

# TITLE 10

## CITY OF SAUSALITO ZONING REGULATIONS

### Table of Contents

#### **PART I ADOPTION AND ORGANIZATION**

##### **Chapter 10.10 Adoption of Zoning Ordinance**

10.10.010	Adoption of Zoning Ordinance
10.10.020	Adoption of Zoning Map
10.10.030	Title and Purpose
10.10.040	Components

##### **Chapter 10.12 Organization, Applicability and Interpretation**

10.12.010	Organization
10.12.020	Applicability of Zoning Ordinance
10.12.030	Interpretation of Zoning District Boundaries
10.12.040	Establishment of Zoning Districts
10.12.050	Zoning Clearance Required
10.12.060	Design Review Required
10.12.070	Effect of Zoning Ordinance on Approved Projects and Projects in Progress
10.12.080	Responsibility for Administration
10.12.090	Nature and Interpretation of Zoning Ordinance
10.12.100	Annexations
10.12.110	Repealing Conflicting Amendments

#### **PART II ZONING DISTRICTS REGULATIONS**

##### **Chapter 10.20 Open Space and Public Districts**

10.20.010	Specific Purposes
10.20.020	Additional Purposes
10.20.030	Allowable Land Uses
10.20.040	Site Development Requirements

##### **Chapter 10.21 Second Units**

10.21.010	Specific Purposes
10.21.020	Second Units

##### **Chapter 10.22 Residential Zoning Districts**

10.22.010	Specific Purposes
10.22.020	Additional Purposes

10.22.030	Allowable Land Use
10.22.040	Site Development Requirements

**Chapter 10.24 Commercial Zoning Districts**

10.24.010	Specific Purposes
10.24.020	Additional Purposes
10.24.030	Allowable Land Uses
10.24.040	Special Requirements
10.24.050	Site Development Requirements

**Chapter 10.26 Industrial Marinship District**

10.26.010	Specific Purposes
10.26.020	Land Uses Allowed
10.26.030	Inclusionary uses
10.26.040	Site Development Requirements

**Chapter 10.28 Overlay Districts**

10.28.010	Purpose
10.28.020	Applicability
10.28.030	Conflicts Between Provisions
10.28.040	Historic (-H)
10.28.050	Marinship (-M)
10.28.060	Planned Development (-Pd)
10.28.070	Senior Housing (-Sh)

**PART III LAND USE REQUIREMENTS**

**Chapter 10.40 General Development Regulations**

10.40.010	Purpose and Applicability of Chapter
10.40.020	Development Standards of the Fair Traffic Limits Initiative
10.40.030	Minimum Parcel Standards
10.40.040	Floor Area Ratio
10.40.050	Building Coverage Limits
10.40.060	Height Requirements
10.40.070	Setbacks and Yards
10.40.080	Exceptions to Required Setbacks
10.40.090	Permitted Projections into Required Setbacks
10.40.100	Parking Standards
10.40.110	Parking Space Requirements by Land Use
10.40.120	Design and Improvement of Parking
10.40.130	Residential Density Bonuses and Incentives

**Chapter 10.42 Sign and Awning Regulations**

10.42.010	Purpose
10.42.020	Applicability

10.42.030	Sign Definitions
10.42.040	Signs Allowed Without Permits
10.42.050	Prohibited Signs
10.42.060	Sign and Awning Standards
10.42.070	Sign Standards in the Historic Overlay District and for Properties Listed on the Local Register
10.42.080	Administrative Sign Permits
10.42.090	Sign Permits (Planning Commission Review)
10.42.100	Nonconforming Signs
10.42.110	Removal of Illegal Signs

## **Chapter 10.44**

## **Specific Use Requirements**

10.44.010	Purpose and Applicability
10.44.020	Accessory Uses and Structures
10.44.030	Home Occupations
10.44.040	Non-commercial Vehicle and Boat Repair or Storage in Residential Areas
10.44.050	Storage, Accessory
10.44.060	Mobile Homes/Manufactured Housing Standards
10.44.070	Piers, Docks, Floats, and Wharves in Residential Districts
10.44.080	Reserved
10.44.090	Detached Dwelling Units
10.44.100	Child Day Care
10.44.110	Religious Institutions, Private Clubs and Fraternal Organizations in Residential Zones
10.44.120	Senior Housing Projects
10.44.130	Arks
10.44.140	Harbor and Marina Facilities
10.44.150	Reserved
10.44.160	Houseboats
10.44.170	Liveaboards
10.44.180	Veterinary Clinics
10.44.190	Residential Use in Commercial Districts
10.44.200	Recycling Collection Stations
10.44.210	Restaurants
10.44.220	Restaurants – Outdoor Dining Areas
10.44.230	Visitor Serving Stores in the CC District and Art Galleries in the CR District
10.44.240	Formula Retail
10.44.250	Office Conversions
10.44.260	Service Stations
10.44.270	Freestanding Personal Structures
10.44.280	Offices, Temporary
10.44.290	Reserved
10.44.300	Temporary Outdoor Retail Sales
10.44.310	Temporary Uses and Events
10.44.320	Medical Marijuana Dispensaries

## **Chapter 10.45**

### **Standards and Criteria for Wireless Communications Facilities**

10.45.010	Purpose and Applicability
10.45.020	Conditional Use Permit & Design Review Approval Required
10.45.030	Applications for Permits for Wireless Communications Facilities
10.45.040	Public Noticing Procedures
10.45.050	Performance Agreement
10.45.060	Confirmation of Height
10.45.070	Annual Review
10.45.080	Permit Revocation
10.45.090	Removal
10.45.100	Location of Wireless Facilities
10.45.110	Electromagnetic Field Exposure
10.45.120	Lighting
10.45.130	Roads, Access and Security
10.45.140	Vegetation and Landscaping
10.45.150	Noise & Traffic
10.45.160	Visual Compatibility & Facility Site Design
10.45.170	Exempt Facilities

## **Chapter 10.46**

### **Historic Overlay District and Local Register**

10.46.010	Purpose
10.46.020	Applicability
10.46.030	Conflicts Between Provisions
10.46.040	Conditional Uses
10.46.050	Procedures for Listing a Site or Structure on a Local Register
10.46.060	Procedures for Demolition, Addition or Modifications
10.46.070	Incentives for Preservation

## **PART IV PERMIT PROCEDURES**

### **Chapter 10.50**

#### **Land Use Permit Procedures**

10.50.010	Purpose
10.50.020	Zoning Applications
10.50.030	Application Procedure
10.50.040	Application Filing and Processing
10.50.050	Required Application Contents
10.50.060	Initial Review of Applications
10.50.070	Processing Time Limits
10.50.080	Environmental Review
10.50.090	Staff Reports and Recommendations
10.50.100	Recommended Conditions of Approval
10.50.110	Effect of Denial
10.50.120	Implementation of Permits

10.50.130	Validity of Permits
10.50.140	Extension of Approved Permits
10.50.150	Permit Lapse
10.50.160	Applications Deemed Approved
10.50.170	Applications Deemed Withdrawn
10.50.180	Changes to an Approved Project
10.50.190	Security for Performance
10.50.200	Revocation of Approved Permits

**Chapter 10.52**

**Zoning Permits**

10.52.010	Purpose
10.52.020	Applicability
10.52.030	Application Contents
10.52.040	Application Process and Decision
10.52.050	Appeals
10.52.060	Expiration
10.52.070	Extension

**Chapter 10.54**

**Design Review Procedures**

10.54.010	Purpose
10.54.020	Applicability
10.54.030	Guiding Principals of Design Review
10.54.040	Administrative Design Review Permits
10.54.050	Design Review Permits
10.54.060	Submittal Requirements
10.54.070	Additional Submittals Required
10.54.080	Referral
10.54.090	Conditions of Approval
10.54.100	Time Limits for Construction

**Chapter 10.56**

**Encroachment Review and Agreements**

10.56.010	Purpose
10.56.020	Applicability
10.56.030	Authority
10.56.040	Applications
10.56.050	Bulk Calculations; Encroachment Adjustment
10.56.060	Findings
10.56.070	Conditions of Approval
10.56.080	Notice of Decision
10.56.090	City Council Decision
10.56.100	Effective Date of Agreement
10.56.110	Encroachment Agreement
10.56.120	Approval to Run with Land
10.56.130	Expiration

**Chapter 10.58**

**Minor Use Permits**

10.58.010	Purpose
10.58.020	Applicability
10.58.030	Application Contents and Submittal
10.58.040	Public Notice and Hearing
10.58.050	Findings
10.58.060	Conditions of Approval
10.58.070	Notice of Decision
10.58.080	Appeals
10.58.090	Effective Date of Permit
10.58.100	Approval Applies to Land
10.58.110	Expiration
10.58.120	Referral to Planning Commission

**Chapter 10.60**

**Conditional Use Permits**

10.60.010	Purpose
10.60.020	Applicability
10.60.030	Application Contents and Submittal
10.60.040	Public Notice and Hearing
10.60.050	Findings
10.60.060	Conditions of Approval
10.60.070	Notice of Decision
10.60.080	Appeals
10.60.090	Effective Date of Permit
10.60.100	Approval Applies to Land
10.60.110	Expiration
10.60.120	Master Plans

**Chapter 10.62**

**Nonconforming Uses and Structures**

10.62.010	Purpose
10.62.020	Applicability
10.62.030	Conditional Uses
10.62.040	Nonconforming Uses
10.62.050	Nonconforming Structures
10.62.060	Documentation of Pre-Existing Nonconformity
10.62.070	Nonconforming Permits

**Chapter 10.64**

**Lot Line Adjustments**

10.64.010	Purpose and Applicability
10.64.020	Authority
10.64.030	Applications
10.64.040	Public Notice and Hearing
10.64.050	Findings
10.64.060	Conditions of Approval
10.64.070	Notice of Decision
10.64.080	Effect of Failure to Give Notice
10.64.090	Appeals

10.64.100	Effective Date of Approval
10.64.110	Approval to Run With Land
10.64.120	Expiration
10.64.130	Planning Commission Referrals

**Chapter 10.66                      Condominium Conversion Permits**

10.66.010	Purpose and Applicability
10.66.020	Authority
10.66.030	Applications
10.66.040	Public Notice and Hearing
10.66.050	Findings
10.66.060	Conditions of Approval
10.66.070	Notice of Decision
10.66.080	Effect of Failure to Give Notice
10.66.090	Appeals
10.66.100	Effective Date of Permit
10.66.110	Expiration
10.66.120	Amendments
10.66.130	Tenant Provisions
10.66.140	Effect on City's Low- and Moderate-Income Housing Supply

**Chapter 10.67                      Hotel-Condominium Conversion Permit**

10.67.010	Purpose and Applicability
10.67.020	Authority
10.67.030	Applications
10.67.040	Public Notice and Hearing
10.67.050	Findings
10.67.060	Conditions of Approval
10.67.070	Notice of Decision
10.67.080	Appeals
10.67.090	Effective Date
10.67.100	Expiration

**Chapter 10.68                      Variances**

10.68.010	Purpose
10.68.020	Authority and Applicability
10.68.030	Application Contents and Submittal
10.68.040	Public Notice and Hearing
10.68.050	Findings
10.68.060	Conditions of Approval
10.68.070	Notice of Decision
10.68.080	Appeals
10.68.090	Effective Date
10.68.100	Expiration

## **PART V ZONING ADMINISTRATION**

### **Chapter 10.80**

#### **Zoning Ordinance Administration**

10.80.010	Purpose
10.80.020	Authority
10.80.030	Community Development Department
10.80.040	Zoning Administrator
10.80.050	Planning Commission
10.80.060	Historic Landmarks Board
10.80.070	Ordinance Amendments and Rezoning
10.80.080	Determination of Use

### **Chapter 10.82**

#### **Public Notice and Hearings**

10.82.010	Applicability
10.82.020	Public Notice
10.82.030	Scheduling of Hearing
10.82.040	Fees
10.82.050	Notice of Continued Hearings
10.82.060	Conduct of Hearing
10.82.070	Transcript of Hearing

### **Chapter 10.84**

#### **Appeals**

10.84.010	Purpose and Authorization
10.84.020	Right of Appeal
10.84.030	Filing and Time Limit of Appeals
10.84.040	Public Notice and Hearing
10.84.050	Notice of Decision
10.84.060	Effect of Failure to Give Notice
10.84.070	Effective Date of Appealed Actions
10.84.080	New Appeal

### **Chapter 10.86**

#### **RESERVED**

### **Chapter 10.88**

#### **Definitions**

10.88.010	Purpose and Applicability
10.88.020	Organization
10.88.030	General Rules for Construction of Language
10.88.040	Specialized Terms and Land Use Definitions

# List of Figures

Table 10.12-1	BASE ZONING DISTRICTS – DESIGNATED AND REGULATIONS
Table 10.12-2	OVERLAY DISTRICT DESIGNATIONS
Table 10.20-1	LAND USES ALLOWED IN OPEN SPACE AND PUBLIC DISTRICTS
Table 10.20-2	SITE DEVELOPMENT STANDARDS – OPEN SPACE AND PUBLIC DISTRICTS
Table 10.22-1	LAND USES ALLOWED IN RESIDENTIAL DISTRICTS
Table 10.22-2	SITE DEVELOPMENT STANDARDS – RESIDENTIAL ZONING DISTRICTS
Table 10.24-1	LAND USES ALLOWED IN COMMERCIAL DISTRICTS
Table 10.24-2	SITE DEVELOPMENT STANDARDS – COMMERCIAL ZONING DISTRICTS
Table 10.26-1	LAND USES ALLOWED IN INDUSTRIAL MARINSHIP DISTRICT
Table 10.26-2	SITE DEVELOPMENT STANDARDS – INDUSTRIAL MARINSHIP ZONING DISTRICT
Table 10.28-1	SITE DEVELOPMENT STANDARDS – MARINSHIP (M) OVERLAY ZONING DISTRICT
Table 10.40-1	PARKING REQUIREMENTS
Table 10.44-1	PERMITS REQUIRED FOR ALCOHOLIC BEVERAGE SALES IN RESTAURANTS
Table 10.50-1	DESIGN REVIEW PROCEDURES
Table 10.50-2	ZONING APPLICATIONS
Table 10.62-1	PARKING AND PERMIT REQUIREMENTS FOR NONCONFORMING STRUCTURES

# List of Diagrams

Diagram 10.40-1	IMPERVIOUS SURFACE
Diagram 10.40-2	OVERWATER BUILDING HEIGHT
Diagram 10.40-3	LEVEL SITE BUILDING HEIGHT
Diagram 10.40-4	UPHILL SITE BUILDING HEIGHT
Diagram 10.40-5	DOWNHILL SITE BUILDING HEIGHT
Diagram 10.40-6	LANDLOCKED AND FLAG LOT SETBACKS
Diagram 10.40-7	NARROW AND CORNER PARCEL SETBACKS
Diagram 10.40-8	INCREASED SETBACK AND ALLOWABLE PROJECTIONS
Diagram 10.40-9	MEASUREMENT OF STAIRS AS FLOOR AREA
Diagram 10.40-10	PARKING AISLE WIDTH

