

ATTACHMENT NO. 2

**Table of Amendments to the Zoning Ordinance (SMC Title 10)
Proposed for Further Consideration**

No	Section/Table	Topic	Description
1.	Table 10-24-1	Create a new land use for Storage Containers	Identify where storage containers are permitted as a storage use.
2.	10.56.050	Impervious Surfaces	Identify whether impervious surface associated with improvements in the right-of-way are to be included in the bulk calculations.
3.	10.88	Def of Visitor Serving Uses	Review definition of "Visitor Serving Stores"
4.	1.04.070	Calendar Days	Amend regarding counting of calendar days for appeals, et cetera
5.	10.88	Single-Family, Two-Family, Multi-Family Residential Structures	These terms are used in 10.54.050.B, but are not defined in 10.88. Definitions are needed or different terms should be used.
6.		Compact Spaces	Determine whether or not to allow compact spaces based on percentage of total parking required with size specifications comparable to other Marin County jurisdictions
7.	10.24-1	Upper Level Residential	Determine if revisions are required.
8.	10.40.050.C	Impervious Surfaces	Determine appropriate modifications of definition and use of impervious surfaces

No	Section/Table	Topic	Description
9.		Mobile Food Delivery	Determine if mobile food providers should be permitted in the Marinship
10.	10.54.040.B.14		Reword 10.54.040.B.14 to remove ambiguity
11.	10.50.180	Admin Review of Changes to an Approved Project	Define process and notice requirements for Admin Review of Changes to an Approved Project
12.		Off-site Glare	Determine need for regulations restricting (or prohibiting) off-site glare
13.		Glare from Address Lights	Determine need for regulations regarding glare from address lights
14.		Kitchen	Clean up definition of "kitchen," specifically the second to last sentence
15.		Medical Offices in CR District	Should Medical Offices in the CR District be a permitted use per the General Plan
16.		Notices of Code Enforcement Violations	Recordation of "Notices of Code Enforcement Violations" with the County Recorder
17.		Tree Removal Permit	Clarify whether P/C approval of Tree Removal Permit as part of package of development approvals is appealable.
18.	10.54.050.B.7		Determine if this section includes second story decks which are open and significance of "complete enclosure"
19.	10.54.040.B.4 and 10.54.050.B.7		Clarify difference between the two sections
20.		Roof-top equipment	Add regulation to require screening of roof-top equipment

No	Section/Table	Topic	Description
21.		WAM	Review WAM recommendations
22.		Garage Sale Signs	Determine if regulations are required.
23.		Liveaboards	Review regulations regarding liveaboards in marinas
24.		10.40.040.B and "Floor, Finished" definition in 10.88	Determine appropriate regulations regarding finished floor area
25.	10.54.050.B.15	Demo Projects	Determine if demolition projects be allowed without a Design Review Permit
26.	Table 10.24-1	New Structure or Replacement of Existing	Review type of permits that should be permitted for this section
27.	Table 10.24-1	Clarify where Accessory Storage is allowed	Currently accessory storage is only permitted in the W District which is completely underwater whereas accessory storage is a use that is needed in the W-M District. Should the section be amended accordingly?
28.	10.40.060.C.3.b	Parking Exception	For structures that are not attached, determine if there should be an exception to the 15 foot requirement on downhill lots
29.	10.40.090.B.1	Minimum Yard Setback	Determine if the minimum yard setback is 20% total or 20% per each provision
30.	10.40.120.B.1	Tandem Parking Spaces	Determine if this section should allow a MUP for tandem parking instead of a CUP
31.	10.44.020.C.4	Accessory Structure Regulations	Determine if the regulations should specifically state that side accessory buildings are not allowed, with exception of 10.44.020.D & 10.40.090.D?
32.	10.44.020.D.2	Add maximum height of a fence on a three-foot retaining wall	This section specifies that four feet is the maximum height of a fence on a retaining wall greater than 3 feet, however, it does not specify the maximum height of a fence on a retaining wall less than three feet. Staff has interpreted the maximum height to be six feet. Suggested amended language: "Walls, fences and railings may be located on retaining walls up to three feet (3') high above grade on property lines." Should this interpretation be implemented?
33.	10.44.220.E.2	Outdoor dining	Review P/C's interpretation regarding off-street parking exemptions for outdoor

No	Section/Table	Topic	Description
		permits	dining permit. See 85 Libertyship Way staff report dated 11/28/07. Should the section be amended in accordance with the staff report?
34.	10.45.030.B.10	Tele-Comm	Determine if the alternative site analysis procedure should be changed. Staff proposes the following change: "Alternative site analysis is required <i>for new facilities</i> if the facility is <i>not collocated and is.</i> " (emphasis added).
35.	10.50.180	Notification process for Changes to an Approved Project	Clarify the notification process to neighbors for Changes to an approved project. The procedure of other jurisdictions should be reviewed.
36.	10.54.040 & 10.54.050	ADRP & DRP	Revise both sections to make each easier to understand
37.	10.44.230.B	Visitor Serving Store	Determine the definition that will be used consistently to define Visitor Serving Stores
38.	Table 10.26-1	Table needs to be updated to reflect MSP land use table	Determine how the MSP land use table should be updated
39.	Table 10.24-1	Districts	Discuss district issues pertaining to 10.24-1