

4. Design Standards

A. Allowed Landscaping Materials

- (9) Landscaping materials shall comply with the following:
- (a) Shrubs, of at least one-gallon size;
 - (b) Ground cover instead of grass/turf; and/or
 - (c) Decorative nonliving landscaping materials including, but not limited to, sand, stone, gravel, wood or water may be used to satisfy a maximum of 25 percent of the required landscaping area.

B. Species Selection

- (10) Native and drought tolerant species are required to meet the minimum standards, in conformance with local the water district's water conservation standards.
- (11) Landscape selection shall include 70% California native vegetation, applicable to Marin County, in compliance with Water Use Classification of Landscape Species (WUCOL IV).
- (12) Landscaping shall be in compliance with local fire district.

C. Existing Vegetation

- (13) Tree removal shall be subject to Chapter 22.27 (Native Tree Protection and Preservation) and Chapter 22.62 (Tree Removal Permits).

D. Retaining Walls

- (14) Retaining walls within the front and/or side street façade zone(s) or visible from the public sidewalk adjoining the design site shall:
- (a) Not exceed four feet in height as measured to the adjacent finished grade or sidewalk whichever is nearest;
 - (b) Include a landscape planter in front of the wall. The planter shall be at least 18 inches deep measured perpendicular to the wall; and/or
 - (c) Be finished with allowable wall material(s) of the selected architectural style for the primary building.
- (15) Retaining walls along the interior design site line that are beyond the front and/or side street façade zone(s) shall:
- (a) Not exceed three feet as measured to the adjacent finished grade;
 - (b) Include a landscape planter in front of the wall. The planter shall be at least three feet deep measured perpendicular to the wall; and/or
 - (c) Be finished with allowable wall material(s) of the selected architectural style for the primary building.
- (16) Retaining walls along the rear design site line that are beyond the front and/or side street façade zone(s) shall:
- (a) Not exceed eight feet as measured to the adjacent finished grade;

04.050 Slope Standards

1. **Intent.** This Section provides the standards for development in all zones on design sites with sloped topography. For the purposes of this Section, sloped topography is any slope of six percent or more.
 - A. Table A (Maximum Amount of Sloped Areas Allowed to be Developed) identifies the amount of developable area for sloped portions of design sites. This, in combination with the standards in this Section and the maximum allowed building footprint shall be applied to the design of the sloped portions of design sites. Refer to Subsection 10.030.1 for instructions on determining the sloped portion(s) of a site.
 - B. Developments subject to Chapter 8 (Large Sites) requiring new streets shall be in compliance with a maximum grade of 15 percent. Refer to Subsection 10.030.1 for instructions on determining the sloped portion(s) of a site.
 - C. Only the Pocket Neighborhood (05.120) and Terraced Courtyard Building (05.150) Building Types are allowed in the >25% category per the amount of developable area identified in Table A.

Table 04.050.A: Maximum Amount of Sloped Areas Allowed to be Developed

Portions of Design Site with Existing Slope	Development Site ^{1,2}			Previously Developed
	Greenfield			
	Up to 1 acre	1 to 3 acres	>3 acres	>1 acre
0–5.99%	100% max.	100% max.	100% max.	Not to exceed previously developed footprint
6–9.99%	100% max.	70% max.	70% max.	
10–14.99%	100% max.	50% max.	25% max.	
15–25%	75% max.	25% max.	10% max.	
> 25%	10% max.	10% max.	10% max.	

¹ In compliance with the setbacks of the zone, required on-site open space, this Section, and the maximum building footprint standards in Chapter 5 (Building Type Standards).

² In compliance with required amount of civic space identified in Subsection 08.040.5.

04.080 Environmental Protection Standards

Development based on the standards in this FBC shall not take place in the following locations:

1. Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.
2. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).
3. Stream Conservation Areas or Wetland Conservation Areas, as defined in Marin County Code Title 22 (Development Code).
4. Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This subparagraph does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.
5. A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless either of the following apply:
 - A. The site is an underground storage tank site that received a uniform closure letter issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code based on closure criteria established by the State Water Resources Control Board for residential use or residential mixed uses (this section does not alter or change the conditions to remove a site from the list of hazardous waste sites listed pursuant to Section 65962.5); or
 - B. The State Department of Public Health, State Water Resources Control Board, Department of Toxic Substances Control, or a local agency making a determination pursuant to subdivision (c) of Section 25296.10 of the Health and Safety Code, has otherwise determined that the site is suitable for residential use or residential mixed uses.
6. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.
7. Within a flood plain as determined by maps promulgated by the Federal Emergency Management Agency, unless the development has been issued a flood plain development permit pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.

9. Windows

Opening

Proportion, Height **H** to Width **I** ¹

Ground floor	2.2 min.
Upper floor	2.0 min.
Dormer	See Subsection 11 (Dormers) for standards.

Typical Sizes, Width **I** x Height **H**

Ground Floor, Typical	3'0" x 6'0"
Ground Floor, Ganged	3'0" x 6'0"
Ground Floor, Picture	4'6" x 6'0"
Upper Floor, Typical	3'0" x 5'6"
Upper Floor, Ganged	3'0" x 5'6"
Upper Floor, Picture	4'6" x 5'6"
Privacy	2'0" x 4'6"

Shape	Square
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Operation	Double-Hung, Single-Hung, Awning, Casement
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Window

Glazing Divisions	None
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Frame Width (Frame + Sash)

At Rail	2.5" min. ± 1/4"	J
At Stile	2.5" min. ± 1/4"	K

Trim Widths ²

Head	3" min.
Jamb	3" min.
Apron	3" min.

Window Frame Recess

Depth	2" min.
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Sill

Depth	3" min.
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Pediment

Allowed	No
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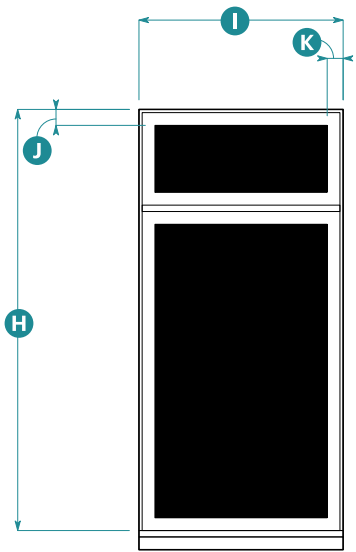
Mullions

Mullions required between ganged windows.

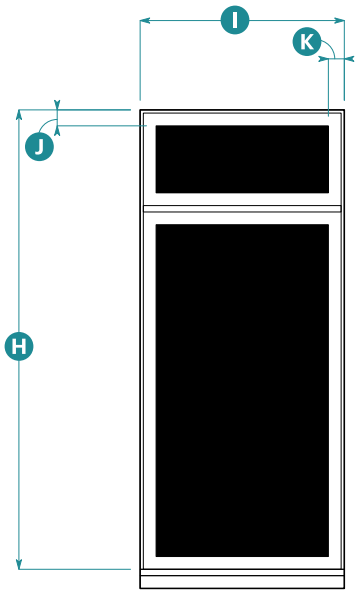
"Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade.

¹ Picture windows shall be wider than typical windows and equal in height to windows on the same floor.

² Trim required for windows only on buildings or parts of buildings with lap siding.



Upper Floor Typical Window Elevation



Ground Floor Typical Window Elevation

4. Design Standards

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 - (c) Decorative nonliving landscaping materials including, but not limited to, sand, stone, gravel, wood or water may be used to satisfy a maximum of 25 percent of the required landscaping area.

B. Species Selection

- (1) Native and drought tolerant species are required to meet the minimum standards, in conformance with local the water district's water conservation standards.
- (2) Landscape selection shall include 70% California native vegetation, applicable to Marin County, in compliance with Water Use Classification of Landscape Species (WUCOL IV).
- (3) Landscaping shall be in compliance with local fire district.

C. Existing Vegetation

- (1) Tree removal shall be subject to Chapter 22.27 (Native Tree Protection and Preservation) and Chapter 22.62 (Tree Removal Permits).

D. Retaining Walls

- (1) Retaining walls within the front and/or side street façade zone(s) or visible from the public sidewalk adjoining the design site shall:
 - (a) Not exceed four feet in height as measured to the adjacent finished grade or sidewalk whichever is nearest;
 - (b) Include a landscape planter in front of the wall. The planter shall be at least 18 inches deep measured perpendicular to the wall; and/or
 - (c) Be finished with allowable wall material(s) of the selected architectural style for the primary building.
- (2) Retaining walls along the interior design site line that are beyond the front and/or side street façade zone(s) shall:
 - (a) Not exceed six feet as measured to the adjacent finished grade;
 - (b) Include a landscape planter in front of the wall. The planter shall be at least three feet deep measured perpendicular to the wall; and/or
 - (c) Be finished with allowable wall material(s) of the selected architectural style for the primary building.
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 - B. Developments subject to Chapter 8 (Large Sites) requiring new streets shall be in compliance with a maximum grade of 15 percent. Refer to Subsection 10.030.1 for instructions on determining the sloped portion(s) of a site.
 - C. Only the Pocket Neighborhood (05.120) and Terraced Courtyard Building (05.150) Building Types are allowed in the >25% category per the amount of developable area identified in Table A.
 - D. Grading for bench cuts shall result in level building pads with a maximum width of 50 feet from front to back. These building pads must maintain a minimum horizontal distance from adjacent building pads of at least 30 feet.

Table 04.050.A: Maximum Amount of Sloped Areas Allowed to be Developed

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	Greenfield			
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0–5.99%	100% max.	100% max.	100% max.	Not to exceed previously developed footprint or percentage indicated for greenfield sites, whichever is greater
6–9.99%	100% max.	70% max.	70% max.	
10–14.99%	100% max.	50% max.	50% max.	
15–25%	75% max.	40% max.	40% max.	
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2. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).
3. Stream Conservation Areas or Wetland Conservation Areas, as defined in Marin County Code Title 22 (Development Code).
4. Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within the state responsibility area, as defined in Section 4102 of the Public Resources Code. This subparagraph does not apply to sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development., including, but not limited to, standards established under all the of the following or their successor provisions
 - A. Section 4291 of the Public Resources Code or Section 51182, as applicable.
 - B. Section 4290 of the Public Resources Code.
 - C. Chapter 7A of California Building Code(Title 24 of California Code of Regulations).
5. A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless either of the following apply:
 - A. The site is an underground storage tank site that received a uniform closure letter issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code based on closure criteria established by the State Water Resources Control Board for residential use or residential mixed uses (this section does not alter or change the conditions to remove a site from the list of hazardous waste sites listed pursuant to Section 65962.5); or
 - B. The State Department of Public Health, State Water Resources Control Board, Department of Toxic Substances Control, has cleared the site for residential use or residential mixed uses.
6. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.
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9. Windows

Opening

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Window

Glazing Divisions	None
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At Rail	1" min. ± 1/4"	J
At Stile	1" min. ± 1/4"	K

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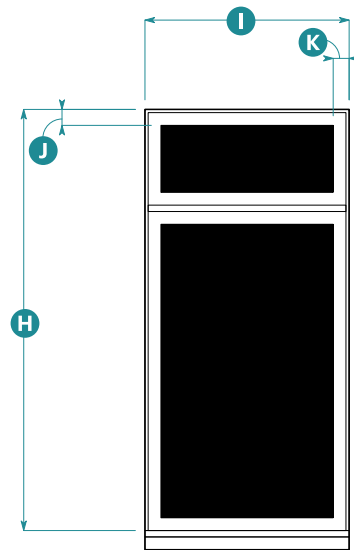
Mullions

Mullions required between ganged windows.

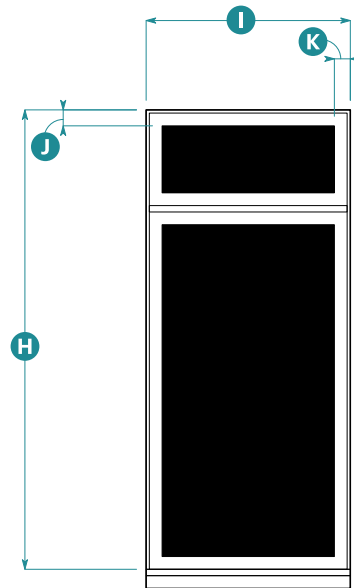
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