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**Road Map: Comparison of**

**Chapter 22.56 and 22.57, Title 22I, Marin County Code (interim code)**

**and**

**Development Code Amendments (proposed new code)**

(Key concepts only are included here; for complete text of the codes, see Title 22I and the Public Review Draft of the Local Coastal Program, June 2011)

|                                                                                                       | Existing Interim Code                                               | Proposed New Code                                                                                                                                     |
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| <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<br>(invokes requirements of Chap. 22.45 for master plans) | 22.65.020<br>(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                                                                                                                                            |
| Projects requiring a coastal permit                                                                   | 22.56.040<br>22.56.055                                              | 22.68.030<br>22.68.060                                                                                                                                |
| Projects exempt from a coastal permit                                                                 | 22.56.050                                                           | 22.68.040 (Cat. Exclusion Orders)<br>22.68.050                                                                                                        |
| 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                                                                                                                                           |

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| Determination of permit category                                 | 22.56.062                                    | 22.70.030.B<br>22.70.040                                                |
| Public notice required                                           | 22.56.065                                    | 22.70.050                                                               |
| 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                                                             |
| 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<br>22.70.160<br>22.70.170                                     |
| Violations and enforcement                                       | 22.56.140                                    | -----                                                                   |
|                                                                  |                                              |                                                                         |
| <b>DEVELOPMENT REQUIREMENTS AND STANDARDS</b>                    | 22.56.130A.–Q.                               | Chp. 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                                                               |

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| Coastal access                                                                                                                                                                                                                                                | 22.56.130.E                                              | 22.64.180                                                                       |
| Affordable housing                                                                                                                                                                                                                                            | 22.56.130.F                                              | 22.64.130                                                                       |
| Biological resources                                                                                                                                                                                                                                          | 22.56.130.G<br>22.56.130.H<br>22.56.130.I<br>22.56.130.J | 22.64.050                                                                       |
| Shoreline protection                                                                                                                                                                                                                                          | 22.56.130.K                                              | 22.64.060.B<br>22.64.110.A.7                                                    |
| 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<br>22.64.110                                                          |
| Standards for C-RSP district on the shore of Tomales Bay                                                                                                                                                                                                      | 22.56.130.O.7                                            | 22.64.110.A.6<br>22.68.050.C                                                    |
| Recreational/commercial/visitor facilities                                                                                                                                                                                                                    | 22.56.130.P                                              | 22.64.110<br>22.64.170                                                          |
| Historic resources                                                                                                                                                                                                                                            | 22.56.130.Q                                              | 22.64.160                                                                       |
| Energy                                                                                                                                                                                                                                                        | -----                                                    | 22.64.120                                                                       |
| <p><b>SPECIFIC REGULATIONS FOR EACH COASTAL ZONING DISTRICT</b></p> <p>(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.)</p> |                                                          |                                                                                 |
| 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                                                | 22.62.060.C and Table 5-1 (coastal agricultural and resource-related districts) |
| Conditional uses                                                                                                                                                                                                                                              | 22.57.023                                                | 22.62.060.C and Table 5-1                                                       |

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| Design standards (including clustering, height limits, grading and erosion control provisions, and more) | 22.57.024                                                                                        | Chp. 22.64 (coastal zone development and resource management standards, applicable to all districts);<br>22.64.030 and Table 5-4 (applicable to all districts);<br>22.64.080 (grading and erosion controls)<br>22.65.030 (standards applicable to all planned districts);<br>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                                                                                                                                                                                                                                                                                                                            |
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| <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                                                                                        | 22.62.060.C and Table 5-1 (coastal agricultural and resource-related districts)                                                                                                                                                                                                                                                        |
| Conditional uses                                                                                         | 22.57.033                                                                                        | 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) | Chp. 22.64 (coastal zone development and resource management standards, applicable to all districts);<br>22.64.030 and Table 5-4;<br>22.64.080 (grading and erosion controls)<br>22.65.030 (standards applicable to all planned districts);<br>22.65.040 (applicable to C-APZ district alone)                                          |
| Required findings                                                                                        | 22.57.036                                                                                        | 22.65.040.D<br>22.70.070                                                                                                                                                                                                                                                                                                               |
| Transfer of Development Rights in C-APZ districts                                                        | 22.57.037 (misnumbered as “22.56.037”)                                                           | 22.65.040.E refers to Chapter 22.34                                                                                                                                                                                                                                                                                                    |
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| <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                                                                                                                    | 22.62.070.C and Table 5-2 (coastal residential districts)                                                                                                                                                                                                                                                                    |
| Conditional uses                                                                                                  | 22.57.043                                                                                                                    | 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”;<br><br>22.57.201 – B-combining district, if indicated on zoning map | Chp. 22.64 (coastal zone development and resource management standards, applicable to all districts);<br>22.64.030 and Table 5-4;<br>22.64.040 and Table 5-5, B-combining district (if indicated on zoning map);<br>22.64.080 (grading and erosion controls)<br>Chp. 22.66 (coastal zone community standards, if applicable) |
| Exceptions (for small parcels)                                                                                    | 22.57.045                                                                                                                    | -----                                                                                                                                                                                                                                                                                                                        |
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| <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                                                                                                                    | 22.62.070.C and Table 5-2 (coastal residential districts)                                                                                                                                                                                                                                                                    |
| Conditional uses                                                                                                  | 22.57.053                                                                                                                    | 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”;<br><br>22.57.201 – B-combining district, if indicated on zoning map | Chp. 22.64 (coastal zone development and resource management standards, applicable to all districts);<br>22.64.030 and Table 5-4;<br>22.64.040 and Table 5-5, B-combining district (if indicated on zoning map);<br>22.64.080 (grading and erosion controls)<br>Chp. 22.66 (coastal zone community standards, if applicable);<br>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                                                                                                                    | 22.62.070.C and Table 5-2 (coastal residential districts)                                                                                                                                                                                                                                                                                                                                      |
| Conditional uses                                                                                                  | 22.57.063                                                                                                                    | 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”                                                                      | Chp. 22.64 (coastal zone development and resource management standards, applicable to all districts);<br>22.64.030 and Table 5-4;<br>22.64.080 (grading and erosion controls)<br>Chp. 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                                                                                                                                                                                                                                                                                                                                                                                  |
| Principal permitted uses                                                                                          | 22.57.072                                                                                                                    | 22.62.070.C and Table 5-2 (coastal residential districts)                                                                                                                                                                                                                                                                                                                                      |

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| Conditional uses                                                                                              | 22.57.073 | 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 | Chp. 22.64 (coastal zone development and resource management standards, applicable to all districts);<br>22.64.030 and Table 5-4;<br>22.64.080 (grading and erosion controls)<br>22.65.030 (applicable to all planned districts);<br>Chp. 22.66 (coastal zone community standards, if applicable) |
| <b>C-RSP</b> – Coastal residential single-family planned district                                             | 22.57.080 |                                                                                                                                                                                                                                                                                                   |
| Purpose                                                                                                       | 22.57.081 | 22.62.070.B.3                                                                                                                                                                                                                                                                                     |
| Principal permitted uses                                                                                      | 22.57.082 | 22.62.070.C and Table 5-2 (coastal residential districts)                                                                                                                                                                                                                                         |
| Conditional uses                                                                                              | 22.57.083 | 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 | Chp. 22.64 (coastal zone development and resource management standards, applicable to all districts);<br>22.64.030 and Table 5-4;<br>22.64.080 (grading and erosion controls)<br>22.65.030 (applicable to all planned districts);<br>Chp. 22.66 (coastal zone community standards, if applicable) |
|                                                                                                               |           |                                                                                                                                                                                                                                                                                                   |
| <b>C-RSPS</b> – Coastal residential, single-family planned, Seadrift Subdivision districts                    | 22.57.090 |                                                                                                                                                                                                                                                                                                   |

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| Application                                              | 22.57.091 | 22.62.070.B.4                                                                                                                                                                                                                                                                                     |
| Principal permitted uses                                 | 22.57.092 | 22.62.070.C and Table 5-2 (coastal residential districts)                                                                                                                                                                                                                                         |
| 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                      | -----     | Chp. 22.64 (coastal zone development and resource management standards, applicable to all districts);<br>22.64.080 (grading and erosion controls)<br>22.65.030 (applicable to all planned districts);<br>Chp. 22.66 (coastal zone community standards, if applicable)                             |
| <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 | 22.62.080.C and Table 5-3 (coastal commercial/mixed use districts)                                                                                                                                                                                                                                |
| Conditional uses                                         | -----     | 22.62.080.C and Table 5-3                                                                                                                                                                                                                                                                         |
| Design standards                                         | 22.57.103 | Chp. 22.64 (coastal zone development and resource management standards, applicable to all districts);<br>22.64.030 and Table 5-4;<br>22.64.080 (grading and erosion controls)<br>22.65.030 (applicable to all planned districts);<br>Chp. 22.66 (coastal zone community standards, if applicable) |
|                                                          |           |                                                                                                                                                                                                                                                                                                   |
| <b>C-H1 – Coastal limited roadside business district</b> | 22.57.110 |                                                                                                                                                                                                                                                                                                   |



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| Purpose                                                               | 22.57.111                                                                                                                    | 22.62.080.B.2                                                                                                                                                                                                                                                                                                               |
| Principal permitted uses                                              | 22.57.112                                                                                                                    | 22.62.080.C and Table 5-3 (coastal commercial/mixed use districts)                                                                                                                                                                                                                                                          |
| Conditional uses                                                      | 22.57.113                                                                                                                    | 22.62.080.C and Table 5-3                                                                                                                                                                                                                                                                                                   |
| Design standards (including building height)                          | 22.57.114, refers to 22.57.200 “Design standards table”                                                                      | Chp. 22.64 (coastal zone development and resource management standards, applicable to all districts);<br>22.64.030 and Table 5-4;<br>22.64.080 (grading and erosion controls)<br>Chp. 22.66 (coastal zone community standards, if applicable)                                                                               |
| Exceptions (for small parcels)                                        | 22.57.115                                                                                                                    | -----                                                                                                                                                                                                                                                                                                                       |
|                                                                       |                                                                                                                              |                                                                                                                                                                                                                                                                                                                             |
| <b>C-VCR – Coastal village commercial residential district</b>        | 22.57.120                                                                                                                    |                                                                                                                                                                                                                                                                                                                             |
| Purpose                                                               | 22.57.121                                                                                                                    | 22.62.080.B.1                                                                                                                                                                                                                                                                                                               |
| Principal permitted uses                                              | 22.57.122                                                                                                                    | 22.62.080.C and Table 5-3 (coastal commercial/mixed use districts)                                                                                                                                                                                                                                                          |
| Conditional uses                                                      | 22.57.123                                                                                                                    | 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”;<br><br>22.57.201 – B-combining district, if indicated on zoning map | Chp. 22.64 (coastal zone development and resource management standards, applicable to all districts);<br>22.64.030 and Table 5-4;<br>22.64.040 and Table 5-5, B-combining district (if indicated on zoning map)<br>22.64.080 (grading and erosion controls)<br>Chp. 22.66 (coastal zone community standards, if applicable) |
|                                                                       |                                                                                                                              |                                                                                                                                                                                                                                                                                                                             |
| <b>C-OA – Coastal open area district</b>                              | 22.57.130                                                                                                                    |                                                                                                                                                                                                                                                                                                                             |

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| Purpose                                                                  | 22.57.131                                                                                                            | 22.62.060.D                                                                                                                                                                                                                                                                                        |
| Principal permitted uses                                                 | 22.57.132                                                                                                            | 22.62.060.C and Table 5-1 (coastal agricultural and resource-related districts)                                                                                                                                                                                                                    |
| Conditional uses                                                         | 22.57.133                                                                                                            | 22.62.060.C and Table 5-1                                                                                                                                                                                                                                                                          |
| Uses prohibited                                                          | 22.57.134                                                                                                            | -----                                                                                                                                                                                                                                                                                              |
| Building approval                                                        | 22.57.135 (refers to location, architectural appearance and character, height and bulk as approved under Chp. 22.82) | Chp. 22.64 (coastal zone development and resource management standards, applicable to all districts);<br>22.64.030 and Table 5-4 (residential density for C-OA district determined through the coastal permit);<br>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                                                                                                            | 22.62.080.C. and Table 5-3 (coastal commercial/mixed use districts)                                                                                                                                                                                                                                |
| Conditional uses                                                         | -----                                                                                                                | 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)                                                        | Chp. 22.64 (coastal zone development and resource management standards, applicable to all districts);<br>22.64.030 and Table 5-4;<br>22.64.080 (grading and erosion controls);<br>22.65.030 (applicable to all planned districts);<br>Chp. 22.66 (coastal zone community standards, if applicable) |
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| <b>C-RCR</b> – Coastal resort and commercial recreation district | 22.57.150                                                               |                                                                                                                                                                                                                                                |
| Purpose                                                          | 22.57.151                                                               | 22.62.080.B.5                                                                                                                                                                                                                                  |
| Principal permitted uses                                         | 22.57.152                                                               | 22.62.080.C and Table 5-3 (coastal commercial/mixed use districts)                                                                                                                                                                             |
| Conditional uses                                                 | -----                                                                   | 22.62.080.C and Table 5-3                                                                                                                                                                                                                      |
| Design standards                                                 | 22.57.153                                                               | Chp. 22.64 (coastal zone development and resource management standards, applicable to all districts);<br>22.64.030 and Table 5-4;<br>22.64.080 (grading and erosion controls);<br>Chp. 22.66 (coastal zone community standards, if applicable) |
| Submission requirements                                          | 22.57.154                                                               | 22.70.030.A                                                                                                                                                                                                                                    |
|                                                                  |                                                                         |                                                                                                                                                                                                                                                |
| <b>Miscellaneous</b>                                             |                                                                         |                                                                                                                                                                                                                                                |
| Design standards table                                           | 22.57.200<br>(applicable only to:<br>C-R-A, C-H-1, C-R-1, C-R-2, C-VCR) | 22.64.030 and Table 5-4                                                                                                                                                                                                                        |
| Regulations for “B” districts                                    | 22.57.201                                                               | 22.64.040 and Table 5-5                                                                                                                                                                                                                        |