

**Zoning Text Amendment—Standards for Single Family  
Residences in Multi-Family Zoning Districts**  
Planning Commission Subcommittee Meeting No. 8  
**February 11, 2013, 6:00pm**  
City Hall Conference Room

**Overview of Draft Regulations**

- ❖ The Subcommittee met on January 19, 2011, January 31, 2011, April 4, 2011, May 3, 2011, July 28, 2011, August 15, 2011 and August 29, 2011 to discuss the draft regulations. Packets for each of the meetings are located here:  
<http://www.ci.sausalito.ca.us/Index.aspx?page=578>.
- ❖ The most recent draft regulations call for modifications to the development standards to reduce the development potential for single-family residences on multifamily parcels (in R-3 and R-2.5 Zoning Districts). The reduced regulations would be based on a sliding scale according to the size of the parcel and would affect the floor area, building coverage and impervious surface regulations.
- ❖ The most recent draft regulations also propose modifications to strengthen existing findings for a Design Review Permit, incentives to construct multi-family projects and submittal requirements to require a schematic for additional units on a parcel.
- ❖ The work product from the August 29, 2011 meeting is provided as the **Attachment**. This is the document the subcommittee will use to re-initiate the discussion on February 11, 2013.

**Attachment: August 29, 2011 draft regulations**

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**Draft Standards for Single Family Residence in Multi-Family Zoning Districts:**

**Proposed Amendments**

September 1, 2011

**1. Amendment to Development Standards (Table 10.22-1) and addition of a new Section in Chapter 10.44 for Multi-Family Parcels (R-2-2.5 and R-3) Which Provide Less than the Maximum Density Allowed by the Applicable Zoning District**

→see Attached tables for effects to parcels

- A. Parcels under 3,000 sq.ft in the R-2.2.5 and R-3 Zoning Districts:  
Exempt from Zoning Amendment
- B. Parcels with one unit between 3,000 and < 3,500 sq.ft. in the R-2.2.5 and R-3 Zoning Districts:
- FAR limited to 0.50
  - Building Coverage limited to 40% (the adjusted building coverage)
  - Impervious Surface limited to 75% (the adjusted impervious surface)
  - CUP available if the applicant can demonstrate that two units are not feasible (i.e., parking, geologic, topographic, etc., constraints) at the Planning Commission's discretion to allow for a single-family dwelling which would be allowed the standard development regulations for the Zoning District.
- C. Parcels with one unit between 3,500 and < 4,500 sq.ft in the R-2.2.5 and R-3 Zoning Districts:
- FAR limited to 80% of the permitted maximum FAR for the Zoning District
  - Building Coverage limited to 80% of the permitted maximum building coverage for the Zoning District
  - Impervious Surface to 80% of the permitted maximum building coverage for the Zoning District
  - CUP available if the applicant can demonstrate that two units are not feasible (i.e., parking, geologic, topographic, etc., constraints) at the Planning Commission's discretion to allow for a single-family dwelling which would be allowed the standard development regulations for the Zoning District.
- D. Parcels with one unit between 4,500 and < 5,000 sq.ft. in the R-2.2.5 and R-3 Zoning Districts:
- FAR limited to 0.45 (R-1-6 Standard)
  - Building Coverage limited to 35% (R-1-6 Standard)
  - Impervious Surface limited to 67.5% (R-1-6 standard)
  - CUP available if the applicant can demonstrate that two or more units is not feasible (i.e., parking, geologic, topographic, etc., constraints) at the Planning Commission's discretion to allow for a single-family dwelling which would be allowed the standard development regulations for the Zoning District.

E. Parcels with one unit in the R-2-2.5 Zoning District:

- i. Parcel Size 5,000 to < 9,000 sq.ft. limit:
  - FAR to 0.45 (existing R-1-6 standard)
  - Building Coverage to 35% (R-1-6 standard)
  - Impervious Surface to 67.5% (R-1-6 standard)
  - CUP available if the applicant can demonstrate that two or more units is not feasible (i.e., parking, geologic, topographic, etc., constraints) at the Planning Commission's discretion to allow for a single-family dwelling which would be allowed the standard development regulations for the Zoning District.
  
- ii. Parcel Size 9,000 sq.ft. & greater limit:
  - FAR to 0.40 (existing R-1-8 standard)
  - Building Coverage to 30% (R-1-8 standard)
  - Impervious Surface to 65% (R-1-8 standard)
  - CUP available if the applicant can demonstrate that two or more units is not feasible (i.e., parking, geologic, topographic, etc., constraints) at the Planning Commission's discretion to allow for a single-family dwelling which would be allowed the standard development regulations for the Zoning District.

F. Parcels with one unit in the R-3 Zoning District:

- i. Parcel Size 5,000 to < 7,000 sq.ft. limit:
  - FAR to 0.45 (existing R-1-6 standard)
  - Building Coverage to 35% (R-1-6 standard)
  - Impervious Surface to 67.5% (R-1-6 standard)
  - CUP available if the applicant can demonstrate that two or more units is not feasible (i.e., parking, geologic, topographic, etc., constraints) at the Planning Commission's discretion to allow for a single-family dwelling which would be allowed the standard development regulations for the Zoning District.
  
- ii. 7,000 sq.ft. & greater limit:
  - FAR to 0.40 (existing R-1-8 standard)
  - Building Coverage to 30% (R-1-8 standard)
  - Impervious Surface to 65% (R-1-8 standard)
  - CUP available if the applicant can demonstrate that two or more units is not feasible (i.e., parking, geologic, topographic, etc., constraints) at the Planning Commission's discretion to allow for a single-family dwelling which would be allowed the standard development regulations for the Zoning District.

**2. Amendment to Design Review Chapter to Strengthen Existing Findings (add Findings to 10.54.050.D):**

- A. "The project demonstrates feasibility to construct the maximum number allowed on the project site or the maximum number of units the site can practically accommodate in the future by illustrating their possible location as well as required on-site parking and access. [This finding is applicable only to projects in the R-2, R-3, and PR residential

**Comment [L1]:** Staff suggests that this be revised to the following:

"The project demonstrates one of the following:

- (a) The feasibility to construct the maximum number allowed on the project site in the future by illustrating their possible location as well as required on-site parking and access;
- or
- (b) Why the maximum number of units allowed is not practical for the project site"

zoning districts which result in a project site developed at less than the maximum density allowed on the respective site.]”

- B. “The project has been designed to ensure the on-site structures do not crowd or overwhelm neighboring properties or loom over the street.”

**3. Amendment to Design Review Chapter to Add Submittal Requirement for Schematic Design (add requirement to Section 10.54.060):**

- A. A schematic design that demonstrates the feasibility to construct the maximum number allowed on the project site or the maximum number of units the site can practically accommodate in the future by illustrating their possible location on the parcel as well as required on-site parking and access. [This submittal is applicable only to Administrative and Planning Commission Design Review Permit projects in the R-2, R-3, and PR residential zoning districts which result in a project site developed at less than the maximum density allowed on the respective site.]

**Comment [L2]:** Staff suggests that this be revised to the following:  
 “A schematic design that demonstrates the feasibility to construct the maximum number allowed on the project site why the maximum number of units the site cannot be practically accommodated in the future by illustrating their possible location on the parcel as well as required on-site parking and access.”

**4. Amendments to Various Zoning Ordinance Chapters to Provide Incentives to Provide Multiple Units:**

- A. When a project proposes the maximum number of units allowed for a parcel in the R-2, R-3, or PR residential zoning districts, the project shall be exempt from Heightened Design Review [add language to Section 10.54.050.E]
- B. When a project proposes the maximum number of units allowed for a parcel in the R-2, R-3, or PR residential zoning districts the normal 30-day application completeness period will be shortened and multiple unit projects will be given priority, moving to the top of the submittal stack. [add language to Section 10.50.060]
- C. When a project proposes the maximum number of units allowed for a parcel in the R-2, R-3, or PR residential zoning districts Plan Check will be expedited without an additional fee [amend Building Division fee schedule]
- D. Parking will be in accordance with a new parking standard adopted specifically for projects which propose the maximum number of units allowed for parcels in the R-2, R-3, or PR residential zoning districts [revisions to Table 10.40-1]:

**Comment [LS3]:** This would result in a financial subsidy by the City. Plans are not checked in-house, but sent to an outside service. Staff does not support this.

No. of Units	Size of Unit	Current Parking Standard	New Parking Standard
1	All	2 spaces	No change. 2 spaces, both must be on-site.
2	750 s.f. of less	4 spaces	3 spaces (2 for first unit and 1 space per additional unit). Parking can be on site, or off site if street parking is available nearby.
	>750-1,200 s.f.	4 spaces	3 spaces (2 for first unit and 1 space per additional unit). Parking must be on-site.
	>1,200 s.f.	4 spaces	4 spaces (2 per unit). Both must be on-site.

No. of Units	Size of Unit	Current Parking Standard	New Parking Standard
3	All	2 per unit for 2 bedroom+ 1.5 for 1 bedroom and less	5 spaces (1.5 spaces per unit)

Additional Parking Suggestions:

- E. Tandem parking will be a permitted use without a CUP for projects which propose the maximum number of units allowed for parcels in the R-2, R-3, or PR residential zoning districts (revise Section 10.40.120.B.1).
- F. Parking serving additional units beyond the parking required for a single unit will not be counted as a building coverage or impervious surface: “The minimum area for parking and circulation required by Section 10.40.110 and 10.40.120 for additional units beyond the parking required for a single unit shall not be counted as building coverage or impervious surface” (add to Section 10.40.040.B and C and Section 10.40.50.B and C).

**5. Amendment to Design Review Chapter—Guiding Principles of Design—to Provide Guidelines for Preferred Sizes for Various Unit Types (Amend Section 10.54.030 to add language about preferred unit sizes):**

- A. Efficiency Units - Studios (As defined by existing State standards) 390-500 sq.ft.
- B. Accessory Dwelling Units (ADU) – 1 Bedroom 501-800 sq.ft.
- C. Small Dwelling Unit – 2 Bedrooms 801-1,200 sq.ft.
- D. Standard size Unit – 3 or more Bedrooms 1,200-2,700 sq.ft.

**6. Other Suggestions:**

- A. Minor Exception After Zoning Amendment is Adopted (add to new Section in 10.44 for required findings; add a new trigger to 10.54 for Planning Commission Design Review Permit)

**Maximum Floor Area Exception for Existing Single Family Residences in R-2-2.5 and R-3 Districts**

- 1. A one-time 200 square foot maximum Floor Area exception to expand an existing single-family residence in R-2-2.5 and R-3 Zoning Districts, not to exceed the maximum Floor Area Ratio allowed in the respective Zoning District, may be allowed subject to the Planning Commission finding that the subject dwelling and/or improvements:
  - a. Were built prior to the effective date of this Section;
  - b. Are functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area;
  - c. Are of a scale, intensity, and design that integrates with the existing character of the surrounding neighborhood; and

d. Employ mass-reducing techniques such that the additional square footage over the maximum Floor Area is reasonably mitigated and does not result in overbuilding of the lot.

B. Review Zoning Amendment Annually for First Three Years

Annually, for three years following the adoption of the Zoning Amendment, the Planning Commission shall hold a public hearing to learn what is working and what needs fine tuning.

**Exhibit: Tables**

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Single Family Standards Planning Commission Subcommittee | Updated: January 2013

R-2-2.5 Zoning District

Lot Size Range		Maximum Number of Units Based on Allowed Density	Number of Lots In Range	Current Regulations								Proposed Regulations								
				Without Hightened Design Review				With Hightened Design Review				Floor Area for First Unit		Amount of Floor Area Remaining for Additional Units		Building Coverage for First Unit		Amount of Building Coverage Remaining for Additional Units		Number of Lots with Single-Family Homes Made Non-Conforming (Floor Area Only)
				Floor Area		Building Coverage		Floor Area		Building Coverage										
Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max			
0	2,999	exempt from new regulations																		
3,000	3,499	2	67	1,560	1,819	1,200	1,400	1,950	2,274	1,500	1,750	1,500	1,750	450	525	1,200	1,400	300	350	18
3,500	3,999	2	26	1,820	2,079	1,400	1,600	2,275	2,599	1,750	2,000	1,820	2,079	455	520	1,400	1,600	350	400	5
4,000	4,499	2	24	2,080	2,339	1,600	1,800	2,600	2,924	2,000	2,250	2,080	2,339	520	585	1,600	1,800	400	450	4
4,500	4,999	3	15	2,340	2,599	1,800	2,000	2,925	3,249	2,250	2,500	2,025	2,250	900	1,000	1,575	1,750	675	750	4
5,000	5,499	2	27	2,600	2,859	2,000	2,200	3,250	3,574	2,500	2,750	2,250	2,475	1,000	1,100	1,750	1,925	750	825	9
5,500	5,999	2	14	2,860	3,119	2,200	2,400	3,575	3,899	2,750	3,000	2,475	2,700	1,100	1,200	1,925	2,100	825	900	3
6,000	6,499	2	31	3,120	3,379	2,400	2,600	3,900	4,224	3,000	3,250	2,700	2,925	1,200	1,300	2,100	2,275	900	975	2
6,500	6,999	2	15	3,380	3,639	2,600	2,800	4,225	4,549	3,250	3,500	2,925	3,150	1,300	1,400	2,275	2,450	975	1,050	4
7,000	7,499	2	11	3,640	3,899	2,800	3,000	4,550	4,874	3,500	3,750	3,150	3,375	1,400	1,500	2,450	2,625	1,050	1,125	2
7,500	7,999	3	4	3,900	4,159	3,000	3,200	4,875	5,199	3,750	4,000	3,375	3,600	1,500	1,600	2,625	2,800	1,125	1,200	0
8,000	8,499	3	5	4,160	4,419	3,200	3,400	5,200	5,524	4,000	4,250	3,600	3,825	1,600	1,700	2,800	2,975	1,200	1,275	0
8,500	8,999	3	4	4,420	4,679	3,400	3,600	5,525	5,849	4,250	4,500	3,825	4,050	1,700	1,800	2,975	3,150	1,275	1,350	0
9,000	9,499	3	4	4,680	4,939	3,600	3,800	5,850	6,174	4,500	4,750	3,600	3,800	2,250	2,375	2,700	2,850	1,800	1,900	0
9,500	9,999	3	2	4,940	5,199	3,800	4,000	6,175	6,499	4,750	5,000	3,800	4,000	2,375	2,500	2,850	3,000	1,900	2,000	0
10,000	10,499	4	2	5,200	5,459	4,000	4,200	6,500	6,824	5,000	5,250	4,000	4,200	2,500	2,625	3,000	3,150	2,000	2,100	0
10,500	10,999	4	0	5,460	5,719	4,200	4,400	6,825	7,149	5,250	5,500	4,200	4,400	2,625	2,750	3,150	3,300	2,100	2,200	0
11,000	11,499	4	0	5,720	5,979	4,400	4,600	7,150	7,474	5,500	5,750	4,400	4,600	2,750	2,875	3,300	3,450	2,200	2,300	0
11,500	11,999	4	1	5,980	6,239	4,600	4,800	7,475	7,799	5,750	6,000	4,600	4,800	2,875	3,000	3,450	3,600	2,300	2,400	0
12,000	12,499	4	0	6,240	6,499	4,800	5,000	7,800	8,124	6,000	6,250	4,800	5,000	3,000	3,125	3,600	3,750	2,400	2,500	0
12,500	12,999	5	1	6,500	6,759	5,000	5,200	8,125	8,449	6,250	6,500	5,000	5,200	3,125	3,250	3,750	3,900	2,500	2,600	0
13,000	+	5	1	6,760	-	5,200	-	8,450	-	6,500	-	5,200	-	3,250	-	3,900	-	2,600	-	0

**Single Family Standards Planning Commission Subcommittee | Updated: January 2013**

**R-3 Zoning District**

Lot Size Range		Maximum Number of Units Based on Allowed Density	Number of Lots In Range	Current Regulations								Proposed Regulations								
				Without Hightened Design Review				With Hightened Design Review				Floor Area for First Unit		Amount of Floor Area Remaining for Additional Units		Building Coverage for First Unit		Amount of Building Coverage Remaining for Additional Units		Number of Lots with Single-Family Homes Made Non-Conforming (Floor Area Only)
Min	Max	Floor Area	Building Coverage	Floor Area	Building Coverage	Floor Area	Building Coverage	Min	Max	Min	Max									
0	2,999	exempt from new regulations																		
3,000	3,499	2	28	1,920	2,239	1,200	1,400	2,400	2,799	1,500	1,750	1,500	1,750	900	1,050	1,200	1,400	300	350	9
3,500	3,999	2	12	2,240	2,559	1,400	1,600	2,800	3,199	1,750	2,000	2,240	2,559	560	640	1,400	1,600	350	400	0
4,000	4,499	2	8	2,560	2,879	1,600	1,800	3,200	3,599	2,000	2,250	2,560	2,879	640	720	1,600	1,800	400	450	2
4,500	4,999	3	7	2,880	3,199	1,800	2,000	3,600	3,999	2,250	2,500	2,025	2,250	1,575	1,750	1,575	1,750	675	750	4
5,000	5,499	3	8	3,200	3,519	2,000	2,200	4,000	4,399	2,500	2,750	2,250	2,475	1,750	1,925	1,750	1,925	750	825	3
5,500	5,999	3	3	3,520	3,839	2,200	2,400	4,400	4,799	2,750	3,000	2,475	2,700	1,925	2,100	1,925	2,100	825	900	1
6,000	6,499	4	6	3,840	4,159	2,400	2,600	4,800	5,199	3,000	3,250	2,700	2,925	2,100	2,275	2,100	2,275	900	975	2
6,500	6,999	4	4	4,160	4,479	2,600	2,800	5,200	5,599	3,250	3,500	2,925	3,150	2,275	2,450	2,275	2,450	975	1,050	2
7,000	7,499	4	4	4,480	4,799	2,800	3,000	5,600	5,999	3,500	3,750	2,800	3,000	2,800	3,000	2,100	2,250	1,400	1,500	3
7,500	7,999	5	2	4,800	5,119	3,000	3,200	6,000	6,399	3,750	4,000	3,000	3,200	3,000	3,200	2,250	2,400	1,500	1,600	1
8,000	8,499	5	2	5,120	5,439	3,200	3,400	6,400	6,799	4,000	4,250	3,200	3,400	3,200	3,400	2,400	2,550	1,600	1,700	1
8,500	8,999	5	2	5,440	5,759	3,400	3,600	6,800	7,199	4,250	4,500	3,400	3,600	3,400	3,600	2,550	2,700	1,700	1,800	0
9,000	9,499	6	0	5,760	6,079	3,600	3,800	7,200	7,599	4,500	4,750	3,600	3,800	3,600	3,800	2,700	2,850	1,800	1,900	0
9,500	9,999	6	1	6,080	6,399	3,800	4,000	7,600	7,999	4,750	5,000	3,800	4,000	3,800	4,000	2,850	3,000	1,900	2,000	0
10,000	10,499	6	3	6,400	6,719	4,000	4,200	8,000	8,399	5,000	5,250	4,000	4,200	4,000	4,200	3,000	3,150	2,000	2,100	0
10,500	10,999	7	0	6,720	7,039	4,200	4,400	8,400	8,799	5,250	5,500	4,200	4,400	4,200	4,400	3,150	3,300	2,100	2,200	0
11,000	11,499	7	0	7,040	7,359	4,400	4,600	8,800	9,199	5,500	5,750	4,400	4,600	4,400	4,600	3,300	3,450	2,200	2,300	0
11,500	11,999	7	0	7,360	7,679	4,600	4,800	9,200	9,599	5,750	6,000	4,600	4,800	4,600	4,800	3,450	3,600	2,300	2,400	0
12,000	12,499	8	0	7,680	7,999	4,800	5,000	9,600	9,999	6,000	6,250	4,800	5,000	4,800	5,000	3,600	3,750	2,400	2,500	0
12,500	12,999	8	0	8,000	8,319	5,000	5,200	10,000	10,399	6,250	6,500	5,000	5,200	5,000	5,200	3,750	3,900	2,500	2,600	0
13,000	+	8	2	8,320		5,200		10,400		6,500		5,200		5,200	-	3,900		2,600	-	0