

Marin County

COMMUNITY DEVELOPMENT AGENCY

BRIAN C. CRAWFORD, DIRECTOR

TAMALPAIS AREA DEVELOPMENT FACT SHEET

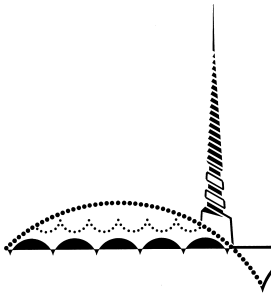
Development in the unincorporated Tamalpais Area is subject to special development standards that were established by the Tamalpais Area Community Plan and Marin County Development Code Section 22.30.060.

TAMALPAIS AREA DEVELOPMENT STANDARDS

Construction on vacant lots that meet the applicable criteria is subject to the requirements of Sections A and B. Construction on developed lots that meet the criteria is subject to the requirements of Section A only.

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 existing structures proposed on lots with a slope of 25% or greater; or (3) substantial remodels involving 25% or more of existing structures proposed on lots that do not comply with the minimum size (area) requirement.

1. The height limit for main buildings shall be 30 feet above natural grade. (Please note that, pursuant to Section 22.42.020.B.1 of the Marin County Development Code, single-family residences over 30 feet in height require Design Review approval, and single-family residences over 35 feet in height require Design Review and Variance approval.)
2. The maximum adjusted Floor Area Ratio (FAR) includes the gross enclosed floor area that meet the following criteria. (Please note that, pursuant to Section 22.42.020.B.1 of the Marin County Development Code, single-family residences with a building area that exceeds 4,000 square feet requires Design Review approval.)
 - a. Unconditioned, unimproved basements, unexcavated crawl spaces such 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.



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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.

FOR FURTHER INFORMATION

- Visit the Marin County Community Development Agency's public information counter at the Civic Center - Room 308, San Rafael, California, Monday through Friday (closed holidays), 8:00 a.m. - 4:00 p.m., or call (415) 499-6269.
- For more information, please refer to the Marin County Development Code and the Tamalpais Area Community Plan and Appendices.