

Summary of San Anselmo Development Standards (Refer to Municipal Code for all requirements)

| | Zoning District | | | | | | | | | |
|--|-----------------|--------------|------------|------------|------------|----------|------------|------------|------------|------------|
| STANDARD (SAMC Table 4A) | R-1-H | R-1-C | R-1 | R-2 | R-3 | P | C-1 | C-2 | C-L | C-3 |
| Lot Area, Minimum (Sq. Ft.) | 43,560 | 43,560 | 7,500 | 7,500 | 7,500 | 5,000 | - | - | - | - |
| Density, Maximum (Units/Acre) | 1 | 1 | 1 | 12 | 20 | 20 | 20 | 20 | 20 | 20 |
| Lot Width, Minimum Average | 60' | 60' | 60' | 60' | 75' | 45' | - | - | - | - |
| Lot Width, Minimum Street Frontage | 40' | 40' | 40' | 40' | 50' | 45' | - | - | - | - |
| Lot Coverage, Maximum | - | - | 35% | 35% | 50% | 50% | - | - | - | - |
| Setback, Minimum Front | 20' | 20' | 20' | 20' | 20' | 20' | 0' | 0' | 0' | 0' |
| Setback, Minimum Rear | 20' | 20' | 20' | 20' | 20' | - | - | - | - | - |
| Minimum Adjacent to "R" Districts | | | | | | 20' | 12' | 12' | 12' | 12' |
| Minimum Adjacent to "P" Districts | | | | | | 12' | 0' | 0' | 0' | 0' |
| Minimum Adjacent to "C" Districts | | | | | | 0' | 0' | 0' | 0' | 0' |
| Setback, Side | | | | | | | | | | |
| Minimum Interior Side | 8' | 8' | 8' | 8' | 8' | 0' | 0' | 0' | 0' | 0' |
| Minimum Street Side | 12' | 12' | 12' | 12' | 12' | 0' | 0' | 0' | 0' | 0' |
| Minimum Adjacent to "R" Districts | | | | | | 5' | 8' | 0' | 0' | 0' |
| Minimum Adjacent to "P" Districts | | | | | | 5' | 0' | 0' | 0' | 0' |
| Minimum Adjacent to "C" Districts | | | | | | 0' | 0' | 0' | 0' | 0' |
| Floor Area Ratio, Maximum | See Tables | | | - | - | - | 0.65 | 2.0 | 1.0 | 1.0 |
| Maximum Stories: | | | | | | | | | | |
| On lot with building footprint having an average slope of less than 25% | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| On lots with building footprint average slope at or greater than 25% | 3 | 3 | 3 | 3 | 3 | 2 | 2 | 2 | 2 | 2 |
| Maximum Building Height Outside Primary and Secondary Ridgezone: Above Average Grade: | | | | | | | | | | |
| On lot with building footprint having an average slope of less than 25% | 30' | 30' | 30' | 30' | 30' | 30' | 30' | 30' | 30' | 30' |
| On lots with building footprint average slope at or greater than 25% | 35' | 35' | 35' | 35' | 35' | 30' | 30' | 30' | 30' | 30' |
| Maximum Building Height Within Primary and Secondary Ridgezone: Maximum Feet Above Average Grade | 30' | 30' | 30' | - | - | - | - | - | - | - |
| Maximum Building Height Within Primary and Secondary Ridgezone: Maximum Feet Above Ridgeline | 18' | 18' | 18' | - | - | - | - | - | - | - |

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SETBACK EXCEPTIONS

(S.A.M.C. Table 4B)

E = Exceptions that do not require review by the Planning Director or Planning Commission*

ME = Minor Exceptions that require discretionary action by the Planning Director*

DR = Minor intrusions that require Planning Commission design review.

For R-1 H, R-1 C, and R-1 properties located at or above 150 mean sea level elevation, design review shall take precedence over the following exceptions.

Ground surface: ground level at the time of construction, unless otherwise determined per S.A.M.C. Sec. 10-3.404(c).

*If, in the judgment of the Planning Director, the structure is not a minor intrusion due to its size, location, or potential use, the Planning Director shall require the structure either adhere to the standards listed in the Development Standards Table, referred to as Table 4A, or obtain a variance from the Planning Commission.

| | Front | Rear | Interior Side | Street Side | Review Required |
|--|-------|------|---------------|-------------|-----------------|
| Accessory Structure - Detached or Attached | | | | | |
| A. For properties with a rear property frontage on Center Boulevard or Red Hill Avenue (one of the following): | | | | | |
| 1. One, similar in type to gazebo, tool shed, or play structure, less than 200 square feet in area up to 10' in height ⁽⁴⁾ above the ground surface subject to screen landscaping between the accessory structure and the right of way, as approved by the Planning and Building Director. It is encouraged that the roof pitch design of accessory buildings be similar to that of the main dwelling; <u>or</u> | 20' | 4' | 8' | 8' | E |
| 2. One, similar in type to gazebo, tool shed, or play structure, less than 200 square feet in area exceeding 10' in height ⁽⁴⁾ , but no higher than 12' in height above the ground surface subject to screen landscaping between the accessory structure and the right of way, as approved by the Planning and Building Director. It is encouraged that the roof pitch design of accessory buildings be similar to that of the main dwelling; <u>or</u> | 20' | 6' | 8' | 8' | E |

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| | Front | Rear | Interior Side | Street Side | Review Required |
|--|-------|------|---------------|-------------|-----------------|
| 3. One, similar in type to gazebo, tool shed, or play structure, less than 200 square feet in area up to 10' in height ⁽⁴⁾ above the ground surface subject to screen landscaping between the accessory structure and the right of way, as approved by the Planning and Building Director. It is encouraged that the roof pitch design of accessory buildings be similar to that of the main dwelling; or | 20' | 4' | 0' | 0' | DR |
| 4. One, similar in type to gazebo, tool shed, or play structure, less than 200 square feet in area exceeding 10' in height ⁽⁴⁾ , but no higher than 12' in height above the ground surface subject to screen landscaping between the accessory structure and the right of way, as approved by the Planning and Building Director. It is encouraged that the roof pitch design of accessory buildings be similar to that of the main dwelling. | 20' | 6' | 0' | 0' | DR |
| B. For all other properties: | | | | | |
| One, similar in type to gazebo, tool shed, or play structure less than 120 square feet in area (measured to exterior walls or surfaces) and 8' or less in height above the ground surface ⁽⁴⁾ | 20' | 0' | 0' | 0' | E |
| Arbor and Trellis: | | | | | |
| 1. Freestanding, 60 square feet or less in area and 8' or less in height ⁽⁴⁾ above the ground surface. A distance of 10' shall be maintained from dwellings located on contiguous properties. | 0' | 0' | 3' | 3' | E |
| 2. Freestanding, exceeding 60 square feet in area and exceeding 8' in height above the ground surface ⁽⁴⁾ . | 0' | 0' | 0' | 0' | ME |
| 3. Attached, extending 3' from building wall | 3' | 3' | 3' | 3' | E |
| Awning, Chimney, Cornice, Eave, Fireplace | | | | | |
| 1. All extending not more than 3' from the building wall. A distance of 10' shall be maintained from dwellings located on contiguous properties. | 3' | 3' | 3' | 3' | E |
| 2. All extending beyond 3' from the building wall. | 3' | 3' | 3' | 3' | ME |

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| | Front | Rear | Interior Side | Street Side | Review Required |
|---|-------|------|---------------|-------------|-----------------|
| Built In Outdoor Barbecue and Counter | | | | | |
| 1. Counter and built in barbecue less than 36" above grade ⁽⁴⁾ . | 0' | 0' | 0' | 0' | E |
| 2. Counter between 36" and 48" above grade ⁽⁴⁾ and built in barbecue with cover up to 60" above grade. A distance of 10' shall be maintained from dwellings on contiguous properties. | 0' | 0' | 0' | 0' | ME |
| Carport, Garage | | | | | |
| One, new detached, one car, single story carport and garage with a maximum gable height of 12' (required on-site parking spaces shall be located as described in Section 10-3.504). | 20' | 5' | 5' | 5' | DR |
| Chicken Coops and Runs with a permit issued pursuant to Title 5, Chapter 1, Section 5-1.04 | | | | | |
| One structure up to 50 square feet in area and 8 feet or less in height above the ground surface used for the specific purpose of housing hens | 0' | 0' | 0' | 0' | ME |
| One transparent enclosure/run up to 120 square feet in area and 8 feet or less in height above the ground surface to allow hens to walk around | 0' | 0' | 0' | 0' | ME |
| Deck, Landing, Stairway - All Uncovered | | | | | |
| 1. Less than 3' in height above the ground surface. | 0' | 0' | 0' | 0' | E |
| 2. 3' or greater in height above the ground surface. | 14' | 14' | 6' | 10' | E |
| 3. Exceeding 3' in height above the ground surface, but not exceeding 5' in height above the ground surface. | 0' | 0' | 0' | 0' | ME |
| Dormer | | | | | |
| A maximum of one on each wall, the length of each to be no greater than 8' in length as measured parallel to the roof ridge. A distance of 10' shall be maintained from dwellings located on contiguous properties. | 3' | 3' | 3' | 3' | E |
| Enclosure of an Area Directly Below an Existing Deck | | | | | |
| To create additional living area. | 0' | 0' | 0' | 0' | DR |

Summary of San Anselmo Development Standards (Refer to Municipal Code for all requirements)

| | Front | Rear | Interior Side | Street Side | Review Required |
|--|-------|------|----------------------------|----------------------------|-----------------|
| Fence, privacy wall, solid opaque screen planting, including supporting structures | | | | | |
| Fences, privacy walls, and solid opaque screen plantings located within 20 feet of a front property line or within 12 feet of a street side property line need a permit from Public Works. The Public Works Director's decision shall be based upon safety factors necessary to maintain good vehicular and pedestrian visibility at intersections of streets, sidewalks, and driveways, after consideration of the terrain and topography involved, and the volume of vehicular and pedestrian traffic. | | | | | |
| A. For properties with rear frontages on Center Blvd and Red Hill Avenue: | | | | | |
| 1. Up to 6' in height above the ground surface on either side of the fence at any point (3). | 0' | 0' | 0' | 0' | E |
| 2. 6' in height with a 2' lattice top above the ground surface (for a total height of 8') with screen landscaping subject to approval by the Planning and Building Director | 20' | 2' | 8' | 8' | E |
| 3. Between 6' and 10' in height with a 2' lattice top above the ground surface with screen landscaping subject to approval by the Planning and Building Director. | 20' | 4' | Encroachment not permitted | Encroachment not permitted | E |
| B. For all other properties; | | | | | |
| 1. Up to 6' in height with a 2' lattice top (for a total height of 8') above the ground surface. | 0' | 0' | 0' | 0' | E |
| 2. For properties in Bald Hill: also refer to Bald Hill Area Plan: Fence Design | | | | | |
| Filtered (non-opaque) Screening | | | | | |
| There shall be no maximum height for filtered screen vegetation unless deemed necessary in a particular instance by the Public Works Director due to safety factors necessary to maintain good vehicular and pedestrian visibility of intersections of streets, sidewalks, and driveways, after consideration of the terrain and topography of the lot involved, and the volume of vehicular and pedestrian traffic. | 0' | 0' | 0' | 0' | E |

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| | Front | Rear | Interior Side | Street Side | Review Required |
|--|-------|------|---------------|-------------|-----------------|
| First Story Rear and Side Horizontal Dwelling Infill Extensions | | | | | |
| 1. Incorporating no additional height increase and within the boundaries created by either connecting two points of the rear wall or two points on the same side wall of a building (notch filler). | 20' | 0' | 0' | 0' | E |
| 2. Incorporating no additional height increase and within the boundaries created by connecting one point of a side wall and one point of a rear wall of a building (notch filler). | 20' | 0' | 0' | 0' | ME |
| Additions to existing dwellings and accessory structures originally and legally built less than eight (8') feet but not less than five (5') feet from the interior side property line | | | | | |
| Existing dwellings may be expanded vertically or horizontally and existing accessory structures may be expanded horizontally along the existing building plane subject to Design Review. Should an existing building located within five (5') feet to eight (8') feet of the interior side property line originally and legally built be removed and rebuilt with no dimension changes from that which previously existing, the 5' to 8' setback is considered grandfathered and expansion can occur along the former building plane subject to Design Review. This provision does not apply to: (a) Additions to existing structures which are less than eight (8') feet from the interior side property line by virtue of a previously granted variance; (b) Any construction less than five (5') feet from the interior side property line; or (c) Second story additions to accessory structures. | 20' | 20' | 5' to 8' | 12' | DR |
| Hot Tub | | | | | |
| 1. Above the ground surface. | 20' | 5' | 5' | 5' | E |
| 2. Above the ground surface. | 8' | 5' | 5' | 5' | ME |
| 3. Below the ground surface. | 8' | 5' | 5' | 5' | E |

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|---|-------|------|---------------|-------------|-----------------|
| Mechanical Equipment | | | | | |
| Air conditioning unit, hot tub and swimming pool equipment (not contained in hot tub or swimming pool), all at or under 3' above the ground surface. | 5' | 5' | 5' | 5' | E |
| Parking Deck, Driveway, Supporting Structure: (Uncovered) | | | | | |
| On both downslope and upslope lots having minimum average lot slope of 25%. | 0' | 0' | 0' | 0' | ME |
| Parking Spaces on Uphill Lots | | | | | |
| With retaining walls greater than 6' in height above the ground surface(5), but less than 10' in height above the ground surface. | 0' | 0' | 0' | 0' | ME |
| Porch | | | | | |
| 1. Enclosure of existing roofed porch limited to two sides of an existing dwelling, not to exceed 100 square feet. | 0' | 0' | 0' | 0' | E |
| 2. Covered porches (not enclosed): provided the finished porch floor does not exceed 5' in height above the elevation of any adjacent right of way. | 14' | 20' | 8' | 12' | E |
| Raising of Structures (originally constructed without setback requirement and not having been granted an exception, minor exception or setback variance) a total of 2' above the existing building height (including the roof, walls, and foundation), not to exceed the height limitation of the applicable zoning district. Includes: Dwelling, Carport, Garage, and Accessory Building. | | | | | |
| If requested to elevate a finished floor in a Flood Hazard Area, to replace a foundation, or for other hazard mitigation. | 0' | 0' | 0' | 0' | E |
| If requested for aesthetic or other non-hazard purposes. | 0' | 0' | 0' | 0' | ME |
| Replacement in Kind | | | | | |
| All existing structures legally erected (either before applicable ordinances or with applicable Building permit and Planning approval). Includes relocating structure from an existing 0' property line setback to a 2' maximum setback for maintenance purposes. Does not include other dimension changes. | 0' | 0' | 0' | 0' | E |
| Retaining Wall | | | | | |
| Up to 4' in height above the ground surface. | 0' | 0' | 0' | 0' | E |

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| | Front | Rear | Interior Side | Street Side | Review Required |
|---|-------|------|---------------|-------------|-----------------|
| Swimming Pool | | | | | |
| 1. Above the ground surface measured at the outside edge. | 20' | 5' | 5' | 5' | E |
| 2. Above the ground surface measured at the outside edge. | 8' | 5' | 5' | 5' | ME |
| 3. Below the ground surface measured at the outside edge. | 8' | 5' | 5' | 5' | E |
| Window: Bay, Greenhouse, Box | | | | | |
| 1. All extending not more than 3' from the building wall and no greater than 8' in length. A distance of 10' shall be maintained from dwellings located on contiguous properties. | 3' | 3' | 3' | 3' | E |
| 2. All extending more than 3' from the building wall and greater than 8' in length. | 3' | 3' | 3' | 3' | ME |

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| Floor Area Maximum Residential Property ABOVE 150 MEAN SEA LEVEL ELEVATION (S.A.M.C. Table 4E) | | | | |
|---|-----------------------------------|----------------|--|--|
| Formula | Lot Size (Square Feet) | (Acres) | Maximum Adjusted Floor Area (Square Feet) | Maximum Adjusted Floor Area Ratio |
| 35% of Lot Size | 8,000 or less | | | |
| 10% of | 8,500 | 0.20 | 2,850 | .33 |
| Lot Size | 9,000 | 0.21 | 2,900 | .32 |
| + 2,000 sq. ft. | 9,500 | 0.22 | 2,950 | .31 |
| | 10,000 | 0.23 | 3,000 | .30 |
| | 11,000 | 0.25 | 3,100 | .28 |
| | 12,000 | 0.28 | 3,200 | .26 |
| | 13,000 | 0.30 | 3,300 | .25 |
| | 14,000 | 0.32 | 3,400 | .24 |
| | 15,000 | 0.34 | 3,500 | .23 |
| | 17,500 | 0.40 | 3,750 | .21 |
| 5% of | 20,000 | 0.46 | 4,000 | .20 |
| Lot Size | 25,000 | 0.57 | 4,250 | .17 |
| + 3,000 sq. ft. | 30,000 | 0.69 | 4,500 | .15 |
| | 35,000 | 0.80 | 4,750 | .14 |
| 5,000 sq. ft. | 40,000 | 0.92 | 5,000 | .13 |
| Maximum | 45,000 | 1.03 | 5,000 | .11 |

Summary of San Anselmo Development Standards (Refer to Municipal Code for all requirements)

Definition of Adjusted Floor Area for lots above 150 MSL:

The gross exterior floor area (as measured from the exterior framing of the outside wall) in the main dwelling PLUS:

1. Any garage space after the first 500 square feet;
2. Any enclosed accessory buildings; and
3. Any potential living space with minimum dimensions of 8 feet by 10 feet and 7.5 feet head room; and
4. Any accessory dwelling unit.

Dwellings built, enlarged, or expanded before February 26, 1991, which do not exceed the Maximum Adjusted Floor Area, may exceed this number by not more than 10% subject to Design Review.

Dwellings built, enlarged, or expanded before February 26, 1991, which exceed the Maximum Adjusted Floor Area, may exceed this number by not more than 500 square feet subject to Design Review.

Summary of San Anselmo Development Standards (Refer to Municipal Code for all requirements)

**Floor Area Maximum
R-1
BELOW 150 MEAN SEA LEVEL ELEVATION
(S.A.M.C. Table 4F)**

| Lot Size (Sq Ft) | Sliding Scale: 45% to 35% | Adjusted Floor Area | 325 sf Additional Floor Area for Dwellings that Exist Prior to Ordinance Adoption (Planning Commission Design Review Required) | Maximum Lot Coverage Ratio | Adjusted Lot Coverage |
|-------------------------|----------------------------------|----------------------------|---|-----------------------------------|------------------------------|
| <2250 | 0.45 | | 325 + | 0.35 | |
| 2250 | 0.45 | 1013 | 1338 | 0.35 | 788 |
| 2500 | 0.45 | 1125 | 1450 | 0.35 | 875 |
| 2750 | 0.45 | 1238 | 1563 | 0.35 | 963 |
| 3000 | 0.45 | 1350 | 1675 | 0.35 | 1050 |
| 3250 | 0.45 | 1463 | 1788 | 0.35 | 1138 |
| 3500 | 0.45 | 1575 | 1900 | 0.35 | 1225 |
| 3750 | 0.45 | 1688 | 2013 | 0.35 | 1313 |
| 4000 | 0.45 | 1800 | 2125 | 0.35 | 1400 |
| 4250 | 0.42 | 1800 | 2125 | 0.35 | 1488 |
| 4500 | 0.40 | 1800 | 2125 | 0.35 | 1575 |
| 4750 | 0.40 | 1900 | 2225 | 0.35 | 1663 |
| 5000 | 0.40 | 2000 | 2325 | 0.35 | 1750 |
| 5250 | 0.40 | 2100 | 2425 | 0.35 | 1838 |
| 5500 | 0.40 | 2200 | 2525 | 0.35 | 1925 |
| 5750 | 0.40 | 2300 | 2625 | 0.35 | 2013 |
| 6000 | 0.40 | 2400 | 2725 | 0.35 | 2100 |
| 6250 | 0.40 | 2500 | 2825 | 0.35 | 2188 |
| 6500 | 0.40 | 2600 | 2925 | 0.35 | 2275 |
| 6750 | 0.40 | 2700 | 3025 | 0.35 | 2363 |
| 7000 | 0.40 | 2800 | 3125 | 0.35 | 2450 |
| 7250 | 0.39 | 2828 | 3153 | 0.35 | 2538 |
| 7500 | 0.38 | 2850 | 3175 | 0.35 | 2625 |
| 7750 | 0.37 | 2868 | 3193 | 0.35 | 2713 |
| 8000 | 0.36 | 2880 | 3205 | 0.35 | 2800 |
| 8250 | 0.35 | 2888 | 3213 | 0.35 | 2888 |
| 8500 | 0.35 | 2975 | 3300 | 0.35 | 2975 |

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| Lot Size (Sq Ft) | Sliding Scale: 45% to 35% | Adjusted Floor Area | 325 sf Additional Floor Area for Dwellings that Exist Prior to Ordinance Adoption (Planning Commission Design Review Required) | Maximum Lot Coverage Ratio | Adjusted Lot Coverage |
|-------------------------|----------------------------------|----------------------------|---|-----------------------------------|------------------------------|
| 8750 | 0.35 | 3063 | 3388 | 0.35 | 3063 |
| 9000 | 0.35 | 3150 | 3475 | 0.35 | 3150 |
| 9250 | 0.35 | 3238 | 3563 | 0.35 | 3238 |
| 9500 | 0.35 | 3325 | 3650 | 0.35 | 3325 |
| 9750 | 0.35 | 3413 | 3738 | 0.35 | 3413 |
| 10000 | 0.35 | 3500 | 3825 | 0.35 | 3500 |
| 10250 | 0.35 | 3588 | 3913 | 0.35 | 3588 |
| 10500 | 0.35 | 3675 | 4000 | 0.35 | 3675 |
| 10750 | 0.35 | 3763 | 4088 | 0.35 | 3763 |
| 11000 | 0.35 | 3850 | 4175 | 0.35 | 3850 |
| 11250 | 0.35 | 3938 | 4263 | 0.35 | 3938 |
| 11500 | 0.35 | 4025 | 4350 | 0.35 | 4025 |
| 11750 | 0.35 | 4113 | 4438 | 0.35 | 4113 |
| 12000 | 0.35 | 4200 | 4525 | 0.35 | 4200 |
| 12250 | 0.35 | 4288 | 4613 | 0.35 | 4288 |
| 12500 | 0.35 | 4375 | 4700 | 0.35 | 4375 |
| 12750 | 0.35 | 4463 | 4788 | 0.35 | 4463 |
| 13000 | 0.35 | 4550 | 4875 | 0.35 | 4550 |
| 13250 | 0.35 | 4638 | 4963 | 0.35 | 4638 |
| 13500 | 0.35 | 4725 | Maximum: 5000 sq ft | 0.35 | 4725 |
| 13750 | 0.35 | 4813 | 5000 | 0.35 | 4813 |
| 14000 | 0.35 | 4900 | 5000 | 0.35 | 4900 |
| 14250 | 0.35 | 4988 | 5000 | 0.35 | 4988 |
| 14500 | Maximum: 5000 sf | 5000 | 5000 | 0.35 | 5075 |

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Definition of Adjusted Floor Area for lots below 150 MSL:

The total floor area (as measured from the exterior framing of the outside wall), of any dwellings or improvements on a lot, including Basements, Attics with floors, Accessory Dwelling Units and Accessory Buildings. The floor area of interior spaces with ceilings of more than fifteen (15) feet in height from floor to ceiling shall be double-counted in the calculation of Adjusted Floor Area.

Adjusted Floor Area excludes the following:

1. Unenclosed Horizontal Surfaces
2. Unenclosed Balconies
3. Unenclosed Decks
4. Unenclosed Porches
5. Crawl Spaces with Dirt Floors
6. Attics with no Floor
7. The first 400 square feet of Garage Floor Area

Definitions for Below 150 MSL Adjusted Floor Area:

"Attic" means an open space at the top of a dwelling situated wholly or partly within the roof.

"Basement" means an enclosed space, finished or unfinished, partly or wholly below natural grade, having more than one-half (1/2) its height, as measured from its floor, whether finished or unfinished, to its ceiling, whether finished or unfinished, below the adjoining natural grade.

"Crawl Space" means a shallow, unfinished space, located below the living quarters of a basement-less house and enclosed by the foundation walls, where it is not possible for an adult to stand.

"Unenclosed" means a space with or without a permanent roof that is not enclosed by walls, windows or doors on at least two sides. Insect screening would not constitute enclosure.

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Design Review

Additions or repairs to any existing improvement are not be subject to design review if the exterior is not altered.

Projects subject to design review:

R-1, R-2, and R-3 (three (3) or fewer units) lots below 150 MSL (flatland)

1. New dwellings;
2. Any second story or higher additions;
3. Any request to exceed the maximum adjusted floor area under Section 10-3.412(e);
4. Additions where the new construction will increase existing Adjusted Floor Area by fifty (50%) percent or more;
5. Additions in conjunction with the demolition of fifty (50%) percent or more of the existing exterior walls of a dwelling structure.

For purposes of making the above determinations, pre-existing development that will be replaced in kind shall not be counted where the replacement involves no material change in visual effect due to identical or similar design. Additions include decks, roof decks, and stairway structures. Demolition and a fifty (50%) percent building increase performed after March 24, 2009, will be looked at cumulatively, so that when the limit is triggered by the sum of all the work performed, design review will be required.

6. Additions to existing dwellings and accessory structures originally and legally built less than eight (8) feet but not less than five (5) feet from the interior side property line.

R-1-C and R-1 lots that include any area at or above 150 MSL (hillside)

1. New dwellings;
2. Any second story or higher additions;
3. Any additions (which include deck and stairway structures, except those located on the uphill side of the dwelling) greater than five hundred (500) square feet in size.

For purposes of determining additions, pre-existing development that will be replaced in kind, will not be counted toward the five hundred (500) square feet, where the replacement involves no material change in visual effect due to identical or similar materials, design, and colors. Additions constructed after February 26, 1991, will be looked at cumulatively, so that

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when the five hundred (500) square foot limit is triggered by the sum of all additions, design review will be required.

4. Any request to exceed the maximum dwelling size in Table 4E.
5. Additions to existing dwellings and accessory structures originally and legally built less than eight (8) feet but not less than five (5) feet from the interior side property line.

All parking spaces created in required setbacks in association with conversion of a garage to an accessory dwelling unit pursuant to Section 10-3.504(b).

Any project subject to design review in the Minor Intrusions Into Required Residential Development Standards Table 4B.

SPD (Specific Planned Development District): All development.

R-1-H: All exterior modifications.

Commercial, Professional, and Residential R-3 (four (4) or more units, churches, and convalescent homes):

1. All new buildings; and
2. Any exterior modifications.

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The Planning Director may approve the following Design Review applications:

- (1) Any minor modifications to existing buildings, structures or improvements such as awnings, canopies, windows, doors, color changes, or other similar modifications.
- (2) All additions in residential zoning districts.

The Planning Commission shall review the following applications:

- (1) All exterior improvements to be constructed in the Town, except for those listed in subsection (a) of this section.
- (2) All exterior improvements to be constructed by public school districts and other governmental agencies to the extent permitted by law or by the agencies involved. Following such review, the Commission shall submit a written report of its recommendations and comments to the body proposing to construct the improvement.
- (3) All exterior improvements to be constructed by the Town that have been referred to them pursuant to Section 10-3.1502. A report and recommendations as to those improvements to be constructed by the Town shall be advisory only.
- (4) Any request to exceed the maximum adjusted floor area under Section 10-3.412(e) or Table 4E.

Parking standards.

The Parking Standards Table, referred to as Table 5A, lists the minimum parking requirements for each use or activity. If a particular use or activity is not listed in the Parking Standards Table, then establishment of parking requirements for that use or activity shall be determined by the Planning Commission after the preparation of a parking demand study for the proposed use or activity.

10-3.503 - Enlargement, increased capacity and intensity of use to commercial buildings.

At the time an existing commercial building or structure is enlarged in size or increased in intensity of use, in the opinion of the Planning Director, the minimum parking spaces as listed in the Parking Standards Table, referred to as Table 5A, shall be required. Unless otherwise allowed by this Title, the minimum parking spaces shall be on-site and not within a public right-of-way.

10-3.504 - Enlargement and alteration to dwelling units and conversion of garages, carports, and uncovered parking spaces.

(a) Any dwelling unit having less than the required number of vehicular parking spaces as required by the Parking Standards Table, referred to as Table 5A, may be enlarged provided that one (1) of the following conditions is satisfied:

- (1) The required number, setbacks, siting, configuration, and size of parking spaces as required by the Parking Standards Table, referred to as Table 5A, of the San Anselmo Municipal Code shall be provided prior to

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- the first Building Department inspection for the enlargement, except that the parking spaces may be in tandem and within established setback areas; or
- (2) The enlargement does not include a room suitable for use as a bedroom nor does the enlargement include the conversion of an existing room for use as a bedroom.
- (b) No parking space either uncovered or within a garage or carport, having minimum dimensions of eight (8) feet in width by seventeen (17) feet in depth, shall be converted to a use other than for vehicular parking, unless the following conditions are satisfied:
- (1) The site has the required number of on-site parking spaces as required by the Parking Standards Table, referred to as Table 5A, of the San Anselmo Municipal Code and the spaces comply with all provisions for setbacks, siting, configuration and size; or
 - (2) Each converted parking space shall be replaced with one (1) legal parking space that complies with all provisions for setbacks, siting, configuration, and size prior to the first inspection for the building permit; or
 - (3) When a garage, carport, or covered parking structure is structurally altered or modified to create an accessory dwelling unit, each converted parking space shall be replaced with one (1) legal parking space that complies with all provisions for setbacks, siting and size prior to the first inspection for the building permit. The spaces may be located in any configuration on the same lot as the accessory dwelling unit, including, but not limited to covered spaces, uncovered spaces, or tandem spaces, or by the use of mechanical automobile parking lifts. Parking required under this subsection (3) may be located within a required setback with design review approval pursuant to Article 15 of this chapter; and
 - (4) For residential development, the garage door shall remain in place and look functional, or the garage door shall be removed. If the door is removed, the project shall include architectural features (including siding, doors, windows, trim and accent details), and landscaping (such as a landscape strip to disconnect the driveway from the building wall) so it is not apparent that the structure was originally a garage.

10-3.505 - Mixed use parking requirements.

Any lot which there is located mixed uses which, as required by the Parking Standards Table, referred to as Table 5A, have different parking requirements, shall provide parking spaces in sufficient number to fulfill the combined number of parking spaces required for each of the separate uses or activities.

10-3.506 - Parking space: Location.

- (a) When replacing a dwelling in kind (no dimension or design changes), the existing location of parking spaces and parking structures can remain (provided that they were created either before applicable ordinances or with applicable Building permit and Planning approval).
- (b) When accessing parking at the rear of property, the driveway can go in and out of the setbacks, the driveway can be less than the nine-foot Code parking space width, and the surface shall be more permeable with one (1) of the choices being two (2) parallel tracks with an average wheel base distance, subject to approval of the Public Works Director.
- (c) Parking spaces may be located off-site from the use they are intended to serve only if the parking space or spaces are within one hundred fifty (150) feet of the lot on which the use they are intended to serve is located and that the off-site parking spaces are exclusively for the use they are intended to serve by the recordation of an appropriate agreement. Said agreement shall be in a form approved by the Town Attorney and reserved in perpetuity unless removed by approval of the Planning Commission. Parking spaces provided on a parcel for an off-site use must be spaces in excess of the minimum Code required parking spaces for the use on that parcel providing the parking.
- (d) Garages to accommodate subsection (c) of this section may be allowed upon vacant property subject to the following:
 - (1) The garage structure shall be exclusively used for the parking of vehicles. Water connections shall be permitted. No sewer connections shall be allowed to such structure.

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- (2) Deed restrictions in subsection (a) of this section shall further limit the use of the garages for the parking vehicles for the exclusive use of the property they are intended to serve.
 - (3) Planning Commission Design Review shall be obtained in accordance with Article 15 of this chapter.
 - (4) The maximum size of such garages shall not exceed five hundred (500) square feet in floor area.
 - (5) Such garages shall otherwise meet all requirements of this chapter.
- (e) Parking areas for commercial uses may be permitted in the "R" Districts on properties adjoining "C" Districts upon the securing of a use permit in accordance with Article 13 of the San Anselmo Municipal Code.

10-3.507 - Parking space: Dimensions.

Every parking space shall have minimum dimensions of nine (9') feet in width, nineteen (19') feet in length, and seven (7') feet of vertical clearance for the entire horizontal dimension of the parking space.

10-3.508 - Parking space: Siting.

All required parking spaces shall be sited in compliance with all development standard setbacks as set forth in the Development Standards Table, referred to as Table 4A, unless otherwise noted in this chapter.

10-3.509 - Parking space: Access.

Each required parking space shall have access to a public street, alley, access easement, drive aisle, or driveway.

10-3.510 - Parking space: Screening.

All parking spaces within the R-3 District shall be screened.

10-3.511 - Parking space: Surfacing.

All parking spaces, drive aisles, and driveways, and all other streets, alleys, and access easements which serve a parking space shall be constructed and paved with an all-weather surface and the surface shall be permeable as may be approved by the Director of Public Works.

10-3.512 - Loading space: Requirements.

For each 4,000 square feet of lot on which is located a hospital, institution, hotel, or commercial use with limited vehicular access to the site due to traffic volume, traffic movement patterns, or on-street parking there shall be a minimum of one (1) permanently maintained on-site loading space. The loading space shall have minimum dimensions of ten (10') feet in width, forty (40') feet in length, and fourteen (14) feet of vertical clearance for the entire horizontal dimension of the loading space. This section shall not require the provision of more than two (2) on-site loading spaces for any one (1) lot, unless it is found by the Planning Director that there are special circumstances which warrant additional on-site loading spaces.

10-3.513 - Loading space: Siting.

All loading spaces shall be sited in compliance with all development standards as set forth in the Development Standards Table, referred to as Table 4A.

10-3.514 - Loading space: Access.

Each loading space shall have immediate and direct access to a public street, alley, access easement, drive aisle, or driveway.

10-3.515 - Loading space: Surfacing.

All loading spaces, drive aisles, and driveways, and all other streets, alleys, and access easements which serve a loading space shall be constructed and paved with an all-weather surface as may be approved by the Director of Public Works.

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| PARKING STANDARDS TABLE TABLE 5A |
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Summary of San Anselmo Development Standards (Refer to Municipal Code for all requirements)

| RESIDENTIAL LAND USE | NUMBER OF REQUIRED ON-SITE PARKING SPACES ⁽¹⁾⁽²⁾ |
|---|---|
| Single-Family Dwelling, Attached or Detached, and Located below 150 mean sea level elevation | Two (2) spaces per living unit |
| Single-Family Dwelling, Attached or Detached, and Located above 150 mean sea level elevation | Three (3) spaces per living unit ⁽³⁾ |
| Accessory Dwelling Units | See Title 10, Chapter 6 |
| Multi-Family Living Unit: | |
| Studio or 1-bedroom living unit | One (1) space per unit |
| 2-bedroom living unit | One and one-half (1½) spaces per unit |
| 3 or more bedroom living unit | Two (2) spaces per unit |
| NON-RESIDENTIAL LAND USE | NUMBER OF REQUIRED ON-SITE PARKING SPACES ^{(1) (2)} |
| Church, College/University Auditorium, High School and Other Places of Public Assembly | One (1) space for each ten (10) fixed seats |
| Convalescent Home, Hospital | One (1) space for every two (2) beds |
| Auditorium, Theater, Other Similar Places of Assembly | One (1) space for each five (5) seats |
| Commercial Place of Amusement, Assembly Hall Without Fixed Seats, Dance Hall | One (1) space for each 100 gross square feet building floor area |
| Hotel, Motel | One (1) space for each guest room |
| Communication Equipment Building | Three (3) spaces PLUS one (1) space for each 500 gross square feet of building floor area PLUS two (2) spaces for each two (2) employees on duty on the maximum shift |
| Other Business, Commercial, Public Utility Buildings | Three (3) spaces PLUS one (1) space for each 500 gross square feet of building floor area |
| Notes: | |
| (1) Any calculation of parking space requirements which results in a fractional parking space shall be rounded up to the next full parking space. | |
| (2) A tandem parking space is not allowed to fulfill the legal parking space requirement unless otherwise noted in this chapter. | |
| (3) One (1) of the three (3) parking spaces may be in tandem and may be located within the minimum required front setback unless otherwise noted in this chapter. | |

Summary of San Anselmo Development Standards (Refer to Municipal Code for all requirements)

Setback measurement.

The setback measurement shall be taken from the nearest point of any building, architectural feature, or improvement to the nearest point of any property line; or if a future right-of-way line or a future width line has been established for a street by provisions of any applicable ordinance, the measurement shall be taken from the nearest point of any building, architectural feature, or improvement to the nearest point of the future right-of-way line or nearest point of the future width line.

Height measurement.

The height of a building, structure, or improvement shall be that vertical distance measured from the average level of the highest and lowest point of that portion of the lot ground surface covered by the building, structure, or improvement, to the highest point on the roof, ridge, or parapet wall. Height limitations shall not apply to public utility transmission and distribution lines.

- (a) A chimney up to twelve (12) square feet may exceed the maximum building height by four (4) feet.
- (b) For R-1 H, R-1 C and R-1 properties no development, including structures, roads, and public facilities shall be allowed on visible ridges and hillsides unless it has been demonstrated to the satisfaction of the Town Engineer and Planning Commission that development outside of the ridge zone is not feasible for geologic, soils, or hydrologic reasons, or development would impact a unique natural habitat, and if development is allowed on visible ridges and hillsides, the maximum height shall be no more than eighteen (18) feet above the ridgeline.
- (c) The ground surface for determining building height shall be either the predevelopment ground elevations at the appropriate points or the finished grade elevations at the appropriate points. The finished grade elevations may be used only if they are approved by specific action of the Planning Commission.

In approving the finished grade elevation as the governing ground surface, the Planning Commission shall make all of the following findings:

- (a) That use of the finished grade elevation in lieu of the predevelopment ground surface will produce results consistent with the intention to minimize visual impact on the ridge zone;
- (b) That use of the finished grade will benefit the public welfare and other properties in the area;
- (c) That use of the finished grade will not result in any substantial obstruction of visible ridgeline or view from other properties in the Town.

These requirements assume evenly graded surfaces. When local irregularities in the ground surface produce results which are in conflict with the intent of these requirements, the Planning Commission shall determine reasonable, average ground surface conditions in the vicinity of the governing points and instruct the Public Works Director to make structure height calculations based on these reasonable average conditions.

The intention of the height limits is to produce structures which minimize visual impact on the ridge zone. If, during the design review process associated with a particular structure, a design emerges which is in compliance with these limits, but in conflict with the intent of the ordinance codified in this article, the Planning Commission shall have the authority to amend these limits in order to achieve the original intention of these limits.

Prior to any amendment of these height limits, the Planning Commission shall make all of the following findings:

- (a) That such amendment will better achieve the purpose of the ordinance codified in this article.
- (b) The amendment in height limits will benefit the public welfare and other properties in the area.
- (c) The amendment will not result in the substantial obstruction of a visible ridgeline or the obstruction of views from other properties in the Town.

Building site locations shall be selected to reduce visibility providing such locations can be served with reasonable access and are geologically stable. The preliminary and precise development plans shall be based on a grading plan designed to retain the natural features of the land. Cuts and fills shall be kept to a minimum, and rounded and contoured to blend with existing topography.

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10-3.607 - Nonconforming uses and improvements.

(e) Nonconforming buildings and improvements.

(1) Replacement of nonconforming buildings and improvements

- (i) If at any time any building or improvement in existence or maintained at the time of the adoption of this chapter, which building, structure, or improvement does not conform to the regulations for the district in which it is located, shall be either: (a) destroyed by fire, explosion, act of God, or act of the public enemy; or (b) demolished; or (c) removed to provide access for construction, to the extent of more than one-half ($\frac{1}{2}$) the value thereof, then, and without further action of the Town Council, the building, structure, or improvement and the land on which the building or improvement was located or maintained, from and after the date of such destruction, demolition or removal shall be subject to all regulations of the district in which such land and/or building is located. For the purposes of this chapter, the value of any building or improvement shall be the estimated cost of the replacement of the building in kind as determined by the market value.
- (ii) An exception to (e)(1)(i) above is if the new building or improvement is a replacement in kind with no dimension, design or location changes beyond relocating the building or improvement from an existing zero-foot property line setback to a two-foot maximum setback for maintenance purposes and it can be shown that such building or improvement was erected either before applicable ordinances or with applicable Building permit and Planning approval.

(f) Expansion of nonconforming buildings and improvements.

- (1) Any nonconforming building or improvement may be permitted to be enlarged, extended, or reconstructed with different dimensions in cases where an application for a variance is first approved as provided in Article 14 of this chapter of the San Anselmo Municipal Code. The regulations of this article shall be subject to the provisions of this section.

Select Definitions (See SAMC for others)

"Accessory building" means a building detached from the primary building on the same lot and which is necessary for the operation or use of the lot or primary building and which is incidental and subordinate to the primary use of the lot or to the primary building. That portion of a residential garage or carport, whether attached or detached, and which provides covered area greater than that necessary to park vehicles of a number in excess of that required to serve the use, as required by Article 5 of Chapter 3 of the San Anselmo Municipal Code, shall be considered an accessory building, unless it meets the requirements of Section 10-3.506. A storage shed, whether prefabricated or constructed on-site, shall be considered an accessory building. Also includes "accessory structure."

"Attic" means an open space at the top of a dwelling situated wholly or partly within the roof.

Average slope. The "average slope" of a lot shall be the ratio between the net difference in elevation between the upper and lower property lines.

"Basement" means an enclosed space, finished or unfinished, partly or wholly below natural grade, having more than one-half ($\frac{1}{2}$) its height, as measured from its floor, whether finished or unfinished, to its ceiling, whether finished or unfinished, below the adjoining natural grade. If the finished floor located immediately above the basement is more than six (6) feet or more feet above the adjoining grade the basement shall be considered a story.

"Bay window" means a window which projects from the face of a building, which does not add floor area (permanent window seat or counter permitted), and which has a bottom sill no less than two (2') feet above the adjoining finished floor.

"Building" means any structure having a roof supported by columns or walls.

"Building envelope" means the horizontal and vertical area of a lot in which a building or other improvements may be constructed as defined by either the established development standards set forth in each district, or by the

Summary of San Anselmo Development Standards (Refer to Municipal Code for all requirements)

Planning Director, the Planning Commission, or the Town Council as associated with specific action upon a master plan, use permit, variance, preliminary development plan, precise development plan, or design review.

"Building Height" means the vertical distance measured from the average level of the highest and lowest point of that portion of the lot covered by the building to the highest point on the roof, ridge, or parapet wall including all antennas (television, radio, cellular, and satellite). Public utility transmission and distribution lines are not included in this definition. Also includes "structure height."

"Carport" means an attached or detached building covered by a solid or lattice roof and supported by posts, poles, or walls and having one (1) or more permanently open sides, and intended for the off-street parking of motor vehicles.

"Deck" means an exterior living space which has a finished floor surface thirty-six (36) inches or more above natural grade. Other typical attributes of a deck include finished floor surfaces of wood, tile, or concrete, one (1) or more permanently open sides, and railings.

Deck, covered. "Covered deck" means a deck over which is constructed a solid or lattice roof supported by posts, poles, or walls.

"Demolition" means the removal of one-half (½) or more of the structure's exterior, including roof, foundation, and walls.

"Density" means the ratio between the number of dwelling units and the size of a lot.

Density, maximum. "Maximum density" means the maximum number of residential units which may be constructed on any one (1) lot based on the maximum gross density permitted in the Zoning District, as guided by the Land Use Element of the General Plan, regardless of the size of the lot.

"Eaves" means roof projections which extend beyond the exterior wall plane of a building, or in the case of a covered porch, the roof projection beyond the porch columns.

"Fence" means a vertical barrier of any material, or combination of materials, constructed to enclose or screen a lot or a portion of a lot. Also includes "wall."

"Floor area ratio (FAR)" means the ratio between the total floor area of a building or buildings located on a lot and the area of that lot in gross square feet.

Floor area, total. "Total floor area" means the sum of the gross horizontal areas of all floors of a building measured from the exterior framing of the outside walls.

Garage, residential. "Residential garage" means a detached or attached accessory building or structure designed for the parking of motor vehicles belonging to or used by the occupants of the residential unit.

"Ground surface" means the predevelopment ground elevation.

Height. Refer to "building height."

"Kitchen." A room or space within a building used or intended to be used for cooking or preparation of food, which includes any of the following: stove, oven, range top, convection oven, cooking burners, microwave oven or refrigeration equipment. A separate or second kitchen does not exist if configuration of appliances and the floorplan clearly indicate that the space will not and cannot be used as a separate living unit, such as an unenclosed pool cabana. Interpretation of whether or not an area is or is not a separate kitchen shall be by the Planning Director pursuant to this section.

Lot, corner. "Corner lot" means a lot bounded by two (2) or more streets, ways, or access easements. The shortest boundary line which borders said street, way, or access easement shall constitute the front lot line.

"Lot coverage" means the land area covered by all buildings and improvements with a finished height above grade of three (3') feet or more, including all projections with the exception of roof eaves which project less than two (2') feet from the face of a building.

Summary of San Anselmo Development Standards (Refer to Municipal Code for all requirements)

"Natural grade" means the top or upper most surface of the ground prior to human intervention or modification.

"Non-conforming building" means a building, or portion of a building, which was constructed, or structurally altered, in a manner consistent with land use regulations and development standards in effect at the time of the construction or structural alteration but which does not conform to the current development standards of the District in which it is located. Also includes "non-conforming structure."

"Parking space" means an area designed for the parking of motor vehicles having unobstructed access to a public street, way, or access easement at all times, and having a minimum width of nine (9) feet, a minimum length of nineteen (19) feet, and a minimum vertical clearance of seven (7) feet, and either within a garage or carport, or uncovered, and paved with a permanent all weather surface as may be approved by the Public Works Director. Such all weather surface includes permeable and impermeable surfaces.

Property line, front. "Front property line" means the property line extending across the full street frontage of a lot between the side property lines and typically defined as the narrower of the lot's dimensions.

Property line, rear. "Rear property line" means the property line extending across a lot's rear between the side property lines and parallel to the lot's front property line.

Property line, side. "Side property line" means the property lines extending along the entire length of a lot between the front and rear property lines and typically defined as the longer of the lot's dimensions.

"Screen Vegetation, Filtered" means vegetation that grows together to form a non-opaque screen and permits visibility of structures through to the other side.

"Screen Vegetation, Solid" means vegetation that grows together to form an opaque screen that does not permit visibility of structures through to the other side.

"Setbacks" means a distance established by the provisions of this chapter to govern the placement of buildings and other improvements on lots with respect to property lines, streets, ways, or access easements. Setbacks shall not apply to public utility transmission and distribution lines.

"Story" means that portion of a building with a measured distance of six (6') feet or more between any finished or unfinished floor or ground surface and the floor next above, except that the topmost story of a building shall be that portion included between the topmost floor and the top surface of the roof above the topmost floor.

"Street" means a public way or permanent private access easement which functions as and affords a primary means of access to two (2) or more lots.

"Structure" means any improvement constructed or erected so as to project thirty-six (36") inches or more above the level of the adjoining grade, including, but not limited to, buildings, retaining walls, and decks. Fences shall also be considered structures if the height of the fence is greater than six (6') feet above the level of the adjoining existing grade. Both covered and uncovered parking spaces shall also be considered structures for purposes of setback requirements. Patios, walls, and similar improvements which have a finished height less than thirty-six (36") inches above the existing grade and creek bank restoration shall not be considered structures. For the purposes of computing the heights of structures and fences, the existing grade shall be the lower of:

- (a) The existing ground surface or;
- (b) The elevation of the existing grade at the time the application for construction of the structure is made.

"Trellis" means an open-air, horizontal structure used to shade the side of a building or support plants.

"Unenclosed" means a space with or without a permanent roof that is not enclosed by walls, windows or doors on at least two (2) sides. Insect screening would not constitute enclosure.