement, and protection of natural resources and the environment.

SECTION II: ACTION

NOW, THEREFORE, BE IT RESOLVED that the Marin County Planning Commission recommends that the Marin County Board of Supervisors adopt a resolution amending the Countywide Land Use Map and changing land use designations for 36 parcels identified in Program 1a of the Marin County 2023 Housing Element, which establishes the Housing Overlay Designation (HOD).

SECTION III: VOTE

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Marin held on this 15th day of June 2026 by the following vote:

AYES: COMMISSIONERS Muralles, Monore, Curran, Biehle, Lind, and Sandoval

NOES:
ABSENT: COMMISSIONER Stepanicich

Claudia Muralles
Claudia Muralles (Jul 10, 2026 09:29:19 PDT)

Claudia Muralles, CHAIR
MARIN COUNTY PLANNING COMMISSION

ATTEST:

Sindy Palencia

Sindy Palencia
Planning Commission Recording Secretary

Exhibit A: Proposed Local Coastal Program Land Use Plan Map Amendments.



Existing Land Use Designation - Olema Catholic Church

Parcel Boundary

Church

Existing Land Use

C-AG3

C-NC

C-OS

C-RC

C-SF4

N

0 0.05 0.1 Miles

Date: November 18th, 2024

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Proposed Land Use Designation - Olema Catholic Church

Parcel Boundary

Church

Proposed Land Use

C-NC-HOD

Existing Land Use

C-AG3

C-NC

C-OS

C-RC

C-SF4

N

0 0.05 0.1 Miles

Date: November 18th, 2024

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Existing Land Use Designation - Olema Underutilized

Parcel Boundary

Olema Commercial

Existing Land Use

C-AG3

C-NC

C-OS

C-RC

OS

N

0 0.05 0.1 Miles

Date: November 18th, 2024

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Proposed Land Use Designation - Olema Underutilized

Parcel Boundary

Olema Commercial

Proposed Land Use

C-NC-HOD

Existing Land Use

C-AG3

C-NC

C-OS

C-RC

OS

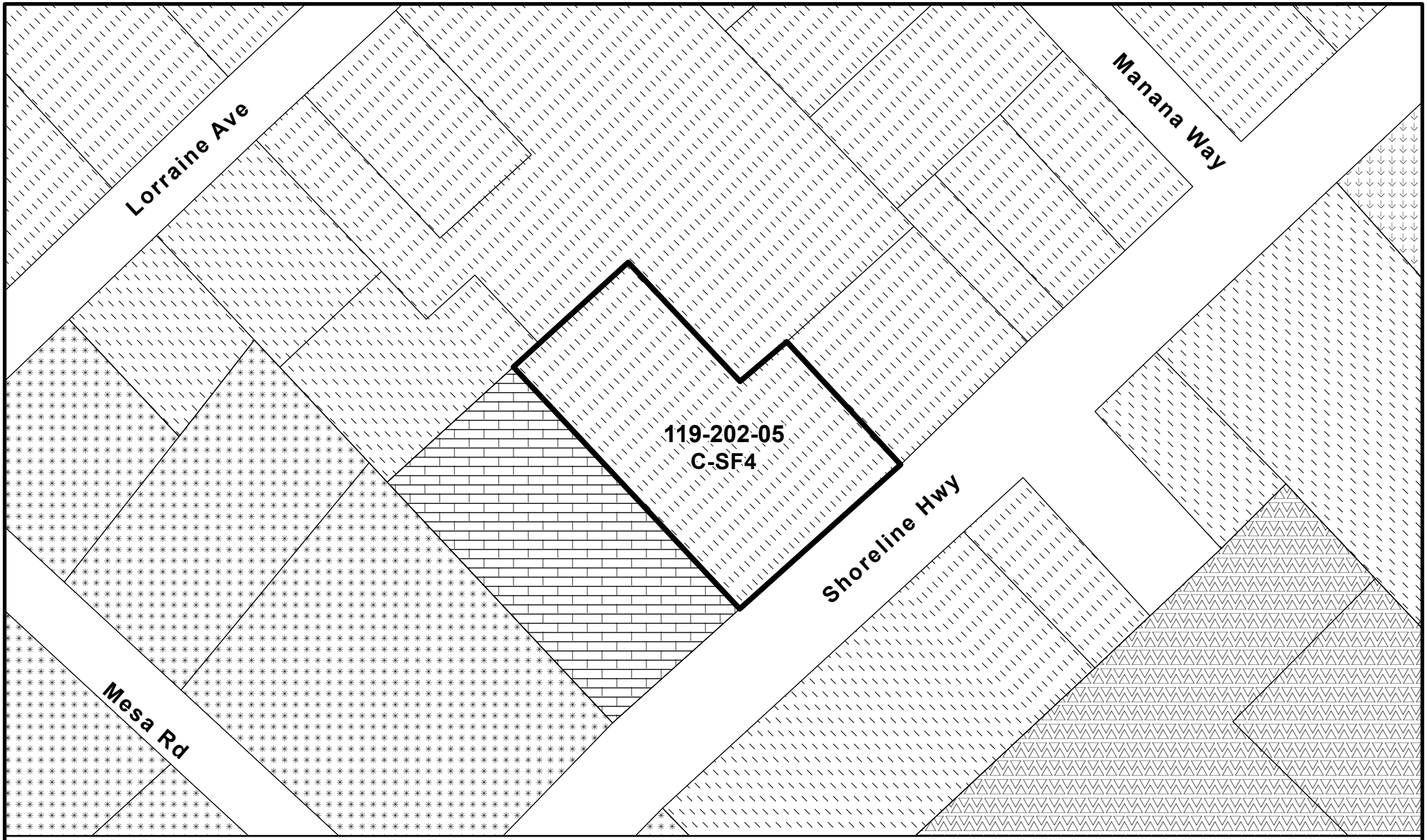
N

0 0.05 0.1 Miles

Date: November 18th, 2024

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Existing Land Use Designation - Presbytery of the Redwoods

Parcel Boundary

Presbytery

Existing Land Use

C-MF2

C-MF3

C-NC

C-OS

C-SF4

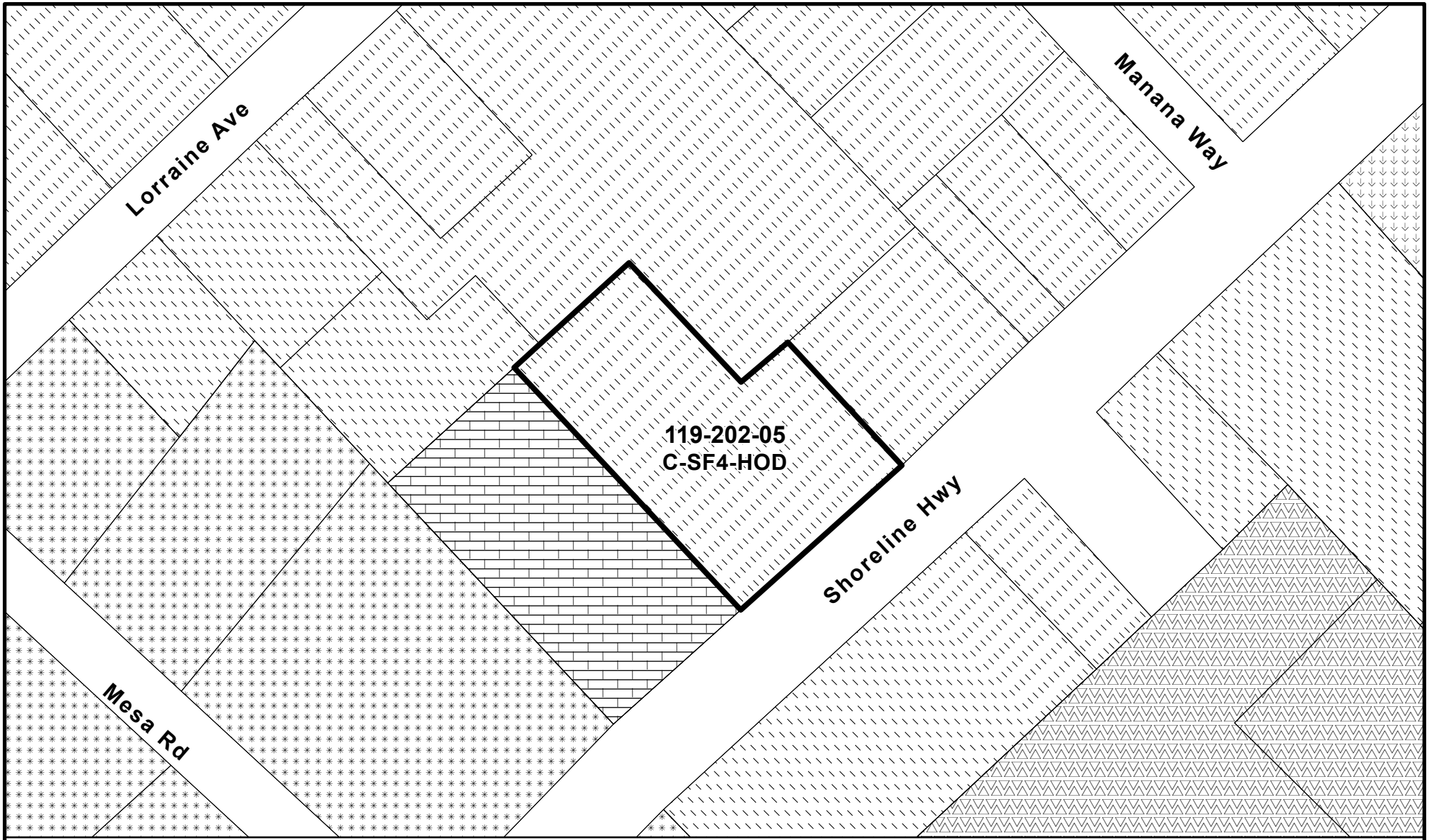
N

0 0.03 0.06 Miles

Date: November 18th, 2024

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Proposed Land Use Designation - Presbytery of the Redwoods

Parcel Boundary

Presbytery

Proposed Land Use

C-SF4-HOD

Existing Land Use

C-MF2

C-MF3

C-NC

C-OS

C-SF4

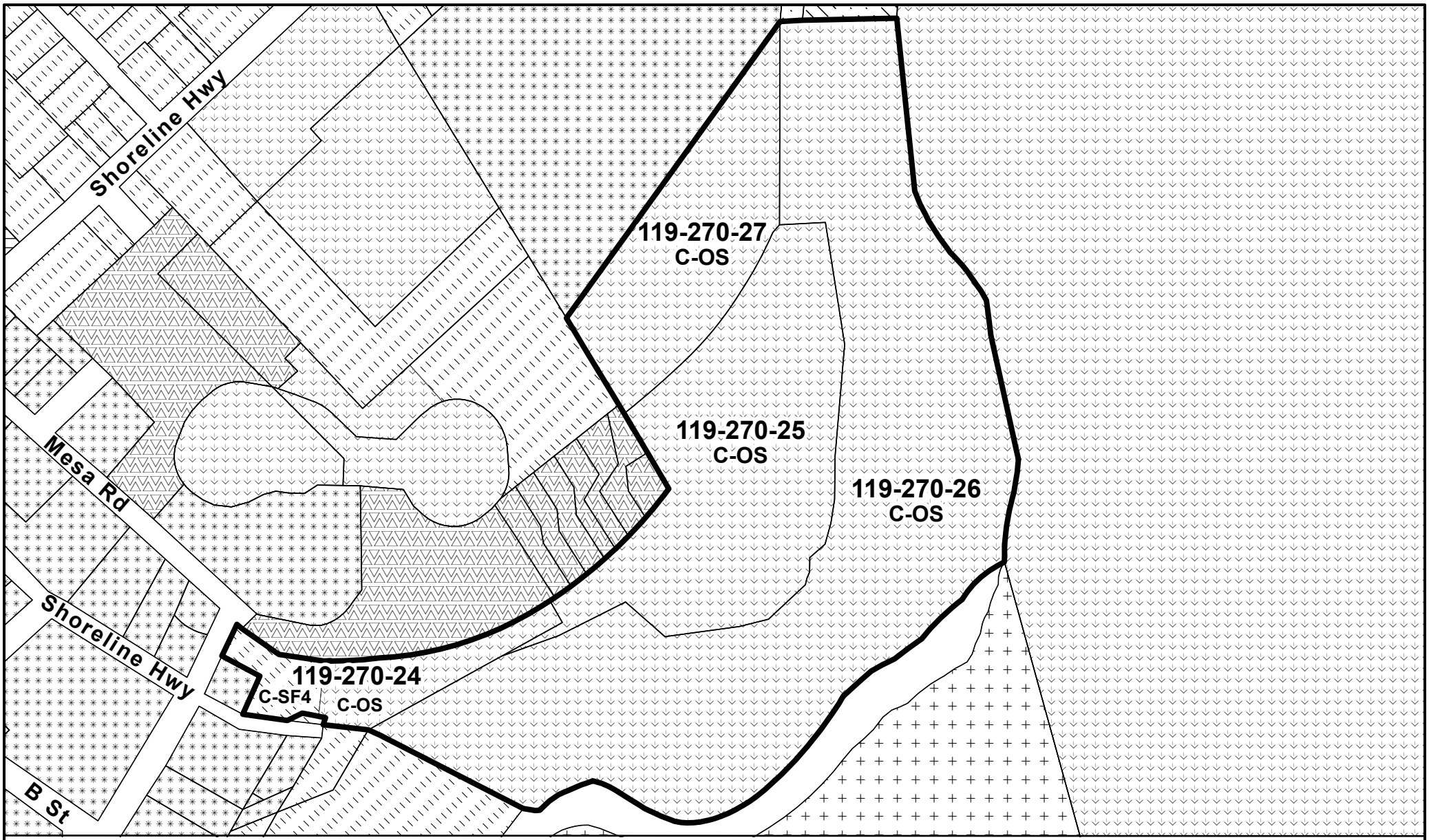
N

0 0.03 0.06 Miles

Date: November 18th, 2024

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Existing Land Use Designation - Pt. Reyes Coast Guard Rehabilitation/Conversion

Parcel Boundary
Coast Guard Site

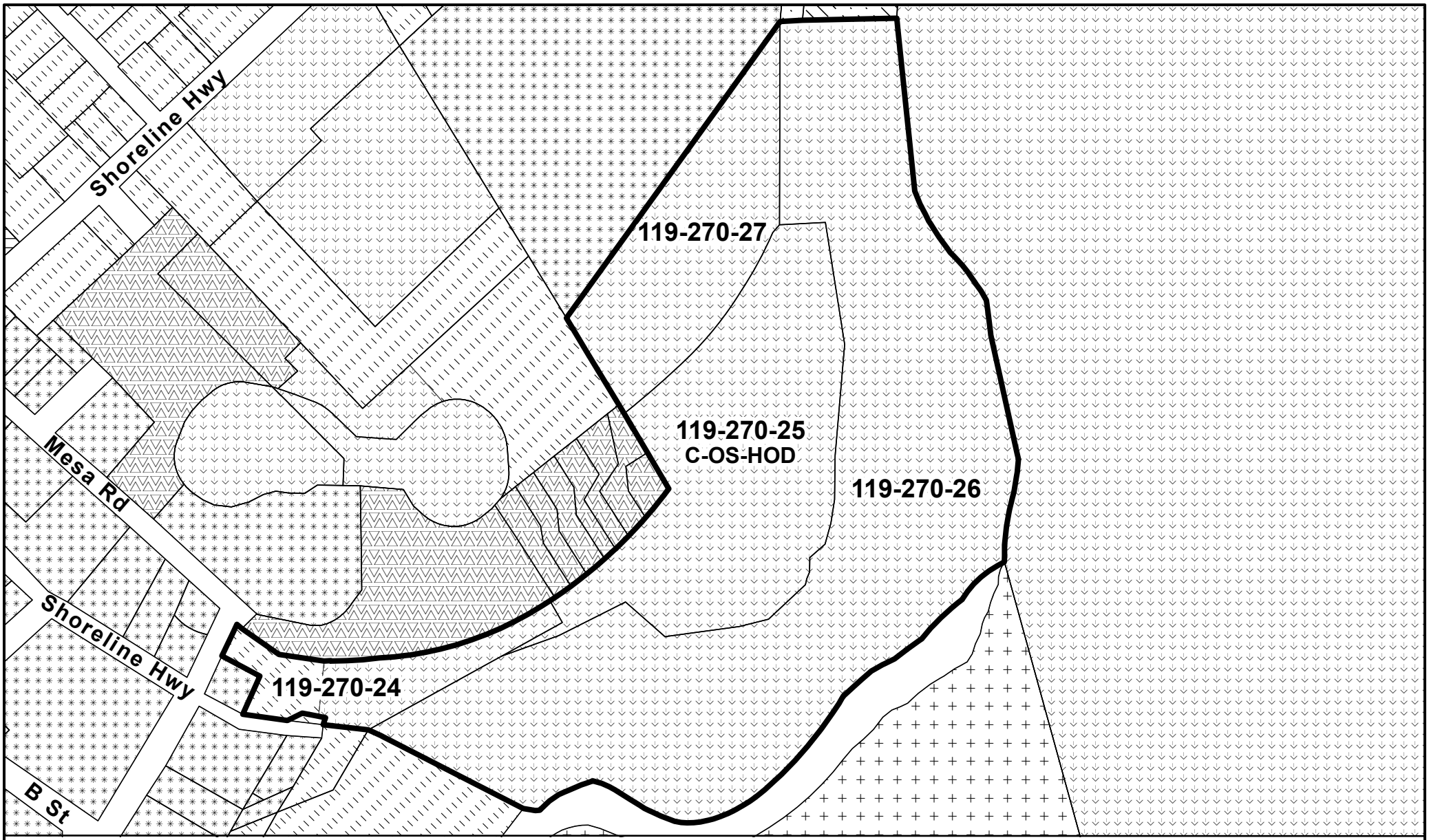
Existing Land Use

C-AG1
C-AG3
C-MF2
C-MF3
C-NC
C-OS
C-SF4

N

0 0.1 0.2 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Proposed Land Use Designation - Pt. Reyes Coast Guard Rehabilitation/Conversion

Parcel Boundary

Coast Guard Site

Proposed Land Use

C-OS-HOD

Existing Land Use

C-AG1

C-AG3

C-MF2

C-MF3

C-NC

C-OS

C-SF4

N

0 0.1 0.2 Miles

Date: March 25th, 2026

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Existing Land Use Designation - Pt. Reyes County Vacant Site

Parcel Boundary
Vacant Site
Existing Land Use
C-MF2
C-NC
C-OS
C-SF4

N

0 0.03 0.06 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Proposed Land Use Designation - Pt. Reyes County Vacant Site

Parcel Boundary

Vacant Site

Proposed Land Use

C-NC-HOD

Existing Land Use

C-MF2

C-NC

C-OS

C-SF4

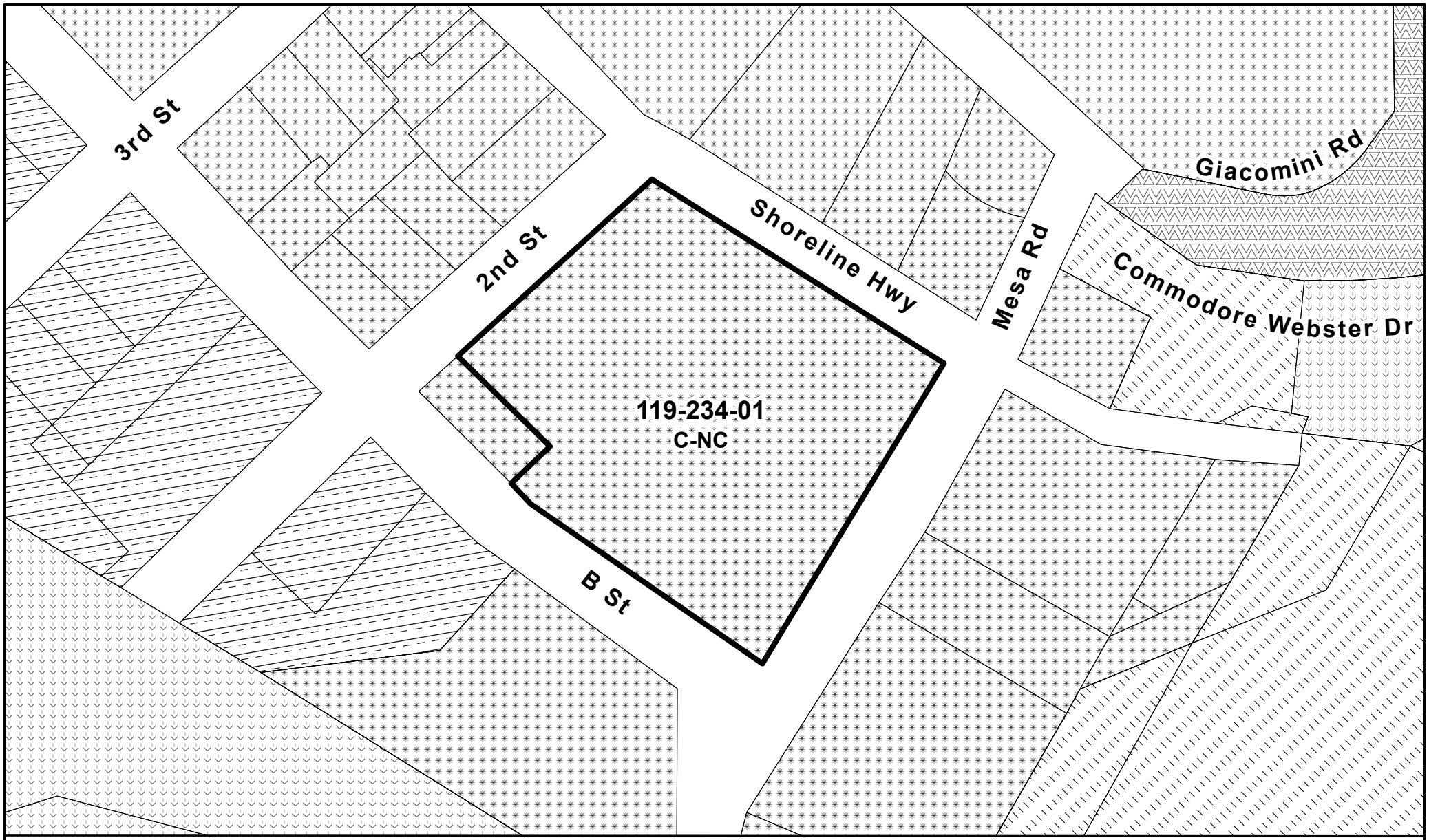
N

0 0.03 0.06 Miles

Date: March 25th, 2026

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Existing Land Use Designation - Pt. Reyes Grandi Building/Site

Parcel Boundary
Grandi Building

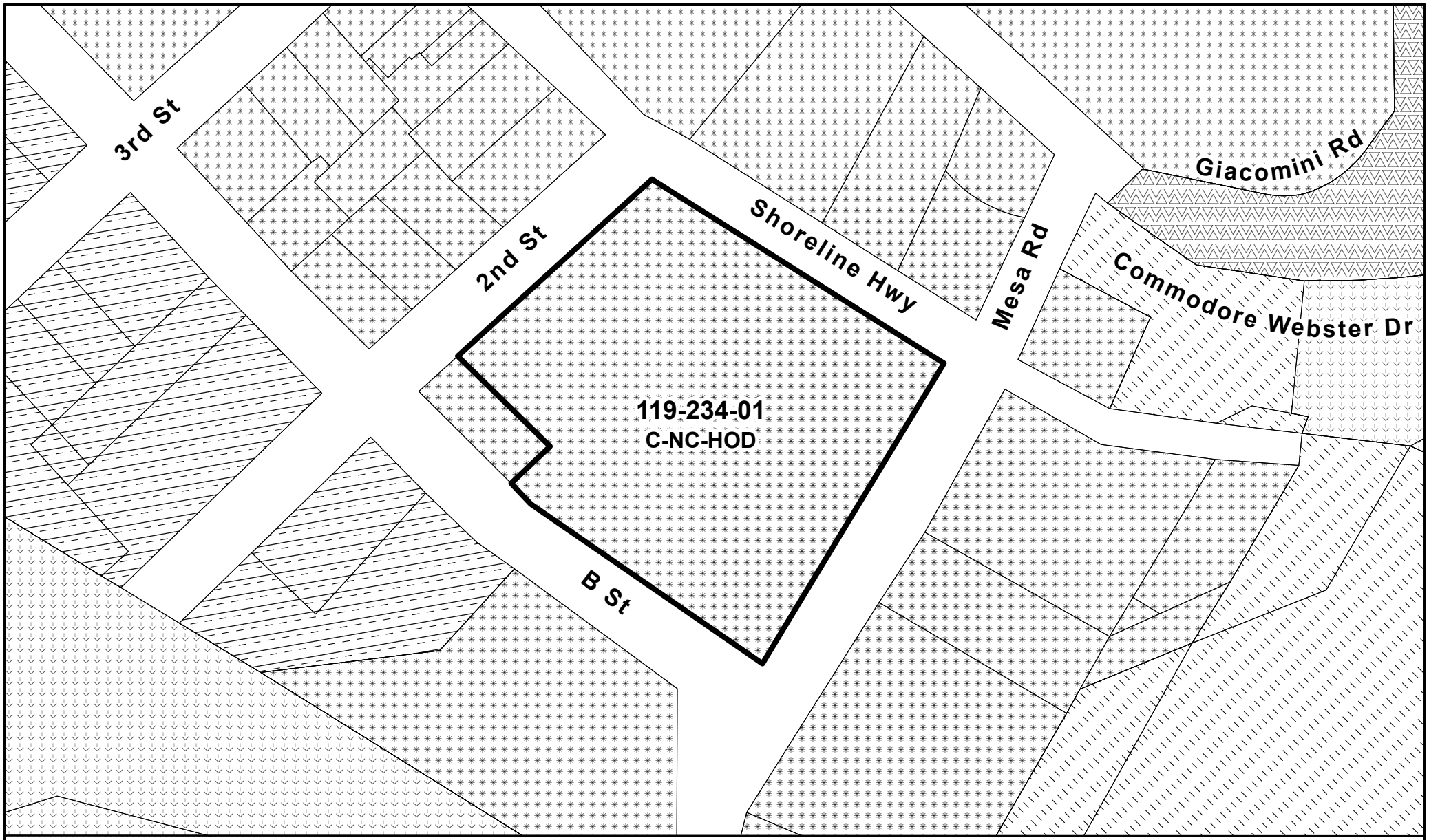
Existing Land Use

C-MF2
C-NC
C-OS
C-SF4
C-SF5

N

0 0.04 0.08 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Proposed Land Use Designation - Pt. Reyes Grandi Building/Site

Parcel Boundary

Grandi Building

Proposed Land Use

C-NC-HOD

Existing Land Use

C-MF2

C-NC

C-OS

C-SF4

C-SF5

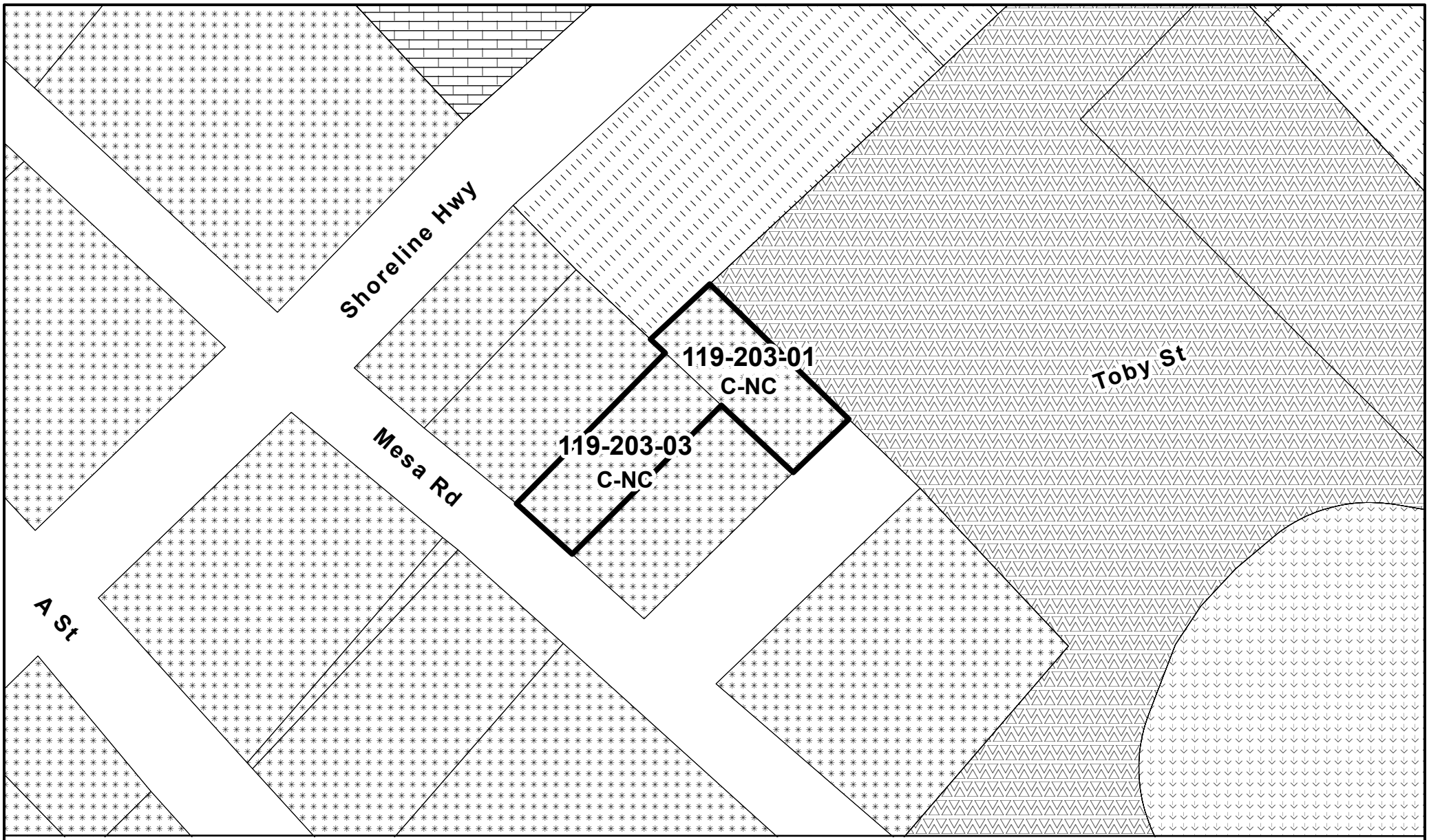
N

0 0.04 0.08 Miles

Date: March 25th, 2026

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Existing Land Use Designation - Pt. Reyes Station (Vacant)

Parcel Boundary
Pt. Reyes Village

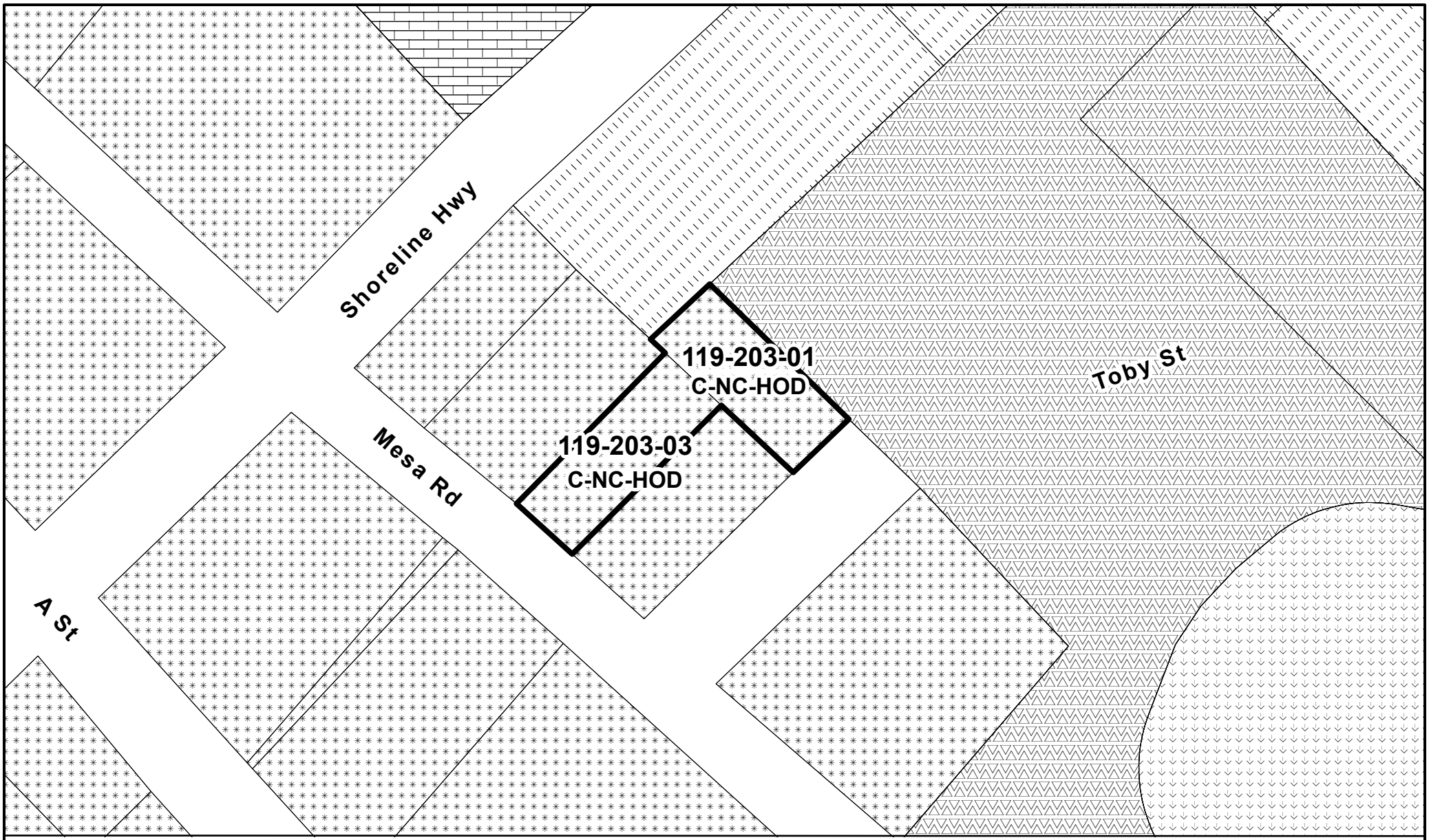
Existing Land Use

C-MF2
C-MF3
C-NC
C-OS
C-SF4

N

0 0.03 0.06 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Proposed Land Use Designation - Pt. Reyes Station (Vacant)

Parcel Boundary

Pt. Reyes Village

Proposed Land Use

C-NC-HOD

Existing Land Use

C-MF2

C-MF3

C-NC

C-OS

C-SF4

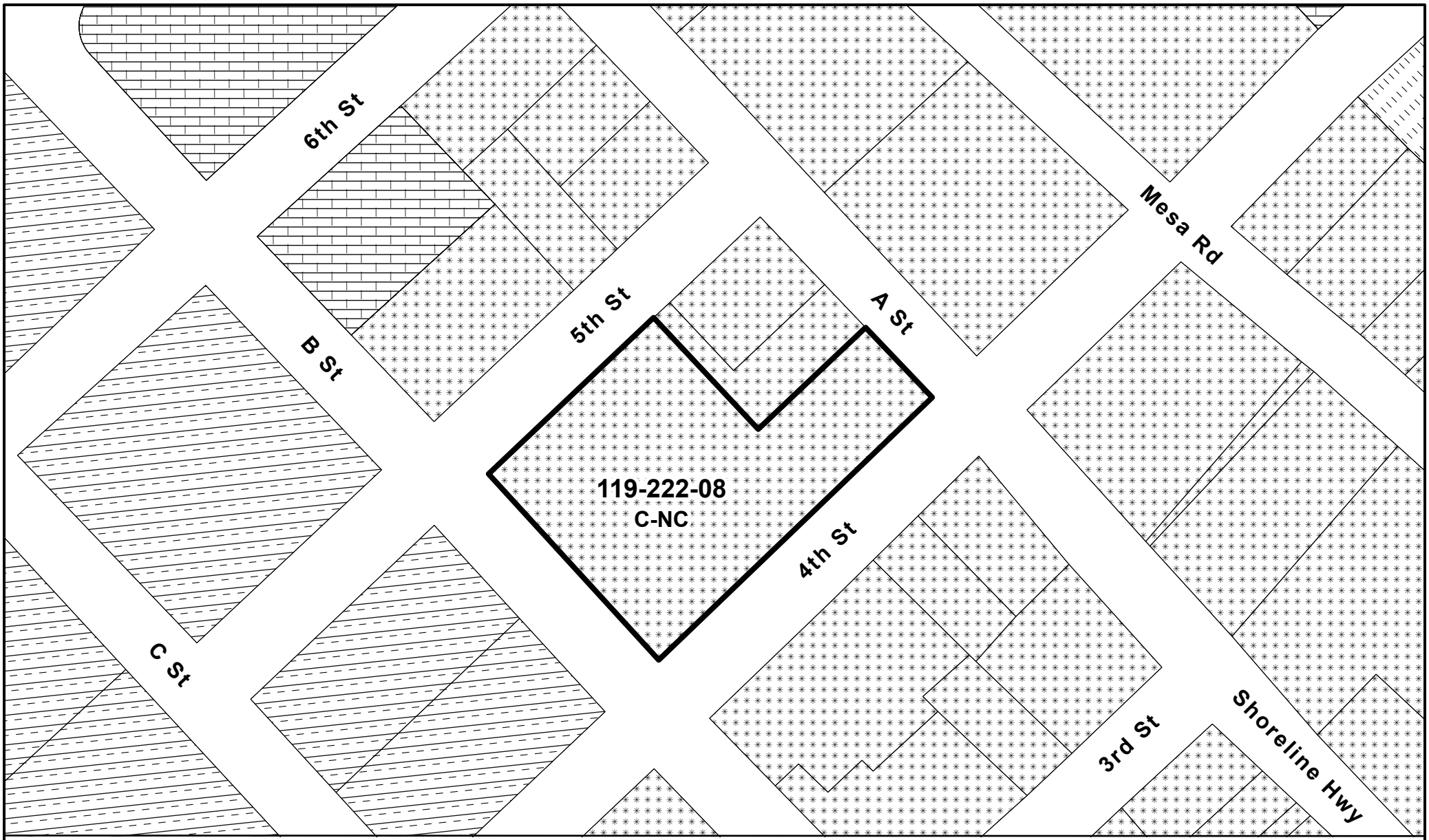
N

0 0.03 0.06 Miles

Date: March 25th, 2026

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Existing Land Use Designation - Pt. Reyes Village

Parcel Boundary
Pt. Reyes Village

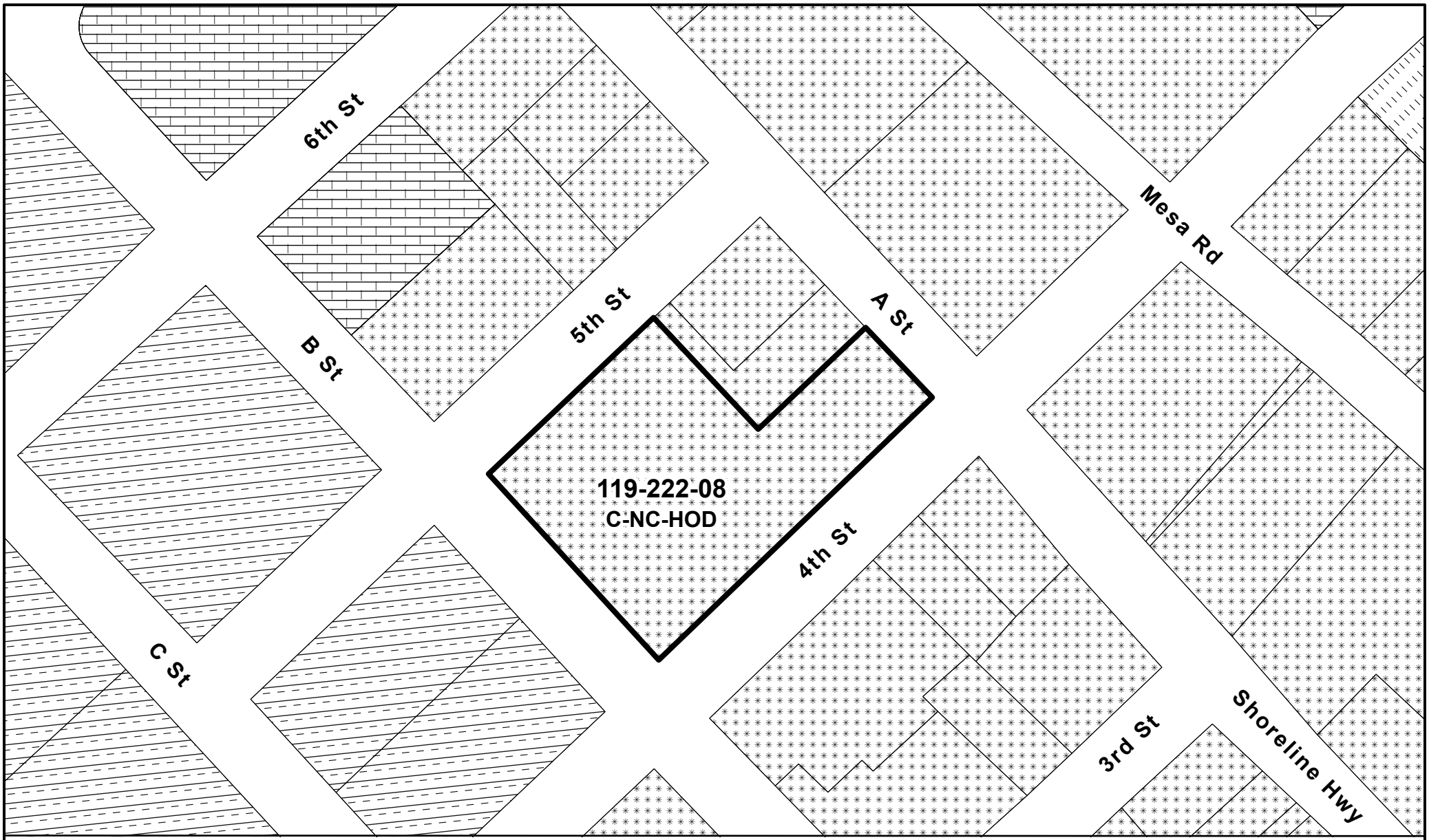
Existing Land Use

C-MF3
C-NC
C-SF4
C-SF5

N

0 0.04 0.07 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Proposed Land Use Designation - Pt. Reyes Village

Parcel Boundary

Pt. Reyes Village

Proposed Land Use

C-NC-HOD

Existing Land Use

C-MF3

C-NC

C-SF4

C-SF5

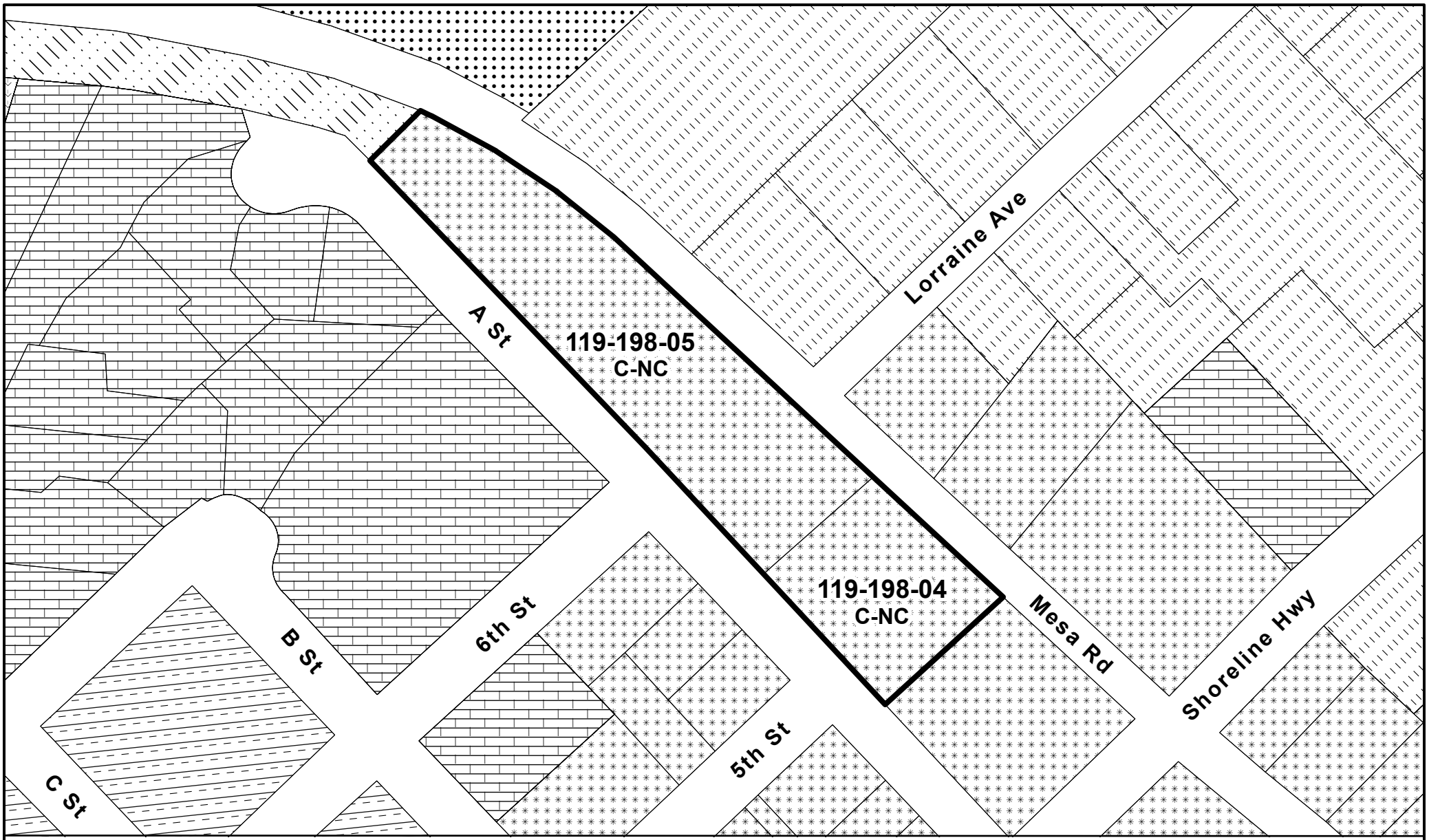
N

0 0.04 0.07 Miles

Date: March 25th, 2026

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Existing Land Use Designation - Pt. Reyes Village Red/Green Barn

Parcel Boundary
Pt. Reyes Village

Existing Land Use

C-AG3
C-MF3
C-NC
C-OS
C-PR
C-SF4
C-SF5

N

0 0.04 0.09 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Proposed Land Use Designation - Pt. Reyes Village Red/Green Barn

Parcel Boundary

Pt. Reyes Village

Proposed Land Use

C-NC-HOD

Existing Land Use

C-AG3

C-MF3

C-NC

C-OS

C-PR

C-SF4

C-SF5

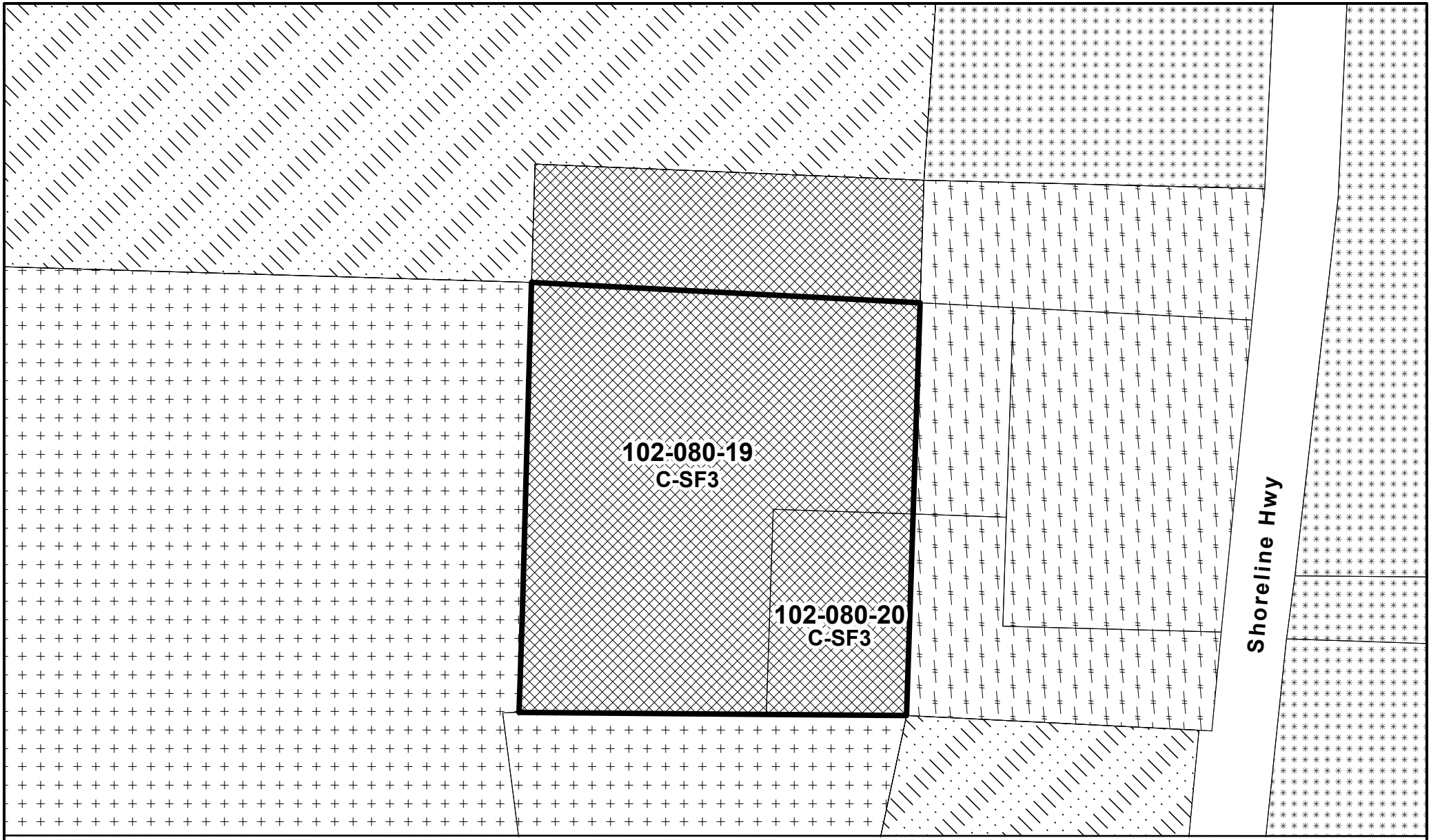
N

0 0.04 0.09 Miles

Date: March 25th, 2026

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Existing Land Use Designation - Shoreline Unified School District

Parcel Boundary
School District

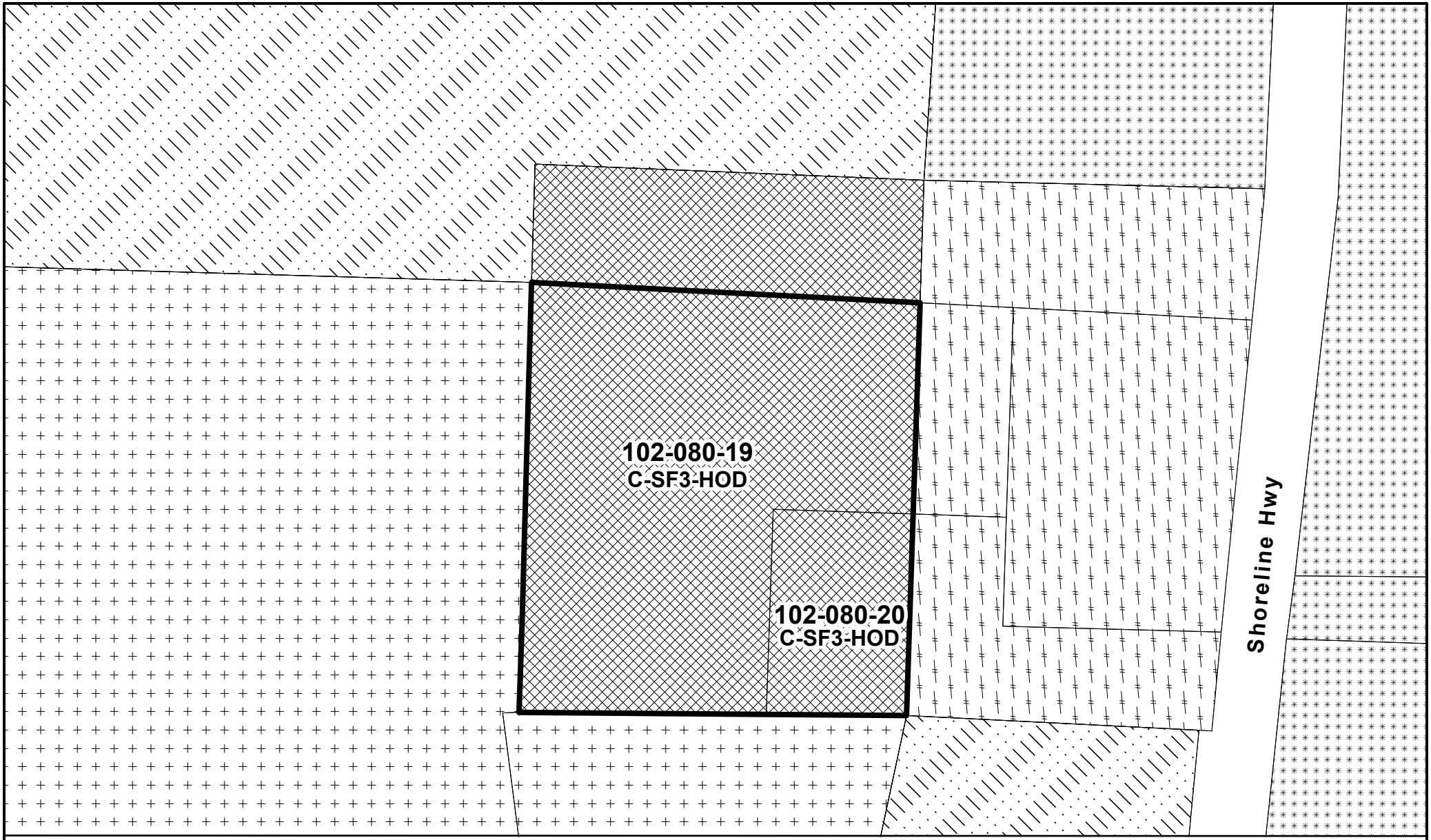
Existing Land Use

C-AG1
C-AG3
C-NC
C-NC-PF
C-SF3

N

0 0.04 0.07 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Proposed Land Use Designation - Shoreline Unified School District

Parcel Boundary
School District

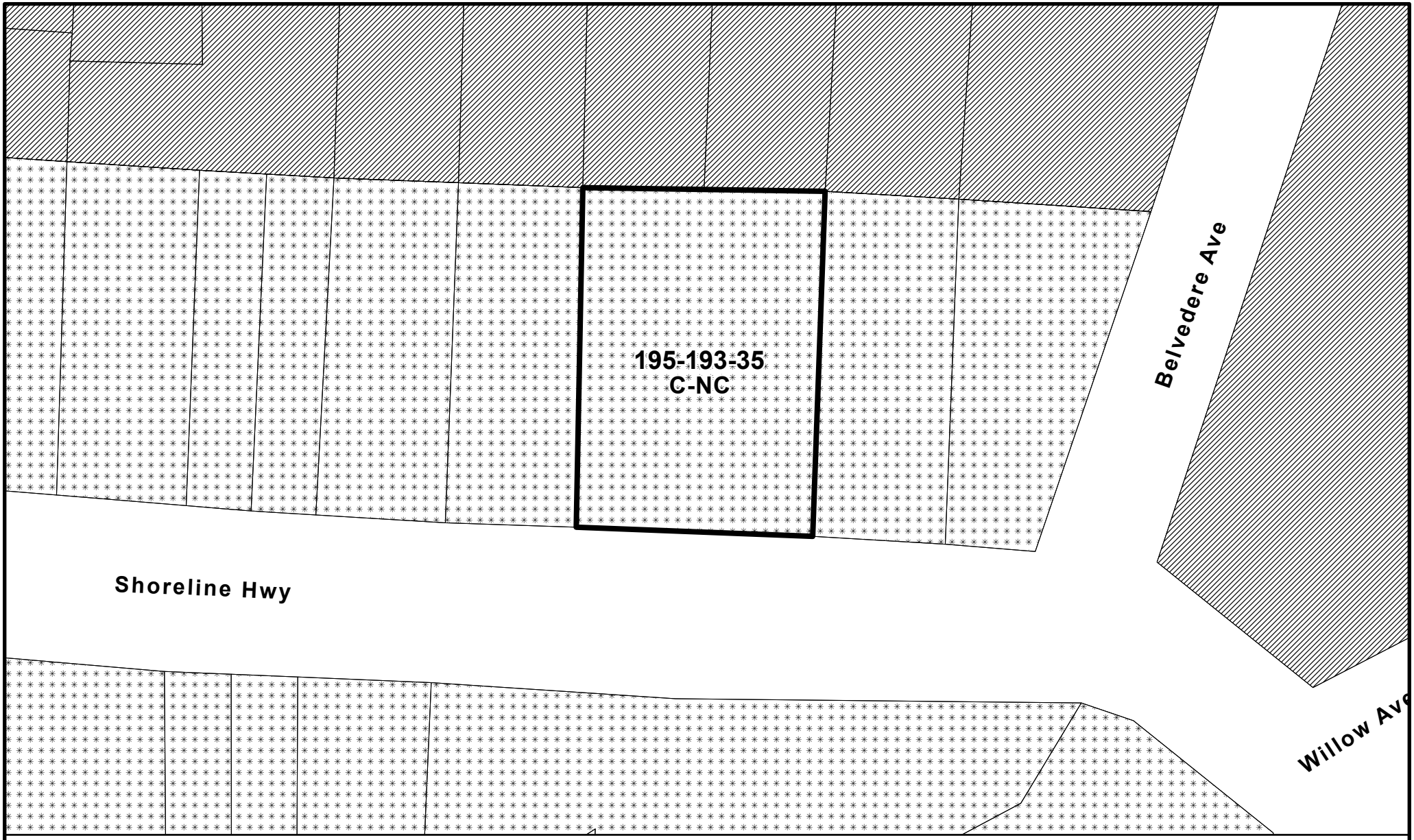
Proposed Land Use
C-SF3-HOD

Existing Land Use
C-AG1
C-AG3
C-NC
C-NC-PF
C-SF3

N

0 0.04 0.07 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Existing Land Use Designation - Stinson Beach Commercial

Parcel Boundary

Commercial Site

Existing Land Use

C-NC

C-SF6

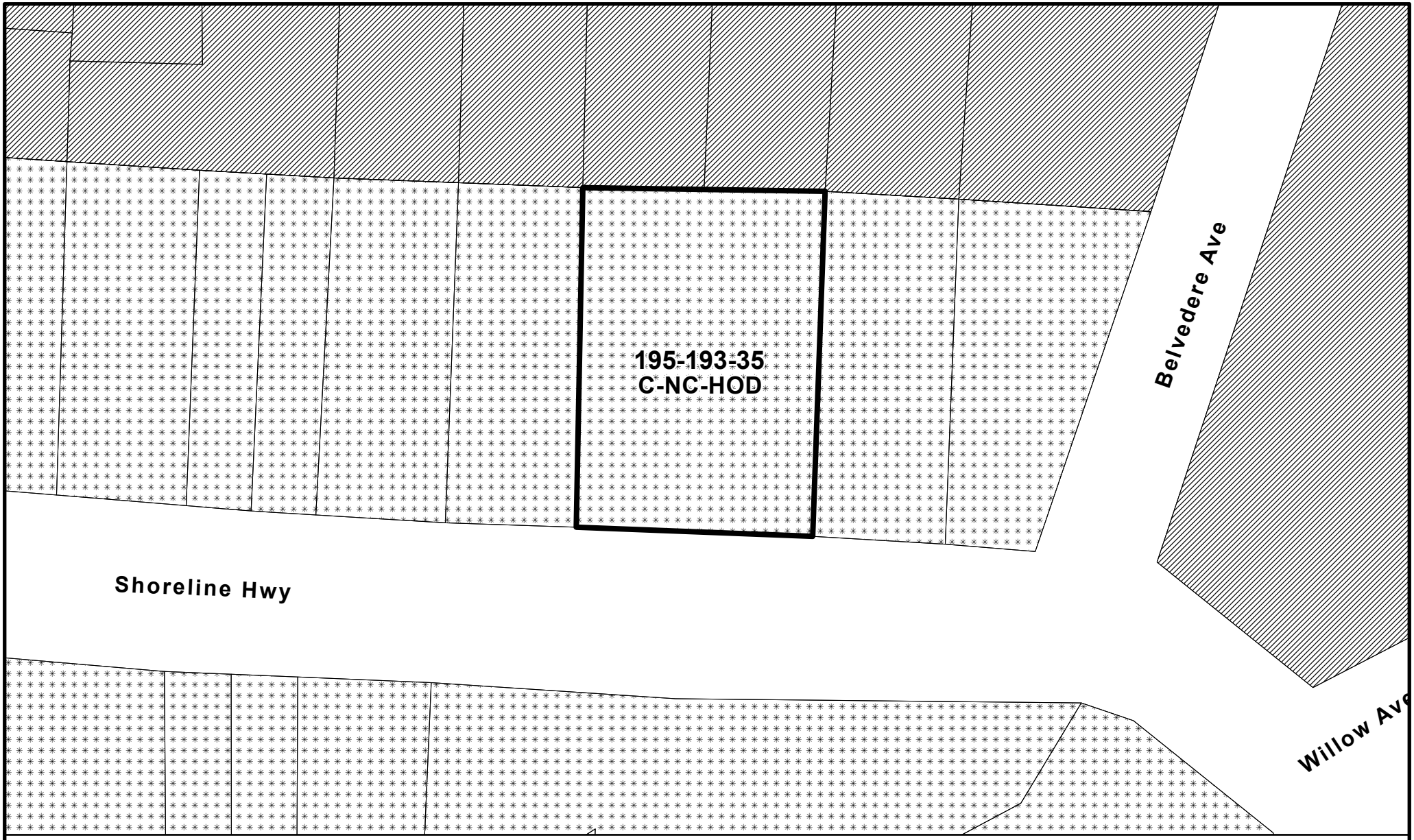
N

0 0.02 0.04 Miles

Date: November 18th, 2024

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Proposed Land Use Designation - Stinson Beach Commercial

Parcel Boundary

Proposed Land Use

C-NC-HOD

Existing Land Use

C-NC

C-SF6

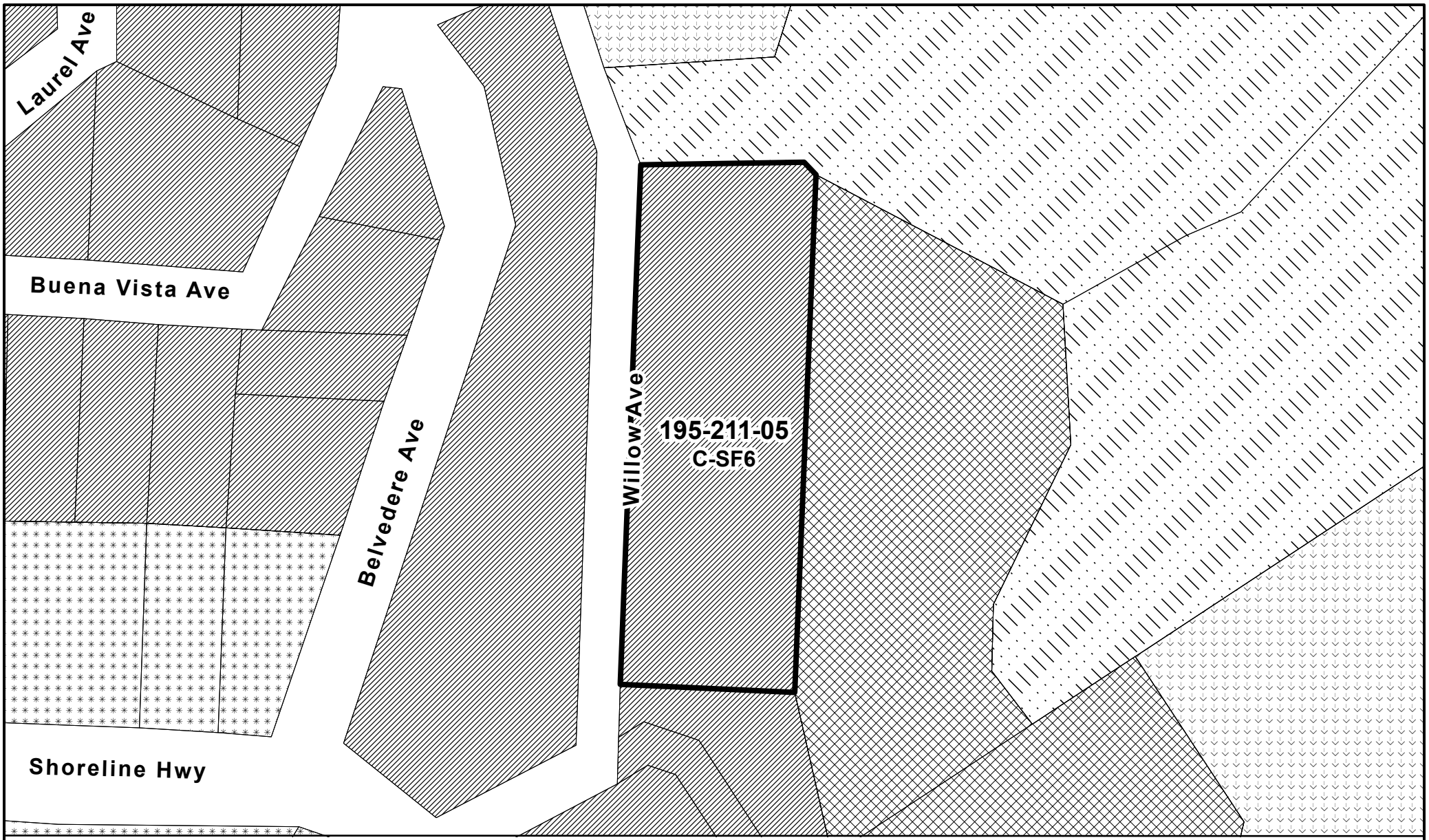
N

0 0.02 0.04 Miles

Date: November 18th, 2024

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Existing Land Use Designation - Stinson Beach Commercial Center Vacant

Parcel Boundary
Commercial Center

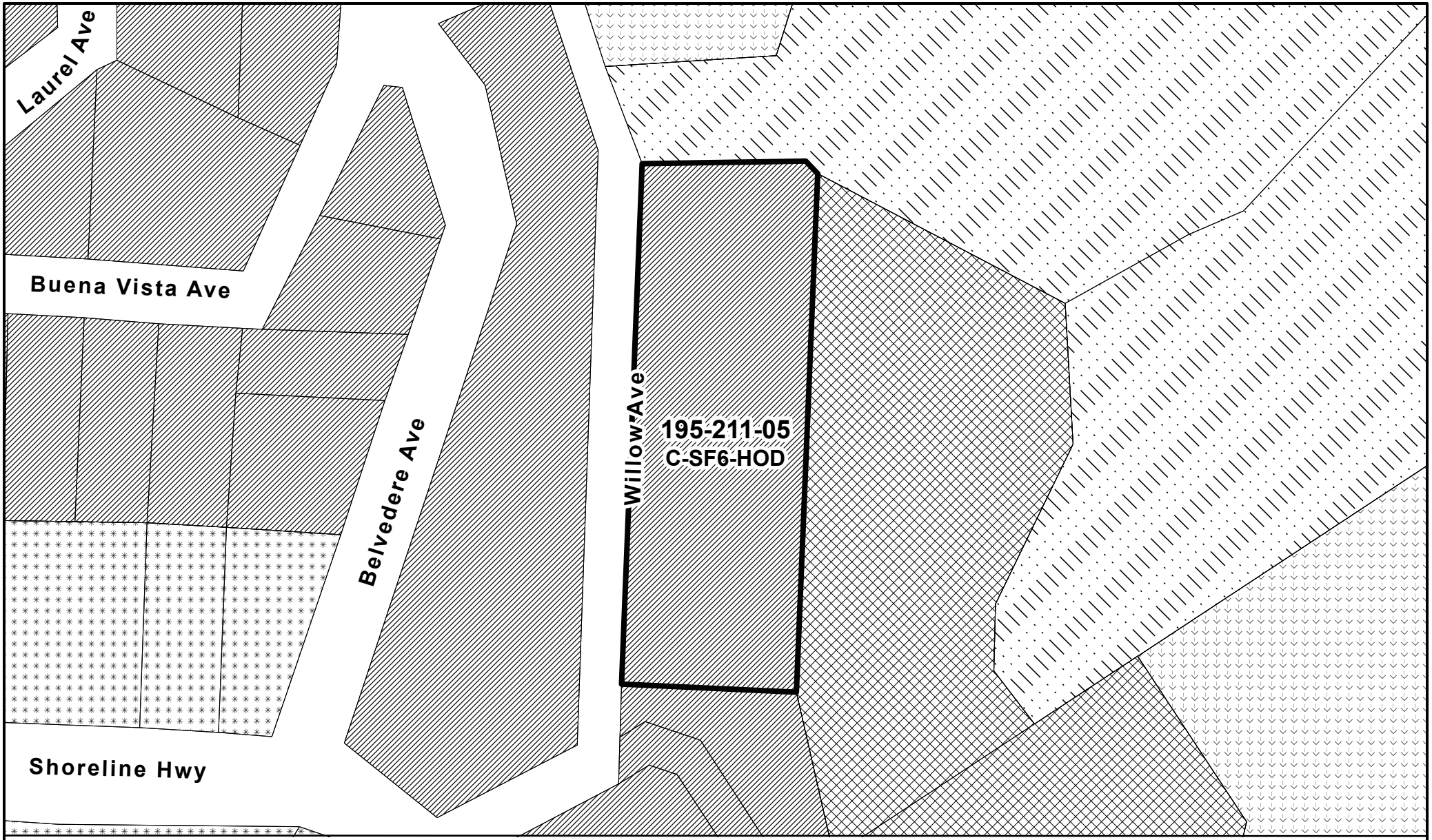
Existing Land Use

C-AG3
C-NC
C-OS
C-SF3
C-SF6

N

0 0.03 0.06 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Proposed Land Use Designation - Stinson Beach Commercial Center Vacant

Parcel Boundary

Commercial Center

Proposed Land Use

C-SF6-HOD

Existing Land Use

C-AG3

C-NC

C-OS

C-SF3

C-SF6

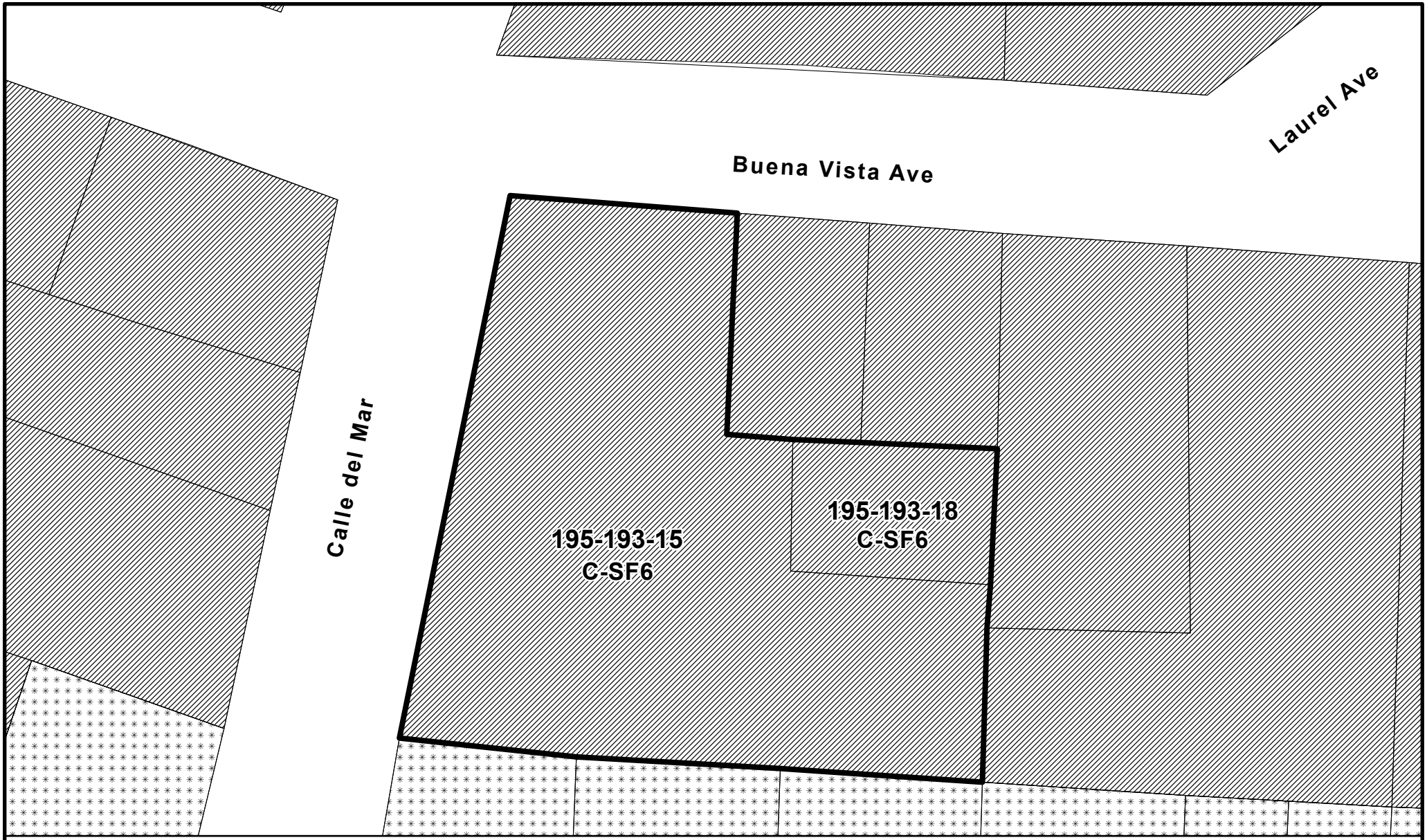
N

0 0.03 0.06 Miles

Date: March 25th, 2026

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Existing Land Use Designation - Stinson Beach Underutilized Residential

Parcel Boundary

Underutilized Site

Existing Land Use

C-NC

C-SF6

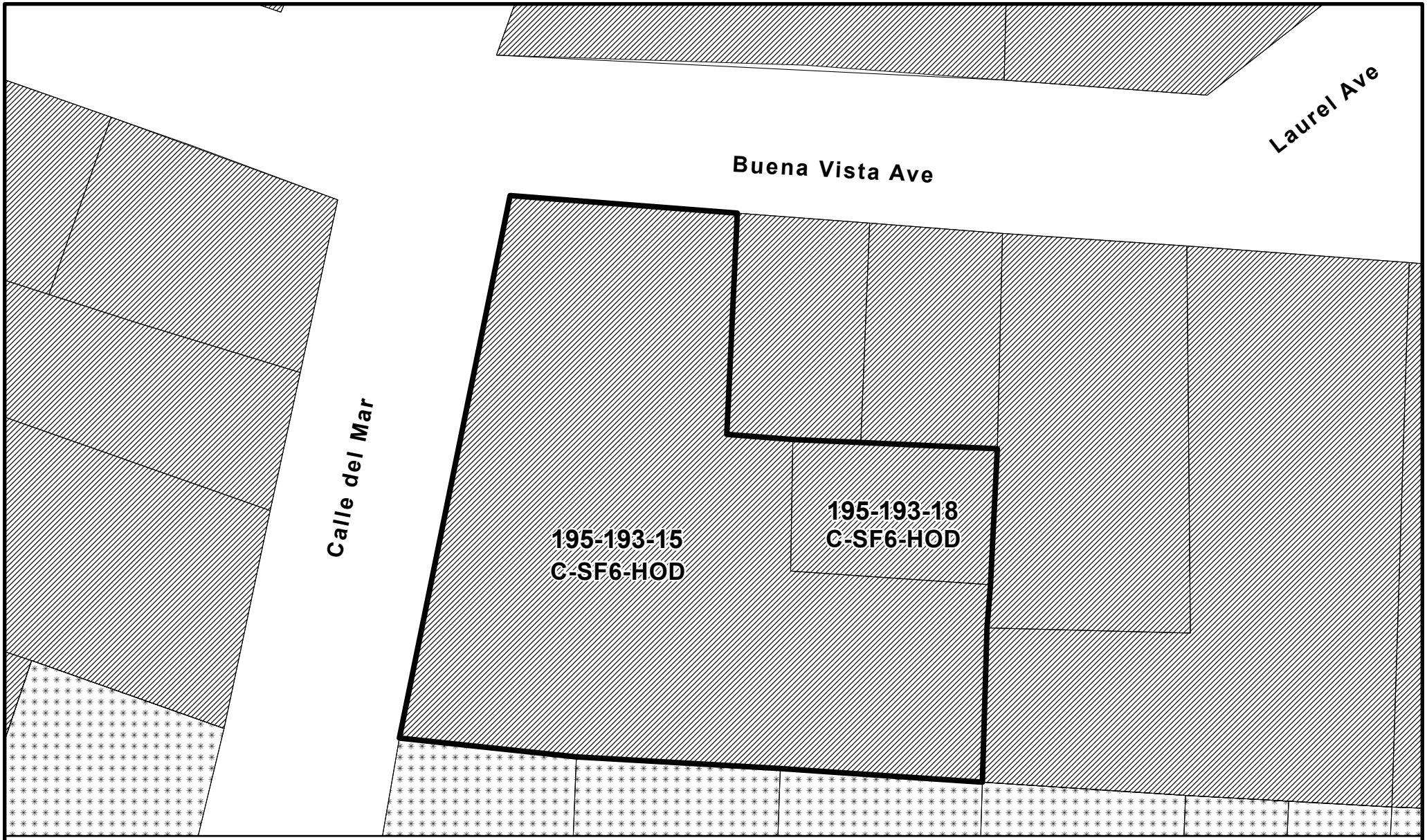
N

0 0.01 0.02 Miles

Date: November 18th, 2024

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Proposed Land Use Designation - Stinson Beach Underutilized Residential

Parcel Boundary

Underutilized Site

Proposed Land Use

C-SF6-HOD

Existing Land Use

C-NC

C-SF6

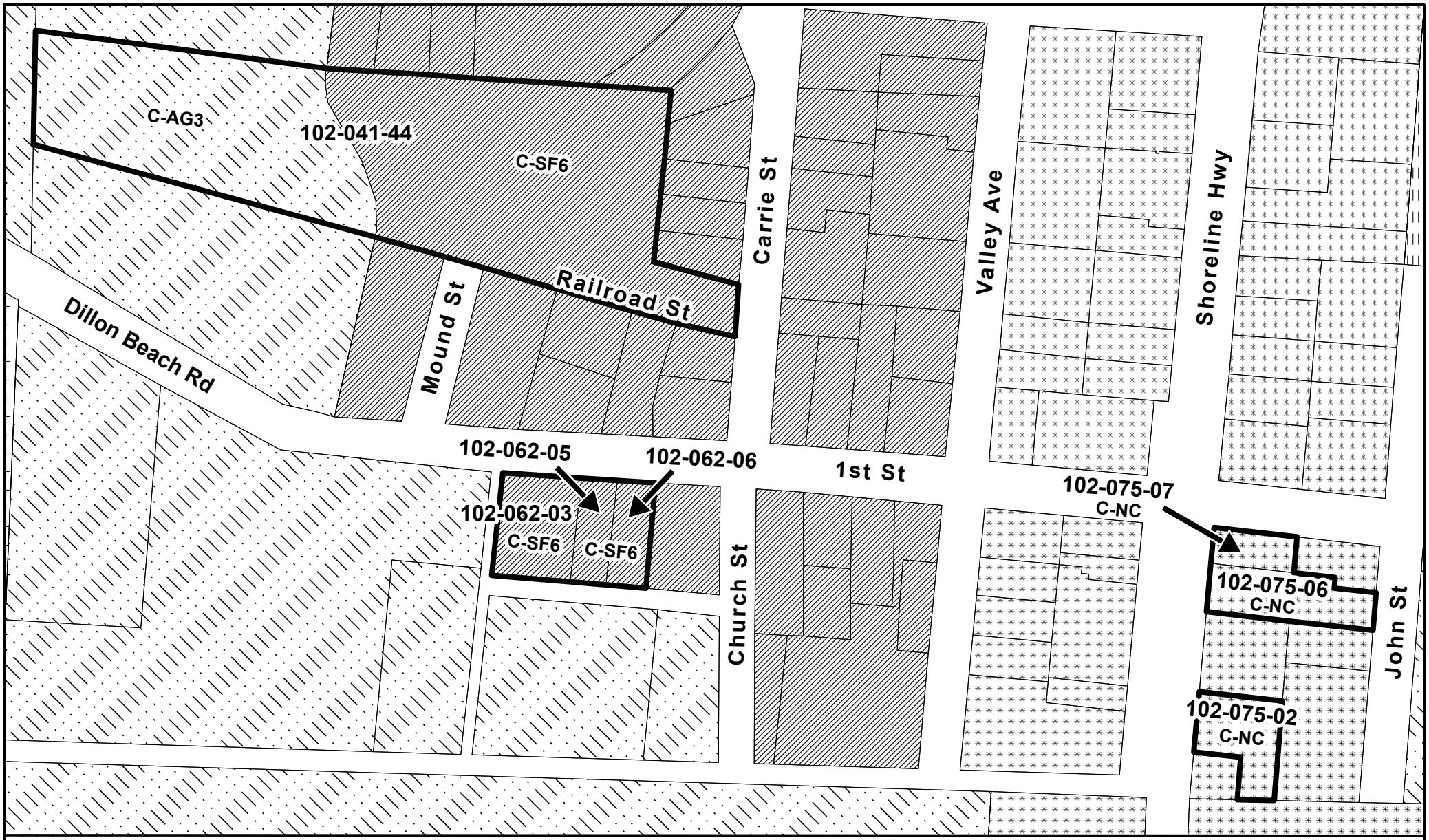
N

0 0.01 0.02 Miles

Date: November 18th, 2024

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Existing Land Use Designation - Tomales (Vacant)

Parcel Boundary

Tomales (Vacant)

Existing Land Use

C-AG1

C-AG2

C-AG3

C-NC

C-SF6

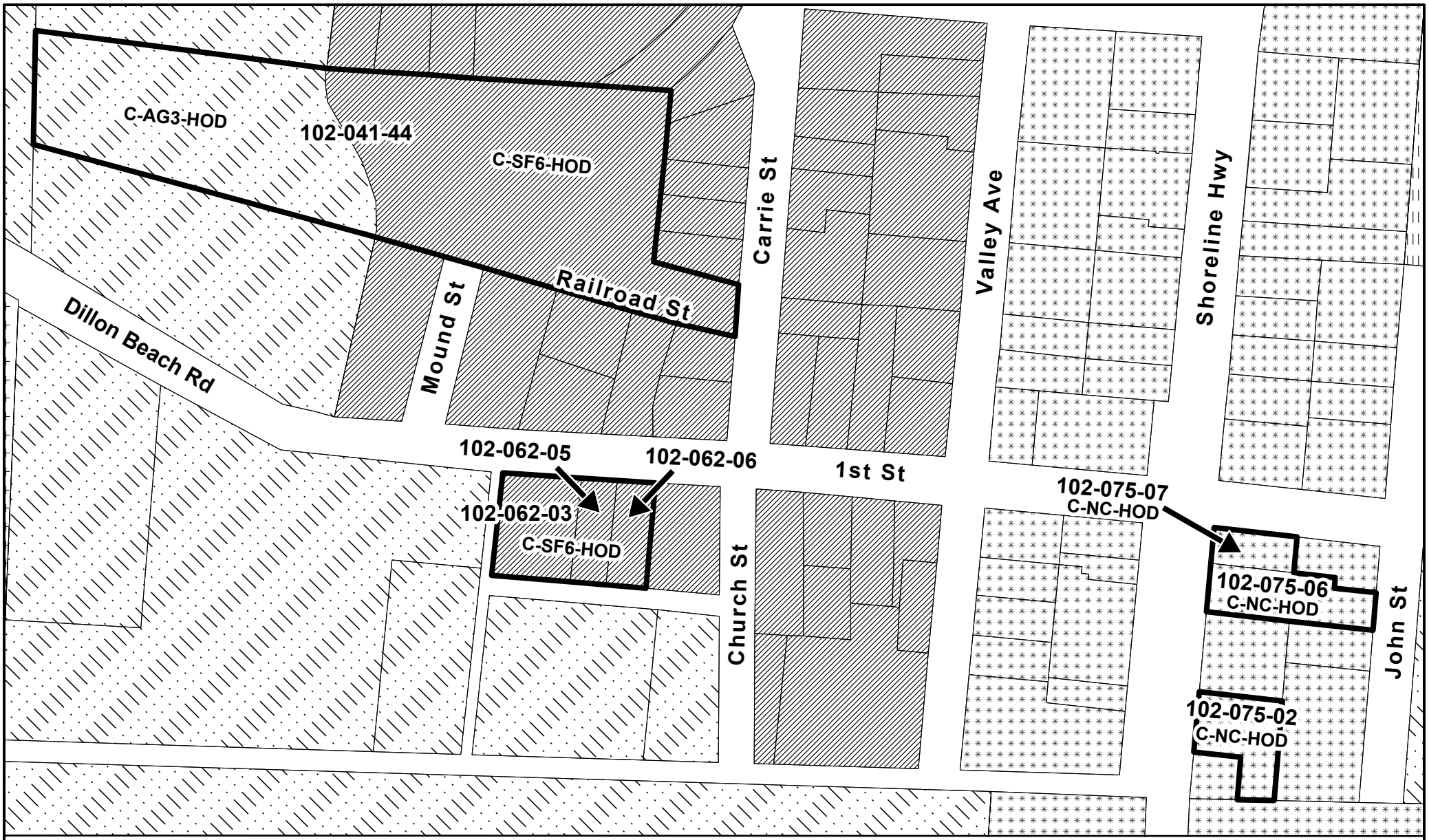
N

0 0.05 0.1 Miles

Date: March 25th, 2026

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Proposed Land Use Designation - Tomales (Vacant)

Proposed Land Use

- C-AG3-HOD
- C-NC-HOD
- C-SF6-HOD

- Parcel Boundary
- Tomales (Vacant)

Existing Land Use

- C-AG1
- C-AG2
- C-AG3
- C-NC
- C-SF6

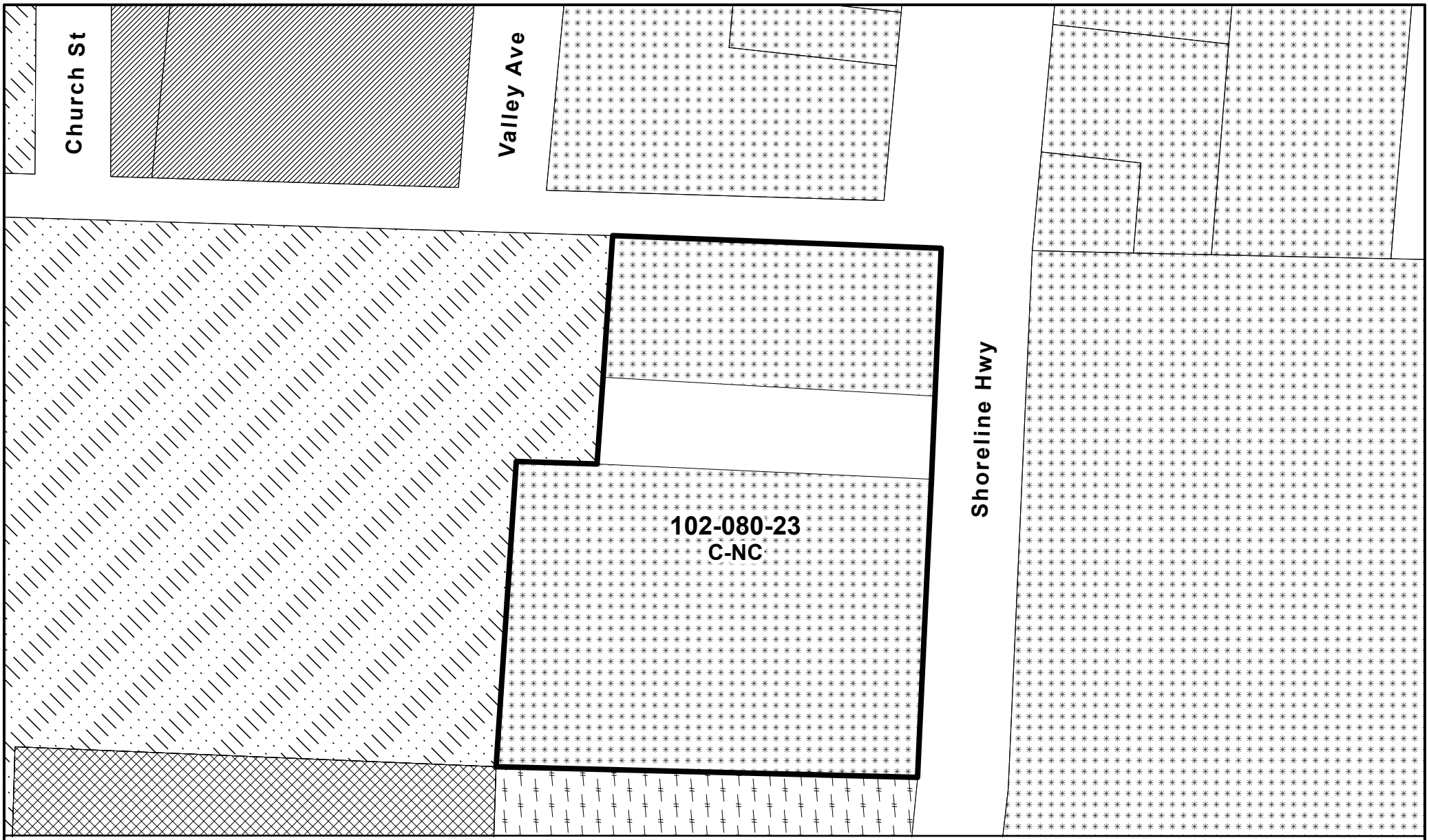
N

0 0.05 0.1 Miles

Date: March 25th, 2026

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Existing Land Use Designation - Tomales Catholic Church

Parcel Boundary
Church

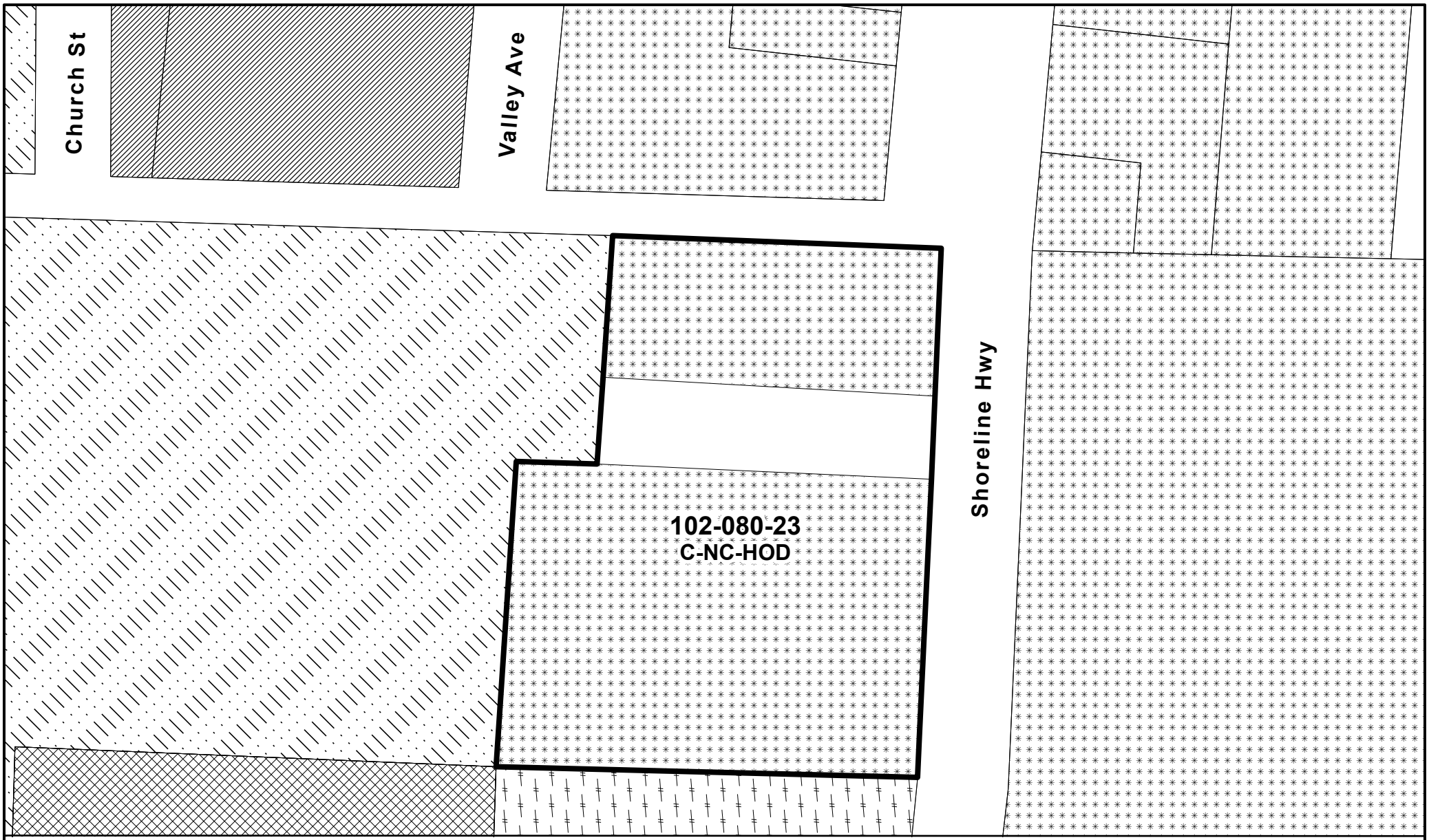
Existing Land Use

C-AG3
C-NC
C-NC-PF
C-SF3
C-SF6

N

0 0.03 0.06 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Proposed Land Use Designation - Tomales Catholic Church

Parcel Boundary
Church

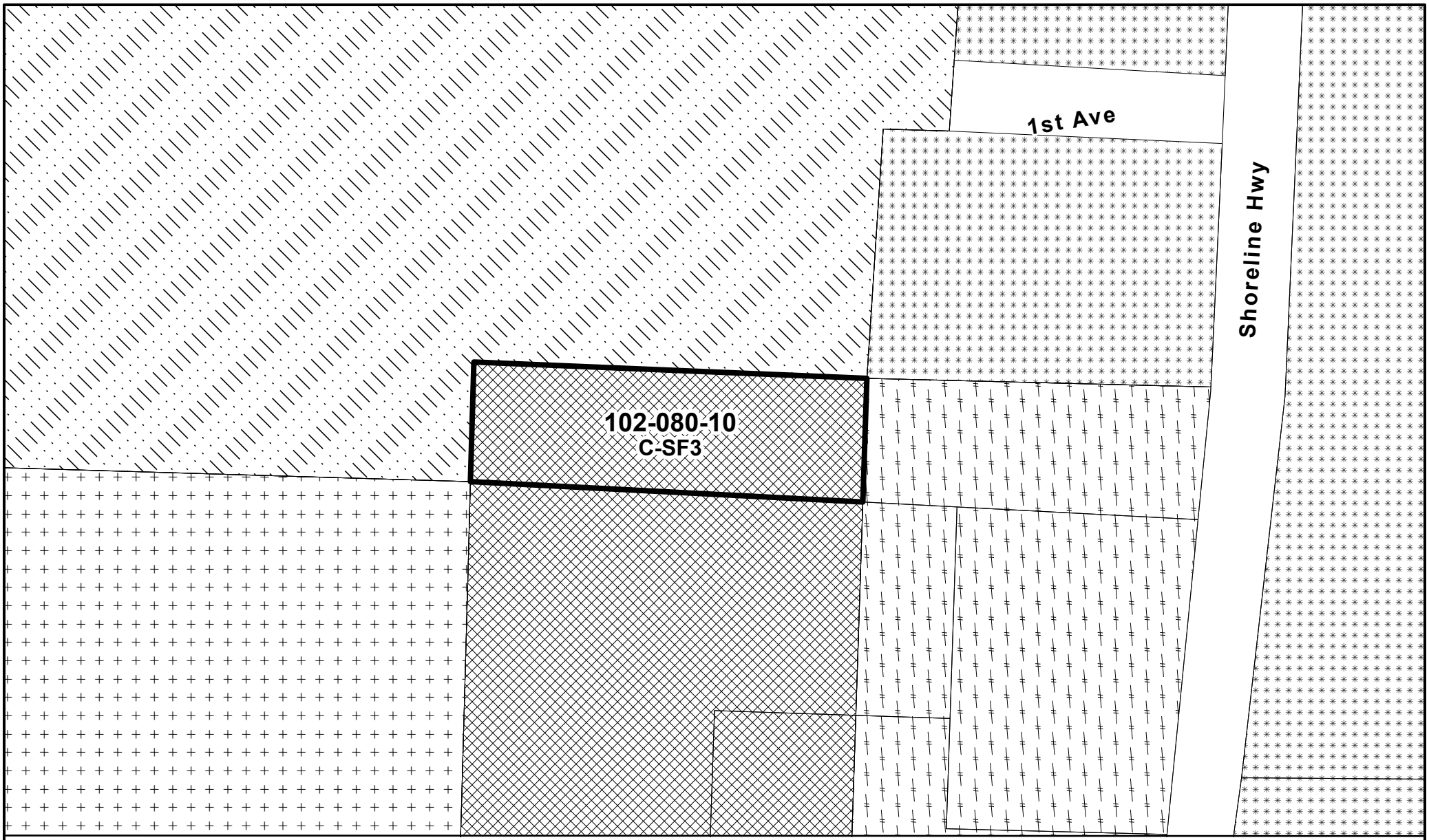
Proposed Land Use
C-NC-HOD

Existing Land Use
C-AG3
C-NC
C-NC-PF
C-SF3
C-SF6

N

0 0.03 0.06 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Existing Land Use Designation - Tomales Joint High School District

Parcel Boundary
School District

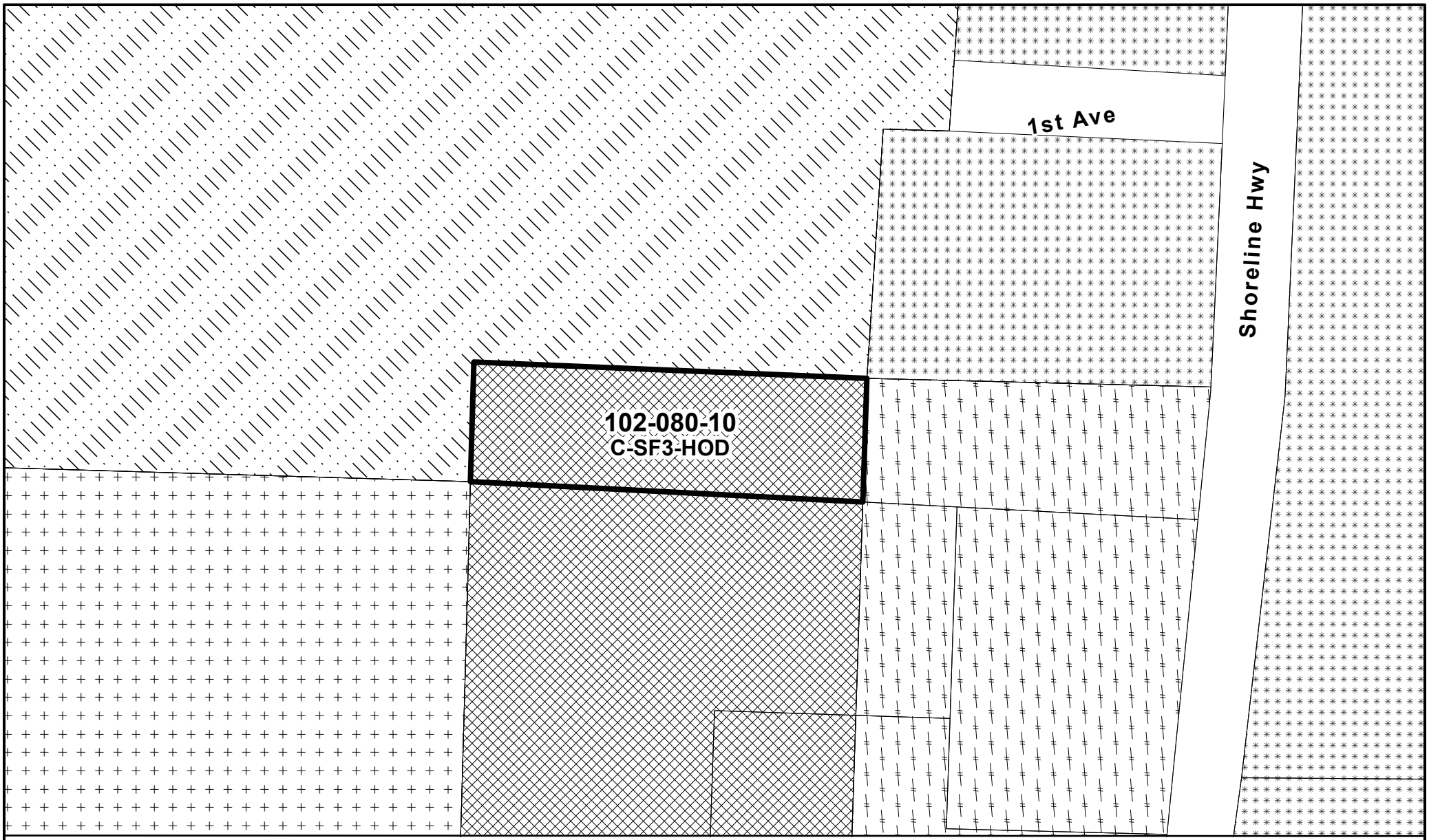
Existing Land Use

C-AG1
C-AG3
C-NC
C-NC-PF
C-SF3

N

0 0.04 0.07 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Proposed Land Use Designation - Tomales Joint High School District

Parcel Boundary
School District

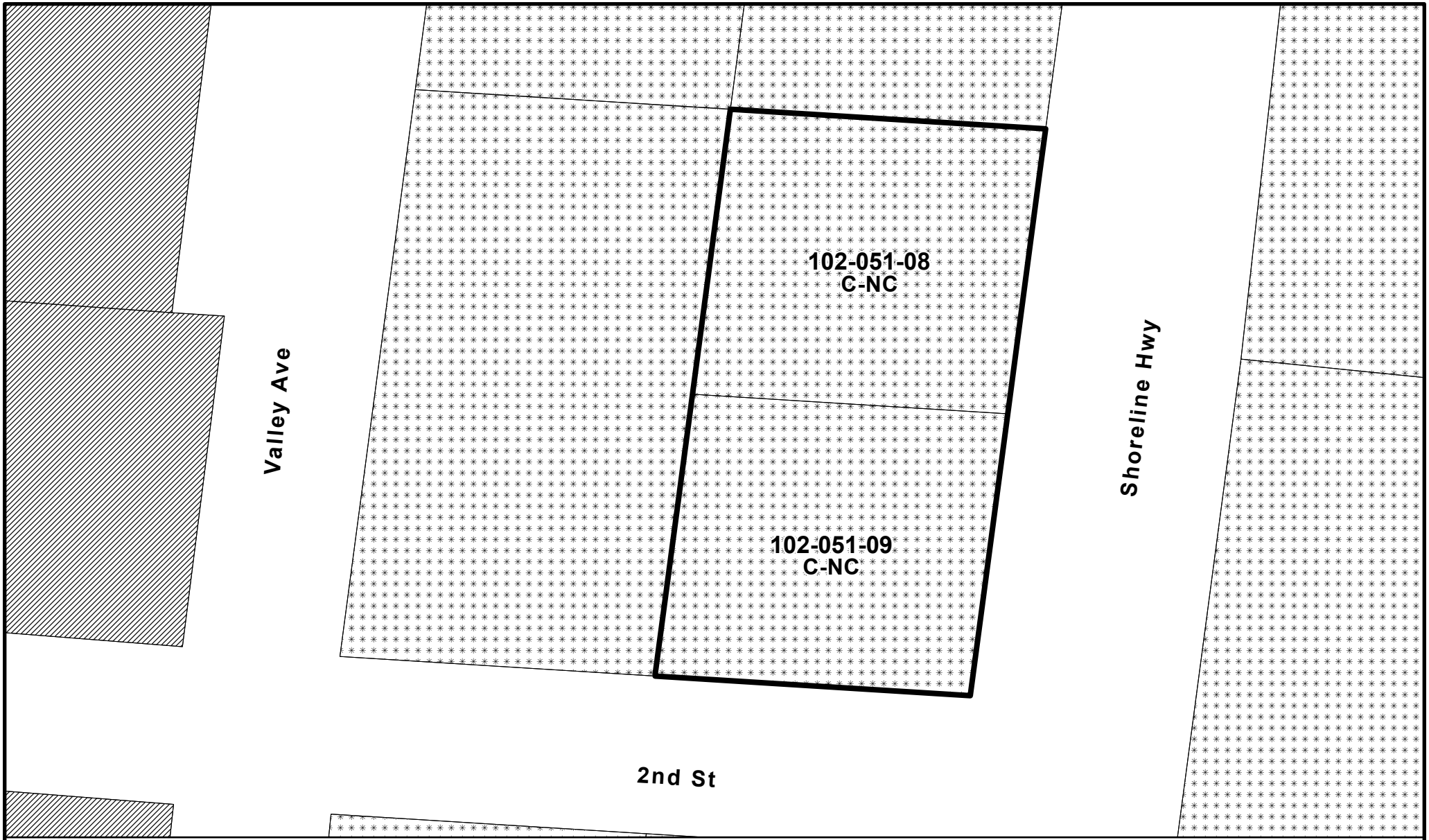
Proposed Land Use
C-SF3-HOD

Existing Land Use
C-AG1
C-AG3
C-NC
C-NC-PF
C-SF3

N

0 0.04 0.07 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Existing Land Use Designation - Tomales Nursery

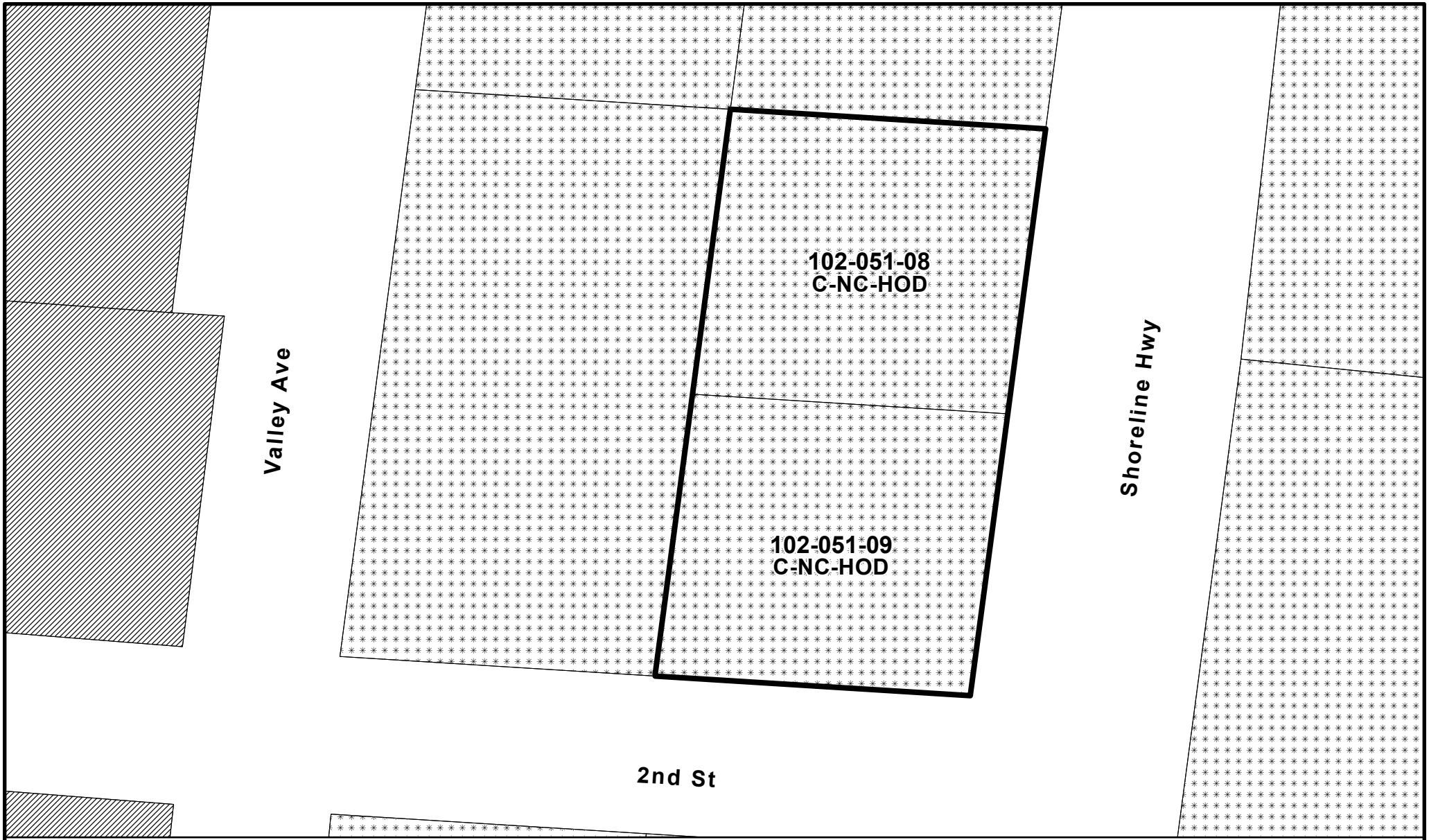
Parcel Boundary
Tomales Nursery

Existing Land Use
C-NC
C-SF6

N

0 0.02 0.04 Miles

Date: November 18th, 2024
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Proposed Land Use Designation - Tomales Nursery

Parcel Boundary

Tomales Nursery

Proposed Land Use

C-NC-HOD

Existing Land Use

C-NC

C-SF6

N

0 0.02 0.04 Miles

Date: November 18th, 2024

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Existing Land Use Designation - Tomales Underutilized

Parcel Boundary

Tomales

Existing Land Use

C-AG1

C-AG2

C-AG2-PF

C-AG3

C-NC

C-SF6

N

0 0.07 0.15 Miles

Date: March 25th, 2026

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Proposed Land Use Designation - Tomales Underutilized

Parcel Boundary

Tomales

Proposed Land Use

C-NC-HOD

Existing Land Use

C-AG1

C-AG2

C-AG2-PF

C-AG3

C-NC

C-SF6

N

0 0.07 0.15 Miles

Date: March 25th, 2026

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.

MARIN COUNTY PLANNING COMMISSION

RESOLUTION NO.PC26-015

A RESOLUTION RECOMMENDING THE MARIN COUNTY BOARD OF SUPERVISORS ADOPT AN ORDINANCE AMENDING THE COUNTY ZONING MAP AND CHANGING THE ZONING DISTRICT DESIGNATIONS FOR 36 PARCELS (APNS 166-181-01, 166-202-01, 166-202-04, 166-213-01, 166-213-02,119-270-24, 119-270-25, 119-270-26, 119-270-27, 119-270-21, 119-234-01, 119-202-05, 119-222-08, 119-198-04, 119-198-05, 119-203-01, 119-203-03, 102-080-19, 102-080-20, 195-193-35, 195-211-05, 195-193-15, 195-193-18, 102-080-23, 102-080-10, 102-051-08, 102-051-09, 102-051-07, 102-075-09, 102-041-44, 102-062-03, 102-062-05, 102-062-06, 102-075-02, 102-075-06, AND 102-075-07) IDENTIFIED IN THE 2023-2031 MARIN COUNTY HOUSING ELEMENT WITH THE HOUSING OVERLAY DESIGNATION TO IMPLEMENT THE 2023 HOUSING ELEMENT

* *

SECTION I: FINDINGS

1. **WHEREAS**, the Planning Commission recognizes the need for additional affordable housing, particularly very low- and low-income housing and housing to support the local workforce.

2. **WHEREAS**, the County adopted the 2023 Housing Element in January 2023, which was certified by the State Department of Housing and Community Development in April 2023. In adopting the 2023 Housing Element Update, the Board of Supervisors identified and approved housing element sites, including those located in the areas governed by the Local Coastal Program (LCP), and the adoption of the Housing Element Update amended the zoning designation for each site, except those located in the Coastal Areas.

3. **WHEREAS**, for the 6th cycle (2023-2031), the Regional Needs Housing Allocation ("RHNA") established by the State and the Association of Bay Area Governments (ABAG) for the unincorporated Marin County is 3,569 units.

4. **WHEREAS**, given the current zoning of parcels within the 2023 Housing Element sites inventory, approximately 36 total parcels within the coastal areas must be rezoned to accommodate the RHNA, as required by Government Code Subsections 65583(c)(l) and 65583.2(h) and (i).

5. **WHEREAS**, Program HE-1.1, HE-1.4, and HE-Program 8 of the Marin County 2023 Housing Element directly or indirectly support the County to rezone vacant or underutilized property to appropriate multi-family residential and/or mixed-use zone districts to accommodate the RHNA in each income category.

6. **WHEREAS**, rezoning also implements Program 1a of the Marin County 2023 Housing Element, which establishes the Housing Overlay Designation (HOD) and requires that those sites accommodate 20% or more lower-income units in the Housing Sites Inventory, and development of those properties is subject to the Coastal Development Permit enumerated in the Coastal Act, Public Resources Code (PRC) Section 30600.

7. **WHEREAS**, the Planning Commission is recommending that the Board of Supervisors amend the zoning designation for Assessor's Parcels listed in the table below to implement the 2023 Housing Element Update and amend the corresponding Zoning Map amendments for each parcel, attached hereto as Exhibit A, Proposed Zoning Map Amendments:

Assessor's Parcel Number	Existing Zone District	New Zone District
166-181-01	C-VCR[1]	C-VCR:HOD
166-202-01	C-VCR	C-VCR:HOD
166-202-04	C-VCR	C-VCR:HOD
166-213-01	C-VCR	C-VCR:HOD
166-213-02	C-VCR	C-VCR:HOD
119-270-24 (formerly 119-240-73)	C-OA[2] and C-RA-B3[3]	C-OA:HOD and C-RA-B3:HOD
119-270-25 (formerly 119-240-73)	C-OA	C-OA:HOD
119-270-26 (formerly 119-240-73)	C-OA	C-OA:HOD
119-270-27 (formerly 119-240-73)	C-OA	C-OA:HOD
119-270-21 (formerly 119-260-03 and 119-270-12)	C-RMPC	C-RMPC:HOD
119-234-01	C-VCR-B2	C-VCR-B2:HOD
119-202-05	C-RA-B3	C-RA-B3:HOD
119-222-08	C-VCR-B2	C-VCR-B2:HOD
119-198-04	C-VCR-B2	C-VCR-B2:HOD
119-198-05	C-VCR-B2	C-VCR-B2:HOD
119-203-01	C-VCR-B2	C-VCR-B2:HOD
119-203-03	C-VCR-B2	C-VCR-B2:HOD
102-080-19	C-RSP-1.6[6]	C-RSP-1.6:HOD
102-080-20	C-RSP-1.6	C-RSP-1.6:HOD
195-193-35	C-VCR	C-VCR:HOD
195-211-05	C-R1[5]	C-R1:HOD
195-193-15	C-R1	C-R1:HOD
195-193-18	C-R1	C-R1:HOD
102-080-23	C-VCR-B1	C-VCR-B1:HOD
102-080-10	C-RSP-1.6	C-RSP-1.6:HOD
102-051-08	C-VCR-B1	C-VCR-B1:HOD
102-051-09	C-VCR-B1[7]	C-VCR-B1:HOD
102-051-07	C-VCR-B1	C-VCR-B1:HOD
102-075-09	C-VCR-B1	C-VCR-B1:HOD
102-041-44	C-RSP-7.26 C-ARP-2	C-RSP-7.26:HOD C-ARP-2:HOD

1. C-VCR (Coastal, Village Commercial/Residential)
2. C-OA (Coastal, Open Area)
3. C-RA-B3 (Coastal, Residential, Agricultural Combined District)
4. C-RMPC (Coastal, Residential/Commercial Multiple Planned)
5. C-1 (Coastal, Residential, Single-Family)
6. C-RSP (Coastal, Residential, Single-Family Planned)

B (Combining district): Combining districts are applied to property together with one of the other agricultural, residential, or commercial zoning districts, to highlight areas where important site, neighborhood, or area characteristics require particular attention in project planning.

Assessor's Parcel Number	Existing Zone District	New Zone District
102-062-03	C-RSP-7.26	C-RSP-7.26:HOD
102-060-05 (formerly 102-062-04)	C-RSP-7.26	C-RSP-7.26:HOD
102-060-06 (formerly 102-062-04)	C-RSP-7.26	C-RSP-7.26:HOD
102-075-02	C-VCR-B1	C-VCR-B1:HOD
102-075-06	C-VCR-B1	C-VCR-B1:HOD
102-075-07	C-VCR-B1	C-VCR-B1:HOD

7. C-VCR (Coastal, Village Commercial/Residential)
8. C-OA (Coastal, Open Area)
9. C-RA-B3 (Coastal, Residential, Agricultural Combined District)
10. C-RMPC (Coastal, Residential/Commercial Multiple Planned)
11. C-1 (Coastal, Residential, Single-Family)
12. C-RSP (Coastal, Residential, Single-Family Planned)
13. B (Combining district): Combining districts are applied to property together with one of the other agricultural, residential, or commercial zoning districts, to highlight areas where important site, neighborhood, or area characteristics require particular attention in project planning.

8. **WHEREAS**, the Marin County Planning Commission action on the Coastal Land Use Plan modifications is intended to carry out the following provisions of the Public Resources Code:

1. Section 30004(a): the Legislature further finds and declares that (a) to achieve maximum responsiveness to local conditions, accountability, and public accessibility, it is necessary to rely heavily on local government and local land use planning procedures and enforcement; and

2. Section 30500(c): The precise content of each local coastal program shall be determined by the local government, consistent with Section 30501, in full consultation with the California Coastal Commission and with full public participation; and

3. Section 30512.1(a): The California Coastal Commission's review of a land use plan shall be limited to its administrative determination that the land use plan submitted by the local government does, or does not, conform with the requirements of Chapter 3 (commencing with Section 30200). In making this review, the Coastal Commission is not authorized by any provision of this division to diminish or abridge the authority of a local government to adopt and establish, by ordinance, the precise content of its land use plan; and

4. Section 30512.2(c): The Commission shall require conformance with the policies and requirements of Chapter 3 (commencing with Section 30200) only to the extent necessary to achieve the basic state goals specified in Section 30001.5.

9. **WHEREAS**, on April 6, 2026, May 28, 2026, and June 15, 2026, the Marin County Planning Commission held duly noticed public hearings to take public testimony and consider the code amendments, and finds that the proposed Zoning redesignation and Zoning map amendments are consistent with the findings required by the Marin County Code, including:

1. The proposed amendments will not be detrimental to the public interest, health, safety, convenience, or welfare of the County.

2. The proposed zone districts will allow a density of development and types of uses that are compatible with the objectives, policies, and programs, and land use designations of the certified 2023 Housing Element Update.

3. The proposed zoning districts are compatible with the level of utilities and community services available to the land.

4. The sites will accommodate housing type(s) that are needed to house the local workforce in support of the local economy, and the rezoning of the sites is intended to accommodate housing at all income levels, including affordable housing.

5. The proposed amendments are consistent with, and conform to, the certified Local Coastal Program, including the Land Use Plan. Additionally, the proposed amendments are consistent with Public Resources Code § 30512, which requires that the Land Use Plans meet the requirements of, and be in conformity with, the Chapter 3 policies of the Coastal Act. The proposed amendments are also in full compliance with Public Resources Code § 30513, as they conform to and adequately carry out the provisions of the certified Land Use Plan.

6. **WHEREAS**, pursuant to Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines Section 15162 and 15168, no additional environmental review is required to approve the 2026 Coastal Land Use Plan amendments for the following reasons:

1. The amendments are within the scope of the Supplemental Marin Countywide Plan Environmental Impact Report prepared for the 2023 Housing Element.

2. The amendments are exempt from CEQA pursuant to CEQA Guidelines sections 15307 and 15308 because the approved amendments would strengthen and ensure consistent application of standards for the maintenance, restoration, enhancement, and protection of natural resources and the environment.

SECTION II: ACTION

NOW, THEREFORE, BE IT RESOLVED that the Marin County Planning Commission recommends that the Marin County Board of Supervisors adopt an ordinance amending the County's Zoning Map and changing zoning designations for 36 parcels identified in Program 1a of the Marin County 2023 Housing Element, which establishes the Housing Overlay Designation (HOD).

SECTION III: VOTE

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Marin held on this 15th day of June 2026 by the following vote:

AYES: COMMISSIONERS Murralles, Monroe, Curran, Biehle, Lind, and Sandoval

NOES:

ABSENT: COMMISSIONER Stephanicich

Claudia Muralles
Claudia Muralles (Jul 10, 2026 09:30:00 PDT)

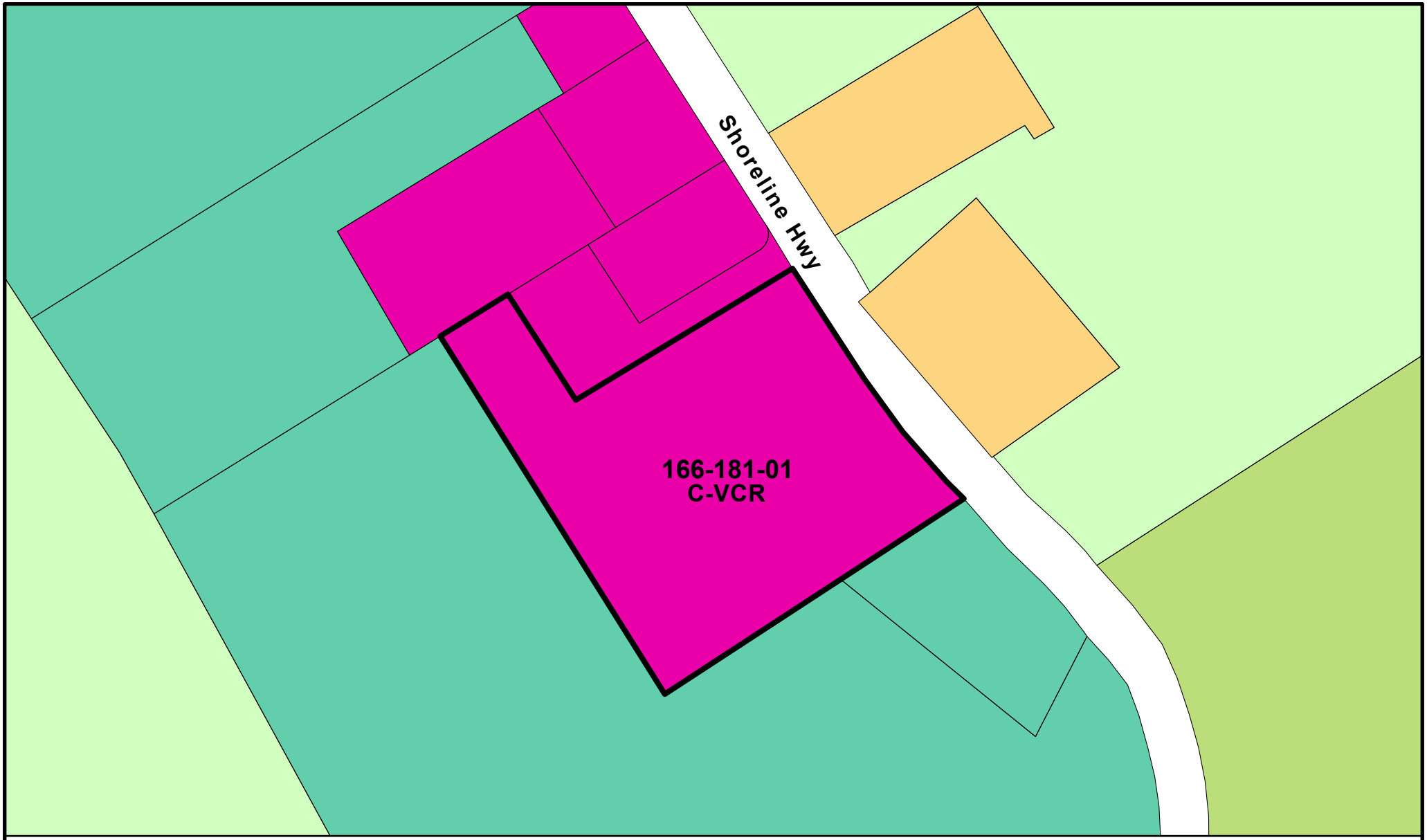
Claudia Muralles, CHAIR
MARIN COUNTY PLANNING COMMISSION

ATTEST:

Sindy Palencia

Sindy Palencia
Planning Commission Recording Secretary

Exhibit A: Proposed Zoning Map



Existing Zoning Designation - Olema Catholic Church

Parcel Boundary

Church

Existing Zoning

C-ARP

C-OA

C-RA

C-RCR

C-VCR

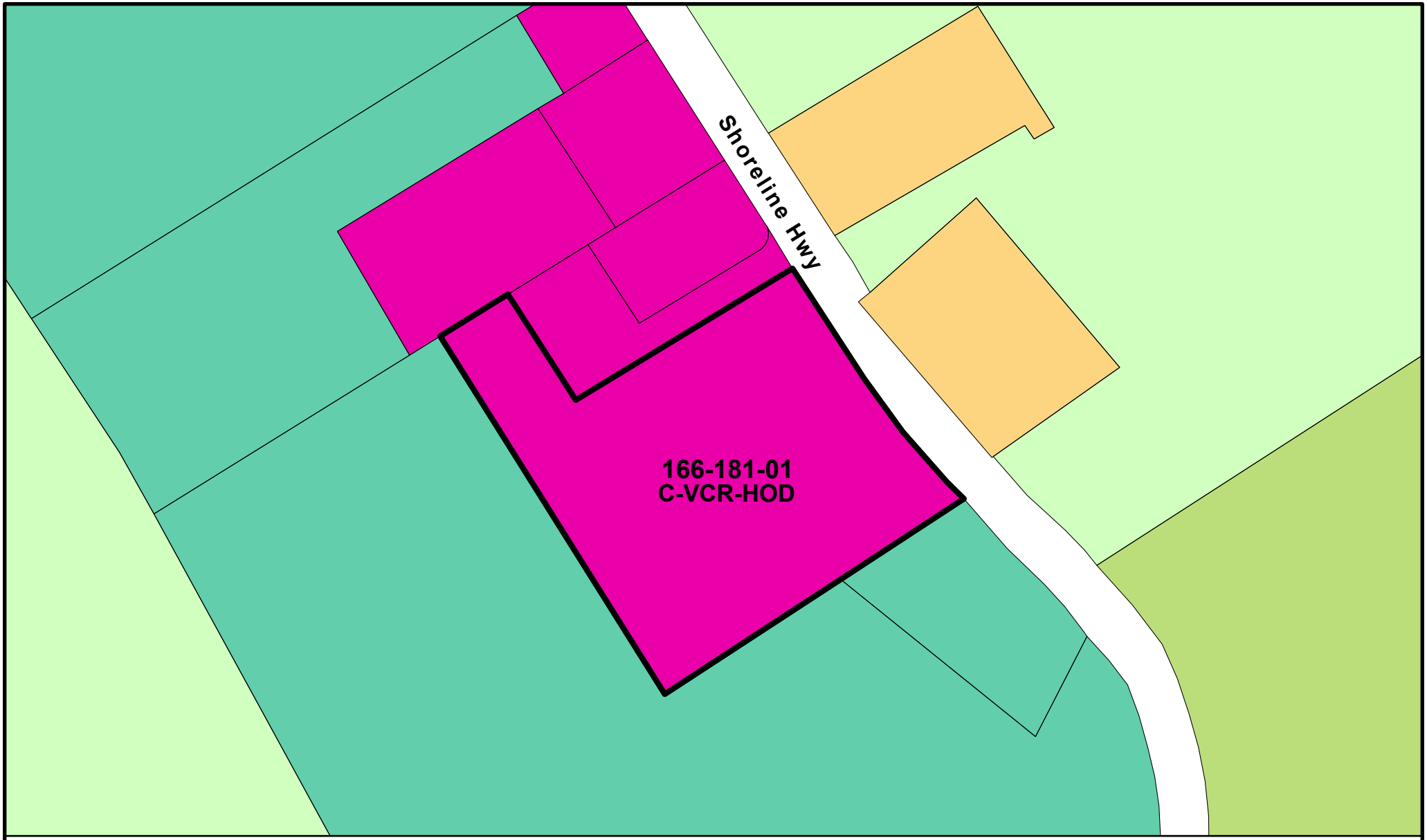
N

0 0.05 0.1 Miles

Date: November 18th, 2024

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Proposed Zoning Designation - Olema Catholic Church

Parcel Boundary

Church

Proposed Zoning

C-VCR-HOD

Existing Zoning

C-ARP

C-OA

C-RA

C-RCR

C-VCR

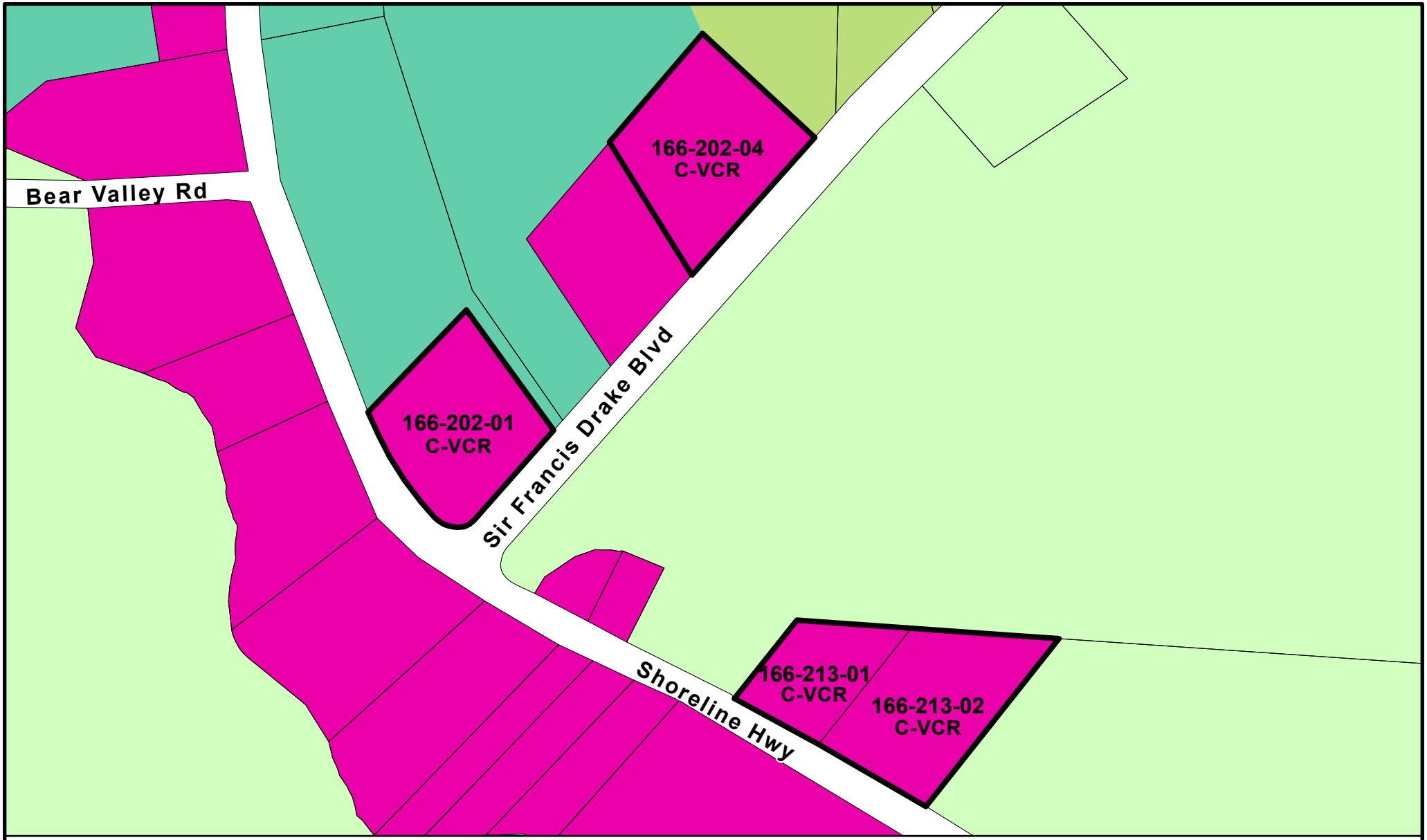
N

0 0.05 0.1 Miles

Date: November 18th, 2024

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Existing Zoning Designation - Olema Underutilized

Parcel Boundary

Olema Commercial

Existing Zoning

C-ARP

C-OA

C-RCR

C-VCR

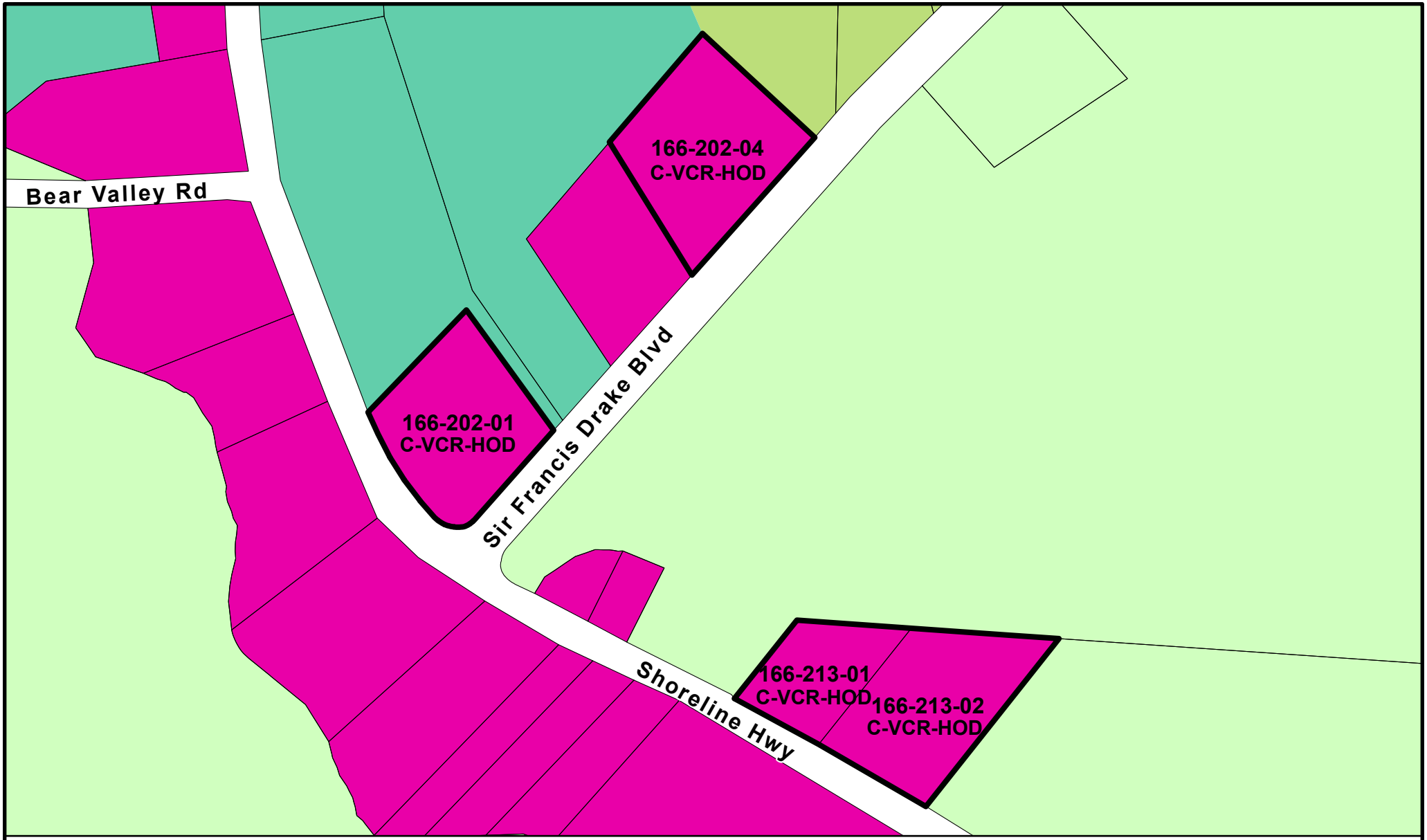
N

0 0.05 0.1 Miles

Date: November 18th, 2024

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Proposed Zoning Designation - Olema Underutilized

Parcel Boundary

Olema Commercial

Proposed Zoning

C-VCR-HOD

Existing Zoning

C-ARP

C-OA

C-RCR

C-VCR

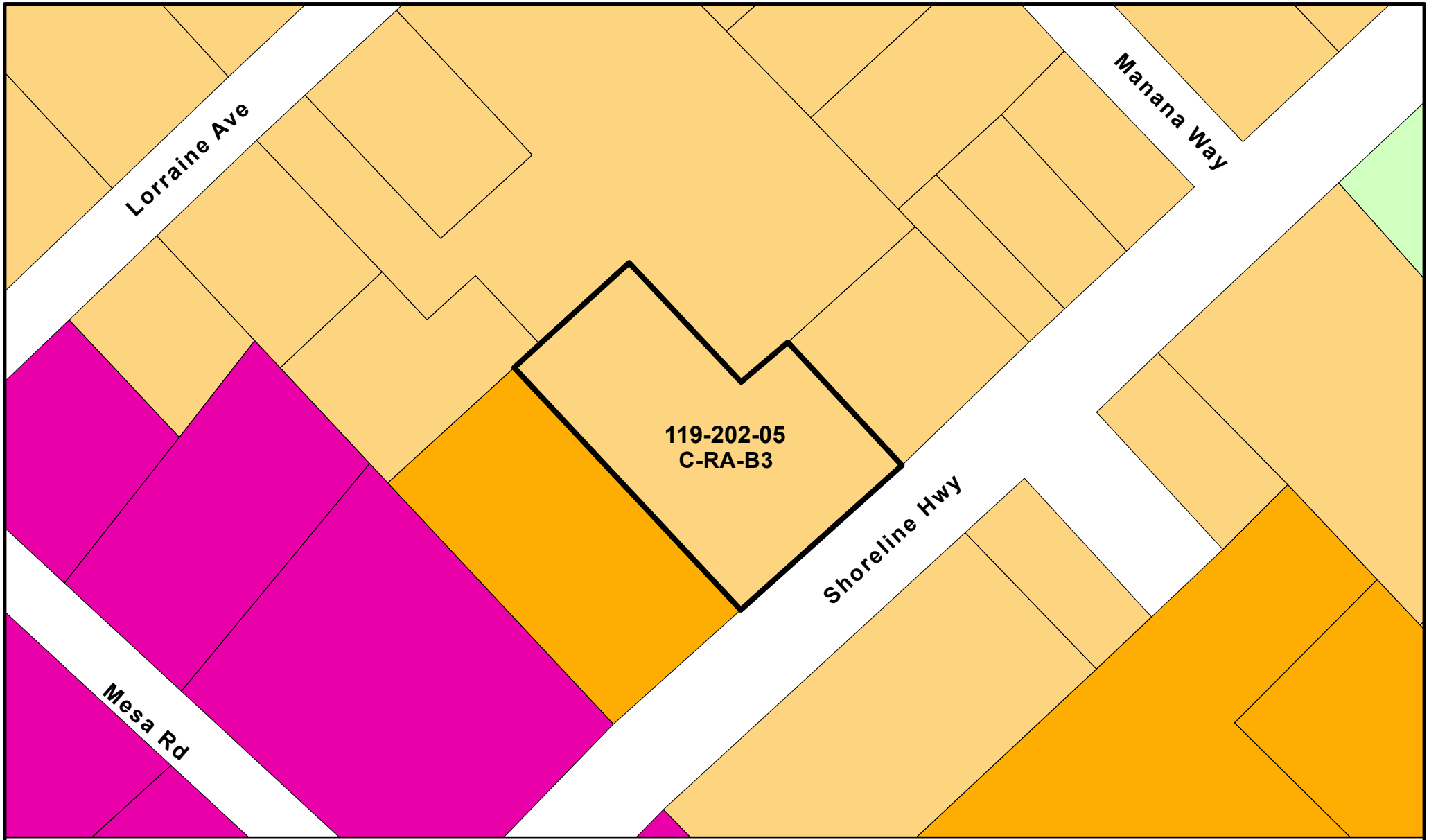
N

0 0.05 0.1 Miles

Date: November 18th, 2024

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Existing Zoning Designation - Presbytery of the Redwoods

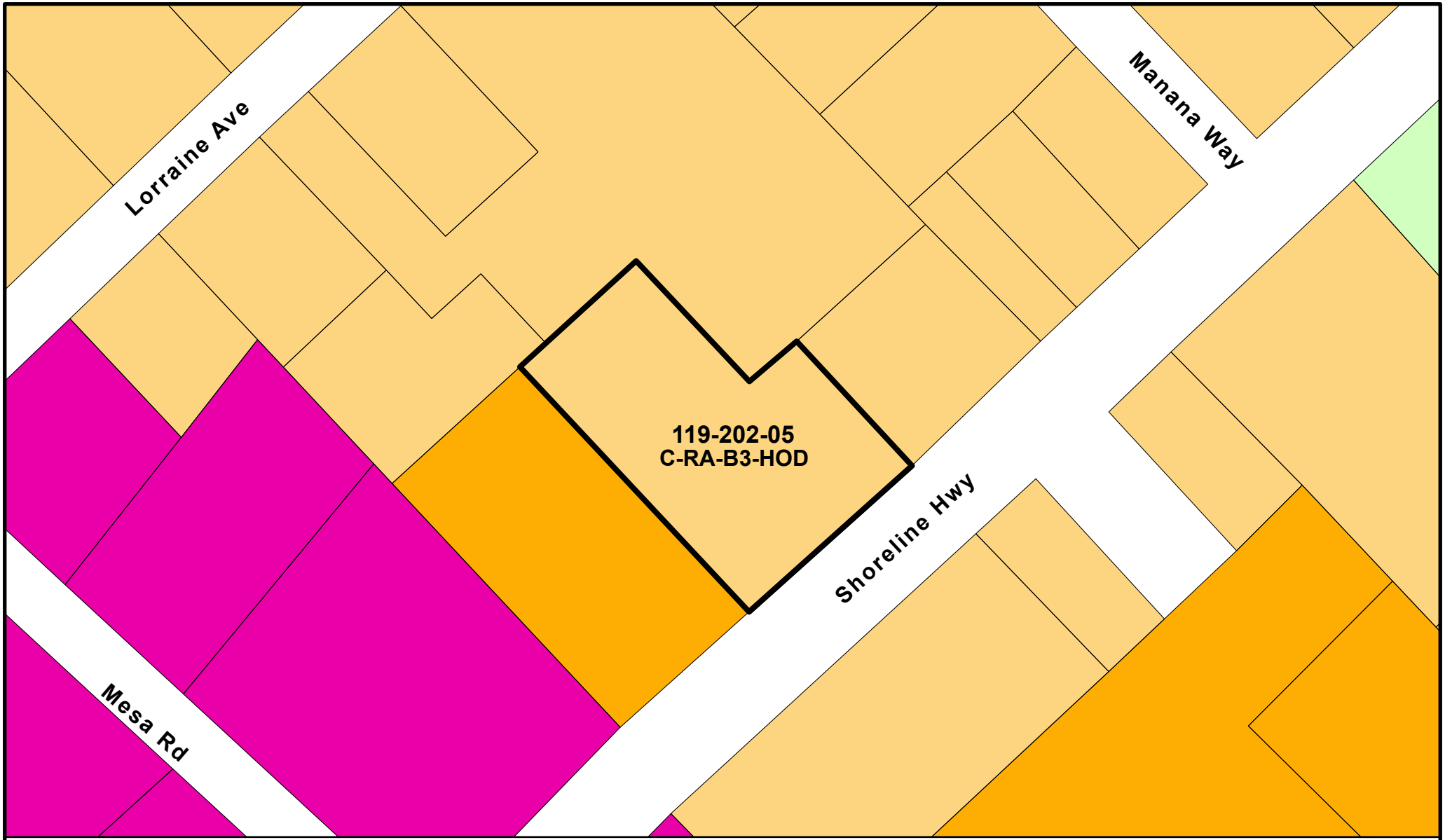
Parcel Boundary
Presbytery

Existing Zoning
C-OA
C-RA
C-RMP
C-VCR

N

0 0.03 0.06 Miles

Date: November 18th, 2024
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Proposed Zoning Designation - Presbytery of the Redwoods

Parcel Boundary

Presbytery

Proposed Zoning

C-RA-B3-HOD

Existing Zoning

C-OA

C-RA

C-RMP

C-VCR

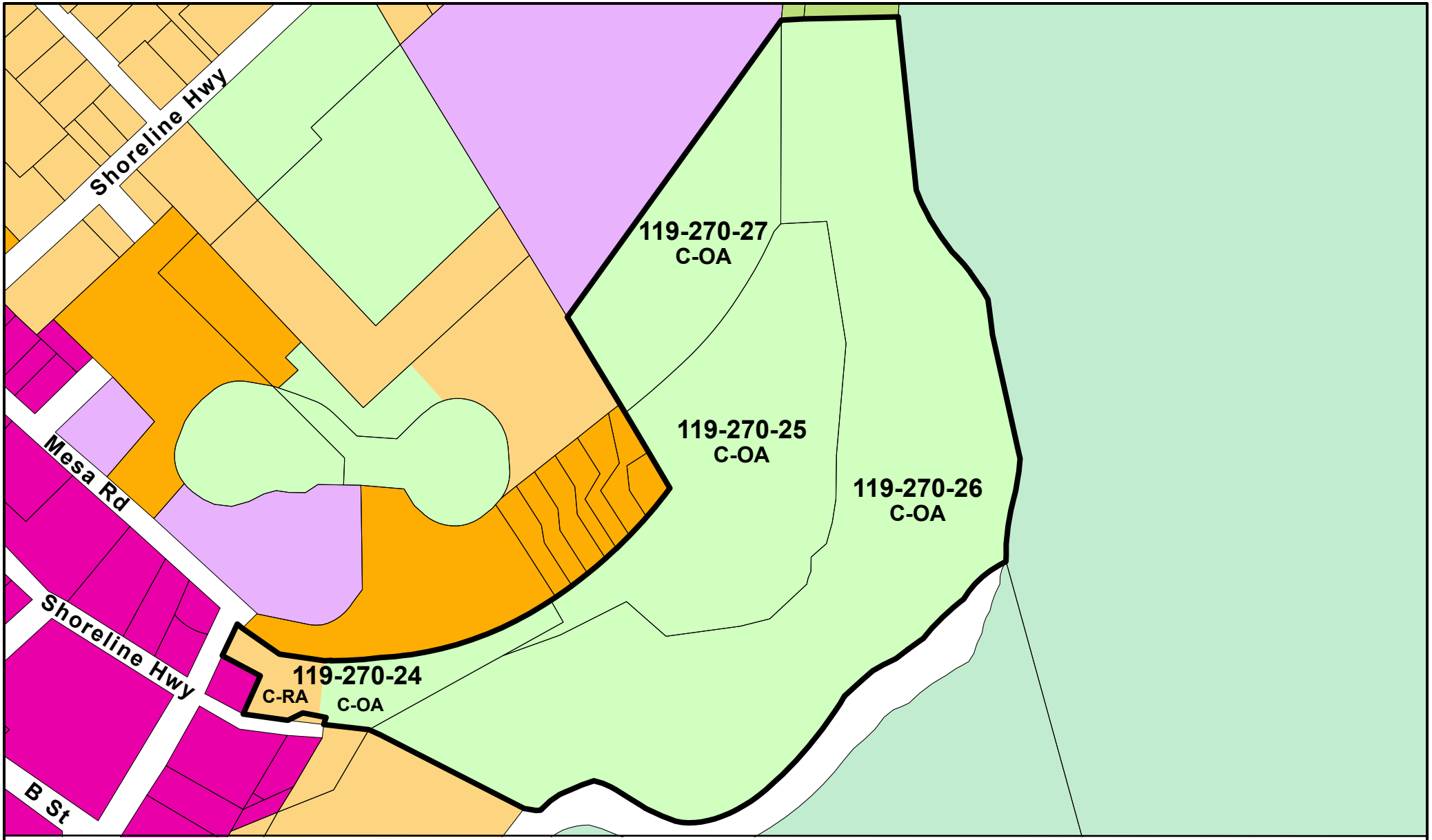
N

0 0.03 0.06 Miles

Date: November 18th, 2024

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Existing Zoning Designation - Pt. Reyes Coast Guard Rehabilitation/Conversion

Parcel Boundary
Coast Guard Site

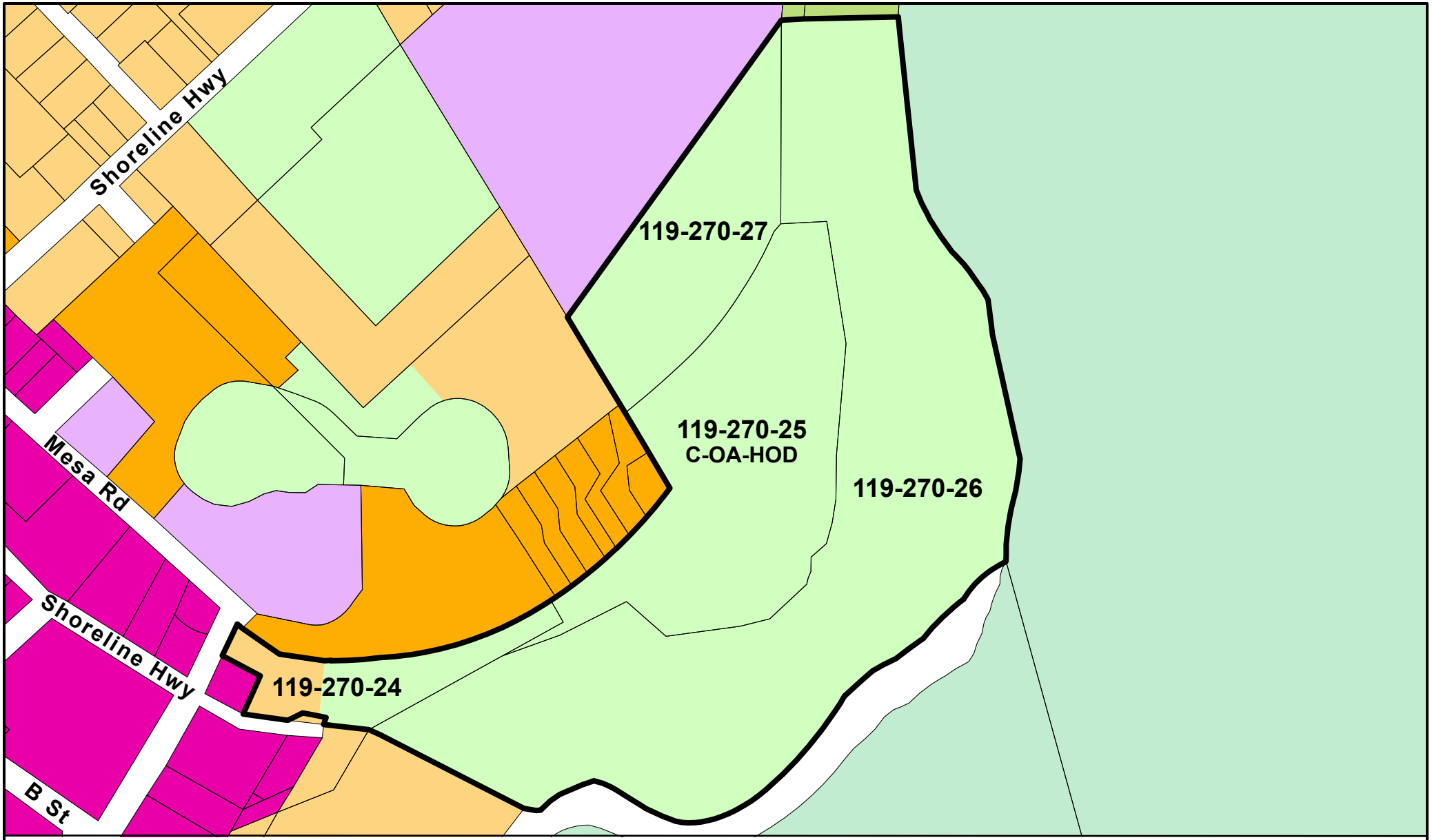
Existing Zoning

C-APZ
C-ARP
C-OA
C-RA
C-RMPC
C-RMP
C-VCR

N

0 0.1 0.2 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Proposed Zoning Designation - Pt. Reyes Coast Guard Rehabilitation/Conversion

Parcel Boundary

Coast Guard Site

Proposed Zoning

C-OA-HOD

Existing Zoning

C-APZ

C-ARP

C-OA

C-RA

C-RMPC

C-RMP

C-VCR

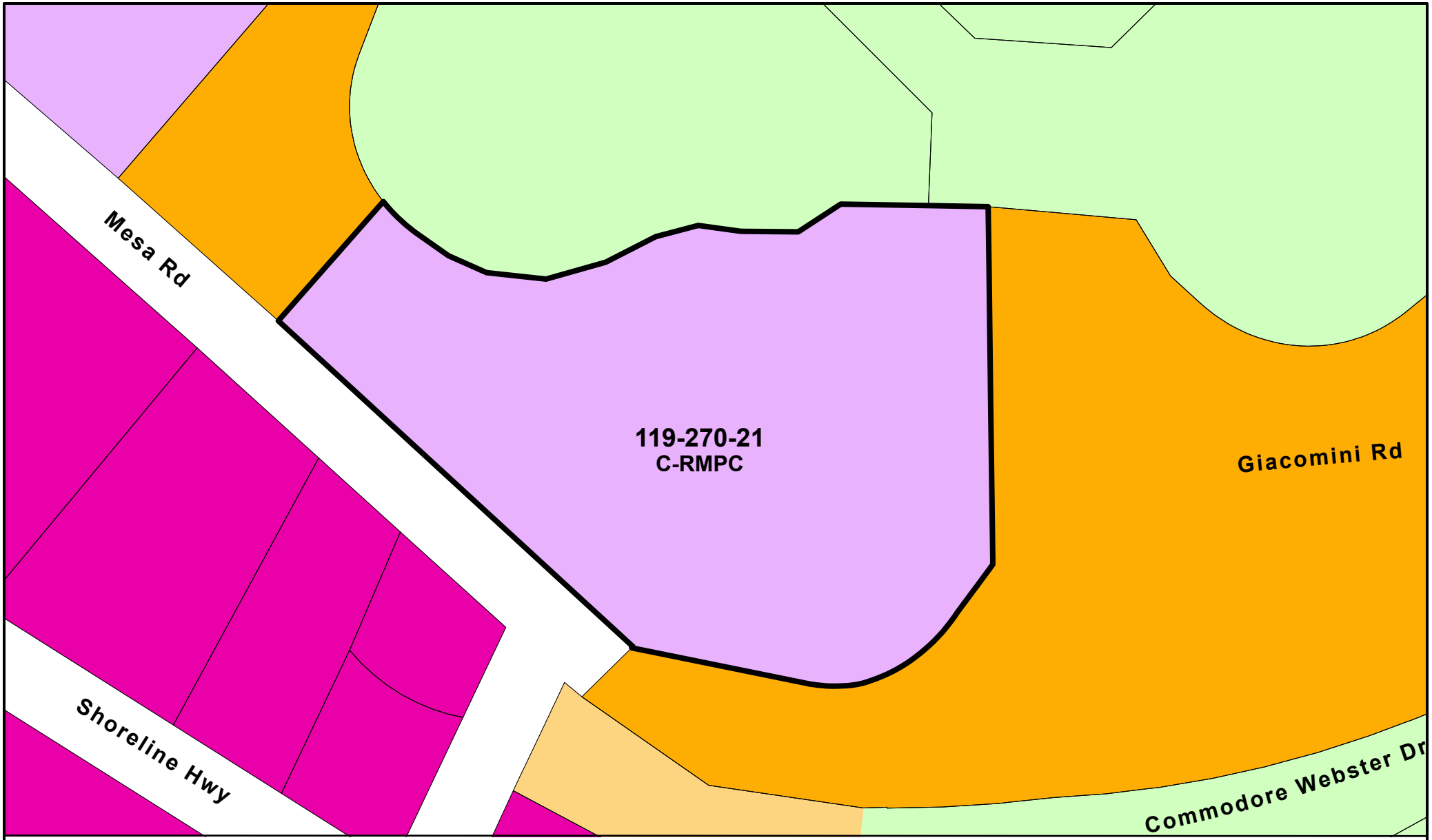
N

0 0.1 0.2 Miles

Date: March 25th, 2026

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Existing Zoning Designation - Pt. Reyes County Vacant Site

Parcel Boundary
Vacant Site

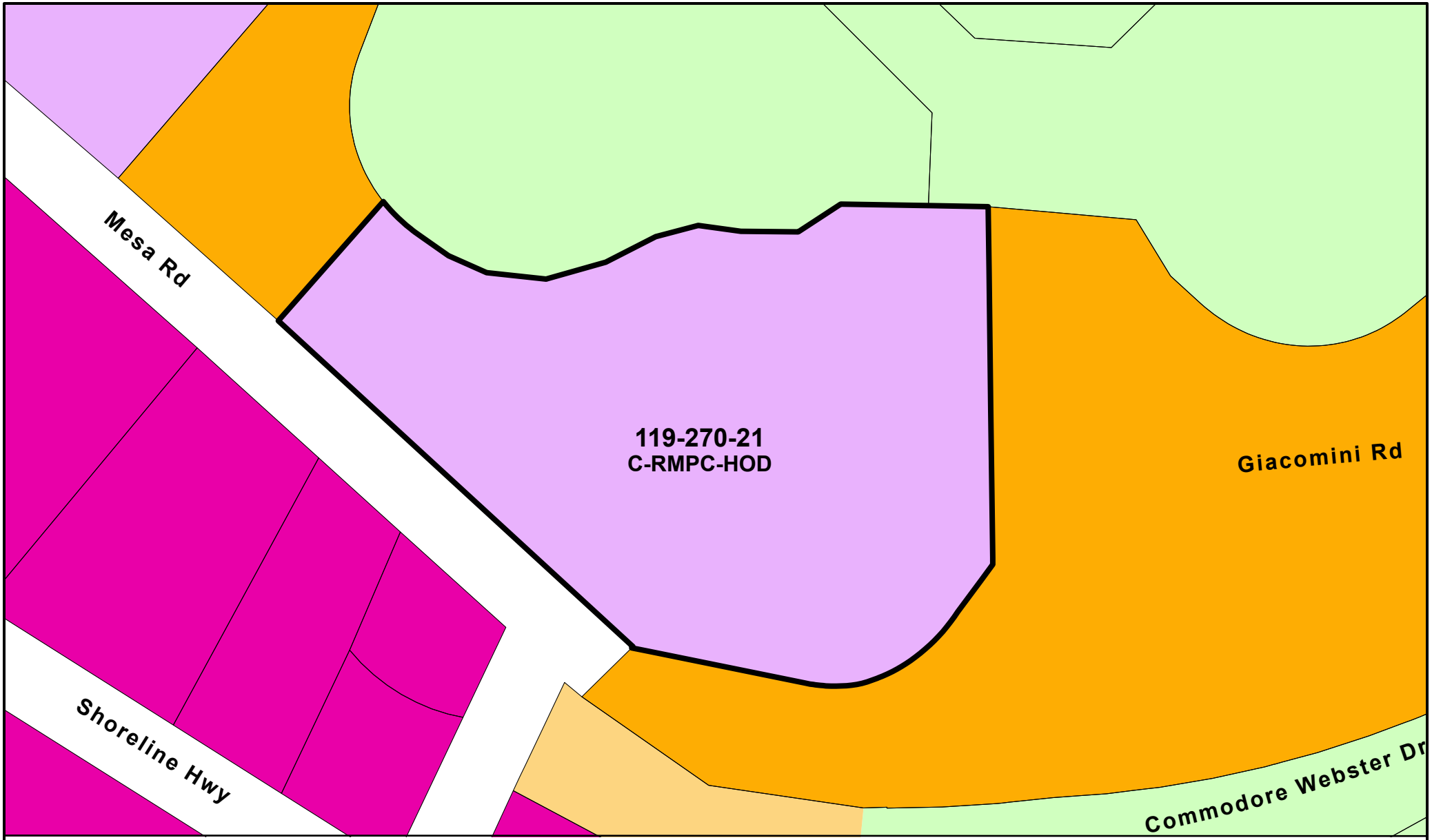
Existing Zoning

C-OA
C-RA
C-RMPC
C-RMP
C-VCR

N

0 0.03 0.06 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Proposed Zoning Designation - Pt. Reyes County Vacant Site

Parcel Boundary
Vacant Site

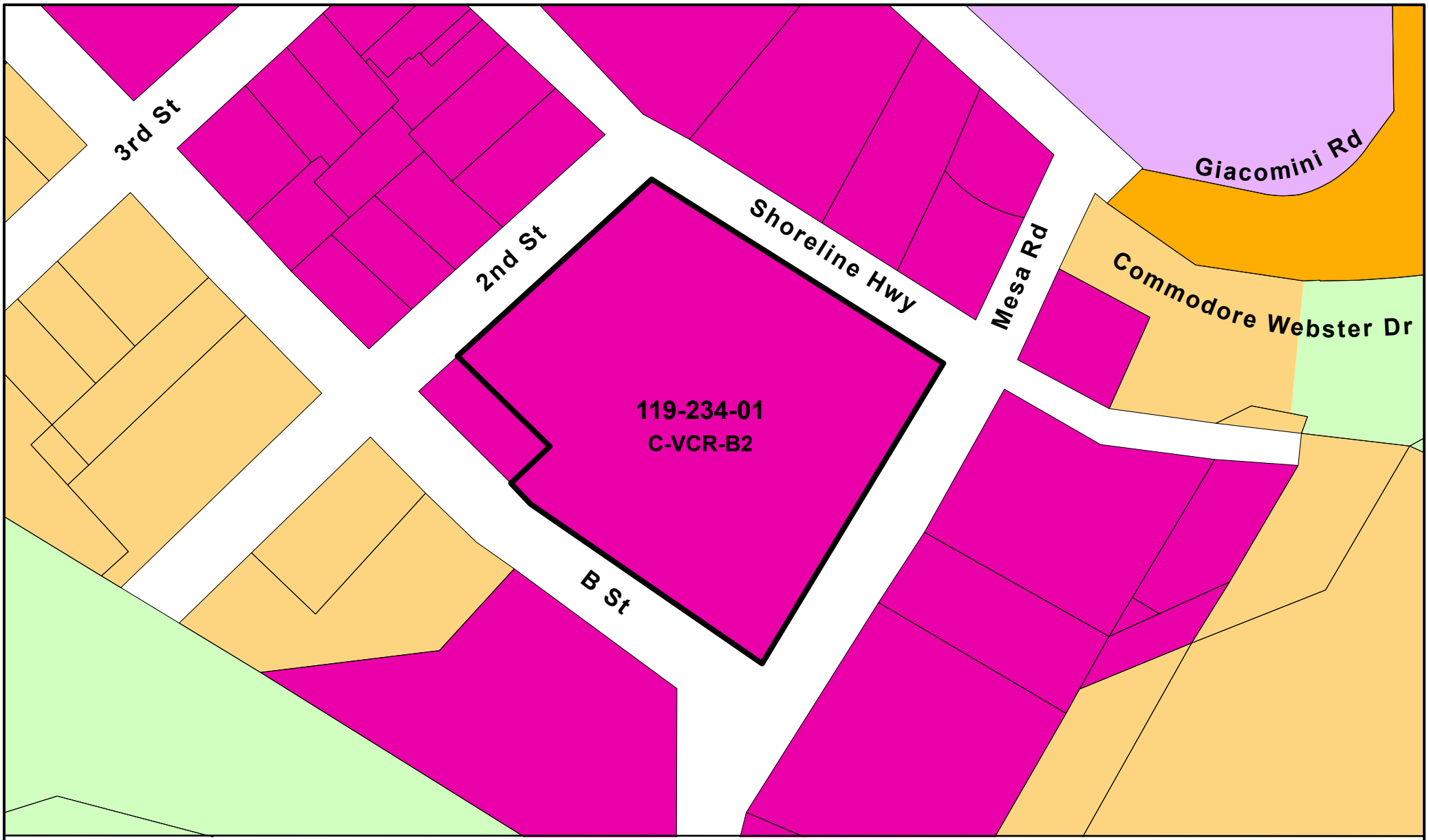
Proposed Zoning
C-RMPC-HOD
C-RMPC

Existing Zoning
C-OA
C-RA
C-RMP
C-VCR

N

0 0.03 0.06 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Existing Zoning Designation - Pt. Reyes Grandi Building/Site

Parcel Boundary
Grandi Building

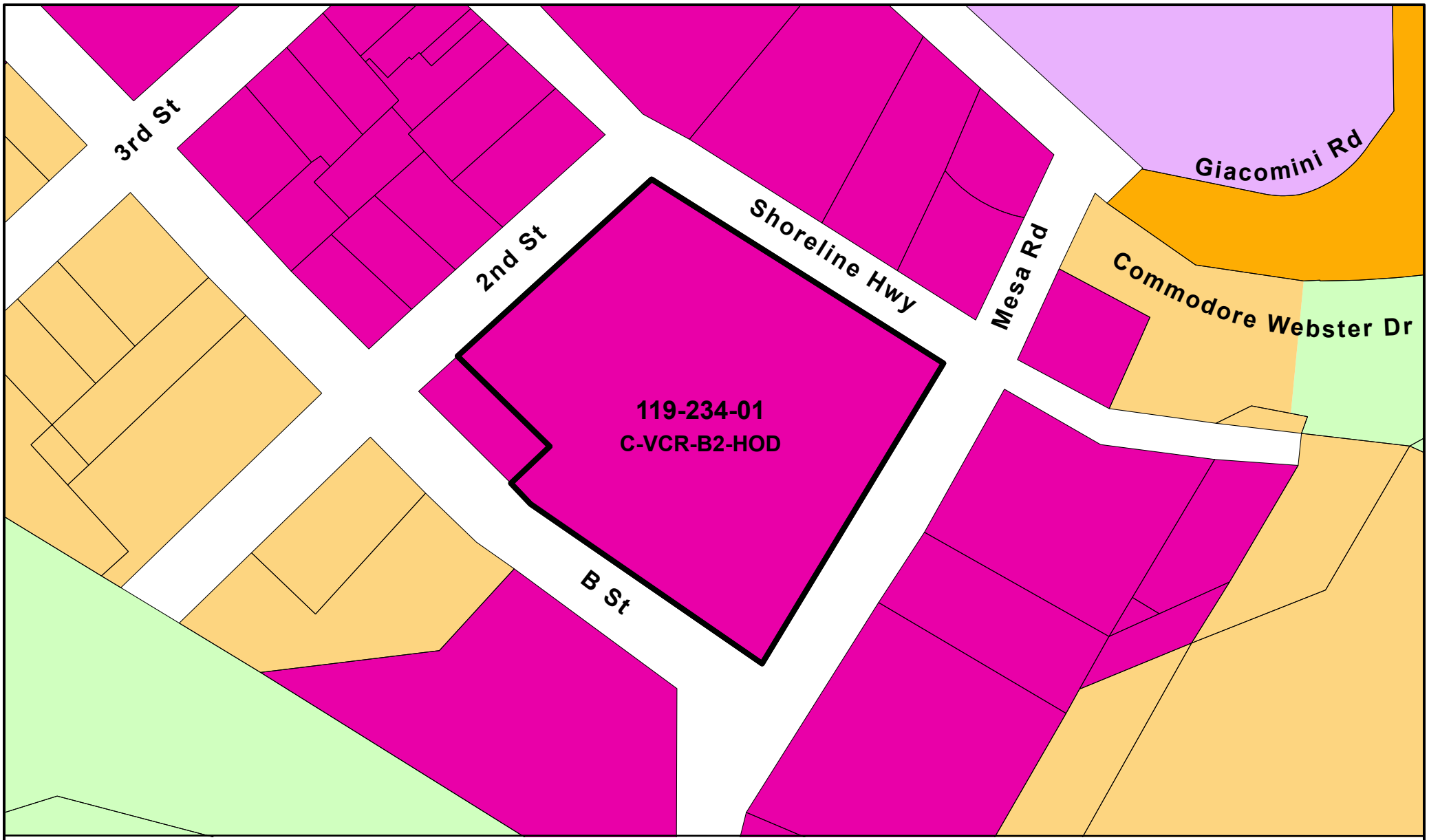
Existing Zoning

C-OA
C-RA
C-RMPC
C-RMP
C-VCR

N

0 0.04 0.08 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Proposed Zoning Designation - Pt. Reyes Grandi Building/Site

Parcel Boundary
Grandi Building

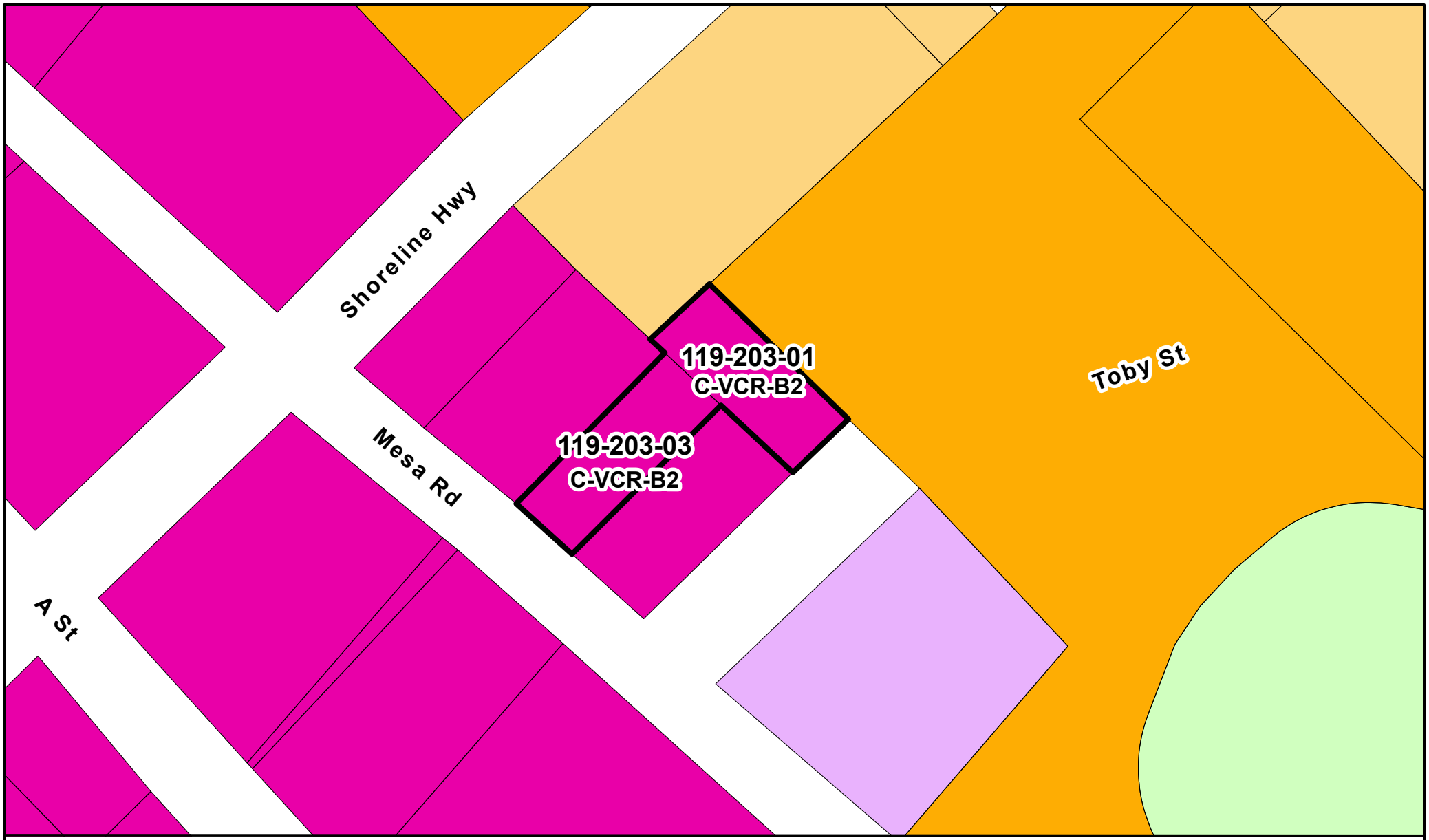
Proposed Zoning
C-VCR-B2-HOD

Existing Zoning
C-OA
C-RA
C-RMPC
C-RMP
C-VCR

N

0 0.04 0.08 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Existing Zoning Designation - Pt. Reyes Station (Vacant)

Parcel Boundary
Pt. Reyes Village

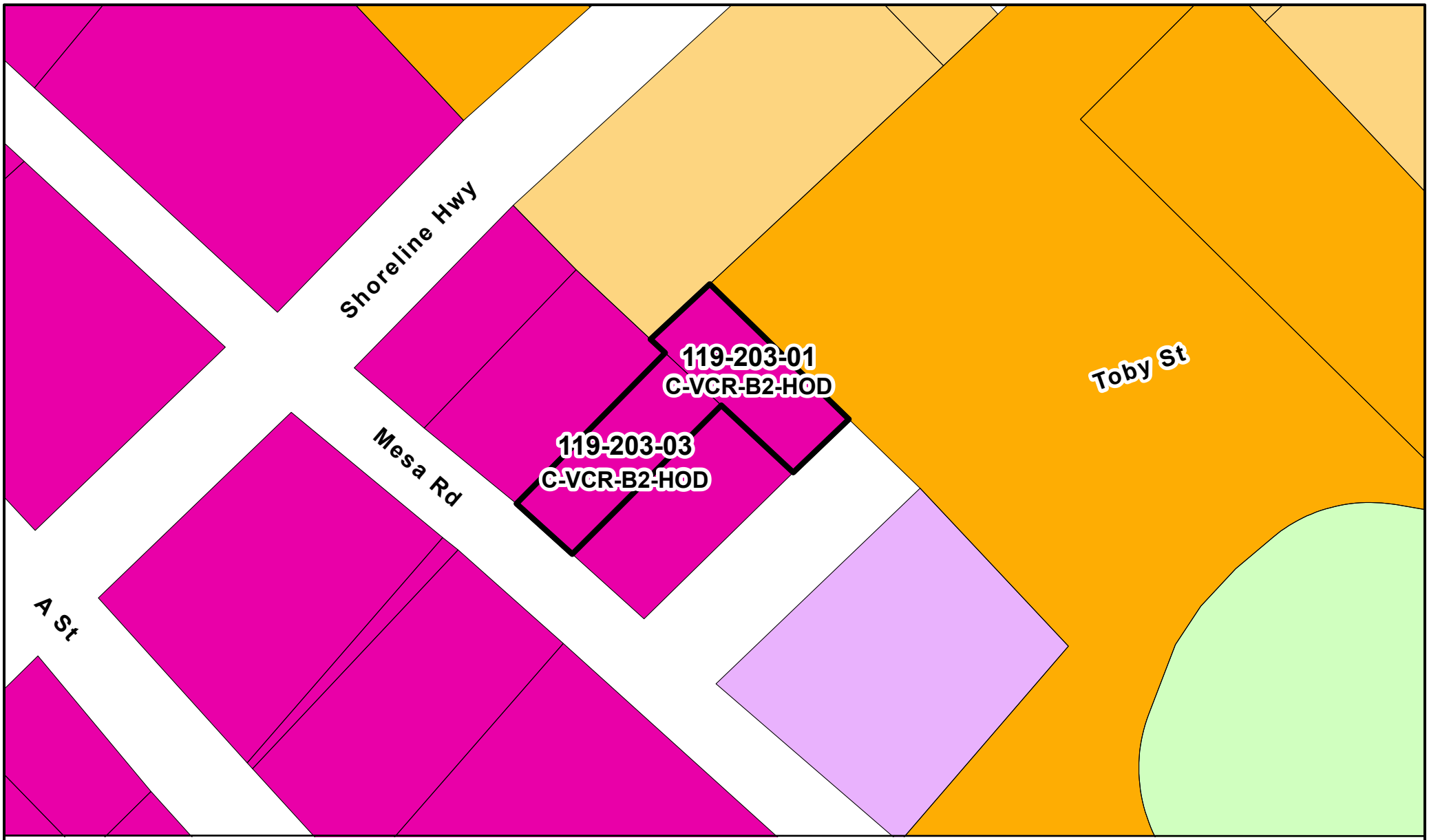
Existing Zoning

OA
C-RA
C-RMPC
C-RMP
C-VCR

N

0 0.03 0.06 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Proposed Zoning Designation - Pt. Reyes Station (Vacant)

Parcel Boundary
Pt. Reyes Village

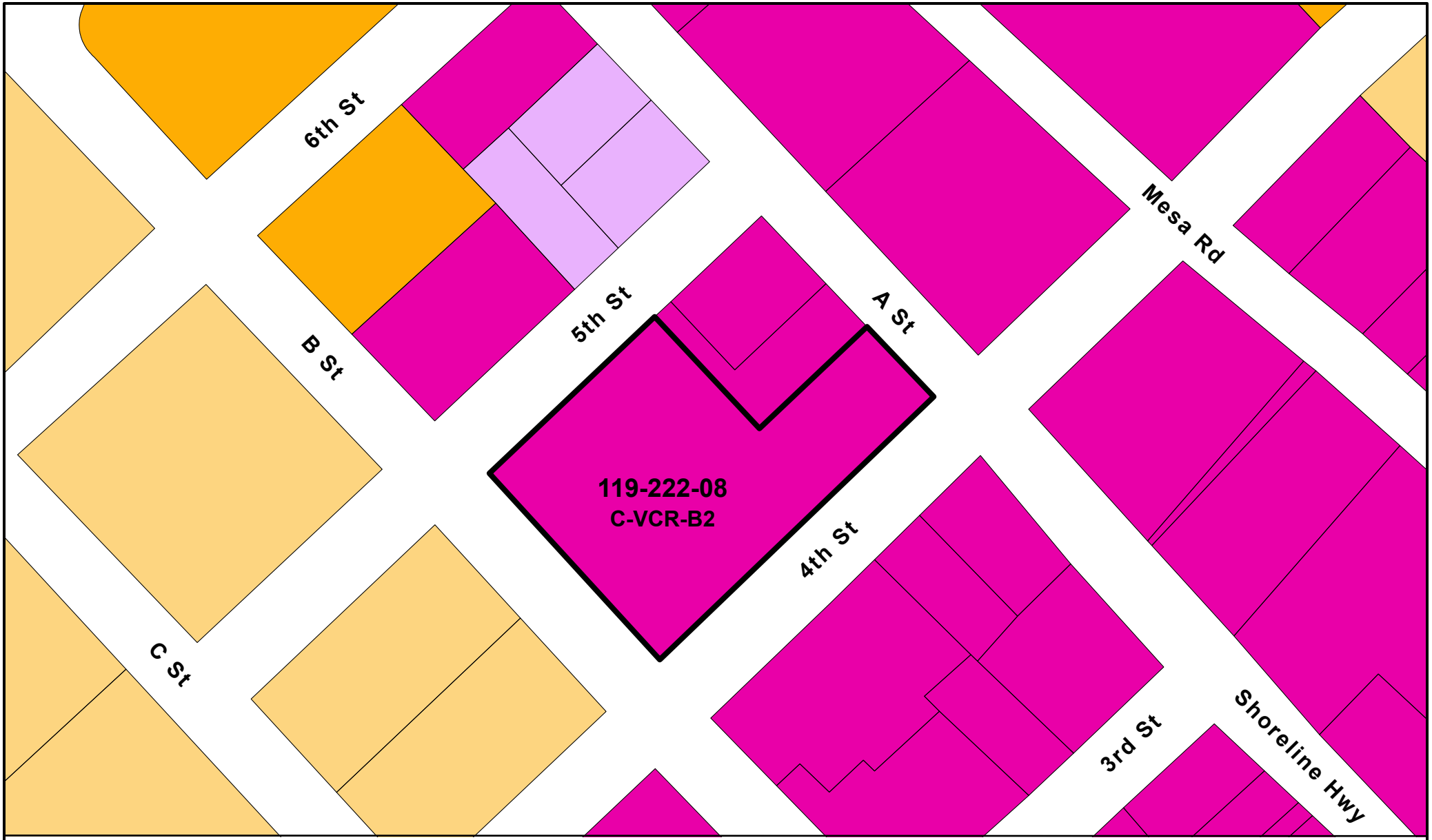
Proposed Zoning
C-VCR-B2-HOD

Existing Zoning
C-OA
C-RA
C-RMPC
C-RMP
C-VCR

N

0 0.03 0.06 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



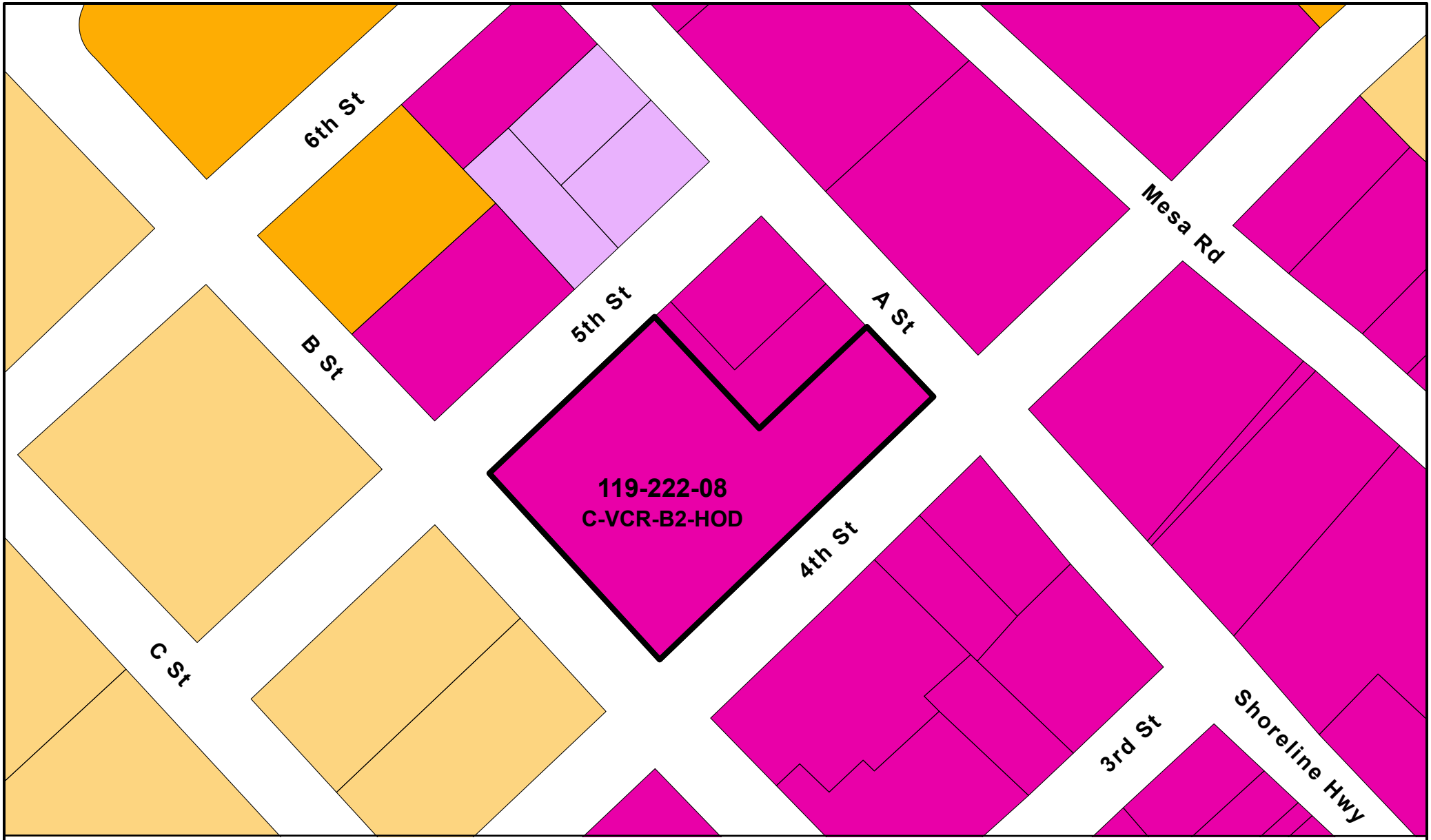
Existing Zoning Designation - Pt. Reyes Village

Parcel Boundary
Pt. Reyes Village
Existing Zoning
C-RA
C-RMPC
C-RMP
C-VCR

N

0 0.04 0.07 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Proposed Zoning Designation - Pt. Reyes Village

Parcel Boundary

Pt. Reyes Village

Proposed Zoning

C-VCR-B2-HOD

Existing Zoning

C-RA

C-RMPC

C-RMP

C-VCR

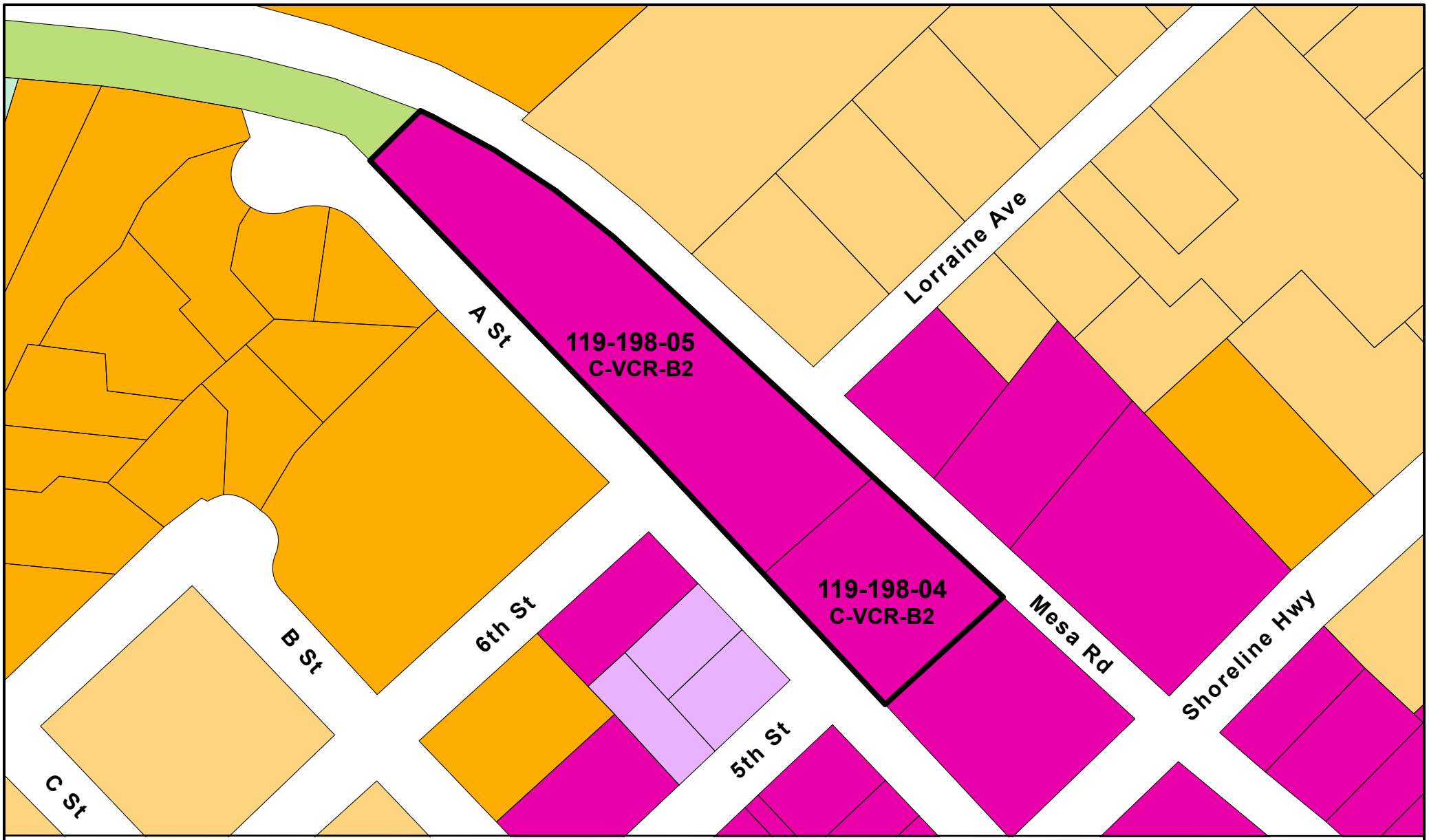
N

0 0.04 0.07 Miles

Date: March 25th, 2026

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Existing Zoning Designation - Pt. Reyes Village Red/Green Barn

Parcel Boundary
Pt. Reyes Village

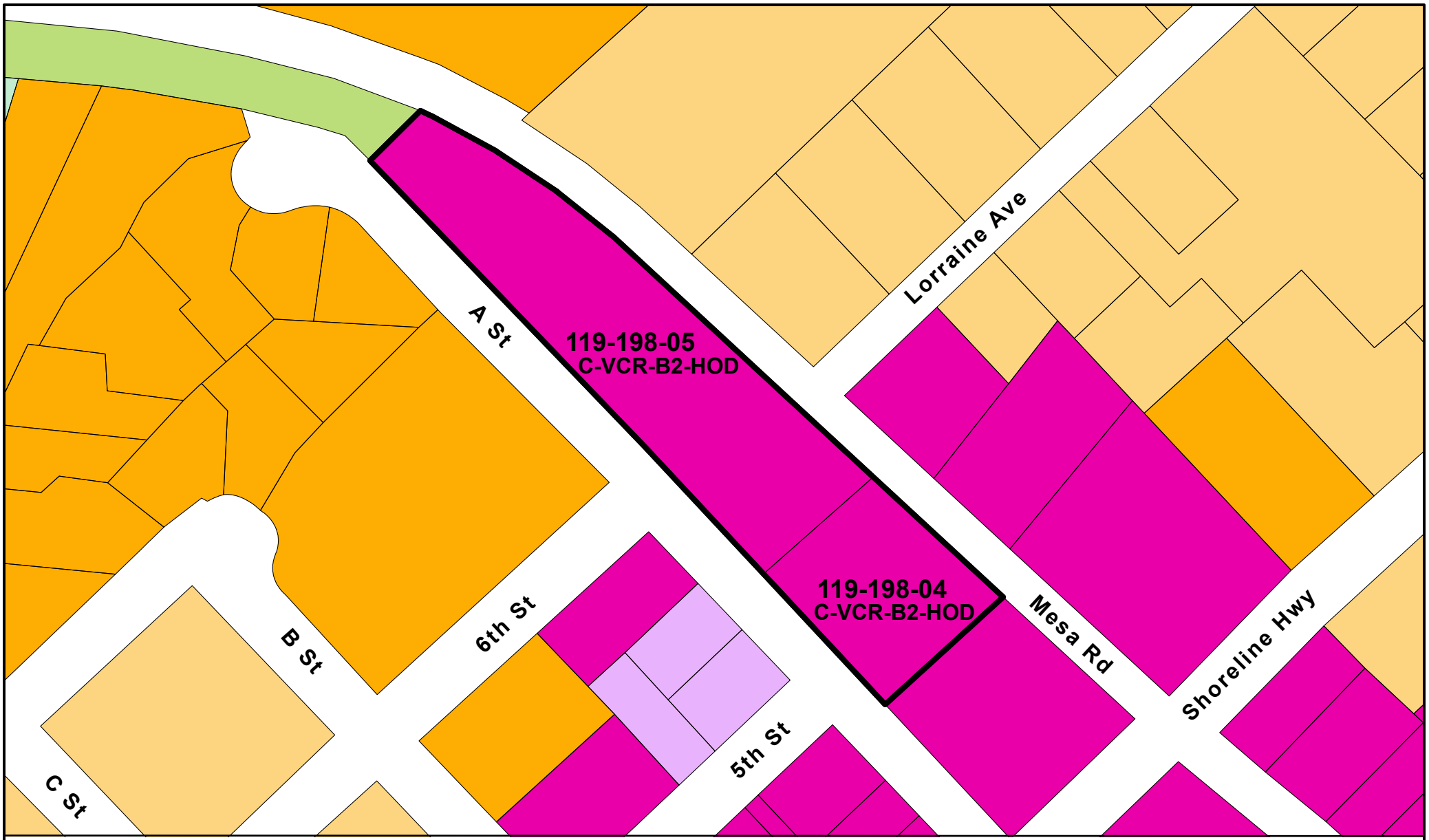
Existing Zoning

C-APZ
C-ARP
C-RA
C-RMPC
C-RMP
C-VCR

N

0 0.04 0.09 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Proposed Zoning Designation - Pt. Reyes Village Red/Green Barn

Parcel Boundary

Pt. Reyes Village

Proposed Zoning

C-VCR-B2-HOD

Existing Zoning

C-APZ

C-ARP

C-RA

C-RMPC

C-RMP

C-VCR

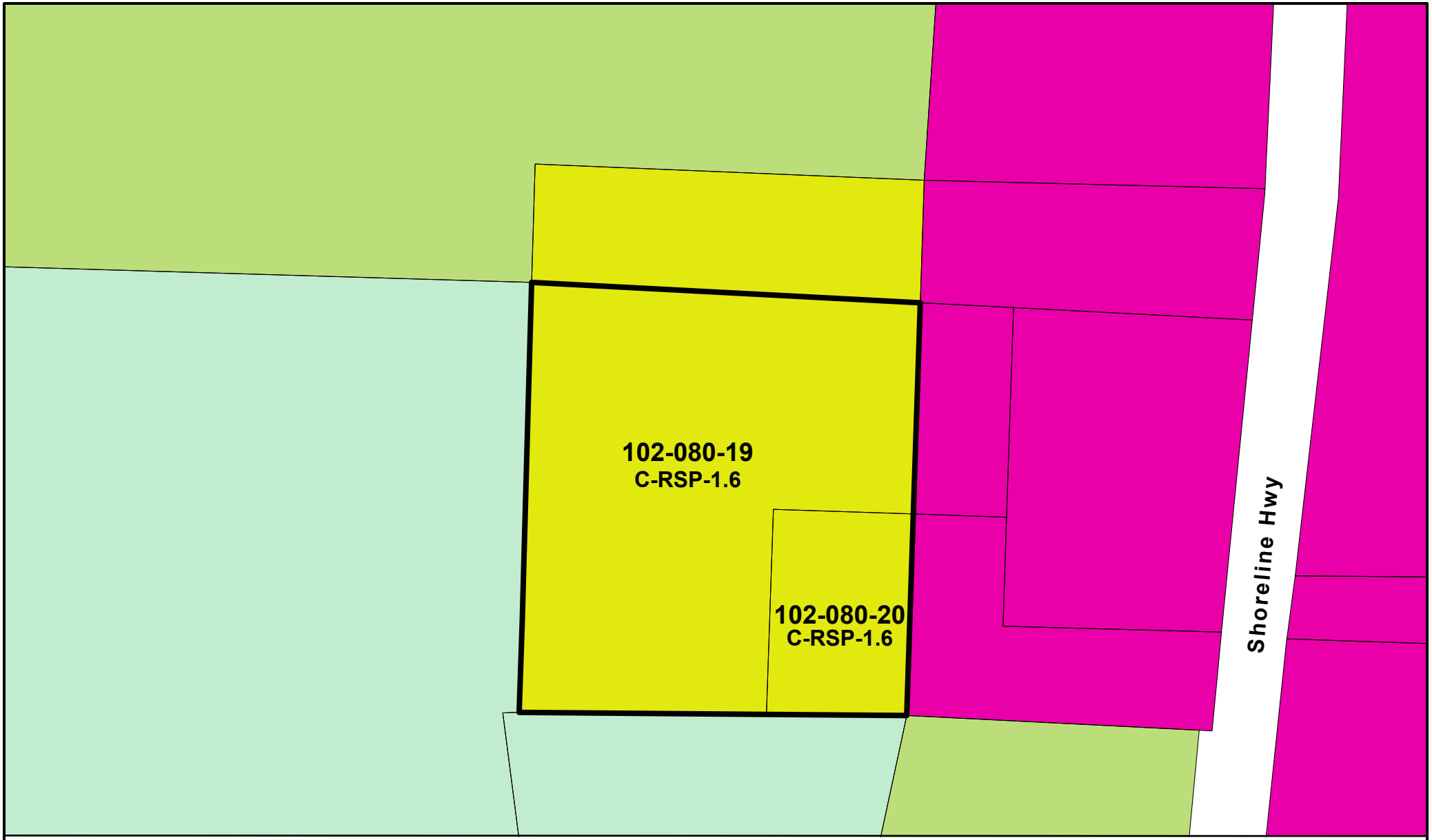
N

0 0.04 0.09 Miles

Date: March 25th, 2026

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Existing Zoning Designation - Shoreline Unified School District

Parcel Boundary
School District

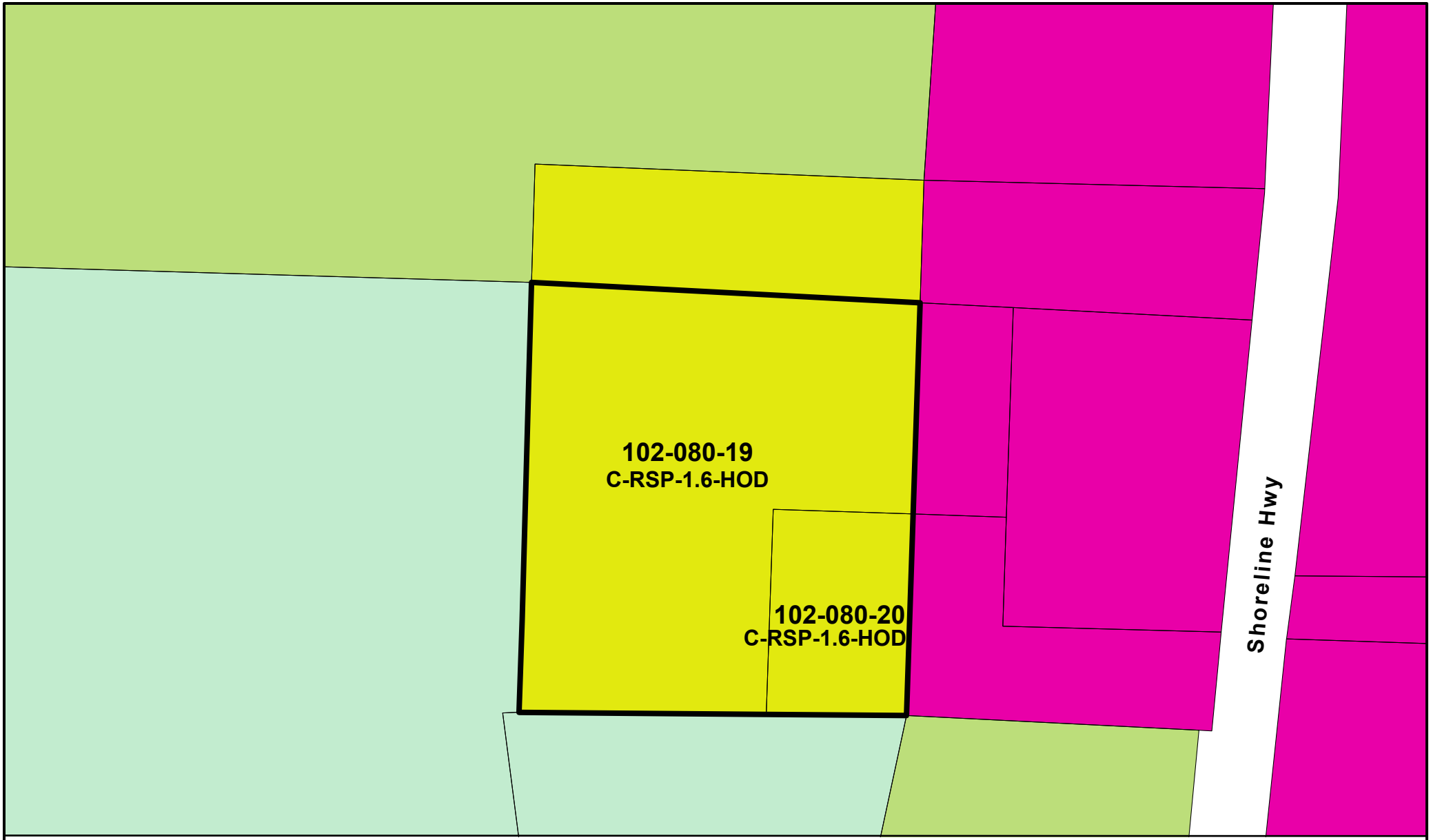
Existing Zoning

C-APZ
C-ARP
C-RSP
C-VCR

N

0 0.04 0.07 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Proposed Zoning Designation - Shoreline Unified School District

Parcel Boundary
School District

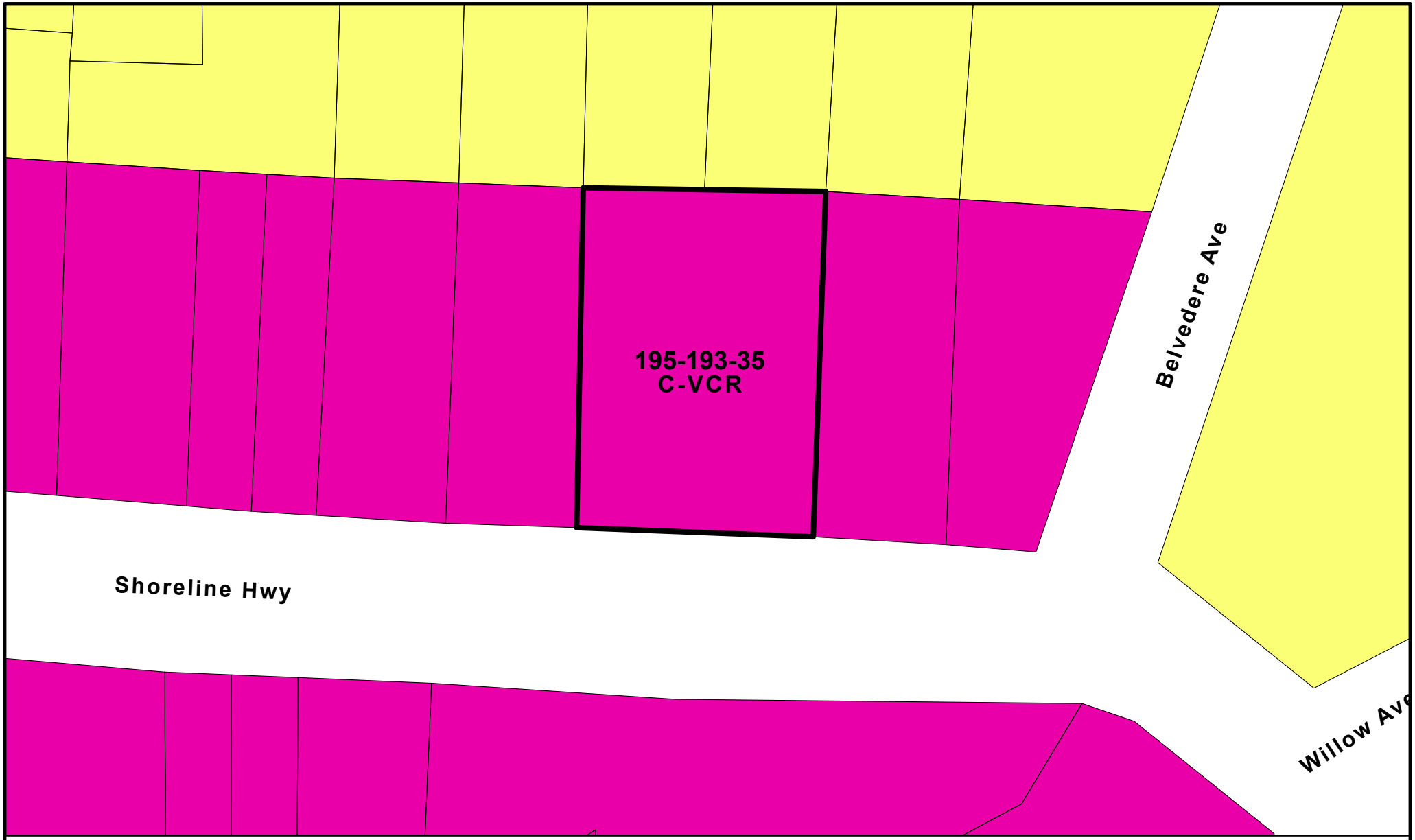
Proposed Zoning
C-RSP-1.6-HOD

Existing Zoning
C-APZ
C-ARP
C-RSP
C-VCR

N

0 0.04 0.07 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Existing Zoning Designation - Stinson Beach Commercial

Parcel Boundary

Commercial Site

Existing Zoning

C-R1

C-VCR

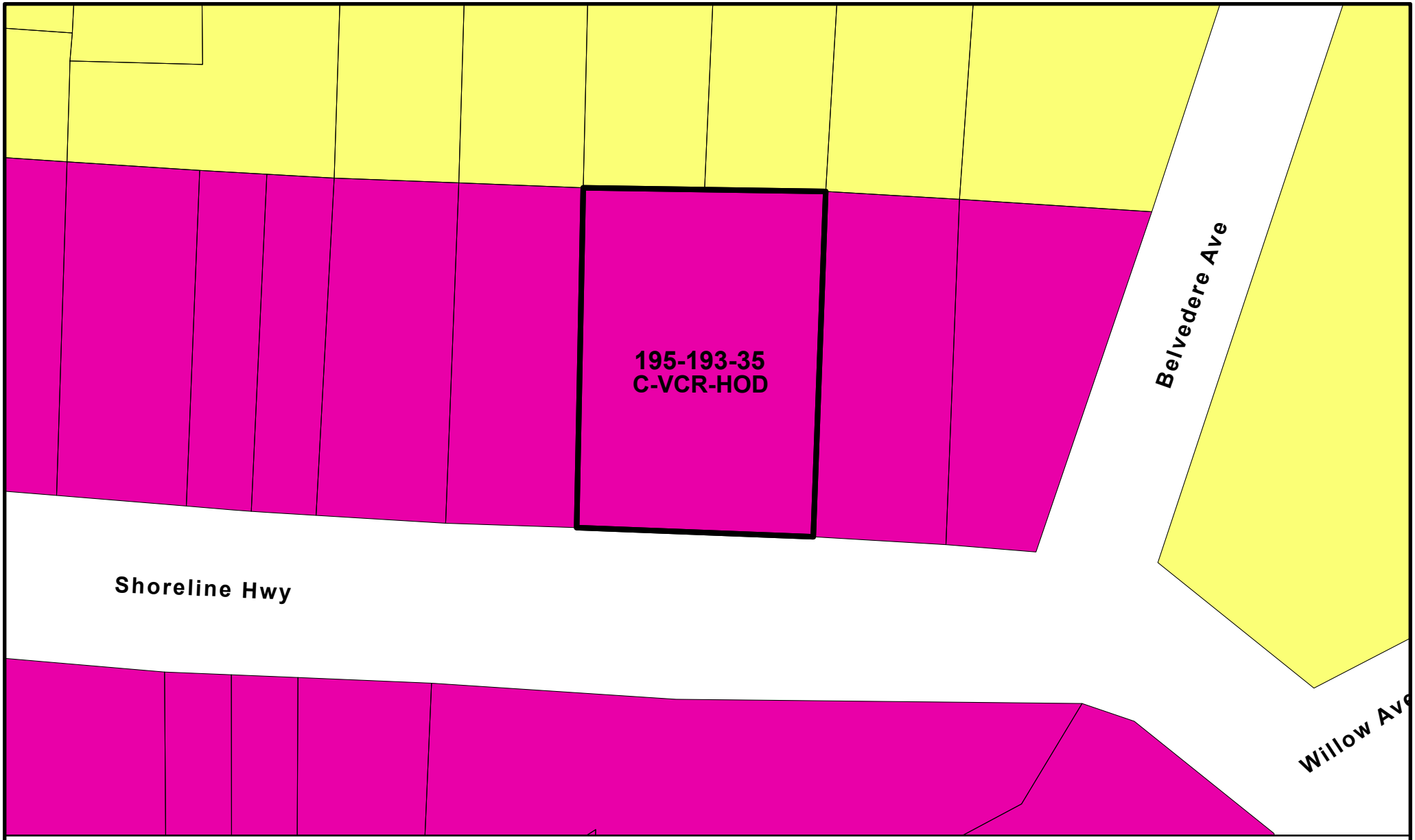
N

0 0.02 0.04 Miles

Date: November 18th, 2024

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Proposed Zoning Designation - Stinson Beach Commercial

Parcel Boundary

Commercial Site

Proposed Zoning

C-VCR-HOD

Existing Zoning

C-R1

C-VCR

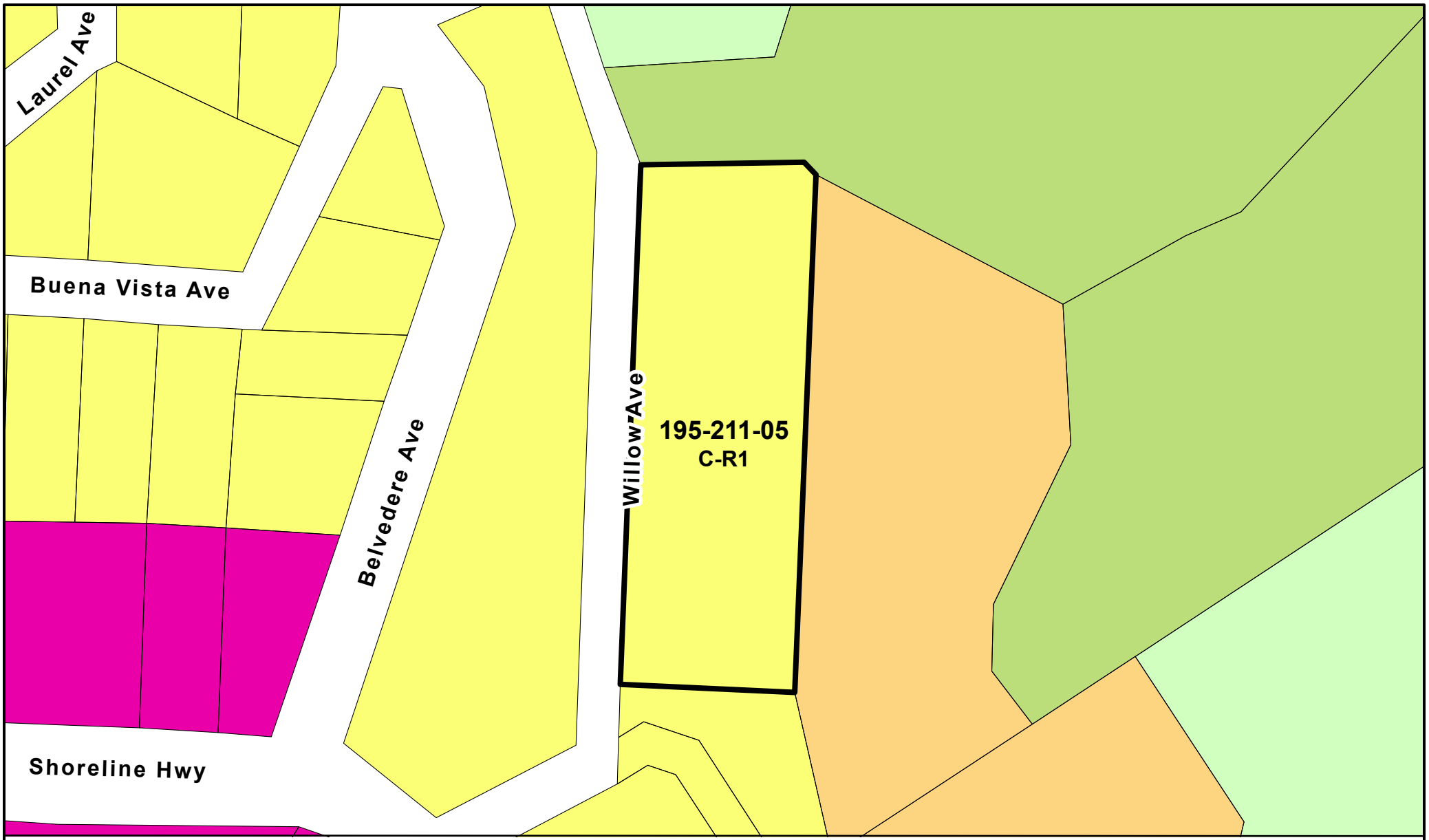
N

0 0.02 0.04 Miles

Date: November 18th, 2024

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Existing Zoning Designation - Stinson Beach Commercial Center Vacant

Parcel Boundary
Commercial Center

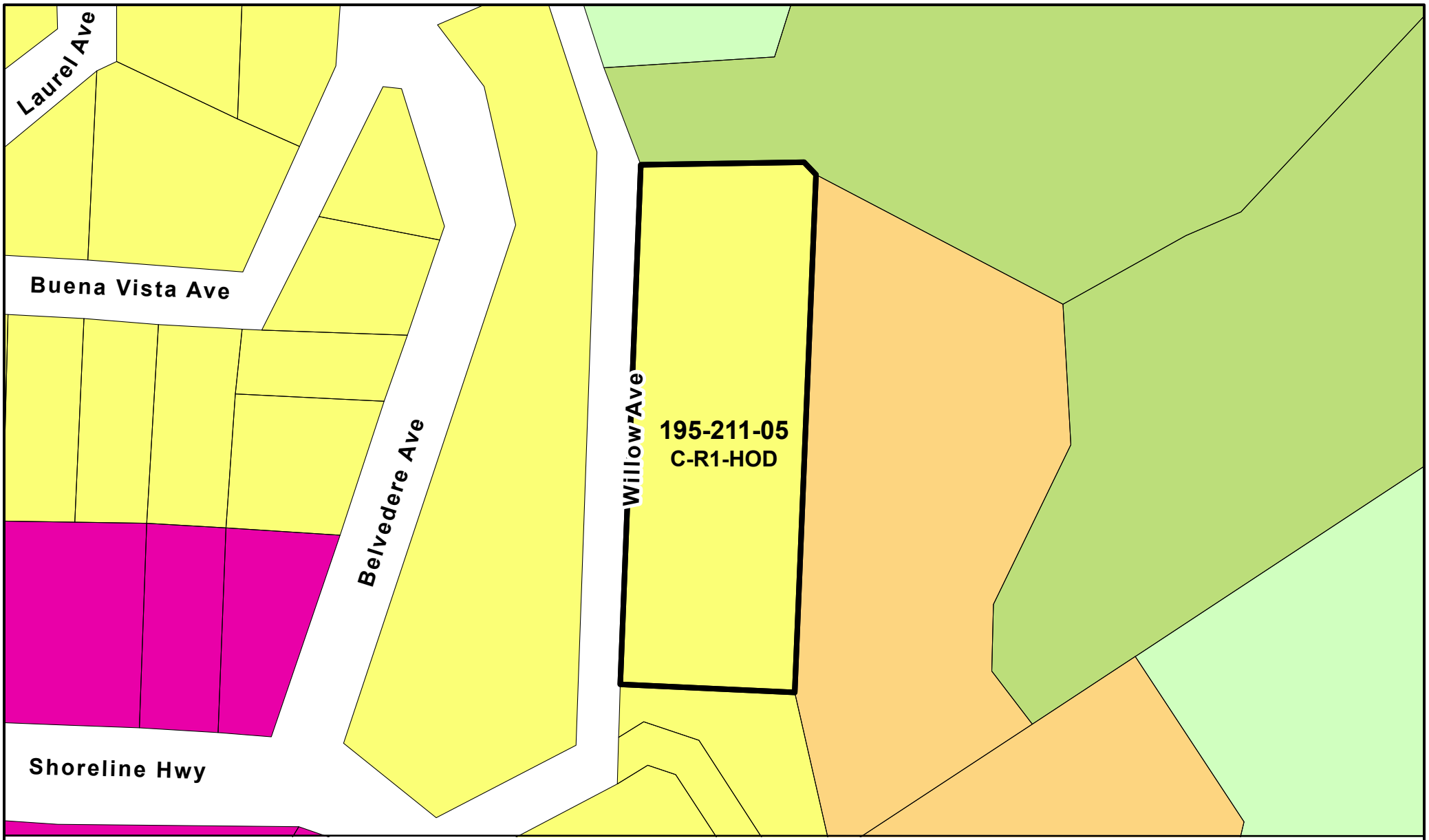
Existing Zoning

C-ARP
C-OA
C-RA
C-R1
C-VCR

N

0 0.03 0.06 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Proposed Zoning Designation - Stinson Beach Commercial Center Vacant

Parcel Boundary
Commercial Center

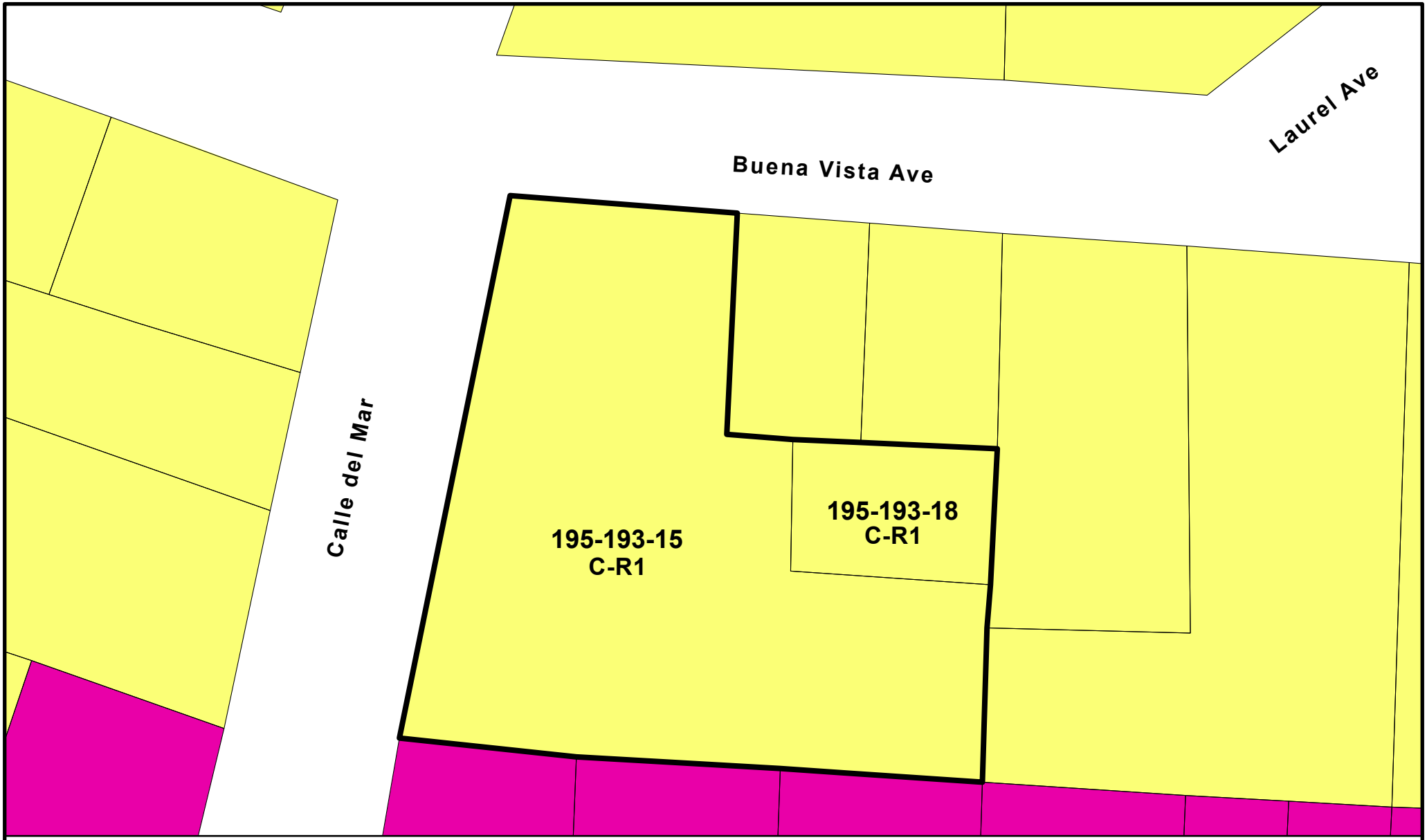
Proposed Zoning
C-R1-HOD

Existing Zoning
C-ARP
C-OA
C-RA
C-R1
C-VCR

N

0 0.03 0.06 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Existing Zoning Designation - Stinson Beach Underutilized Residential

Parcel Boundary

Underutilized Site

Existing Zoning

C-R1

C-VCR

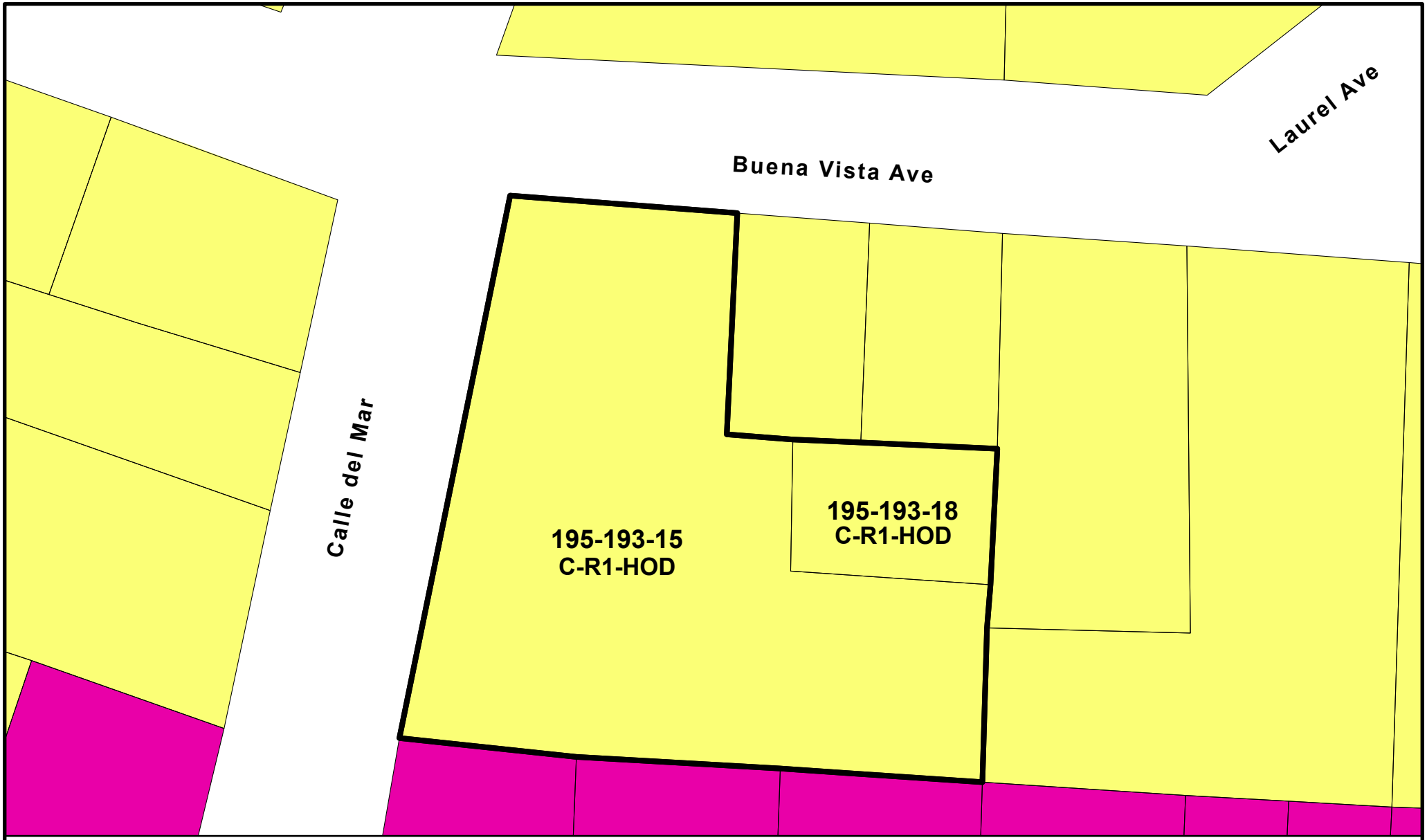
N

0 0.01 0.02 Miles

Date: November 18th, 2024

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Proposed Zoning Designation - Stinson Beach Underutilized Residential

Parcel Boundary

Underutilized Site

Proposed Zoning

C-R1-HOD

Existing Zoning

C-R1

C-VCR

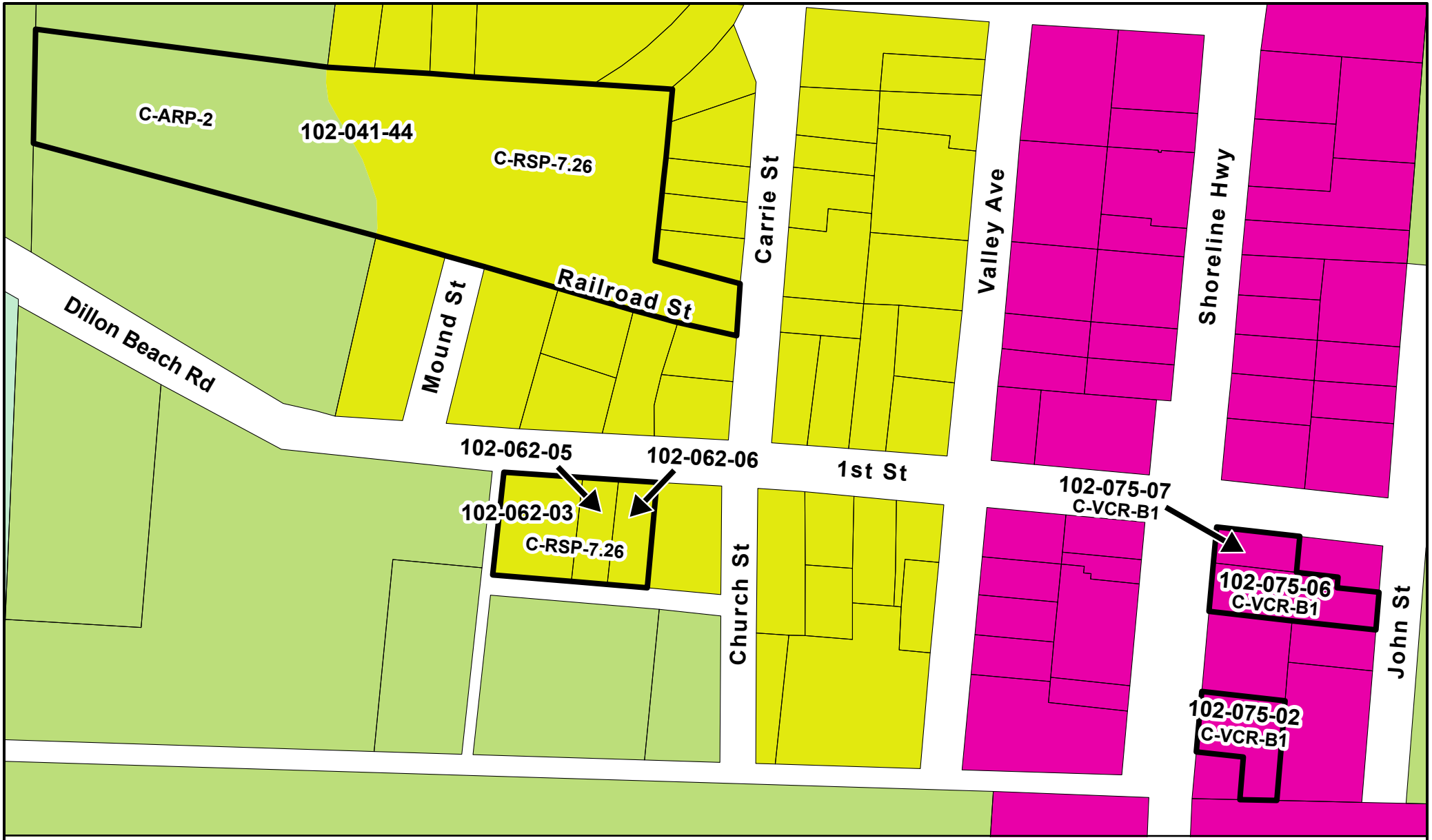
N

0 0.01 0.02 Miles

Date: November 18th, 2024

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Existing Zoning Designation - Tomales (Vacant)

Parcel Boundary
Tomales (Vacant)

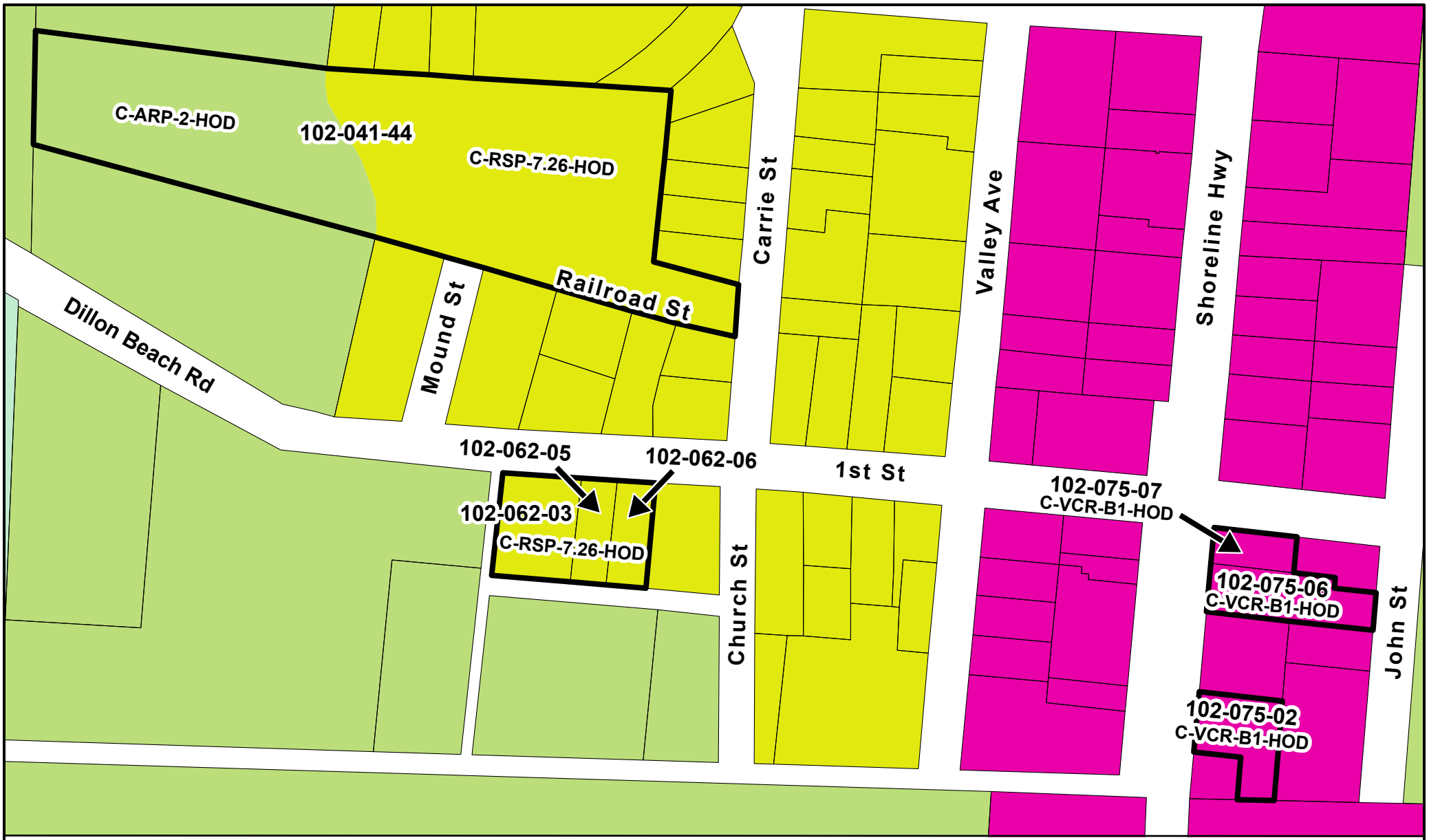
Existing Zoning

C-APZ
C-ARP
C-RSP
VCR

N

0 0.05 0.1 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Proposed Zoning Designation - Tomales (Vacant)

Proposed Zoning
- C-ARP-2-HOD
- C-RSP-7.26-HOD
- C-VCR-B1-HOD

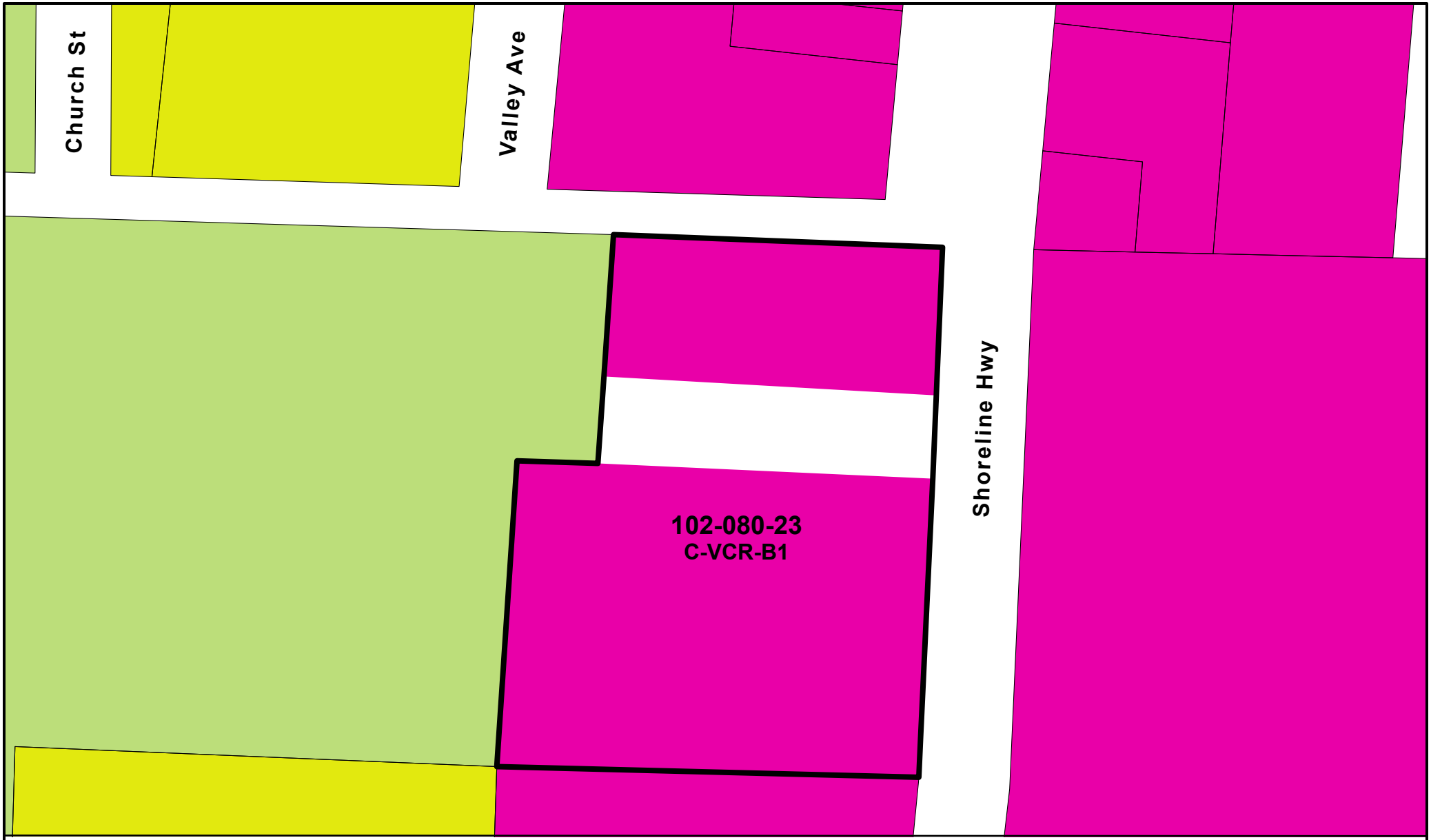
- Parcel Boundary
- Tomales (Vacant)

Existing Zoning
- C-APZ
- C-ARP
- C-RSP
- VCR

N

0 0.05 0.1 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Existing Zoning Designation - Tomales Catholic Church

Parcel Boundary
Church

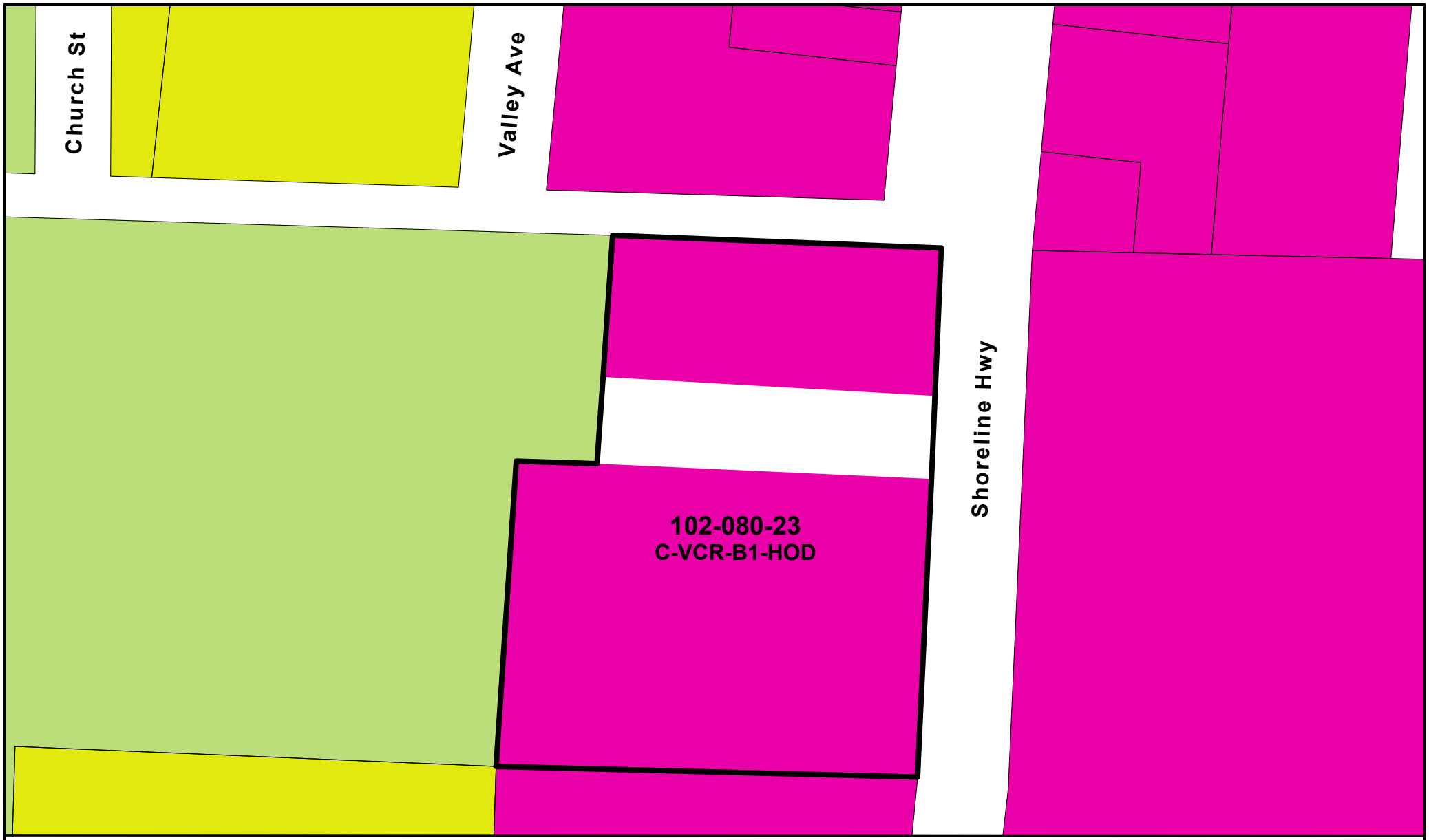
Existing Zoning

C-ARP
C-RSP
C-VCR

N

0 0.03 0.06 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Proposed Zoning Designation - Tomales Catholic Church

Parcel Boundary
Church

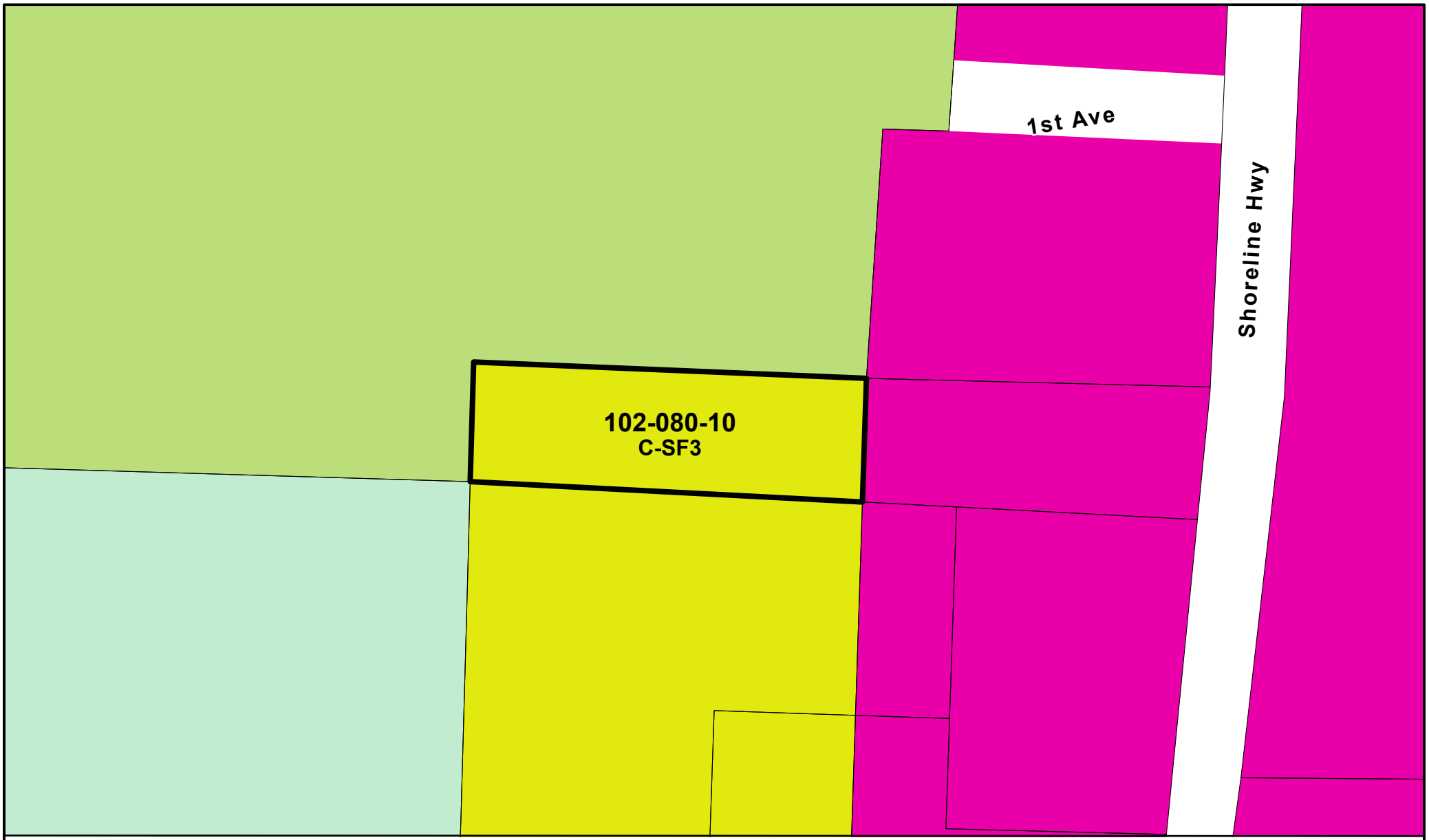
Proposed Zoning
C-VCR-B1-HOD

Existing Zoning
C-ARP
C-RSP
C-VCR

N

0 0.03 0.06 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Existing Zoning Designation - Tomales Joint High School District

Parcel Boundary
School District

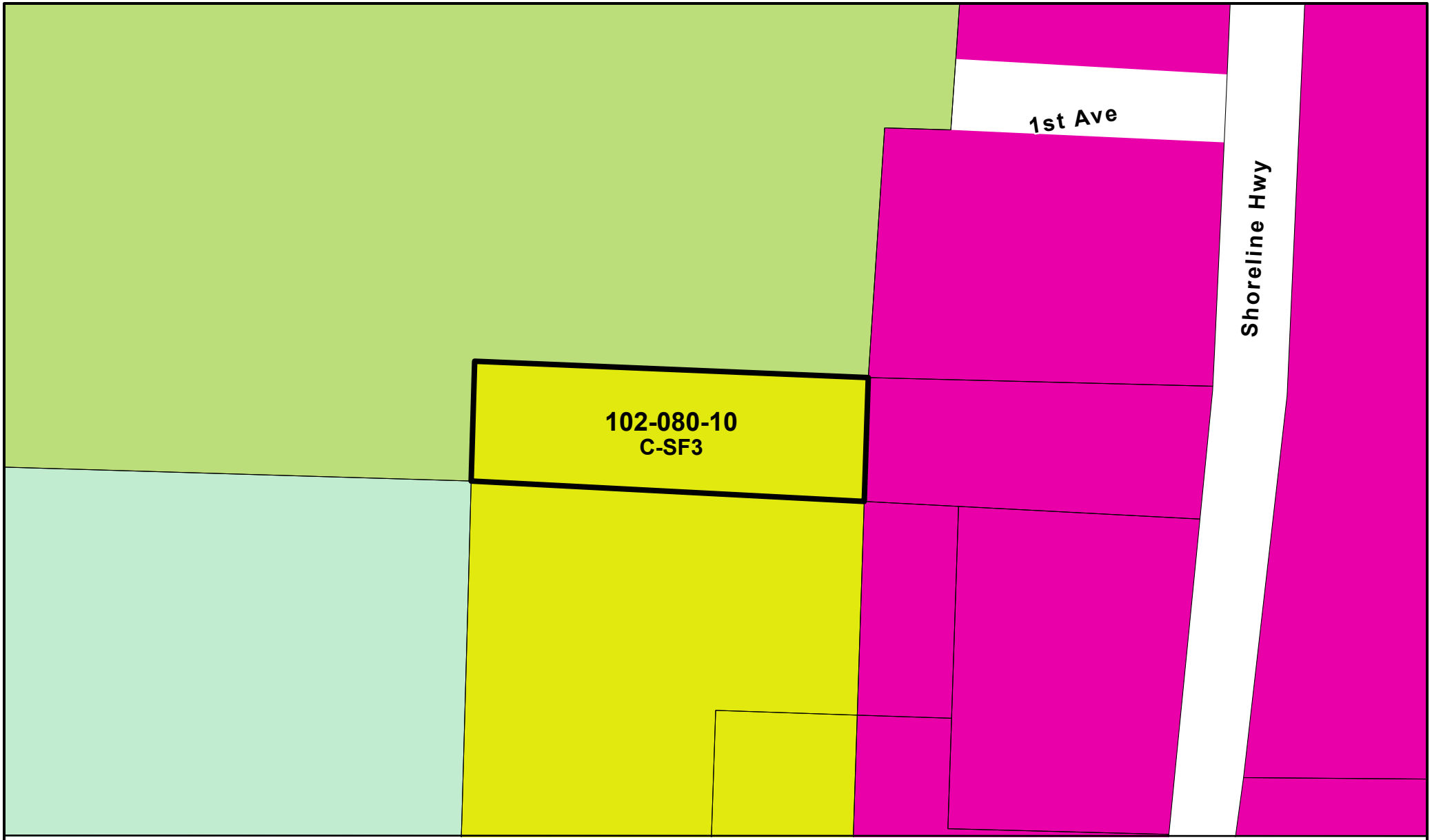
Existing Zoning

C-APZ
C-ARP
C-RSP
C-VCR

N

0 0.04 0.07 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Proposed Zoning Designation - Tomales Joint High School District

Parcel Boundary
School District

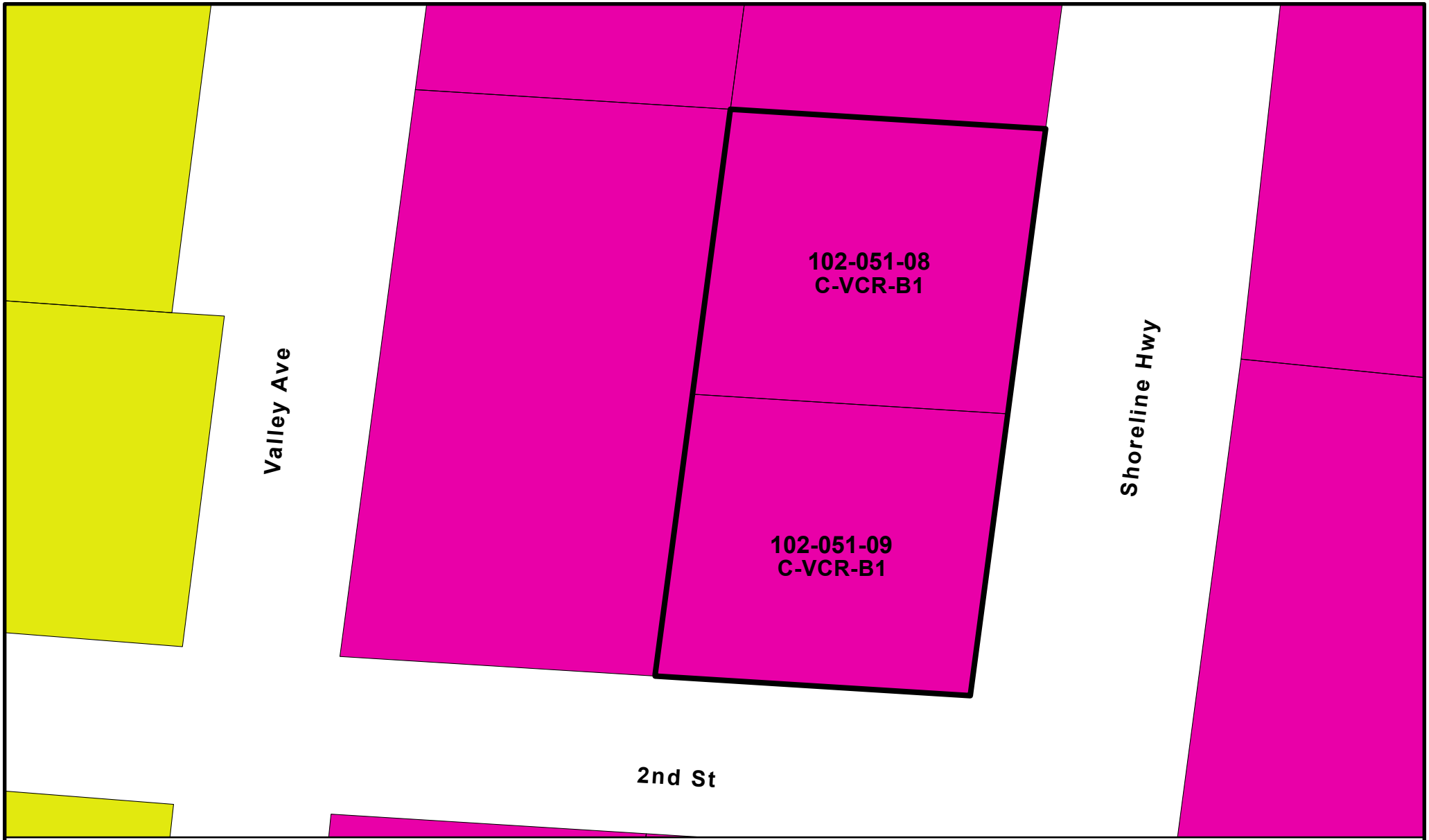
Proposed Zoning
C-RSP-1.6-HOD

Existing Zoning
C-APZ
C-ARP
C-RSP
C-VCR

N

0 0.04 0.07 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Existing Zoning Designation - Tomales Nursery

Parcel Boundary

Tomales Nursery

Existing Zoning

C-RSP

C-VCR

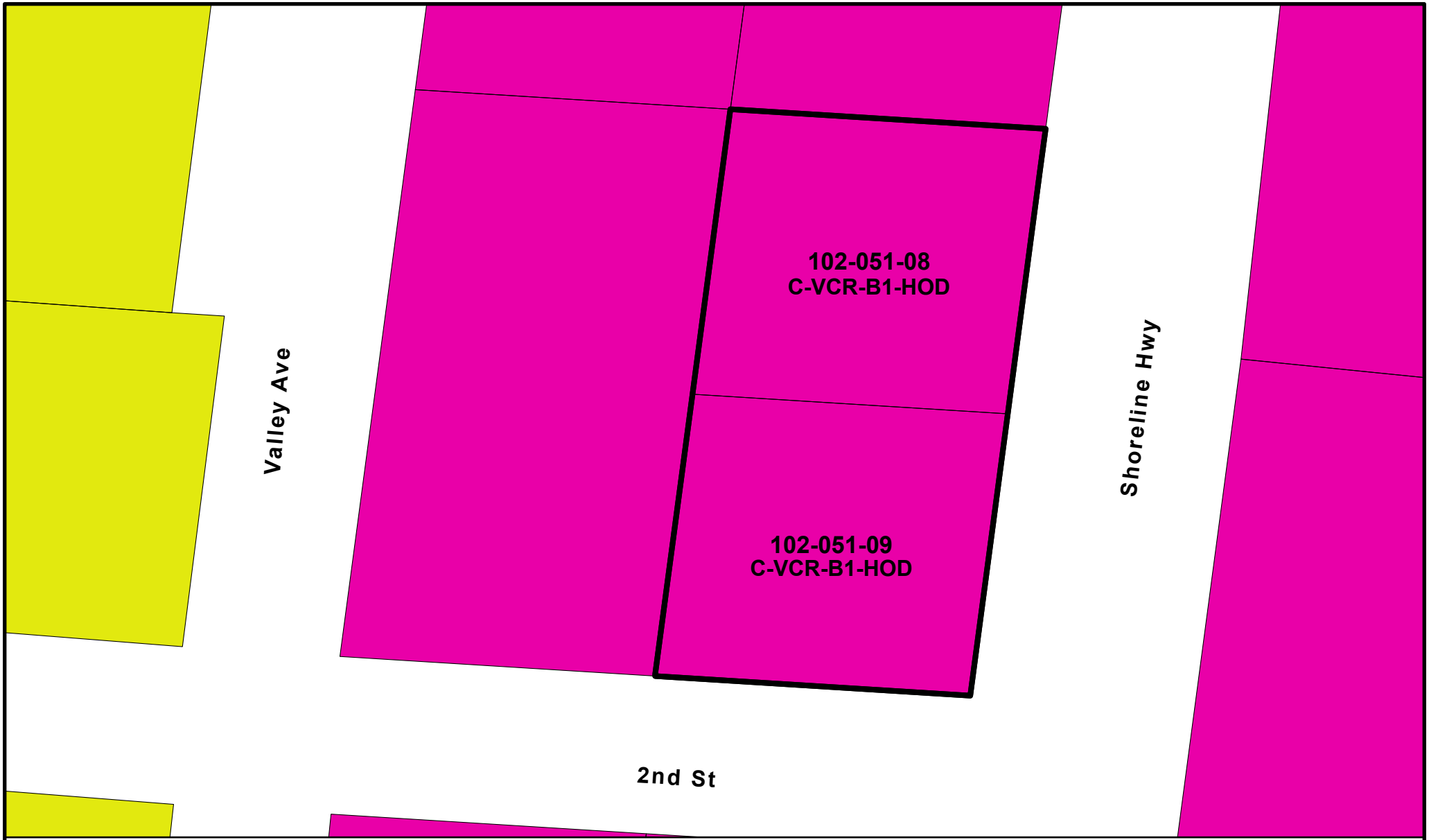
N

0 0.02 0.04 Miles

Date: November 18th, 2024

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Proposed Zoning Designation - Tomales Nursery

Parcel Boundary

Tomales Nursery

Proposed Zoning

C-VCR-B1-HOD

Existing Zoning

C-RSP

C-VCR

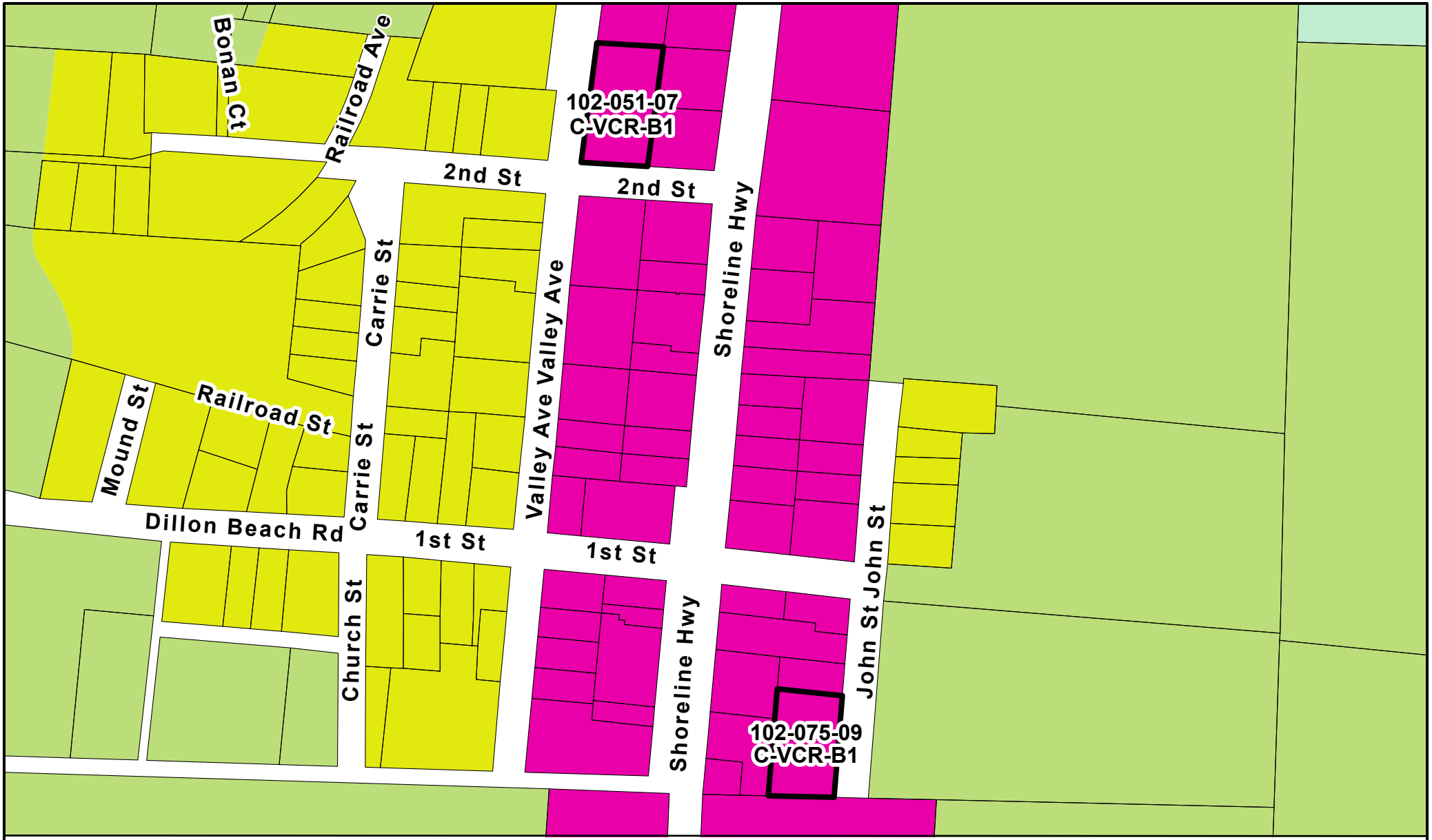
N

0 0.02 0.04 Miles

Date: November 18th, 2024

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.



Existing Zoning Designation - Tomales Underutilized

Parcel Boundary
Tomales

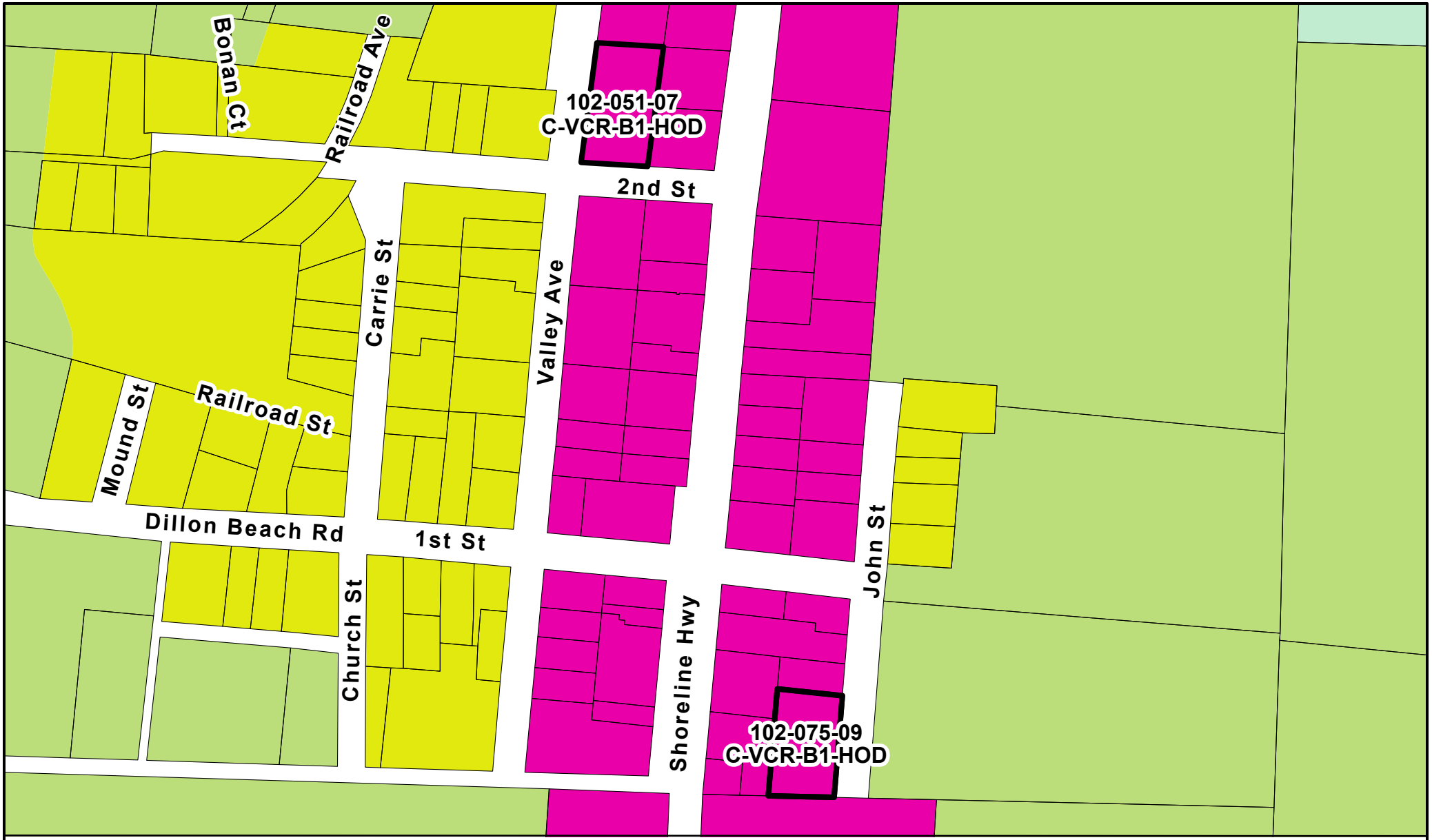
Existing Zoning

C-APZ
C-ARP
C-RSP
C-VCR

N

0 0.07 0.15 Miles

Date: March 25th, 2026
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.



Proposed Zoning Designation - Tomales Underutilized

Parcel Boundary **Existing Zoning**

Tomales

C-APZ

Proposed Zoning

C-ARP

C-VCR-B1-HOD

C-RSP

C-VCR

N

0 0.07 0.15 Miles

Date: March 25th, 2026

Data Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.