



**LUCAS VALLEY COMMUNITY STANDARDS FACT SHEET**

In July 1998, the County adopted the R1:BLV (Single-Family Residential, Lucas Valley) zoning district with development standards that are intended to: (1) preserve the unique architectural style of the Eichler-design residences that define the predominant character of the Lucas Valley community; and (2) preserve those design attributes that characterize the lots with Eichler-design structures and those lots with non-Eichler-design structures located on Mount Muir Court, Mount Palomar Court, Mount Tallac Court, and Mount Wittenburg Court.

The Lucas Valley community standards are implemented by Section 22.30.040 of the Marin County Development Code (Title 22) and through the County's Design Review process. The Design Review process involves the submittal to the Community Development Agency - Planning Division (CDA) of a Design Review application with plans depicting the proposed improvements. These plans are reviewed by CDA staff for conformance with the development standards and Design Review requirements. Table 1 below summarizes the design standards for the R1:BLV zoning district.

**Table 1: Lucas Valley Community (R1:BLV) Zoning Standards**

<b>Minimum Setback</b>	
Front	25 feet
Side	6 feet (10 feet for street side on corner lot)
Rear	20 percent of lot depth (Up to maximum of 25 feet)
<b>Maximum Height</b>	
Eichler-design residence	15 feet, 6 inches (Or height as approved of existing residence, whichever is greater)
Mount Muir Court	30 feet
Mount Palomar Court	16 feet, 6 inches
Mount Tallac Court	30 feet
Mount Wittenburg Court	30 feet
<b>Maximum Floor Area Ratio</b>	30% of lot area

## **County Design Review**

Generally, all new construction and modifications to existing structures require Design Review approval. Some minor improvements are exempt from the County's Design Review process. These include:

- Detached accessory buildings up to 100 square feet in size and not exceeding 8 feet in height (on lots with Eichler-design residences and on Mount Palomar Court) and the lower of 15 feet or the height of the main residence (on all other lots with non-Eichler residences);
- Ground-mounted air conditioning units located within the interior side and rear yards behind a solid fence and wall-mounted air conditioning units on a building elevation that faces an interior side or rear yard;
- Flush-mounted solar panels that do not exceed two feet above the roofline, and ground-mounted solar panels that do not exceed four feet in height and are located within the side and rear yards behind a solid fence;
- Interior remodels, exterior painting, and replacement and repair of exterior siding, roofing, windows, and doors;
- Skylights, chimneys, satellite dishes; and pool equipment;
- Atrium enclosures which do not exceed the height of the existing roofline;
- Wood fences which do not exceed six feet in height and are located within the side and rear yards or on the property line defining such yards;
- Decks and patios not exceeding 18 inches in height;
- Landscape improvements; and
- Other work that the Director determines to be minor and incidental in nature and which is in compliance with the purpose of Chapter 22.42 (Design Review).

Specific information regarding the Design Review process can be obtained at the Marin County Planning Division's customer services counter.

## **Lucas Valley Homeowners Association**

The Lucas Valley Homeowners Association (LVHA) and Architectural Review Committee (ARC) administer a separate design review process for construction projects through their Covenants, Conditions and Restrictions (CC&Rs). The ARC meets regularly to review proposed projects within the Lucas Valley community. The CC&Rs are administered and enforced solely by the LVHA and are separate from the County's zoning and planning authority. Additional information about LVHA's ARC is available at: <http://www.lvha.org/committees/arc.htm> or by calling the LVHA office at (415) 472-3202.

Please be apprised that development projects may require LVHA approval even though they may be exempt from the County's Design Review requirements. CDA staff advises residents to contact the ARC before submitting a Design Review or building permit application to the County to determine if the project complies with their CC&Rs and Design Guidelines.