# CHAPTER 10.22 RESIDENTIAL ZONING DISTRICTS

# 10.22.010 Specific Purposes

In addition to the general purposes listed in Section 10.10.030 (Title and Purpose), the specific purposes of the residential zoning districts include the following:

- A. To provide suitable locations for a variety of housing types and classes of dwelling accommodations needed to serve the population of the City of Sausalito;
- B. To provide stability and protection for residential areas;
- C. To control the density and distribution of population throughout the area in conformance with the General Plan;
- D. To provide for public and private facilities necessary to serve residential areas;
- E. To ensure sensitive hillside residential design; and
- F. To provide opportunities for religious institutions, day care facilities, residential care facilities and other uses that are compatible with and desirable for residential neighborhoods.

## 10.22.020 Additional Purposes

The additional purposes of each residential zoning district are as follows:

A. Single Family Residential (R-1). The single-family residential zoning district (R-1) provides for low-density, detached single-family residential land use. Densities are based on existing development and are meant to be protected and preserved. Development standards reflect the scale, character, and intensity of existing neighborhoods.

The single family residential zoning district is a very low to low density residential district with three different minimum lot sizes ranging from one dwelling unit per 6,000 square feet of land area (lot size) to one dwelling unit per 20,000 square feet of land area (lot size), depending on the environmental constraints and neighborhood character. The district is divided into three subdistricts (as indicated in Table 10.22-2, Site Development Standards – Residential Zoning Districts) based on these densities, including R-1-6, R-1-8 and R-1-20.

B. Two Family Residential (R-2). The two family residential zoning district (R-2) provides for a mix of single family and duplex dwellings. The district is intended to provide for development of single and two family dwellings in appropriately located areas and with the appropriate character.

The two family residential zoning district is a medium to medium-high density residential

land use category. Densities are one dwelling unit per 2,500 square feet or 5,000 square feet, depending on location. The district is divided into two subdistricts (as indicated in Table 10.22-2, Site Development Standards – Residential Zoning Districts) based on these densities, including R-2-2.5 and R-2-5.

C. Planned Residential (PR). The Planned Residential zoning district preserves and maintains existing medium-high residential density development, including townhomes and condominiums.

Planned Residential is a medium-high density residential district with a residential density of one dwelling unit per 1,980 square feet.

D. Multiple Family Residential (R-3). The Multiple Family Residential zoning district provides areas for residential neighborhoods of single-family dwellings, two family dwellings, duplexes, apartments, and other multiple family attached dwelling units, such as condominiums. The multiple family district provides for innovative site planning, while providing on-site recreational amenities and location near major community facilities, business centers and/or major streets.

The multiple family district is a high-density residential district with a residential density of one dwelling unit per 1,500 square feet.

E. Houseboats (H). The Houseboat zoning district is intended to maintain and enhance the City's diverse housing stock and to continue to allow houseboat uses on the City's waterfront.

The Houseboat district is a low-density residential zoning district with a residential density of one dwelling unit per 10,000 square feet.

F. Arks (A). The residential Ark district promotes and encourages traditional, pre-1963 single-family arks. The district encourages arks' maintenance, restoration and preservation in a manner compatible with surrounding marine and commercial uses. Residential arks are a high-density residential land use with a residential density of one unit per 1,500 square feet.

### 10.22.030 Allowable Land Use

Table 10.22-1 (Land Uses Allowed in Residential Districts) on the following page outlines the land uses that are allowed in each of the residential zoning districts. As indicated in the legend, each use is either permitted (no discretionary permit required), or one of two discretionary use permits are required (Minor Use Permit, Conditional Use Permit), as explained in Part IV (Permit Procedures), Chapters 10.50 through 10.68. Blanks indicate the use is not allowed in that particular district. The last column identifies sections of the zoning ordinance where additional requirements are found and apply to the land use. Additional requirements for specific uses set forth in Chapter 10.44 (Specific Use Requirements) may also be applicable.

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LAND USE	RES	SIDENT	TAL ZC	MING	DISTRI	CTS	56E
	R-4	R-2	PR	R-3		A	SECTION
Recreation, Education, & Public Assen	ibly Use	7.00 m m m m m m m m m m m m m m m m m m	ar i 1888 til Staten går jander for	eren i reno men eren individuale.	el dio el aciettados primos	iti i na situa sitemituto	ada ta digita haran Malaman pan Managa seberah bersahing garan meri
Community Centers	CUP	CUP	CUP	CUP			
Piers and wharves					Р		10.44.070
Piers, docks and floats for private pleasure craft		Р			Р		(Piers, Docks, Floats and Wharves)
Private club or recreation facility	CUP	CUP	CUP	CUP			
Parks, playgrounds	Р	Р	Р	Р	Р		
Religious Institutions	CUP	CUP	CUP	CUP			10.44.110 (Religious Institutions, Private Clubs and Fraternal Organizations)
Schools- Elementary	CUP	CUP		CUP			
Temporary uses and events	MUP	MUP	MUP	MUP	MUP		10.44.310 (Temporary Uses and Events)
Residential Uses							
Home Occupations	Р	Р	Р	Р	·P	Р	10.44.030 (Home Occupations)
Houseboat					Р		10.44.160 (Houseboats)
Multiple Unit Houseboat					CUP		10.44.160.l (Multiple Units, H District Only)
Mobile Homes	MUP	MUP	MUP	MUP			10.44.060 (Mobile Homes)
Multiple family dwellings			Р	Р			
Residential accessory uses	Р	р	Р	P	Р		10.44.020 (Accessory Uses and Structures)
Residential care homes, 6 or fewer clients	Р	Р	Р	Р			
Residential care homes, 7 or more clients	47	1 1 1 1 1 1 1 1	. j.	CUP			
Secondary dwellings, existing	CUP						10.44.080 (Secondary Dwellings, Existing)
Senior housing projects				CUP		·	10.44.120 (Senior Housing Projects)

LANO USES ALI		e 10.23 IN RES		IAL DE	STRICT	T3k	gar till ig i Nath depet (Alberta, Albertania) i Albertania (Albertania)
LAMD USE	RE:	SIDENT	TAL ZO	MMG	DISTR	ICTS	ક્રેસિંદી
	R-1	R-2	PR	R-3	\$-d	A	SECTION
Single family dwellings	P	P	Р	P	P	P	10:44.090 (Detached Dwelling units)
Single family ark dwelling						Р	10.44.130 (Arks)
Single family ark dwelling group		<u> </u>	ļ	<u> </u>		P	
Two-family (duplex) dwelling		Р	P	Р			
Resource and Open Space Uses			<b></b>		·		
Agricultural accessory structures Animal raising and keeping	P			·			10.44.020 (Accessory Uses and Structures)
Service Uses	L	ı	J			1	- Cirdotaico)
Child day care							
Centers		CUP		CUP			
Large Family care homes	MUP	MUP	MUP	MUP			10.44.100 (Child
Small family care homes	Р	Р	Р	Р		Р	Day Care)
Offices, temporary	MUP	MUP	MUP	MUP			10.44.280 (Offices, Temporary)
Public utility facilities, minor	MUP	MUP	MUP	MUP		MUP	
Public utility facilities, major	CUP	CUP	CUP	CUP		CUP	
Storage, accessory	Р	Р	Р	Р			10.44.050 (Storage, Accessory)
Transportation and Communications L	Jses						
Wireless communication facilities				Standards nications			Chapter 10.45
Pipelines and transmission lines	Р	Р	Р	Р	Р	Р	
* Zoning Permit required for all allow Permitted use	ved uses.						Chapter 10.52
MUP Minor Use Permit required CUP Conditional Use Permit required							Chapter 10.58 Chapter 10.60

### 10.22.040 Site Development Requirements

Minimum requirements are established for parcel size, lot width, and setbacks. Requirements for density, floor area ratio, coverage and building height are maximum amounts allowed.

- A. Parcel Size. Each parcel proposed for development or a new land use, and each new parcel proposed in a subdivision shall comply with the provisions that follow, or the applicable provisions of Section 10.40.030 (Minimum Parcel Standards). New parcels proposed in a subdivision shall also comply with all applicable provisions of Title 9 (Subdivisions) of this code. Existing parcels that do not meet the minimum lot area or width requirements specified by this Section 10.22.040 as set forth in Table 10.22-2 may be developed in accordance with the development standards listed below provided that the subject parcel has been legally created.
- B. Lot Width. Additional lot width requirements may be established or allowed by an applicable -Pd overlay district. (See Section 10.28.060, Planned Development.)
- C. Setbacks. Different setbacks may also apply where a zoning district is combined with an overlay zoning district. Ten-foot (10') front yard setbacks are required where designated on the zoning map. Minimum side yard setbacks may be increased in other situations as outlined in Chapter 10.40 (General Development Regulations.)
- D. Density. Density is based on net parcel area. Maximum density for single family dwellings in the Single Family Residential (R-1) district may be increased where additional units are approved as provided by Section 10.44.080 (Secondary Dwellings, Existing.)
- E. Building Height. Building height is measured from the natural average grade. Maximum building height may vary depending on parcel topography and may vary for other specific features of the site.
- F. Additional Requirements. Land uses shall comply with the additional requirements established by Chapters 10.40 (General Development Requirements) and 10.44 (Specific Use Requirements).

Table 10.22-2 (Site Development Standards - Residential Zoning Districts) outlines minimum site development standards for the residential zoning districts. Additional requirements may also apply where noted.

# SITE DEVELOPMENT STANDARDS - RESIDENTIAL ZONING DISTRICTS\*1\*

DEVELOPMENT		K		K.			R-33	e Signal	Å	SEESECTION
1909/2003	ŭ.		R-1-20	10.62	R-2-5	œ L				
Minimum parcel	'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	50'	50'	50'	50,	50,	50,	50'	50'	30'	
Maximum	1du/parcel	1du/parcel	1du/parcel	1 du/2500 sf *3*	1 du/5000 sf *3*	1 du/1980 sf	1 du/1500 sf *3*	1 du/10,000 sf	1 du/1500 sf	10.44.080 (Secondary Dwellings, Existing)
Maximum Floor	.45	.40	.35	.65	.40	.65	8.	.25	.30	
Maximum Building	35%	30%	30%	20%	35%	20%	20%	25%	30%	
Maximum Impervious	67.5%	65%	65%	75%	67.5%	75%	75%	62.5%	65%	
Minimum Setbacks *5*	s *5*									10.40.080 (Exceptions to Required
Front *6*	0,	,0	0,	0,	.0	.0	٥,	0,	0,	Serbacks) and Chapter 10.44   (Specific Use Reduirements)
Side *7*	5,	5.	10,	5,	5,	ಬೆ	5,	*8*	,0	
Rear	15,	15'	20,	15'	15'	15'	15'	15'	o,	
Maximum	32'	32'	32′	32'	32,	32'	32'	25' *10*	12, *10*	10.40.060 (Height Requirements)
Building Height					-					Requirements)
			, ,	14.	The section of the second section of the se	Contraction out	d now home or e	veganejon of an ex	iefing home cub	atting the second new home or overneder of an existing home entitled to design review shall be

\*1\* These standards are not entitlements; the approved size, setbacks or other physical conditions of a proposed new home or expansion of an existing home 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 smaller, or with greater setbacks, or otherwise impose requirements that are more restrictive than the limits set forth in this chapter.

\*2\* See Section 10.40.030 (Minimum Parcel Standards).

\*3\* For two or more detached single family dwellings, see Section 10.44.090 (Detached Dwelling Units)

\*4\* Per Section 10.40.050.C, impervious surface includes decks, paved surfaces, hardscape, and gravel.

\*5\* Different setbacks may also apply if district is combined with other zoning districts.

\*6\* 10' front yard setbacks are required where designated on the zoning map. See Section 10.40.070.C.4 (Special setback lines).

\*7\* Minimum side yard setbacks may be increased in other situations.

\*8\* Half (1/2) the building height, but no less than 5'.

\*9\* 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.

\*10\* Measured from a point 6' above NGVD, or average grade, whichever is higher.