

DEVELOPMENT STANDARDS FOR CONVENTIONALLY-ZONED PROPERTIES IN THE COASTAL ZONE

Zoning District	Minimum Lot Area (square feet)	Minimum Setbacks (feet)				Maximum Height (feet)		Maximum Floor Area Ratio (FAR)
		Front	Side	Street Side (corner)	Rear	Main Bldg.*	Detached Accessory Structure	
C-R-1 (Coastal one-family residence district)	7,500	25	6	10	20% of Lot Depth/ 25 maximum	25	15	30%
C-R-2 (Coastal two-family residence districts)		25	6	10		25	15	30%
C-R-A (Coastal residential, agricultural district)		25	6	10		25	15	30%
C-VCR (Coastal village commercial residential district)	7,500	Established through discretionary review based upon site constraints				25	15	Refer to LCP and CWP land use designation for FAR
C-H-1 (Coastal limited roadside business district)	7,500	Established through discretionary review based upon site constraints				25	15	Refer to LCP and CWP land use designation for FAR
C-R-1:B-D (Coastal single-family residential district – Dillon Beach)	1,750	10	5	10	10	20	15	N/A
C-RCR (Coastal resort and commercial recreation district)	Development standards subject to consistency with LCP, CWP and Master Plan/Development Plan approvals.							

When combined with a B district, the development standards listed below will supersede the standards listed above.

Zoning District	Minimum Lot Area (square feet)	Minimum Setbacks (feet)				Maximum Height (feet)		Maximum Floor Area Ratio
		Front	Side	Corner Side	Rear	Main Bldg.*	Detached Structure	
B-1	6,000	25	5	10	20% of Lot Depth/ 25 maximum	25	15	30% (unless specified otherwise by the CWP and/or LCP)
B-2	10,000	25	10	10				
B-3	20,000	30	15	10				
B-4	1 acre	30	20	20				
B-5	2 acres	30	20	20				
B-6	3 acres	30	20	20				

* The height limit in the Stinson Beach Highlands is 17 feet.

DEVELOPMENT STANDARDS FOR COASTAL PLANNED ZONING DISTRICTS

Zoning District	Density Requirements (dwelling units per acres)	Maximum Height ¹		Development Standards	Applicable Code Sections
C-RSP (Coastal residential single-family planned district) ²	0.05 = 1 unit/20 acres 0.10 = 1 unit/10 acres 0.20 = 1 unit/5 acres 0.25 = 1 unit/4 acres 0.5 = 1 unit/2 acres 1.0 = 1 unit/acre 2.0 = 2 units/acre	25 feet	15 feet	Determined by site constraints and implemented through discretionary review (Master Plan/Development Plan and/or Design Review/Use Permit and Coastal Permit)	22.57.080I
C-RMP (Coastal residential multiple planned district)					22.57.070I
C-RSPS (Coastal residential, single-family planned, Seadrift Subdivision District)				<ul style="list-style-type: none"> • Refer to Section 22.57.094I of the MCC for additional standards related to height restrictions and development standards in the C-RSPS zoning district. • The finished floor elevation (FFE) shall not exceed 13 feet above mean lower low water (mllw) and the total height shall not exceed 28 feet above mllw in Lagoon Subdivisions 1 & 2 and Seadrift Subdivision 3. • The FFE shall not exceed 18 feet above mllw and the total height shall not exceed 33 feet above mllw. • The height limit for Subdivision 1, Area 5 is 18 feet/one-story. • These standards are not all-inclusive. Please refer to Chapters 22.56I and 22.57I for more information. Please consult Department of Public Works for FEMA elevation requirements. • All new construction will have a maximum of 15 feet above FFE (MCC §22.56.130(1).O.1). 	22.57.090I
C-RMPC (Coastal residential multiple planned commercial district)		25 feet	15 feet	Determined by site constraints and implemented through discretionary review (Master Plan/Development Plan and/or Design Review/Use Permit and Coastal Permit)	22.57.140I
C-CP (Coastal planned commercial district)	Residential uses prohibited	Determined through the discretionary review process			22.57.100I
C-ARP (Coastal agricultural, residential, planned district)	2.0 = 1 unit/2 acres 10 = 1 unit/10 acres 30 = 1 unit/30 acres 60 = 1 unit/60 acres	25 feet	15 feet		22.57.020I
C-APZ (Coastal agricultural production zone districts)	One dwelling unit per parcel - determined through discretionary review	25 feet	15 feet		22.57.030I

¹18 feet on ridgelines, 10 feet for understory

²15-foot height limit for new construction for C-RSP properties on the shoreline of Tomales Bay (MCC Section 22.56.130(I).O.7.b)