

**PLANNING COMMISSION
HEARING
DECEMBER 12, 2022**

**DEVELOPMENT CODE
AMENDMENTS RELATED TO
THE BAYFRONT
CONSERVATION ZONE,
HOUSING, AND THE
FORM BASED CODE**



Development Code Amendments

Five Main Components:

1. Bayfront Conservation Zone

Amendments related to Sea Level Rise

2. Senate Bill 35

No substantive changes from interim Ordinance

3. Senate Bill 9

No substantive changes from interim Ordinances

4. Form Based Combining District

Implements Form Based Code

5. Housing Compliance Review

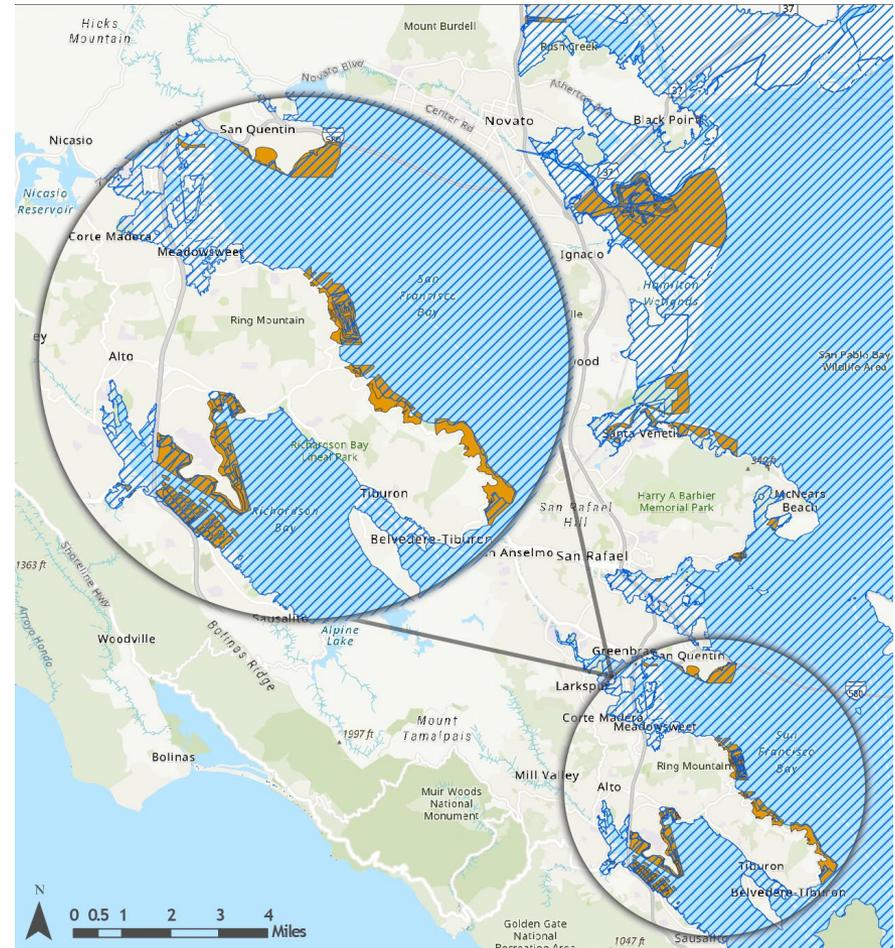
New ministerial permit



Bayfront Conservation Zone

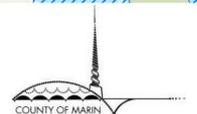
- Elevation of the lowest habitable floor of new buildings to be three feet above BFE
- Nature-based measures to be employed where feasible
- Deed restrictions for new development in areas subject to SLR

Bayfront Conservation (BFC) District & Sea Level Rise



 BFC District
 3.3ft Sea Level Rise

Date: October 11th, 2022
Data Source: Marin County and Our Coast, Our Future.
MAP IS REPRESENTATIONAL ONLY.
DATA ARE NOT SURVEY ACCURATE.





Form Based Code Goals

- Address current and future legislation requirements including SB 35 and by-right housing approvals
- Promote **Missing Middle Housing**

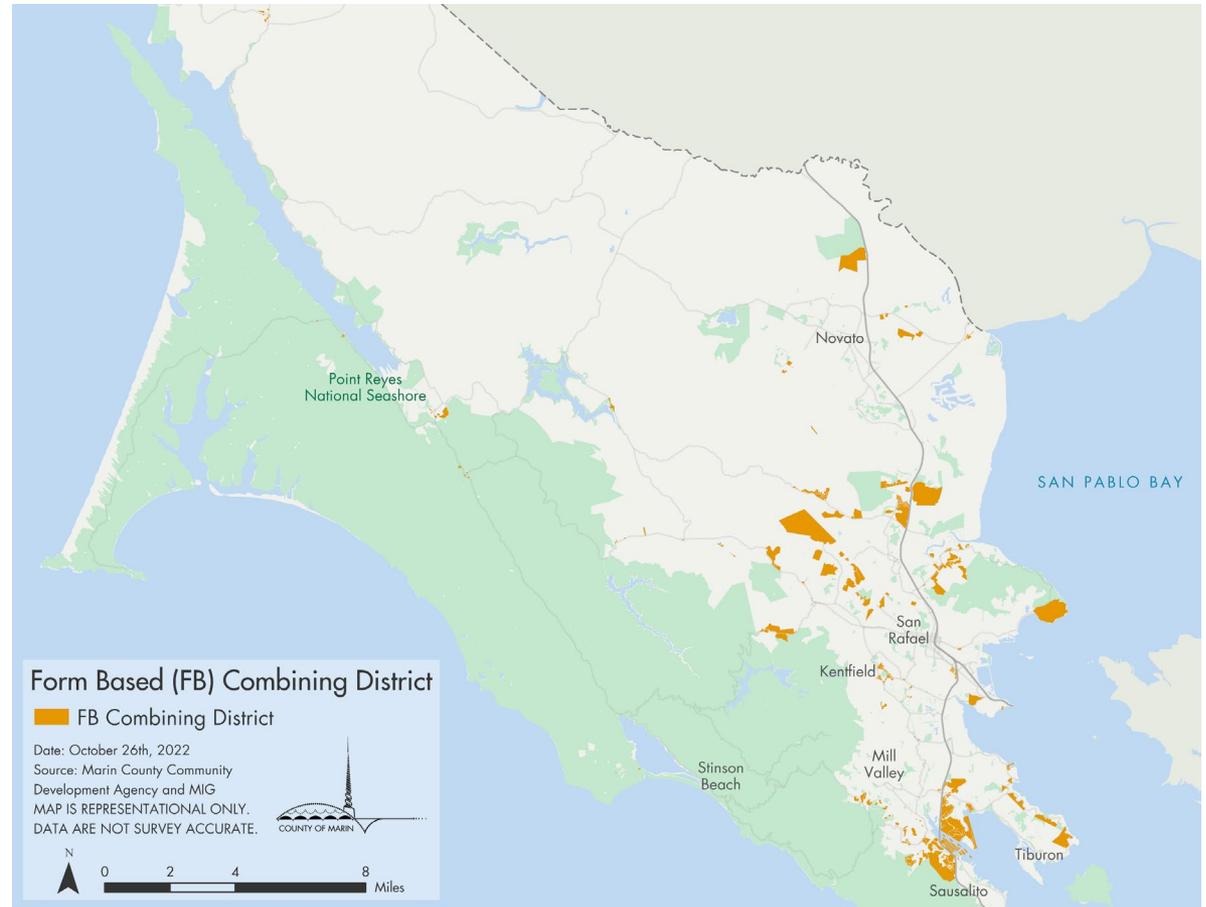




Form Based Combining District

FB is a floating district

Map shows general distribution of properties





FB Combining District Revisions

Limited applicability to the following:

- Senate Bill 35 sites
- Housing Overlay Designation sites
- Sites in the urbanized area where the development of multiple primary dwellings is allowable and where property owners choose to combine it with an underlying multifamily residential or commercial zoning district



Form Based Code Articulation

- Building Forms
 - Depth and width
 - Wings and bays
- Architectural Standards
 - Roofs
 - Walls
 - Windows
- Frontages
 - Porches
 - Stoops
 - Dooryards





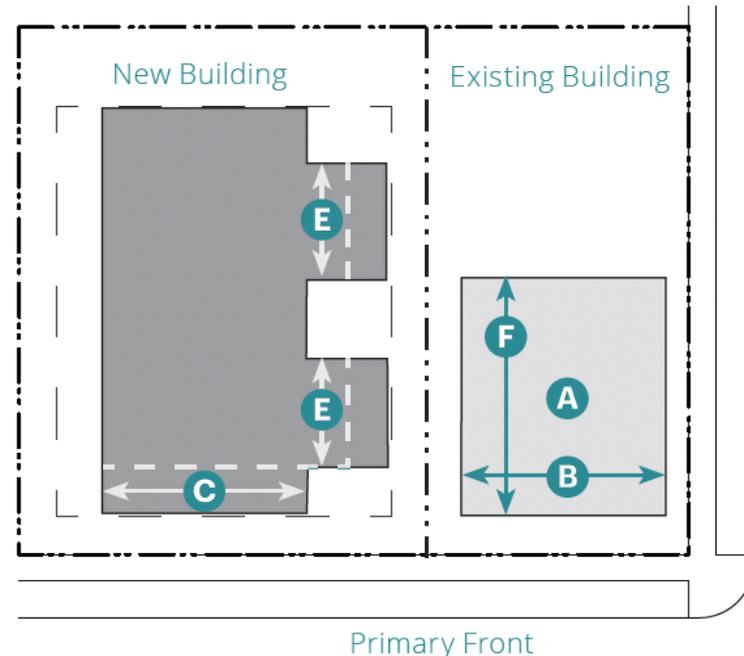
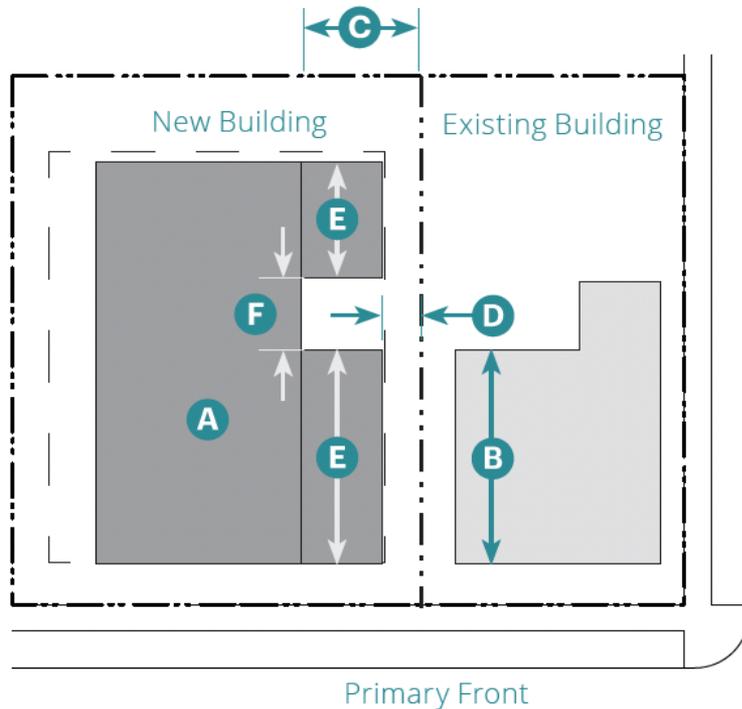
Form Based Code Revisions

- Added environmental standards, based on SB 35/SB 330
- Limited main street standards to commercial zones
- Required 70% native landscaping
- Added terraced courtyard building type to all zones
- Corralled parking for courtyard cottages and pocket neighborhoods



Form Based Code Revisions

Transitions:





Recommendation

Provide input on the Development Code amendments and the Form Based Code