

### LCP Implementation Road Map:

#### Comparison of Chapter 22.56 and 22.57, Title 22I, Marin County Code (interim code) and the LCP Development Code Amendments (Proposed New Code)

*Note: key concepts only are included here; for complete text of the codes, see Title 22I and the Board of Supervisors-approved LCP Development Code Amendments, July 30, 2013*

	Existing Interim Code	Proposed New Code
<b>GENERAL PROVISIONS AND PERMIT PROCEDURES</b>		
Purpose of the code	22.56.010	22.60.010
General applicability of the regulations	22.56.020	22.60.020
Consistency with the Coastal Act	22.56.023	22.60.030
Applicability of the specific requirements of each district	22.56.025	22.64.020
Planned district requirements (for C-ARP, C-APZ, C-RMP, C-RSP, C-RSPS, C-CP, C-RMPC, C-RCP districts)	22.56.026 (invokes requirements of Chap. 22.45 for master plans)	22.65.020 (in the coastal zone, the coastal permit carries out all LCP requirements; master plans, if required, are separate from coastal permits)
Plan area for C-planned districts	22.56.027	-----
Definition of terms	22.56.030	22.130.030 (all definitions in Ch. 22.130 are included in the LCP; those terms with a specific meaning in the coastal zone are indicated by the word “coastal” in parentheses)
Projects requiring a coastal permit	22.56.040 22.56.055	22.68.030 22.68.060
Projects exempt from a coastal permit	22.56.050	22.68.040 (Categorically Excluded Projects) 22.68.050 (Exempt Projects)
De minimis waiver of coastal permit	-----	22.68.070
Consolidated coastal permit (Marin Co. plus CCC jurisdiction)	-----	22.68.090
Application process for a coastal permit	22.56.060	22.70.030.A
Determination of permit category	22.56.062	22.70.030.B 22.70.040
Public notice required	22.56.065	22.70.050

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Action/decision on a coastal project permit	22.56.070	22.70.060
Appeals to county appellate bodies	22.56.075	22.70.080.A Ch. 22.114 Appeals
Appeals to the Coastal Commission	22.56.080	22.70.080.B
Projects requiring a Coastal Commission permit	22.56.090	22.68.080
Findings for approval of a coastal project permit	22.56.095	22.70.070
Notice of final action on a coastal project permit	22.56.100	22.70.090
Failure to act within time limits	22.56.105	22.70.100
Effective date of final action	22.56.110	22.70.110
Amendments to a coastal project permit	22.56.115	22.70.130
Expiration date and time extensions for a coastal project permit	22.56.120	22.70.120
Emergency coastal permits	-----	22.70.140
Coastal zone variances	-----	22.70.150 22.70.160 22.70.170
Potential Takings Economic Evaluation	-----	22.70.180
Violations and enforcement	22.56.140	Ch. 22.122 (countywide)
<b>DEVELOPMENT REQUIREMENTS AND STANDARDS</b>	22.56.130A.–Q.	Ch. 22.64 – Coastal Zone Development and Resource Management Standards
Water supply	22.56.130.A	22.64.140
Septic system standards	22.56.130.B	22.64.140
Grading and excavation	22.56.130.C	22.64.080.C
Water quality protection	(only grading is addressed; see 22.56.130.C)	22.64.080
Archaeological resources	22.56.130.D	22.64.160
Coastal access	22.56.130.E	22.64.180

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Affordable housing	22.56.130.F	22.64.130
Biological resources	22.56.130.G 22.56.130.H 22.56.130.I 22.56.130.J	22.64.050
Shoreline protection	22.56.130.K	22.64.060.B 22.64.110.A. 6
Geologic hazards	22.56.130.L	22.64.060
Transportation/public works projects	22.56.130.M	22.64.150
Land division standards (clustering) for C-ARP district	22.56.130.N	22.65.050.C
Visual resources/community character/community design	22.56.130.O	22.64.100 22.64.110 Ch. 22.66 (Community standards)
Standards for C-RSP district on the shore of Tomales Bay	22.56.130.O.7	22.64.110.A. 4 22.68.050.C
Recreational/commercial/visitor facilities	22.56.130.P	22.64.110 22.64.170
Historic resources	22.56.130.Q	22.64.160
Energy	-----	22.64.120
<b>Standards for Specific Land Uses (if applicable)</b>	-----	Ch. 22.32
<b>SPECIFIC REGULATIONS FOR EACH COASTAL ZONING DISTRICT</b>		
(The 14 coastal zoning districts fall in three categories: agricultural/resource-related; residential; and commercial/mixed-use. Eight of the 14 districts are planned districts.)		
Applicability of specific regulations for each zoning district	22.57.010	22.62.020
<b>C-ARP</b> – Coastal agricultural, residential, planned district	22.57.020	
Purpose	22.57.021	22.62.060.B.2
Principal permitted uses	22.57.022	22.62.040.B 22.62.060.C and Table 5-1 (coastal agricultural and resource-related districts)
Permitted uses	-----	22.62.040.B

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Conditional uses	22.57.023	22.62.040.B 22.62.060.C and Table 5-1
Design standards (including clustering, height limits, grading and erosion control provisions, and more)	22.57.024	Ch. 22.32 (standards for specific land uses, if applicable) Ch. 22.64 (coastal zone development and resource management standards, applicable to all districts); 22.64.030 and Table 5-4 (applicable to all districts); 22.64.080 (grading and erosion controls) 22.65.030 (standards applicable to all planned districts); 22.65.050 (standards applicable to C-ARP district alone)
Density	22.57.025	22.64.030 and Table 5-4; see zoning map
Submission requirements	22.57.026	22.70.030.A
<b>C-APZ</b> – Coastal agricultural production zone district	22.57.030	
Purpose	22.57.031	22.62.060.B.1
Principal permitted uses	22.57.032	22.62.040.B 22.62.060.C and Table 5-1 (coastal agricultural and resource-related districts)
Permitted uses	-----	22.62.040.B
Conditional uses	22.57.033	22.62.040.B 22.62.060.C and Table 5-1
Density	22.57.034	22.64.030 and Table 5-4; see zoning map
Development standards and requirements (including clustering and design standards)	22.57.035 (includes by reference the same design standards as the C-ARP district; see 22.57.024)	Ch. 22.32 (standards for specific land uses, if applicable) Ch. 22.64 (coastal zone development and resource management standards, applicable to all districts); 22.64.030 and Table 5-4; 22.64.080 (grading and erosion controls) 22.65.030 (standards applicable to all planned districts); 22.65.040 (applicable to C-APZ district alone)

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Required findings	22.57.036	22.65.040.C 22.70.070
Transfer of Development Rights in C-APZ districts	22.57.037 (misnumbered as "22.56.037")	22.65.040.C.2.d (refers to Chapter 22.34)
<b>C-RA</b> – Coastal residential, agricultural district	22.57.040	
Purpose	22.57.041	22.62.070.B.1
Principal permitted uses	22.57.042	22.62.040.B 22.62.070.C and Table 5-2 (coastal residential districts)
Permitted uses	-----	22.62.040.B
Conditional uses	22.57.043	22.62.040.B 22.62.070.C and Table 5-2
Design standards (including building site area and width, building setbacks, height limits, and floor area ratio)	22.57.044, refers to 22.57.200 "Design standards table";  22.57.201 – B-combining district, if indicated on zoning map	Ch. 22.32 (standards for specific land uses, if applicable) Ch. 22.64 (coastal zone development and resource management standards, applicable to all districts); 22.64.030 and Table 5-4; 22.64.040 and Table 5-5, B-combining district (if indicated on zoning map); 22.64.080 (grading and erosion controls) Ch. 22.66 (coastal zone community standards, if applicable)
Exceptions (for small parcels)	22.57.045	-----
<b>C-R1</b> – Coastal one-family residence district	22.57.050	
Purpose	22.57.051	22.62.070.B.2
Principal permitted uses	22.57.052	22.62.040.B 22.62.070.C and Table 5-2 (coastal residential districts)
Permitted uses	-----	22.62.040.B
Conditional uses	22.57.053	22.62.040.B 22.62.070.C and Table 5-2

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Design standards (including building site area and width, building setbacks, height limits, and floor area ratio)	22.57.054, refers to 22.57.200 “Design standards table”;  22.57.201 – B-combining district, if indicated on zoning map	Ch. 22.32 (standards for specific land uses, if applicable) Ch. 22.64 (coastal zone development and resource management standards, applicable to all districts); 22.64.030 and Table 5-4; 22.64.040 and Table 5-5, B-combining district (if indicated on zoning map); 22.64.080 (grading and erosion controls) Ch. 22.66 (coastal zone community standards, if applicable); 22.66.110 (for properties in Dillon Beach designated C-R1:BD)
Exceptions (for small parcels)	22.57.055	-----
<b>C-R2</b> – Coastal two-family residence district	22.57.060	
Purpose	22.57.061	22.62.070.B.5
Principal permitted uses	22.57.062	22.62.040.B 22.62.070.C and Table 5-2 (coastal residential districts)
Permitted uses	-----	22.62.040.B
Conditional uses	22.57.063	22.62.040.B 22.62.070.C and Table 5-2
Design standards (including building site area and width, building setbacks, height limits, and floor area ratio)	22.57.064, refers to 22.57.200 “Design standards table”	Ch. 22.32 (standards for specific land uses, if applicable) Ch. 22.64 (coastal zone development and resource management standards, applicable to all districts); 22.64.030 and Table 5-4; 22.64.080 (grading and erosion controls) Ch. 22.66 (coastal zone community standards, if applicable)
Exceptions (for small parcels)	22.57.065	-----
<b>C-RMP</b> – Coastal residential multiple planned district	22.57.070	
Purpose	22.57.071	22.62.070.B.6

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Principal permitted uses	22.57.072	22.62.040.B 22.62.070.C and Table 5-2 (coastal residential districts)
Permitted uses	-----	22.62.040.B
Conditional uses	22.57.073	22.62.040.B 22.62.070.C and Table 5-2
Density	22.57.074	22.64.030 and Table 5-4; see zoning map
Design standards	22.57.075	Ch. 22.32 (standards for specific land uses, if applicable) Ch. 22.64 (coastal zone development and resource management standards, applicable to all districts); 22.64.030 and Table 5-4; 22.64.080 (grading and erosion controls) 22.65.030 (applicable to all planned districts); Ch. 22.66 (coastal zone community standards, if applicable)
Submission requirements	22.57.076	22.70.030.A
<b>C-RSP – Coastal residential single-family planned district</b>	22.57.080	
Purpose	22.57.081	22.62.070.B.3
Principal permitted uses	22.57.082	22.62.040.B 22.62.070.C and Table 5-2 (coastal residential districts)
Permitted uses	-----	22.62.040.B
Conditional uses	22.57.083	22.62.040.B 22.62.070.C and Table 5-2
Density	22.57.084	22.64.030 and Table 5-4; see zoning map
Submission requirements	22.57.085	22.70.030.A
Site preparation and project design (including grading, erosion control, clustering, height limits, and more)	22.57.086	Ch. 22.32 (standards for specific land uses, if applicable) Ch. 22.64 (coastal zone development and resource management standards, applicable to all districts); 22.64.030 and Table 5-4; 22.64.080 (grading and erosion controls)

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		22.65.030 (applicable to all planned districts) and 22.65.060 (applicable to C-RSP only); Ch. 22.66 (coastal zone community standards, if applicable)
<b>C-RSPS – Coastal residential, single-family planned, Seadrift Subdivision districts</b>	22.57.090	
Application/Purpose	22.57.091	22.62.070.B.4
Principal permitted uses	22.57.092	22.62.040.B 22.62.070.C and Table 5-2 (coastal residential districts)
Permitted uses	-----	22.62.040.B
Ocean setbacks	22.57.093	22.65.070.C
Height limits	22.57.094	22.64.030 and Table 5-4 (which refer to 22.65.070.D for height limits specific to Seadrift);
Lot consolidation	22.57.095	22.66.040.C (which refers to LUP Policy C-SB-3)
Specific master plan areas	22.57.096	22.66.040.C (which refers to LUP Policy C-SB-3)
Site preparation and project design	-----	Ch. 22.32 (standards for specific land uses, if applicable) Ch. 22.64 (coastal zone development and resource management standards, applicable to all districts); 22.64.080 (grading and erosion controls) 22.65.030 (applicable to all planned districts) and 22.65.070 (applicable to C-RSPS only); 22.66.40 (coastal zone community standards for Stinson Beach)
<b>C-CP – Coastal planned commercial district</b>	22.57.100	
Purpose	22.57.101	22.62.080.B.3
Principal permitted uses	22.57.102	22.62.040.B 22.62.080.C and Table 5-3 (coastal commercial/mixed use districts)
Permitted uses	-----	22.62.040.B



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Conditional uses	-----	22.62.040.B 22.62.080.C and Table 5-3
Design standards	22.57.103	Ch. 22.32 (standards for specific land uses, if applicable) Ch. 22.64 (coastal zone development and resource management standards, applicable to all districts); 22.64.030 and Table 5-4; 22.64.080 (grading and erosion controls) 22.65.030 (applicable to all planned districts); Ch. 22.66 (coastal zone community standards, if applicable)
Submission requirements	22.57.104	22.70.030.A
Additional Findings	22.57.105	-----
<b>C-H1</b> – Coastal limited roadside business district	22.57.110	
Purpose	22.57.111	22.62.080.B.2
Principal permitted uses	22.57.112	22.62.040.B 22.62.080.C and Table 5-3 (coastal commercial/mixed use districts)
Permitted uses	-----	22.62.040.B
Conditional uses	22.57.113	22.62.040.B 22.62.080.C and Table 5-3
Design standards (including building height)	22.57.114, refers to 22.57.200 “Design standards table”	Ch. 22.32 (standards for specific land uses, if applicable) Ch. 22.64 (coastal zone development and resource management standards, applicable to all districts); 22.64.030 and Table 5-4; 22.64.080 (grading and erosion controls) Ch. 22.66 (coastal zone community standards, if applicable)
Exceptions (for small parcels)	22.57.115	-----
<b>C-VCR</b> – Coastal village commercial residential district	22.57.120	

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Purpose	22.57.121	22.62.080.B.1
Principal permitted uses	22.57.122	22.62.040.B 22.62.080.C and Table 5-3 (coastal commercial/mixed use districts)
Permitted uses	-----	22.62.040.B
Conditional uses	22.57.123	22.62.040.B 22.62.080.C and Table 5-3
Design standards (including building site area, setbacks, and height)	22.57.124, refers to 22.57.200 “Design standards table”;  22.57.201 – B-combining district, if indicated on zoning map	Ch. 22.32 (standards for specific land uses, if applicable) Ch. 22.64 (coastal zone development and resource management standards, applicable to all districts); 22.64.030 and Table 5-4; 22.64.040 and Table 5-5, B-combining district (if indicated on zoning map) 22.64.080 (grading and erosion controls) Ch. 22.66 (coastal zone community standards, if applicable)
Performance Standards	22.57.125	-----
Bulk and Open Space Requirements	22.57.126	-----
Off-street Parking	22.57.127	-----
Signs and Advertising	22.57.128	Ch. 22.60 (countywide)
Non-conforming Uses	22.57.129	Ch. 22.112 (countywide)
<b>C-OA – Coastal open area district</b>	22.57.130	
Purpose	22.57.131	22.62.060.B.3
Principal permitted uses	22.57.132	22.62.040.B 22.62.060.C and Table 5-1 (coastal agricultural and resource-related districts)
Permitted uses	-----	22.62.040.B
Conditional uses	22.57.133	22.62.040.B 22.62.060.C and Table 5-1
Uses prohibited	22.57.134	-----
Building approval	22.57.135 (refers to	Ch. 22.32 (standards for specific

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	location, architectural appearance and character, height and bulk as approved under Chp. 22.82)	land uses, if applicable) Ch. 22.64 (coastal zone development and resource management standards, applicable to all districts); 22.64.030 and Table 5-4 (residential density for C-OA district determined through the coastal permit); 22.64.080 (grading and erosion controls)
<b>C-RMPC – Coastal residential multiple planned commercial district</b>	22.57.140	
Purpose	22.57.141	22.62.080.B.4
Principal permitted uses	22.57.142	22.62.040.B 22.62.080.C. and Table 5-3 (coastal commercial/mixed use districts)
Permitted uses	-----	22.62.040.B
Conditional uses	-----	22.62.040.B 22.62.080.C. and Table 5-3
Density	22.57.143	22.64.030 and Table 5-4; see zoning map
Design standards	22.57.144 (same requirements as for C-RMP and C-CP districts)	Ch. 22.32 (standards for specific land uses, if applicable) Ch. 22.64 (coastal zone development and resource management standards, applicable to all districts); 22.64.030 and Table 5-4; 22.64.080 (grading and erosion controls); 22.65.030 (applicable to all planned districts); Ch. 22.66 (coastal zone community standards, if applicable)
Submission requirements	22.57.145	22.70.030.A
<b>C-RCR – Coastal resort and commercial recreation district</b>	22.57.150	
Purpose	22.57.151	22.62.080.B.5

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Principal permitted uses	22.57.152	22.62.040.B 22.62.080.C and Table 5-3 (coastal commercial/mixed use districts)
Permitted uses	-----	22.62.040.B
Conditional uses	-----	22.62.040.B 22.62.080.C and Table 5-3
Design standards	22.57.153	Ch. 22.32 (standards for specific land uses, if applicable) Ch. 22.64 (coastal zone development and resource management standards, applicable to all districts); 22.64.030 and Table 5-4; 22.64.080 (grading and erosion controls); Ch. 22.66 (coastal zone community standards, if applicable)
Submission requirements	22.57.154	22.70.030.A
<b>Coastal Special Purpose and Combining Districts</b>	-----	22.62.090
<b>Miscellaneous</b>		
Design standards table	22.57.200 (applicable only to: C-R-A, C-H-1, C-R-1, C-R-2, C-VCR)	22.64.030 and Table 5-4