

CITY OF SAN ANSELMO

ORDINANCE NO. 575

AN ORDINANCE OF THE CITY OF SAN ANSELMO AMENDING TITLE 10, CHAPTER 3, ARTICLES 5, 6, 7, and 19 BY CHANGING THE HEIGHT, BULK AND SPACE REQUIREMENTS IN R-1, R-2, AND R-3 ZONES.

The City Council of the City of San Anselmo do ordain as follows:

Section 1. Title 10, Chapter 3, Article 5 of the San Anselmo Municipal Code is hereby amended to read as follows:

ARTICLE 5. SINGLE FAMILY RESIDENCE DISTRICTS (R-1).

Sec. 10-3.501. Scope of Article provisions. The following specific regulations and the general rules set forth in Article 19 shall apply in all R-1 districts. It is intended that this district classification be applied in areas subdivided and used, or designated to be used for single-family residential development.

Sec. 10-3.502. Uses Permitted:

(a) One-family dwellings (one per lot) and private garages, accessory buildings and uses.

(b) Agriculture, horticulture, gardening, keeping of animals as permitted by City Ordinance, but not including stands or structures for the sale of agricultural or nursery products.

(c) Underground utility installations, and above ground utility installations for local service, except that substations, communications equipment buildings, generating plants, and gas holders must be approved by the Planning Commission prior to construction, and the routes of proposed electric transmission lines shall be submitted to the Planning

Commission for recommendation prior to acquisition of rights of way therefor.

(d) Public parks, schools, playgrounds, libraries, firehouses and other public buildings and public uses included in the Master Plan.

Sec. 10-3.503 Uses Requiring Use Permits:

(a) Private schools, religious schools, nursery schools and day care centers.

(b) Churches.

(c) Golf courses and country clubs.

(d) Temporary tract sales offices and related signs, and tract construction offices and equipment yards.

(e) Home Occupations, of any kind.

(f) Additional independent living quarters in the main building which are found to be reasonable in the particular case, or to be necessary to house domestic help or family members who require special care or attention.

(g) The renting of rooms and/or the providing of table board for not more than two paying guests in the main dwelling.

Sec. 10-3.504 Height, Bulk and Space Requirements.

(a) Minimum Lot Area: 7500 square feet.

(b) Minimum Lot Width:

(1) Average width: 60 feet

(2) Street frontage: 40 feet

(c) Maximum Building Coverage: 40%

(d) Minimum Front Yard: 20 feet

(e) Minimum Side Yard:

(1) Interior side yards, 8 feet

(2) Street side of corner lot, 12 feet; except that where garages, carports, or parking spaces front on, or have access from, a side street, the garage, carport or parking

space setback shall be 20 feet.

(f) Minimum Rear Yards: 20 feet

(g) Minimum parking spaces: Two spaces on the same lot, not less than 10' x 20' each in size, which shall be constructed and paved, including driveway, at the time the lot is improved, with such all-weather surface as may be approved by the City Engineer.

(h) Maximum Building Height: Two (2) stories, but not to exceed 35 feet.

Section 2. Title 10, Chapter 3, Article 6, of the San Anselmo Municipal Code is hereby amended to read as follows:

ARTICLE 6. R-2 TWO FAMILY RESIDENCE DISTRICT REGULATIONS.

Sec. 10-3.601. Scope of Article provisions. The following specific regulations and the general rules set forth in Article 19 shall apply in all R-2 Districts. It is intended that this district classification be applied where two-(2) family dwellings are, or are intended to be the dominant uses.

Sec. 10-3.602. Uses Permitted:

(a) Those Uses permitted without obtaining a Use Permit in R-1 Districts. (Sec. 10-3.502).

(b) One Two-Family dwelling per lot.

Sec. 10-3.603. Uses Requiring Use Permits:

(a) Those Uses permitted upon obtaining a use permit in R-1 Districts. (Sec. 10-3.503).

Sec. 10-3.604. Height, Bulk and Space Requirements.

(a) Minimum Lot Area: 7500 square feet

(b) Minimum Lot Width:

(1) Average Width: 60 feet

(2) Street Frontage: 40 feet

(c) Maximum Building Coverage: 40%

(d) Minimum Front Yard: 20 feet

(e) Minimum Side Yard:

(1) Interior Side Yards, 8 feet

(2) Street Side of Corner Lots, 12 feet; except that where garages, carports, or parking spaces front on, or have access from, a side street, the garage, carport or parking space setback shall be 20 feet.

(f) Minimum Rear Yard: 20 feet

(g) Minimum Parking Spaces: For each dwelling unit, two (2) spaces on the same lot, not less than 10' x 20' each in size, which shall be constructed and paved, including driveway, at the time the lot is improved, with such all-weather surface as may be approved by the City Engineer.

(h) Maximum Building Height: Two (2) stories, but not to exceed thirty-five feet.

Section 3. Title 10, Chapter 3, Article 7, of the San Anselmo Municipal Code is hereby amended to read as follows:

ARTICLE 7. R-3 NEIGHBORHOOD APARTMENT DISTRICT REGULATIONS
Sec. 10-3.701. Scope of Article provisions. The following specific regulations and the general rules set forth in Article 19 shall apply in all R-3 Districts. It is intended that this district classification be applied in areas where homes and small apartments are the desirable uses.

Sec. 10-3.702. Uses Permitted:

(a) Those Uses permitted without obtaining a Use Permit in the R-1 and R-2 Districts, and group dwellings and apartments, not to exceed one dwelling unit per 1500 square feet of lot area.

(b) Incidental and accessory buildings and uses on the same lot with and necessary for the operation of any permitted use.

(c) Advertising signs pertaining directly to a permitted non-residential use on the property, and not to exceed one sign of a maximum area of two square feet for any such use, or as provided in a Use Permit.

Sec. 10-3-703. Uses Requiring Use Permits

(a) Those Uses permitted upon obtaining a Use Permit in R-1 Districts (Sec. 10-3.503).

(b) Motels, Board and Lodging houses, hospitals, rest homes, sanitariums, administrative offices, professional offices for doctors, dentists, architects, engineers, accountants, artists, authors, attorney, real estate and insurance offices, medical and dental clinics, and other uses which, in the opinion of the majority of the whole Planning Commission, are similar to the foregoing; and clubs, lodges and fraternities, except those operated as a business or for profit.

Sec. 10-3.704. Height, Bulk and Space Requirements.

(a) Minimum Lot Area: 7,500 square feet.

(b) Minimum Lot Widths:

(1) Average Width: 75 feet

(2) Street Frontage: 50 feet

(c) Maximum Building Coverage: 50% of the lot area.

(d) Minimum Front Yard: 20 feet

(e) Minimum Side Yard:

(1) Interior side yards: 8 feet.

(2) Street side of corner lot: 12 feet, except that where garages, carports or parking spaces front on, or have access from, a side street, the garage, carport or parking space setback shall be 20 feet.

(f) Minimum Rear Yard: 20 feet.

(g) Distances Between Main Buildings on Same Lot:

(1) Group dwellings in a single row "side-to-side" series facing a side lot line; side yards to the rear of buildings, eight (8) feet; side yards in front of buildings, fourteen (14) feet; distance between buildings, ten (10) feet.

(2) Group dwellings in a double row "side-to-side" series facing a central court, side yards to the rear of buildings, eight (8) feet; width of central court, twenty-four (24) feet; distance between buildings, ten (10) feet.

(3) The rear yard on a lot on which a dwelling group is constructed may be reduced to not less than twelve (12) feet. No building in a group dwelling development shall have the rear thereof abutting upon a street.

(h) Parking Spaces:

(1) In residential buildings and motels: One space for studio or one bedroom apartments; one and one-half spaces for two bedroom apartments; and two spaces for apartments having more than two bedrooms. A half space remaining in any computation shall mean a whole space.

(2) Other Uses: As required by Use Permit conditions, but not less than one square foot of parking space for each square foot of ground area occupied by other permitted use buildings.

(3) All parking spaces shall be screened by suitable wall, structure, and/or planting, and shall be located on the same lot as the building for which they are required.

(i) Maximum Building Height Limit: Two stories, but not to exceed thirty-five feet.

Section 4. Title 10, Chapter 3, Article 19, of the San Anselmo Municipal Code is hereby amended to read as follows:

ARTICLE 19. GENERAL PROVISIONS AND EXCEPTIONS

Section 10-3.1908. Building Site Area:

Each main building and its accessory buildings hereafter erected shall be located on a building site or lot in one ownership having an area and width not less than that required for the respective district which regulates said property, except that any lot, building site, or parcel of land having less area and/or width than required by this ordinance, as from time to time amended, may be used for the construction of a main building and accessory building of the type permitted in the district in which the real property is located if:

(a) in such construction, all other requirements of this zoning ordinance are complied with, and

(b) such real property was legally subdivided after adoption of San Anselmo's first zoning ordinance (Ord. No. 190, effective June 7, 1926), but prior to the adoption of an applicable subdivision ordinance, in accordance with the size, width and frontage requirements of the zoning ordinance in effect at the time of such subdivision; or

(c) such real property was subdivided pursuant to San Anselmo's first subdivision ordinance (Ord. No. 248, effective September 9, 1937) or pursuant to a subdivision ordinance of the City of San Anselmo adopted thereafter; or

(d) such real property was under one ownership at the time of adoption of Ordinance 190, and neither the owner at that time, nor any subsequent owner has owned adjoining property; it being the intent of this clause (d) that any real property subdivided prior to the adoption of Ordinance 190 (effective June 7, 1926), having an area less than 5,000 square feet, or an average width less than 50 feet, and

which was then, or has subsequently been, in common ownership with adjoining land, shall be considered to have been combined with the adjoining land, for purposes of determining its use as a building site.

Section 5. This ordinance shall become effective thirty (30) days from and after its final passage and adoption, and shall be published once, in full, within fifteen (15) days of its final passage and adoption in the regular, a ~~daily~~ newspaper of general circulation in the City of San Anselmo, and printed and published in the County of Marin, which newspaper is designated for that purpose.

The foregoing ordinance was duly and regularly introduced at a regular meeting of the City Council of the City of San Anselmo held on October 8, 1968, and was thereafter at a regular meeting of the City Council held on October 22, 1968, duly passed and adopted by the following vote:

AYES: COUNCILMEN: Reed, Capurro, Anderson, Ragan

NOES: COUNCILMEN: Scott

ABSENT: COUNCILMEN: None

ss/ Duane Ragan
MAYOR

ATTEST:

Anita Gannon
ANITA GANNON, City Clerk