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**\*\*\*\*\*DRAFT\*\*\*\*\***  
**For Review by Subcommittee**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAUSALITO  
AMENDING TITLE 10 OF THE SAUSALITO MUNICIPAL CODE TO:  
ADD A NEW SECTION 10.44.330 FOR DEVELOPMENT STANDARDS FOR SINGLE  
FAMILY RESIDENCES IN TWO FAMILY AND MULTI-FAMILY ZONING  
DISTRICTS; MODIFY TABLE 10.22-2 TO ADD REFERENCE TO SECTION 10.44.330;  
MODIFY SECTION 10.54.050.B TO ALLOW FOR A ONE TIME 200 SQUARE FOOT  
FLOOR AREA BONUS; MODIFY SECTION 10.54.050.D AND 10.54.050.E TO ADD  
FINDINGS FOR DESIGN REVIEW PERMITS; MODIFY SECTION 10.54.060 TO ADD  
SUBMITTAL REQUIREMENTS FOR DESIGN REVIEW PERMITS; MODIFY  
SECTION 10.50.060 TO SHORTEN THE REVIEW TIME FOR MULTI-UNIT  
PROJECTS; MODIFY PARKING REQUIREMENTS IN TABLE 10.40-1; MODIFY  
SECTION 10.40.120.B.1 TO PROVIDE FOR AN EXCEPTION FOR TANDEM  
PARKING; MODIFYING SECTION 10.40.050 AMENDING THE DEFINITION OF  
BUILDING COVERAGE AND IMPERVIOUS SURFACES; AND MODIFY SECTION  
10.54.030 TO PROVIDE GUIDELINES FOR PREFERRED UNIT TYPES  
ZOA 10-355**

**WHEREAS, [TO BE PROVIDED]**

THE CITY COUNCIL OF THE CITY OF SAUSALITO DOES HEREBY ORDAIN AS  
FOLLOWS:

1 **Section 1.** Table 10.22-2 of the Sausalito Municipal Code is hereby amended as follows<sup>1</sup>:

<b>Table 10.22-2 SITE DEVELOPMENT STANDARDS – RESIDENTIAL ZONING DISTRICTS *1*</b>										
DEVELOPMENT REQUIREMENT	R-1		R-2		PR	R-3	H	A	SEE SECTION	
	R-1-6	R-1-8	R-1-20	R-2-2.5	R-2-5					
Minimum parcel size *2*	6,000 sf	8,000 sf	20,000 sf	5,000 sf	10,000 sf	20,000 sf	5,000 sf	10,000 sf	1,500 sf	10.40.030 (Minimum Parcel Standards) and Title 9
Minimum lot width *2*	50'	50'	50'	50'	50'	50'	50'	50'	30'	
Maximum Density	1du/parcel	1du/parcel	1du/parcel	1 du/2500 sf <u>*2,3*</u>	1 du/5000 sf <u>*2,3*</u>	1 du/1980 sf	1 du/1500 sf <u>*2,3*</u>	1 du/10,000 sf	1 du/1500 sf	10.44.080 (Accessory Dwelling Units)
Maximum Floor Area Ratio	.45	.40	.35	.65 <u>*4*</u>	.40	.65	.8 <u>*4*</u>	.25	.30	<u>10.44.330 (Development Standards for Single Family Residences)</u>
Maximum Building Coverage	35%	30%	30%	50% <u>*4*</u>	35%	50%	50% <u>*4*</u>	25%	30%	<u>10.44.330 (Development Standards for Single Family Residences)</u>
Maximum Impervious Surface*5*	67.5%	65%	65%	75% <u>*4*</u>	67.5%	75%	75% <u>*4*</u>	62.5%	65%	<u>10.44.330 (Development Standards for Single Family Residences)</u>
<b>Minimum Setbacks *6*</b>										10.40.080 (Exceptions to Required Setbacks) and Chapter 10.44 (Specific Use Requirements)
Front *7*	0'	0'	0'	0'	0'	0'	0'	0'	0'	
Side *8*	5'	5'	10'	5'	5'	5'	5'	*9 *	0'	
Rear	15'	15'	20'	15'	15'	15'	15'	15'	0'	
Maximum Building Height *9-10*	32'	32'	32'	32'	32'	32'	32'	25' *11*	12' *11*	10.40.060 (Height Requirements) and Chapter 10.44 (Specific Use Requirements)

- 2 \*1\* These standards are not entitlements; the approved size, setbacks or other physical conditions of a proposed new ~~home dwelling~~ or expansion of an existing ~~home dwelling~~  
3 subject to design review shall be in the discretion of the Planning Commission. In order to meet the standards of design review, the Planning Commission may approve a home  
4 ~~dwelling~~ smaller, or with greater setbacks, or otherwise impose requirements that are more restrictive than the limits set forth in this chapter.  
5 \*2\* See Section 10.40.030 (Minimum Parcel Standards).  
6 \*3\* For two or more detached single family dwellings, see Section 10.44.090 (Detached Dwelling Units)  
7 \*4\* Single-family dwellings in the R-2-2.5 and R-3 Zoning Districts are subject to the restrictions in Section 10.44.330  
8 \*4\* \*5\* Per Section 10.40.050.C, impervious surface includes decks, paved surfaces, hardscape, and gravel.  
9 \*5\* \*6\* Different setbacks may also apply if district is combined with other zoning districts.  
10 \*6\* \*7\* 10' front yard setbacks are required where designated on the zoning map. See Section 10.40.070.C.4 (Special setback lines).  
11 \*7\* \*8\* Minimum side yard setbacks may be increased in other situations.  
12 \*8\* \*9\* Half (1/2) the building height, but no less than 5'.  
13 \*9\* \*10\* Maximum building height may vary depending on parcel topography and may vary for other specific features of the site. Building height is measured from natural average grade.  
14 \*10\* \*11\* Measured from a point 6' above NGVD or average grade, whichever is higher.

<sup>1</sup> The text to be added is printed double-underlined and the text to be removed is printed ~~double-strikeout~~.

1 **Section 2.** A new Section 10.44.330 is hereby added to the Sausalito Municipal Code to read as  
2 follows:

3  
4 “10.44.330 Development Standards for Single Family Residences in Two Family and  
5 Multiple-Family Zoning Districts.

6  
7 **A Purpose and Intent.** In addition to the general purposes of this Chapter, the specific  
8 purposes of this section regulating single-family residences in the Two Family and Multiple  
9 Family Zoning Districts include the following:

- 10 **1. To discourage the development of large single family residences which maximize**  
11 **entitlements on parcels located in the Two Family and Multiple Family Zoning Districts.**  
12 **2. To discourage the conversion of existing multi-family housing to single family housing.**  
13 **3. To encourage the development of parcels appropriate to the full extent of the Zoning**  
14 **District in which they are located.**

15  
16 **B Applicability.** The Development Standards in 10.44.330.C (Tables 10.44-2 and 10.44-3)  
17 are applicable to parcels in the Two Family (R-2-2.5) and Multiple Family (R-3) Zoning  
18 Districts which provide less than the maximum density allowed by the applicable Zoning  
19 District. For the purposes of this Section 10.44.330 Accessory Dwelling Units shall count  
20 towards fulfilling the density requirement.

21  
22 **C Development Standards.** All proposed and existing development in R-2-2.5 and R-3  
23 Zoning Districts which provide less than the maximum density allowed by the applicable  
24 Zoning District shall comply with the standards in Table 10.44-2 and Table 10.44-3.  
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**Table 10.44-2  
DEVELOPMENT STANDARDS FOR PARCELS IN R-2-2.5 ZONING DISTRICTS WHICH PROVIDE  
LESS THAN THE MAXIMUM DENSITY ALLOWED**

R-2-2.5								
Parcel Range		Floor Area (square feet)		Building Coverage (square feet)		Impervious Surfaces (square feet)		
		Maximum for First Unit	Minimum for Additional Units	Maximum for First Unit	Minimum for Additional Units	Maximum for First Unit	Minimum for Additional Units	
0	2,999	R-2-2.5 standard as listed in Table 10.22-1						
3,000	3,249	1,625	487	1,300	325	2,437	-	
3,250	3,499	1,750	525	1,400	350	2,624	-	
3,500	3,749	1,762	675	1,481	394	2,756	56	
3,750	3,999	1,880	720	1,560	440	2,919	80	
4,000	4,249	1,997	765	1,636	489	3,081	106	
4,250	4,499	2,115	810	1,710	540	3,239	135	
4,500	4,749	2,185	902	1,757	617	3,372	190	
4,750	4,999	2,250	1,000	1,825	675	3,499	250	
5,000	5,249	2,362	1,050	1,837	787	3,543	394	
5,250	5,499	2,475	1,100	1,925	825	3,712	412	
5,500	5,749	2,587	1,150	2,012	862	3,881	431	
5,750	5,999	2,700	1,200	2,100	900	4,049	450	
6,000	6,249	2,812	1,250	2,187	937	4,218	469	
6,250	6,499	2,925	1,300	2,275	975	4,387	487	
6,500	6,749	3,037	1,350	2,362	1,012	4,556	506	
6,750	6,999	3,150	1,400	2,450	1,050	4,724	525	
7,000	7,249	3,262	1,450	2,537	1,087	4,893	544	
7,250	7,499	3,375	1,500	2,625	1,125	5,062	562	
7,500	7,749	3,487	1,550	2,712	1,162	5,231	581	
7,750	7,999	3,600	1,600	2,800	1,200	5,399	600	
8,000	8,249	3,712	1,650	2,887	1,237	5,568	619	
8,250	8,499	3,825	1,700	2,975	1,275	5,737	637	
8,500	8,749	3,937	1,750	3,062	1,312	5,906	656	
8,750	8,999	4,050	1,800	3,150	1,350	6,074	675	
9,000	9,249	4,116	1,896	3,191	1,434	6,197	740	
9,250	9,499	4,180	1,995	3,230	1,520	6,317	807	
9,500	9,749	4,241	2,096	3,266	1,609	6,434	877	
9,750	9,999	4,300	2,200	3,300	1,700	6,599	900	
10,000 and greater	43% of the parcel maximum	At least 22% of the parcel	43% of the parcel maximum	At least 7% of the parcel maximum	65% of the parcel maximum	At least 10% of the parcel		

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**Table 10.44-3  
DEVELOPMENT STANDARDS FOR PARCELS IN R-3 ZONING DISTRICTS WHICH PROVIDE LESS THAN THE  
MAXIMUM DENSITY ALLOWED**

R-3								
Parcel Range		Floor Area (square feet)		Building Coverage (square feet)		Impervious Surfaces (square feet)		
		Maximum for First Unit	Minimum for Additional Units	Maximum for First Unit	Minimum for Additional Units	Maximum for First Unit	Minimum for Additional Units	
0	2,999	R-3 standard as listed in Table 10.22-1						
3,000	3,249	1,625	487	1,300	325	2,437	-	
3,250	3,499	1,750	525	1,400	350	2,624	-	
3,500	3,749	1,856	581	1,481	394	2,756	56	
3,750	3,999	1,960	640	1,560	440	2,919	80	
4,000	4,249	2,061	701	1,636	489	3,081	106	
4,250	4,499	2,160	765	1,710	540	3,239	135	
4,500	4,749	2,232	855	1,757	617	3,372	190	
4,750	4,999	2,325	925	1,825	675	3,499	250	
5,000	5,249	2,362	1,050	1,837	787	3,543	394	
5,250	5,499	2,475	1,100	1,925	825	3,712	412	
5,500	5,749	2,587	1,150	2,012	862	3,881	431	
5,750	5,999	2,700	1,200	2,100	900	4,049	450	
6,000	6,249	2,812	1,250	2,187	937	4,218	469	
6,250	6,499	2,925	1,300	2,275	975	4,387	487	
6,500	6,749	3,037	1,350	2,362	1,012	4,556	506	
6,750	6,999	3,150	1,400	2,450	1,050	4,724	525	
7,000	7,249	3,226	1,486	2,501	1,124	4,857	580	
7,250	7,499	3,300	1,575	2,550	1,200	4,987	637	
7,500	7,749	3,371	1,666	2,596	1,279	5,114	697	
7,750	7,999	3,440	1,760	2,640	1,360	5,279	720	
8,000	8,249	3,547	1,815	2,722	1,402	5,444	742	
8,250	8,499	3,655	1,870	2,805	1,445	5,609	765	
8,500	8,749	3,762	1,925	2,887	1,487	5,774	787	
8,750	8,999	3,870	1,980	2,970	1,530	5,939	810	
9,000	9,249	3,977	2,035	3,052	1,572	6,104	832	
9,250	9,499	4,085	2,090	3,135	1,615	6,269	855	
9,500	9,749	4,192	2,145	3,217	1,657	6,434	877	
9,750	9,999	4,300	2,200	3,300	1,700	6,599	900	
10,000 and greater		43% of the parcel maximum	At least 22% of the parcel	43% of the parcel maximum	At least 7% of the parcel maximum	65% of the parcel maximum	At least 10% of the parcel	

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**D Conditional Use Permit Required.** A Conditional Use Permit (Chapter 10.60) shall be required for any development which does not comply with the development standards in Table 10.44-2 or 10.44-3. In no case shall the total development exceed the maximum development standards allowed for the parcel pursuant to Table 10.22-2.

**E Finding Required.** In addition to the findings required by Section 10.60.050 (Findings, Conditional Use Permit), the following finding shall be made prior to issuance of a Conditional Use Permit for any development which does not comply with the development standards in Table 10.44-2 or 10.44-3.

1. It has been adequately demonstrated that the maximum density allowed by the applicable Zoning District is not achievable due to physical site constraints (e.g., geologic, topographic, parcel shape/size).

1 **F Maximum Floor Area Exception.** A one-time 200 square foot maximum Floor Area  
2 exception to expand an existing single-family residence in R-2-2.5 and R-3 Zoning Districts,  
3 not to exceed the maximum Floor Area Ratio allowed in the respective Zoning District, may  
4 be allowed with a Design Review Permit pursuant to Section 10.54.050.B.21 subject to the  
5 following Planning Commission findings that the subject dwelling and/or improvements:

- 6 1. Were built prior to the effective date of this Section;
- 7 2. Are functionally and aesthetically compatible with the existing improvements and the  
8 natural elements in the surrounding area;
- 9 3. Are of a scale, intensity, and design that integrates with the existing character of the  
10 surrounding neighborhood; and
- 11 4. Employ mass-reducing design such that the additional square footage over the  
12 maximum Floor Area is reasonably mitigated and does not result in overbuilding of  
13 the lot.

14  
15 **G Parking Exception.** For parcels which provide the maximum density allowed by the  
16 applicable Zoning District the following exceptions from Table 10.40-1 are permitted:

17 **TBD**

18  
19 **Section 3.** Section 10.54.050.B (Design Review Permits – Applicability) of the Sausalito  
20 Municipal Code is hereby amended to add the following subsection 21:

- 21  
22 21. Any project requesting a one-time 200 square foot maximum Floor Area  
23 exception to expand an existing single-family residence in R-2-2.5 and R-3  
24 Zoning Districts, not to exceed the maximum Floor Area Ratio allowed in the  
25 respective Zoning District (see Section 10.44.330.F).

26  
27 **Section 4.** Section 10.54.050.D (Design Review Permits – Findings) of the Sausalito Municipal  
28 Code is hereby amended to add the following subsections 13 and 14:

29  
30 13. The project demonstrates feasibility to construct the maximum number allowed on  
31 the project site or the maximum number of units the site can practically accommodate in  
32 the future by illustrating their possible location as well as required on-site parking and  
33 access. [This finding is applicable only to projects in the R-2, R-3, and PR residential  
34 zoning districts which result in a project site developed at less than the maximum density  
35 allowed on the respective site. For the purposes of this Section 10.54.050.D.14 Accessory  
36 Dwelling Units shall count towards fulfilling the density requirement.]

37  
38 14. The project has been designed to ensure the on-site structures do not crowd or  
39 overwhelm neighboring properties or loom over the street.

40  
41 **Section 5.** Section 10.54.050.E of the Sausalito Municipal Code is hereby amended to read as  
42 follows:

43  
44 **E. Heightened Review Findings.** The site development standards contained in Table 10.22-2  
45 are not entitlements; the approved size, setbacks or other physical conditions of a proposed  
46 new home or expansion of an existing home subject to design review shall be at the discretion  
47 of the Planning Commission. In order to meet the findings of design review, including the  
48 following heightened review findings, the Planning Commission may approve a home  
49 smaller, or with greater setbacks, or otherwise impose requirements that are more restrictive  
50 than those set forth in this chapter. For residential projects that require a discretionary design  
51 review (either Administrative Design Review or a Design Review Permit) and exceed 80

1 percent of the permitted floor area ratio (FAR) and/or building coverage limitations, the  
 2 decision-making body must determine whether or not the site can support maximum build-  
 3 out, consistent with the following findings. When a project proposes the maximum number  
 4 of units allowed for a parcel in the R-2, R-3, or PR residential zoning districts, the project  
 5 shall be exempt from Heightened Design Review – for the purposes of this exemption  
 6 Accessory Dwelling Units shall count towards fulfilling the density requirement.

7  
 8 [No amendments of subsequent wording.]  
 9

10  
 11 **Section 6.** Section 10.54.060 (Design Review Permits – Submittal Requirements) of the  
 12 Sausalito Municipal Code is hereby amended to add the following subsection L:

13  
 14 L. A schematic design that demonstrates the feasibility to construct the maximum number  
 15 allowed on the project site or the maximum number of units the site can practically  
 16 accommodate in the future by illustrating their possible location on the parcel as well as  
 17 required on-site parking and access. [This submittal is applicable only to Administrative  
 18 and Planning Commission Design Review Permit projects in the R-2, R-3, and PR  
 19 residential zoning districts which result in a project site developed at less than the  
 20 maximum density allowed on the respective site. For the purposes of this Section  
 21 10.54.060.L Accessory Dwelling Units shall count towards fulfilling the density  
 22 requirement.]

23  
 24  
 25 **Section 7.** Section 10.50.060.A (Initial Review of Applications) of the Sausalito Municipal Code  
 26 is hereby amended to add the following subsection 3:

27  
 28 3. When a project proposes the maximum number of units allowed for a parcel in  
 29 the R-2, R-3, or PR residential zoning districts the normal 30-day application  
 30 completeness period will be shortened and multiple unit projects will be given  
 31 priority, moving to the top of the submittal stack. For the purposes of this section  
 32 Accessory Dwelling Units shall count toward fulfilling the density requirement.

33  
 34  
 35 **Section 8.** Table 10.40-1 of the Sausalito Municipal Code is hereby amended as follows:  
 36

<b>Table 10.40-1 PARKING REQUIREMENTS</b>	
<b>LAND USE</b>	<b>Off-Street Parking Required</b>
<b>Residential</b>	
Single or Multiple Family Residential	2 per dwelling unit. See Section 10.40.110.C.2 (Single family and two-family residential uses), and C.3 (Multiple family residential use) and Section 10.44.330 (Development Standards for Single Family Residences in Two Family and Multi-family Zoning Districts). See exceptions in Section 10.44.330 for multiple units on a parcel.
Multiple Family Residential (1 bedroom or less)	1.5 per dwelling unit

37  
 38 **Section 9.** Section 10.40.120.B.1 (Design and Improvement of Parking) of the Sausalito  
 39 Municipal Code is hereby amended as follows:  
 40

1 B. Exceptions. The following exceptions shall apply to the required design & layout of  
2 parking spaces:

3 1. Tandem parking. Tandem parking shall require a Conditional Use Permit as  
4 provided by Chapter 10.60 (Conditional Use Permits). Tandem parking, two vehicles  
5 parked so that one is behind the other, may be permitted for two and multiple family  
6 dwellings where both parking spaces are intended to serve one and the same dwelling  
7 unit. Existing historical tandem parking spaces shall not be considered as providing  
8 required parking unless a Conditional Use Permit is secured per Chapter 10.60  
9 (Conditional Use Permits) of this Title. Tandem parking shall be a permitted use without  
10 a the requirement for a Conditional Use Permit for projects which propose the maximum  
11 number of units allowed for parcels in the R-2, R-3, or PR residential zoning districts.  
12 For the purposes of this section Accessory Dwelling Units shall count toward fulfilling  
13 the density requirement.  
14

15 **Section 10.** Sections 10.40.050.B and C (Building Coverage Limits) of the Sausalito Municipal  
16 Code are hereby amended to read as follows:

17  
18 B. Measurement of Coverage. Coverage is measured as the percentage of the total  
19 site area occupied by buildings and structures. For the purposes of this definition,  
20 "buildings" include primary buildings, garages, carports, and accessory buildings; decks  
21 and paved areas (such as walkways, driveways, patios, uncovered parking areas or roads)  
22 that have an elevation of at least two (2) feet above the average level of the natural grade  
23 directly below the constructed feature (average of highest and lowest points); and stairs  
24 two (2) feet above the natural grade. The measurement of site coverage shall not include  
25 the portion of roof eaves and/or rain gutters that extend no more than two (2) feet six (6)  
26 inches from the face of the building wall, but shall include the portion of roof eaves  
27 and/or rain gutters that extend more than two (2) feet six (6) inches from the face of the  
28 building wall. The minimum area for parking and circulation required by Section  
29 10.40.110 and 10.40.120 for additional units beyond the parking required for a single unit  
30 shall not be counted as building coverage. Also see Section 10.56.050.

31 C. Limit on Decks and Impervious Surfaces. All structures which count toward  
32 building coverage shall also count as impervious surface. In addition, impervious surface  
33 shall consist of any of the following features, regardless of height relative to natural  
34 grade: (1) all paved surfaces, such as concrete, regardless of the permeability of the  
35 material; (2) all hardscape garden elements such as stepping stones, fountains, statuary,  
36 swimming pools, and walls; (3) all deck areas regardless of the material used for the deck  
37 structure; (4) all gravel areas. See Diagram 10.40-1. The following features shall not be  
38 counted toward impervious surface: (1) landscaped areas; (2) planters; (3) unlandscaped  
39 areas of exposed earth, including those between different impervious surfaces (such as  
40 stepping stones) or between impervious surfaces and landscaped areas (such as the area  
41 between a walkway and a landscaped area). The minimum area for parking and  
42 circulation required by Section 10.40.110 and 10.40.120 for additional units beyond the  
43 parking required for a single unit shall not be counted as impervious surfaces.  
44 Impervious surfaces shall be subject to the maximum area specified in Table 10.22-2  
45 (Site Development Standards-- Residential Zoning Districts).  
46

47 **Section 11.** Section 10.54.030 (Guiding Principles of Design Review) of the Sausalito Municipal  
48 Code is hereby amended to add the following subsection E:

49  
50 E. Residential design should taken into account the following guidelines for  
51 preferred sizes for various unit types:

