



TAMALPAIS AREA DEVELOPMENT FACT SHEET

Development in the unincorporated Tamalpais Area is subject to special development standards that were established by the Tamalpais Area Community Plan and Marin County Development Code Section 22.30.060. Construction on developed lots that meet the applicable criteria is subject to the requirements of Section A only. Construction on vacant lots that meet the applicable criteria is subject to the requirements of Sections A and B.

- A. The following special development standards shall apply to the following three types of construction: (1) construction on vacant lots; (2) substantial remodels involving 25% or more of floor area to an existing structure proposed on lots with a slope of 25% or greater; or (3) substantial remodels involving 25% or more of floor area to an existing structure proposed on lots that do not comply with the minimum size (area) requirement.
1. The height limit for main buildings shall not exceed 30 feet above natural grade.
 2. The maximum adjusted Floor Area Ratio (FAR) includes the gross enclosed floor area that meet the following criteria.
 - a. Unconditioned, unimproved basements, and unexcavated crawl spaces that when potentially improved to habitable floor area yields a minimum clear room width of 7 feet by 7 feet and a minimum ceiling height of 7 1/2 feet or higher.
 - b. In-law or second units.
 - c. Garage space exceeding 400 square feet on a lot that is 6,000 square feet or less. Garage space exceeding 480 square feet on a lot that is larger than 6,000 square feet.
 - d. Covered areas (other than carports or garages, porches, and entryways) which are capable of being enclosed and habitable. These areas shall be measured to the exterior face of surrounding walls, columns, or posts.
 - e. The combined total of all detached accessory structures totaling 120 square feet or greater, excluding garages.
 - f. Window boxes or bays less than 18 inches above finished floor, or which extend more than 3 feet from the face of a building.
 - g. Cathedral ceiling space with a minimum dimension of 7 1/2 feet in height by 7 1/2 feet in width by 10 feet in length which can easily be converted to living space as determined by planning staff.
- B. For residential development proposed on a vacant lot that exceeds a 25% slope and that requires Design Review, the maximum adjusted floor area shall be limited to the adjusted floor area ratio depicted in the table below. If the actual lot size is between two lot sizes listed below, the lower of the maximum adjusted floor area ratio will be used. (For example, a 17,000 square foot lot will be limited to an adjusted floor area ratio of 19%, or 3,230 square feet.)

Lot Size		Maximum Adjusted**	Maximum Adjusted
(Sq. Ft.)	(Acres)	Floor Area (Sq. Ft.)	Floor Area Ratio
3,000	0.07	900	0.30
3,500	0.08	1,050	0.30
4,000	0.09	1,200	0.30
4,500	0.10	1,350	0.30
5,000	0.11	1,500	0.30
5,500	0.13	1,650	0.30
6,000	0.14	1,800	0.30
6,500	0.15	1,950	0.30
7,000	0.16	2,100	0.30
7,500	0.17	2,250	0.30
8,000	0.18	2,400	0.30
8,500	0.22	2,550	0.30
9,000	0.21	2,700	0.30
9,500	0.22	2,850	0.30
10,000	0.23	3,000	0.30
11,000	0.25	3,050	0.28
12,000	0.28	3,100	0.26
13,000	0.30	3,150	0.24
14,000	0.32	3,200	0.23
15,000	0.34	3,250	0.22
17,500	0.40	3,375	0.19
20,000	0.46	3,500	0.18
25,000	0.57	3,750	0.15
30,000	0.69	4,000	0.13
35,000	0.80	4,250	0.12
40,000	0.92	4,500	0.11
45,000	1.03	4,750	0.11
50,000	1.15	5,000	0.10
55,000	1.26	5,250	0.10
60,000	1.38	5,500	0.09
65,000	1.49	5,750	0.09
70,000	1.61	6,000	0.09
75,000	1.72	6,250	0.08
80,000	1.84	6,500	0.08
85,000	1.95	6,750	0.08
90,000	2.07	7,000	0.08
90,000+	2.07+	7,000	--

** Adjusted floor area includes all areas that meet the requirements of Section A.2 above. Please see Program LU1.4d for a more detailed description.