CHAPTER 10.10 ADOPTION OF ZONING ORDINANCE

10.10.010 Adoption of Zoning Ordinance

This Title 10 constitutes a zoning ordinance based on the General Plan and the Marinship Specific Plan of the City of Sausalito, State of California.

10.10.020 Adoption of Zoning Map

The boundaries of the zoning and overlay districts established by Section 10,12,040 (Establishment of Zoning Districts) shall be shown upon the map designated as the City of Sausalito Zoning Map, The City of Sausalito Zoning Map, together with all legends, symbols. notations, references, district boundaries, and other information thereon shall be adopted by the Sausalito City Council pursuant to Government Code Sections 65800 et seq., and are hereby incorporated into this zoning ordinance by reference.

10.10.030 Title and Purpose

This title shall be known and may be cited as the City of Sausalite Zoning Ordinance, Title 10 of the Sausalito Municipal Code. This ordinance is adopted to promote and protect the public health, safety, peace, morals, comfort, convenience and general welfare. The Zoning Ordinance is also intended to promote the following more specific purposes:

- A. To implement and promote the goals and policies of the Sausalito General Plan and the Marinship Specific Plan, and to guide, control and regulate the future growth and development of the City of Sausalito in a manner consistent with the plans:
- To protect the established character and stability of private and public areas within the B. City, and assure orderly and beneficial development;
- C. To manage the distribution of population consistent with, and based on, the availability of natural resources, public facilities and services necessary to support a growing population;
- D. To reduce or remove negative impacts caused by the inappropriate location, use or design of buildings and land uses in relation to natural and built hazards, and the local circulation system;
- To classify and regulate the use of land, buildings and structures: E.
- To establish appropriate minimum regulations and standards for the development of F. land:
- To preserve and enhance the unique visual and natural qualities of the City of Sausalito; G.
- To balance view protection with property rights for all involved parties; H.

- I. To provide adequate light, air, space, fire safety and privacy between buildings and convenient access to property;
- J. To minimize erosion and silting of drains and drainage channels;
- K. To attain the physical, social, and economic advantages resulting from comprehensive and orderly land use and resource planning;
- L. To provide adequate, safe and effective off-street parking and loading facilities;
- M. To provide adequate personal and public safety access to property;
- N. To foster harmonious and workable relationships among land uses;
- O. To promote a safe, effective traffic circulation system and maintain acceptable local circulation system operating conditions;
- P. To promote design quality in all development;
- Q. To preserve and enhance the city's existing historic, architectural and cultural resources;
- R. To preserve and enhance natural resources and key visual features in the community, including the waterfront and hillsides;
- S. To coordinate the service demands of new development with the capacities of existing streets, utilities and public services;
- T. To protect and conserve Sausalito's existing housing stock;
- U. To promote housing development that provides a variety of residential densities, occupancy types and locations;
- V. To provide for effective citizen participation in decision-making;
- W. To promote a balance of commercial and residential development; and
- X. To preserve and encourage resident-serving commercial uses.

10.10.040 Components

The Zoning Ordinance shall consist of the following components:

- A. A map, or set of maps, known as the zoning map, delineating the boundaries of the zoning districts within the City of Sausalito.
- B. Regulations, known as the zoning regulations, governing the use of land, and placement of buildings and improvements within the various classes of districts. Such regulations shall include, but not be limited to, property development standards for each district, parking standards, performance standards, and procedural rules for administering the ordinance.