

CHAPTER 10.20

OPEN SPACE AND PUBLIC DISTRICTS

10.20.010 Specific Purposes

In addition to the general purposes established in Section 10.10.030 (Title and Purpose), the specific purposes of the open space and public zoning districts are as follows:

- A. To preserve existing City owned open space and parks; and
- B. To provide guidelines for development and use of facilities on City- and federally-owned lands.

10.20.020 Additional Purposes

The additional purposes of each open space and public district are as follows:

Open Space (OS)

- A. To preserve and protect open space lands within Sausalito;
- B. To limit allowable land uses to low intensity public recreational uses and critical public facilities; and
- C. To limit development of structures to accessory structures necessary to support the primary permitted uses.

Public Parks (PP)

- D. To conserve and protect existing and future public parks and recreational facilities;
- E. To encourage long term maintenance and enhancement of parks and recreational facilities; and
- F. To ensure that parks and recreational uses are compatible with adjacent uses and the character of the area in which they are located.

Public Institutional (PI)

- G. To provide locations for public facilities to provide needed services to the community; and
- H. To ensure public facilities are compatible with adjacent uses and the character of the area in which they are located.

Open Area (OA)

- I. To ensure the retention of certain open water areas and shoreline areas for water-oriented activities in conformance with the General Plan for Sausalito; and
- J. To enhance the natural and scenic qualities of the waterfront and accommodate the needs of navigation.

10.20.030 Allowable Land Uses

Table 10.20-1 (Land Uses Allowed in Open Space and Public Districts) outlines the uses that are allowed in each open space and public district. The notations indicate whether each use is permitted or requires one of two discretionary use permits, as indicated in the legend. 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, including those from Section 10.44 (Specific use Requirements). Additional requirements may also be applicable.

**Table 10.20-1
LAND USES ALLOWED IN OPEN SPACE AND PUBLIC DISTRICTS**

LAND USE	OPEN SPACE PUBLIC ZONING DISTRICTS*				SEE SECTION
	OS	PP	PI	OA	
Manufacturing and Processing Uses					
Cottage industry			CUP		Chapter 10.88 (Definitions)
Recreation, Education & Public Assembly Uses					
Community Centers		CUP	CUP		
Libraries and museums		CUP	P		
Parks and playgrounds		P	P	P	
Piers, docks and floats for pleasure craft		P	P	CUP	
Schools – Elementary			P		
Schools – Specialized education and training		MUP	P		
Temporary uses and events		P	P	P	Section 10.44.300 (Temporary Uses and Events)
Resource and Open Space Uses					
Local Open Space	P				
National recreation areas	P				
Retail Trade					
Restaurants				CUP	
Service Uses					
Boat rentals and sales				CUP	
Child day care, centers			CUP		10.44.090 (Child Day Care)
Government offices and facilities			P		
Offices, temporary	MUP	MUP	MUP		10.44.280 (Offices, Temporary)
Marine equipment sales				CUP	
Public safety facilities			P		
Public utility facilities, minor	MUP		MUP		
Public utility facilities, major	CUP		CUP		

Table 10.20-1 (continued)
LAND USES ALLOWED IN OPEN SPACE AND PUBLIC DISTRICTS

LAND USE	OPEN SPACE PUBLIC ZONING DISTRICTS*				SEE SECTION
	OS	PP	PI	OA	
Transportation and Communication					
Wireless communications facilities	CUP	CUP	CUP	CUP	Chapter 10.45 (Standards and Criteria for Wireless Communications Facilities)
Ferry landing and terminal				P	
Harbor and marina facilities		CUP			10.44.140 (Harbor and Marina Facilities)
Moorings		P	P	MUP	(Open Water Moorings)
Pipelines and transmission lines	MUP	MUP			
* Zoning Permit required for all uses.					Chapter 10.52
P Permitted use					
MUP Minor Use Permit required					Chapter 10.58
CUP Conditional Use Permit required					Chapter 10.60

10.20.040 Site Development Requirements

Table 10.20-2 (Site Development Standards - Open Space and Public Districts) establishes parcel requirements and site development standards for the open space and public districts. Minimum standards are provided for parcel size, lot width and setbacks. Residential density, floor area ratio, building coverage and height limit are maximum amounts allowed. Specific uses may be subject to additional specific standards. In addition, certain standards vary depending on the applicable situation. Refer to noted sections. The following sections also apply:

- A. Minimum Lot Size.** New parcels proposed in a subdivision shall also comply with applicable provisions of Title 9 (Subdivisions) of this code. Existing parcels which do not meet the minimum lot area or width requirements specified by this section may be developed in accordance with the development standards outlined in Table 10.20-2 (Site Development Standards - Open Space and Public Districts) provided that the subject parcel has been legally created.

- B. Setbacks.** Setbacks will only be required where the subject parcel is adjacent to a residential zoning district. Additional requirements for setbacks between structures on the same site, and setbacks in other situations are established by Chapter 10.40 (General Development Regulations), including Section 10.40.080 (Exceptions to Required Setbacks) and Chapter 10.44 (Specific Use Requirements) for certain specific land uses.

Table 10.20-2

SITE DEVELOPMENT STANDARDS - OPEN SPACE AND PUBLIC DISTRICTS

STANDARD	OS	PP	PI	OA	SEE SECTION
Minimum parcel size	N/A	N/A	N/A	6,000 s.f.	10.40.030 (Minimum Parcel Standards)
Minimum setbacks					
Front	50'	N/A	N/A	N/A	10.40.070 (Setbacks and Yards), 10.40.080 (Exceptions to Required Setbacks) and Chapter 10.44 (Specific Use Requirements)
Side	30'	5*1*	10*1*	10'	
Rear	30'	15*1*	20*1*	20'	
Maximum Floor Area Ratio	.10	N/A	N/A	.10	10.40.040 (Floor Area Ratio)
Maximum Building Coverage	10%	N/A	N/A	10%	10.40.050 (Building Coverage Limits)
Maximum Building Height	32'	32'	32'	32'	10.40.060 (Height Requirements)

1 Required only when located adjacent to residential district.