



Summary of the New Two and Multi-family Zoning Ordinance Amendments in Sausalito

Effective **April 18, 2014**, there are new regulations for residential units in two and multi-family Zoning Districts in Sausalito. This is a summary of how these new regulations affect projects in the R-2, R-2-2.5 and R-3 Zoning Districts. For full code amendments see Ordinance No. 1217 adopted by the Sausalito City Council on March 18, 2014.

I-Changes to Development Standards to Limit Unit Sizes in R-2-2.5 and R-3 Zoning Districts

What has changed? There are new **individual maximums** for Floor Area Ratio, Building Coverage, and Impervious Surface **for each unit** on a **R-2-2.5 and R-3** parcel in Sausalito. No **single dwelling unit** on a parcel in the **R-2-2.5 or R-3** Zoning District is allowed to exceed a Maximum **Floor Area Ratio, Building Coverage or Impervious Surface** of the following ratio or percentage in the **Table** below dependent on parcel size. See Zoning Ordinance Section 10.40 for definitions of Floor Area Ratio, Building Coverage, and Impervious Surface. See Examples on the reverse side of this flyer.

What has not changed? The **total** overall maximum for Floor Area Ratio, Building Coverage, and Impervious Surface on an **R-2-2.5 and R-3** parcel in Sausalito has not changed. In no case shall the **total development** exceed the maximum development standards allowed for the parcel pursuant to Table 10.22-2. The change is how the Area Ratio, Building Coverage, and Impervious Surface are distributed for each unit on the parcel.

Table: Maximum Development Standards for any Single Unit in the R-2-2.5 or R-3 Zoning Districts

	Parcel Size		
	Less than 3,000 square Feet	3,000 to <6,000 square feet	6,000 square feet and greater
Maximum Floor Area Ratio (FAR) for any Single Unit	0.65 FAR	$0.65 - (((\text{Total Parcel Size} - 3,000) / 3,000) \times 0.2)$ FAR	0.45 FAR
<i>Maximum FAR Total for all units on Parcel</i>	R-2-2.5 Zoning District: 0.65 FAR R-3 Zoning District: 0.80 FAR		
Maximum Building Coverage for any Single Unit	50%	$50\% - (((\text{Total Parcel Size} - 3,000) / 3,000) \times 0.15)\%$	35%
<i>Maximum Building Coverage Total for all units on Parcel</i>	50%		
Maximum Impervious Surface for any Single Unit	75%	$75\% - (((\text{Total Parcel Size} - 3,000) / 3,000) \times 0.075)\%$	67.5%
<i>Maximum Impervious Surface Total for all units on Parcel</i>	75%		

Historic Exception: Properties on the National Register, California Register or Local Historic Register where no increase in floor area, building coverage or impervious surfaces is proposed may make renovations to homes that in the R-2-2.5 and R-3 Districts which are legal non-conforming in terms of Floor Area, Building Coverage or Impervious Surfaces.

One-Time 200 Square Foot Bonus: A one-time 200 square foot maximum Floor Area exception to expand an existing single-family residence in R-2-2.5 and R-3 Zoning Districts, which may not conform to the limits for any single unit in the Table above, not to exceed the maximum Floor Area Ratio allowed in the respective Zoning District, may be allowed with a Design Review Permit. This bonus will be in effect through April 18, 2024 (for a total of ten years following adoption of the Ordinance), after which time it will not be available.

2-New Submittal Requirement for Design Review Permits

For Design Review Permit projects that do not propose the maximum number of units allowed on the parcel, a **conceptual site diagram** that demonstrates the feasibility to construct additional dwelling unit(s), if any, as allowed on the project site by illustrating their possible location on the parcel as well as required on-site parking and access will be required as a submittal item.

3-Parking Exception for Small Units

For parcels in any District that provide at least two units, where at least one of the units is less than 700 square feet, only one parking space will be required for the smallest unit. This exception may only be applied once per parcel. Additionally, off-site parking may be allowed with a Conditional Use Permit for parcels that meet the above criteria, under certain conditions.

4-Tandem Parking for Multi-Unit Properties

Tandem parking (which typically requires a Conditional Use Permit) is now a permitted use without the requirement for a Conditional Use Permit for projects which propose the maximum number of units allowed for parcels in the R-2 and R-3 zoning districts (Accessory Dwelling Units in this case count towards the density requirement).

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Examples of How to Calculate Maximum Development Potential Per Unit Pursuant to the New Development Standards

Example A: FAR Example on an R-2-2.5 Parcel

To calculate the maximum FAR for a single unit and additional units (as allowed) for a 5,000 square foot parcel in the R-2-2.5 Zoning District, the following steps would be completed:

Step 1: To calculate the maximum FAR for a single unit on a 5,000 square foot parcel in the R-2-2.5 Zoning District:

$$\begin{aligned} \text{Max FAR} &= 0.65 - (((\text{Total Parcel Size} - 3,000) / 3,000) \times 0.2) \\ &= 0.65 - (((5,000 - 3,000) / 3,000) \times 0.2) \\ &= 0.65 - ((2,000 / 3,000) \times 0.2) \\ &= 0.65 - (0.66 \times 0.2) \\ &= 0.65 - 0.133 \\ &= 0.52 \text{ FAR} \end{aligned}$$

Step 2: To calculate the maximum floor area for a single unit on a 5,000 square foot parcel in the R-2-2.5 Zoning District:

$$\begin{aligned} \text{Maximum Floor Area} &= \text{FAR from Step 1} \times \text{Parcel Size} \\ &= 0.52 \times 5,000 \\ &= 2,600 \text{ square feet} \end{aligned}$$

Step 3: To calculate the remaining floor area for additional units (as allowed) on a 5,000 square foot parcel in the R-2-2.5 Zoning District:

$$\begin{aligned} \text{Maximum Floor Area for Additional Units} &= \text{Total Maximum Floor Area for the Parcel} - \text{Maximum Floor Area for Single Unit} \\ &= (5,000 \times 0.65) - (2,600 \text{ square feet [from Step 2]}) \\ &= 3,250 - 2,600 \text{ square feet} \\ &= 650 \text{ square feet} \end{aligned}$$

Therefore, the maximum floor area allowed for a single unit on a 5,000 square foot parcel in the R-2-2.5 Zoning District unit is 2,600 square feet, with a remainder of 650 square feet reserved for floor area for additional units on the parcel.

Example B: FAR Example on an R-3 Parcel

To calculate the maximum FAR for a single unit and additional units (as allowed) for a 5,000 square foot parcel in the R-3 Zoning District, the following steps would be completed:

Step 1: To calculate the maximum FAR for a single unit on a 5,000 square foot parcel in the R-3 Zoning District:

$$\begin{aligned} \text{Max FAR} &= 0.65 - (((\text{Total Parcel Size} - 3,000) / 3,000) \times 0.2) \\ &= 0.65 - (((5,000 - 3,000) / 3,000) \times 0.2) \\ &= 0.65 - ((2,000 / 3,000) \times 0.2) \\ &= 0.65 - (0.66 \times 0.2) \\ &= 0.65 - 0.133 \\ &= 0.52 \text{ FAR} \end{aligned}$$

Step 2: To calculate the maximum floor area for a single unit on a 5,000 square foot parcel in the R-3 Zoning District:

$$\begin{aligned} \text{Maximum Floor Area} &= \text{FAR from Step 1} \times \text{Parcel Size} \\ &= 0.52 \times 5,000 \\ &= 2,600 \text{ square feet} \end{aligned}$$

Step 3: To calculate the remaining floor area for additional units (as allowed) on a 5,000 square foot parcel in the R-3 Zoning District:

$$\begin{aligned} \text{Maximum Floor Area for Additional Units (as allowed)} &= \text{Total Maximum Floor Area Allowed for the Parcel} - \text{Maximum Floor Area for Single Unit} \\ &= (5,000 \times 0.80) - (2,600 \text{ square feet [from Step 2]}) \\ &= 4,000 - 2,600 \text{ square feet} \\ &= 1,400 \text{ square feet} \end{aligned}$$

Therefore, the maximum floor area allowed for a single unit on a 5,000 square foot parcel in the R-3 Zoning District unit is 2,600 square feet, with a remainder of 1,400 square feet reserved for floor area for additional units on the parcel.

Example C: Building Coverage Percentage Example on an R-2-2.5 or R-3 Parcel

To calculate the maximum Building Coverage for a single unit and additional units (as allowed) for a 5,000 square foot parcel in the R-2-2.5 and R-3 Zoning District, the following steps would be completed:

Step 1: To calculate the maximum Building Coverage for a single unit on a 5,000 square foot parcel in the R-2-2.5 or R-3 Zoning District:

$$\begin{aligned} \text{Max Building Coverage} &= 50\% - (((\text{Total Parcel Size} - 3,000) / 3,000) \times 0.15)\% \\ &= 50\% - (((5,000 - 3,000) / 3,000) \times 0.15)\% \\ &= 50\% - ((2,000 / 3,000) \times 0.15)\% \\ &= 50\% - (0.66 \times 0.15)\% \\ &= 50\% - 10\% \\ &= 40\% \end{aligned}$$

Step 2: To calculate the maximum Building Coverage for a single unit on a 5,000 square foot parcel in the R-2-2.5 or R-3 Zoning District:

$$\begin{aligned} \text{Max Building Coverage} &= \text{Coverage from Step 1} \times \text{Parcel Size} \\ \text{Max Building Coverage} &= 40\% \times 5,000 \\ \text{Maximum Floor Area} &= 2,000 \text{ square feet} \end{aligned}$$

Step 3: To calculate the remaining Building Coverage for additional units (as allowed) on a 5,000 square foot parcel in the R-2-2.5 or R-3 Zoning District:

$$\begin{aligned} \text{Maximum Building Coverage for Additional Units} &= \text{Total Maximum Building Coverage for the Parcel} - \text{Maximum Building Coverage for Single Unit} \\ &= (5,000 \times 50\%) - (2,000 \text{ square feet [from Step 2]}) \\ &= 2,500 - 2,000 \text{ square feet} \\ &= 500 \text{ square feet} \end{aligned}$$

Therefore, the maximum building coverage allowed for a single unit on a 5,000 square foot parcel in the R-2-2.5 or R-3 Zoning District unit is 2,000 square feet, with a remainder of 500 square feet reserved for building coverage for additional units on the parcel.

Example D: Impervious Surface Percentage Example on an R-2-2.5 or R-3 Parcel

Example: To calculate the maximum Impervious Surfaces for a single unit and additional units (as allowed) for a 5,000 square foot parcel in the R-2-2.5 and R-3 Zoning District, the following steps would be completed:

Step 1: To calculate the maximum Impervious Surfaces for a single unit on a 5,000 square foot parcel in the R-2-2.5 or R-3 Zoning District:

$$\begin{aligned} \text{Max Impervious Surfaces} &= 75\% - (((\text{Total Parcel Size} - 3,000) / 3,000) \times 0.075)\% \\ &= 75\% - (((5,000 - 3,000) / 3,000) \times 0.075)\% \\ &= 75\% - ((2,000 / 3,000) \times 0.075)\% \\ &= 75\% - (0.66 \times 0.075)\% \\ &= 75\% - 5\% \\ &= 70\% \end{aligned}$$

Step 2: To calculate the maximum Impervious Surfaces for a single unit on a 5,000 square foot parcel in the R-2-2.5 or R-3 Zoning District:

$$\begin{aligned} \text{Max Impervious Surfaces} &= \text{Impervious Surface from Step 1} \times \text{Parcel Size} \\ &= 70\% \text{ [from Step 1]} \times 5,000 \\ &= 3,500 \text{ square feet} \end{aligned}$$

Step 3: To calculate the remaining Impervious Surfaces for additional units (as allowed)

$$\begin{aligned} \text{Maximum Impervious Surfaces for Additional Units (as allowed)} &= \text{Total Maximum Impervious Surfaces for the Parcel} - \text{Maximum Impervious Surfaces for Single Unit} \\ &= (5,000 \times 75\%) - (3,500 \text{ square feet [from Step 2]}) \\ &= 3,750 - 3,500 \text{ square feet} \\ &= 250 \text{ square feet} \end{aligned}$$

Therefore, the maximum impervious surfaces allowed for a single unit on a 5,000 square foot parcel in the R-2-2.5 or R-3 Zoning District unit is 3,500 square feet, with a remainder of 250 square feet reserved for impervious surfaces for additional units on the parcel.