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W14a

LCP-2-MAR-23-0028-1 (TECHNICAL EDITS)

SEPTEMBER 6, 2023

EXHIBITS

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Exhibit 1 – Marin County Board of Supervisors Resolution

Exhibit 2 – Proposed LCP Edits

RESOLUTION NO. 2023-47

**A RESOLUTION OF THE MARIN COUNTY BOARD OF SUPERVISORS
SUBMITTING LOCAL COASTAL PROGRAM TECHNICAL EDITS TO THE
CALIFORNIA COASTAL COMMISSION AS A LOCAL COASTAL PROGRAM
AMENDMENT**

The Board of Supervisors of the County of Marin hereby resolves as follows:

SECTION I: FINDINGS

1. On May 23, 2023, the Marin County Board of Supervisors held a duly noticed public hearing to take public testimony and consider the Local Coastal Program Technical Edits.
2. Section 30500 of the Public Resources Code requires each County and City to prepare a Local Coastal Program for that portion of the Coastal Zone within its jurisdiction.
3. For the purpose of this resolution, the following terms shall be used and defined as follows:

1982 Local Coastal Program - The County's first Local Coastal Program, certified May 1982, comprising of Unit I and Unit II Land Use Plans and Implementation Program - Title 221 (Interim Development Code, applicable only in the Coastal Zone) and Title 20 (Interim Subdivision Code).

Unit I - The boundaries generally consist of the southern portion of Marin County's coastline, including Solinas, Stinson Beach, and Muir Beach.

Unit II - The coastal area from Olema north to the Sonoma Marin County border. Development is generally confined to six small coastal village areas: Olema, Point Reyes Station, Inverness Ridge, Marshall and nearby shoreline hamlets, Tomales, and Dillon Beach

1982 Local Coastal Program Environmental Hazards - Unit I and Unit II environmental hazards policies and standards outlined in the 1982 Local Coastal Program.

2021 Local Coastal Program - All portions of the Coastal Commission certified Local Coastal Program Amendments and the 1982 Local Coastal Program policies and regulations related to environmental hazards.

Local Coastal Program - Per the California Coastal Act, "Local Coastal Program" means a local government's (a) land use plans, (b) zoning ordinances, (c) zoning district maps, and (d) within sensitive coastal resources areas, other implementing actions, which, when taken together, meet the requirements of, and implement the provisions and policies of, the Coastal Act at the local level.

Local Coastal Program Amendments - Since 2008 the Community Development Agency has been actively working to update the County's Local Coastal Program, including all

aspects of the

Land Use Plan and Implementation Plan. These updates are referred to as the Local Coastal Program Amendments. As part of this work, the County submitted a full Local Coastal Program update, comprised of seven separate amendments, for Coastal Commission certification. The seven amendments were identified as follows:

Amendment 1: All LUP chapters except for the Agriculture and Environmental Hazards Chapters

Amendment 2: The LUP's Agriculture Chapter

Amendment 3: The IP's Agriculture sections

Amendment 4: The LUP's Environmental Hazards Chapter

Amendment 5: The IP's Environmental Hazards sections

Amendment 6: The IP's Coastal Permitting and Administration sections

Amendment 7: All remaining LUP and IP components not part of Amendments 1-6 above

To date, Amendments 1,2,3,6, and 7 have been approved/certified by both the Marin County Board of Supervisors and the California Coastal Commission. All certified amendments except for those related to environmental hazards have been approved and are currently used by the County as the standard of review in the Coastal Zone.

Land Use Plan - The County's Land Use Plan details the kinds, location, and intensity of land uses, the applicable resource protection and development policies and, where necessary, a listing of implementing actions.

Implementation Plan - The Implementation Plan is the County's Coastal Zoning Code (proposed as Title 20 as part of this project) and all associated zoning maps.

Technical Edits - Text corrections and cross-indexing clarifications to the 2021 Local Coastal Program. Modifications to both the Land Use Plan and Implementation Plan are proposed. Policies and development standards in the 1982 Local Coastal Program policies and regulations related to environmental hazards are incorporated into the 2021 Local Coastal Program so that all policies and regulations can be found in one document.

4. Planning staff has applied the hybrid 2021 Local Coastal Program as the standard of review for development in the Coastal Zone since it went into effect on August 12, 2021 and has identified a number of text corrections and cross-indexing clarifications that are required for better use of the 2021 Local Coastal Program. Specifically, edits include changes to the overall numbering of the Implementation Plan (applicable Title 22 references are now shown as Title 20), cross references are clarified, and some terms have been updated. All edits are shown in track changes format in Exhibit A, which is incorporated into this Resolution by reference. All edits will be reflected in Marin County Code, Title 20.

5. These Technical Edits will result in the need for a Local Coastal Program amendment, with proposed changes to both the Land Use Plan and Implementation Plan, in keeping with the requirements of the Coastal Act. The Local Coastal Program amendment approved through this

Resolution is intended to be carried out in a manner fully in conformity with the Coastal Act (Public Resources Code section 30510), and will take effect automatically upon final Coastal Commission certification

1. On April 24, 2023, the Marin County Planning Commission held a duly noticed public hearing to take public testimony and consider the Local Coastal Program Technical Edits, and adopted a resolution, recommending the Board of Supervisors approve the changes.

2. SECTION II: LEGAL AUTHORITY

The Marin County Board of Supervisors action on the Land Use Plan modifications is intended to carry out the following provisions of the Public Resources Code:

1. Section 30004(a): the Legislature further finds and declares that (a) to achieve maximum responsiveness to local conditions, accountability, and public accessibility, it is necessary to rely heavily on local government and local land use planning procedures and enforcement; and
2. Section 30500(c): The precise content of each local coastal program shall be determined by the local government, consistent with Section 30501, in full consultation with the California Coastal Commission and with full public participation; and
3. Section 30512.1(a): The California Coastal Commission's review of a land use plan shall be limited to its administrative determination that the land use plan submitted by the local government does, or does not, conform with the requirements of Chapter 3 (commencing with Section 30200). In making this review, the Coastal Commission is not authorized by any provision of this division to diminish or abridge the authority of a local government to adopt and establish, by ordinance, the precise content of its land use plan; and
4. Section 30512.2(c): The Commission shall require conformance with the policies and requirements of Chapter 3 (commencing with Section 30200) only to the extent necessary to achieve the basic state goals specified in Section 30001.5.

SECTION III: ACTION

The Marin County Board of Supervisors approves submittal to the California Coastal Commission of a Local Coastal Program Amendment related to the Local Coastal Program Technical Edits attached hereto as Exhibit A.

SECTION IV: VOTE

PASSED AND ADOPTED at a regular meeting of the Marin County Board of Supervisors, on the 23rd day of May, 2023 by the following vote:

AYES: SUPERVISORS Stephanie Moulton-Peters, Dennis Rodoni, Mary Sackett,
Eric Lucan, Katie Rice

NOES: NONE

ABSENT: NONE



PRESIDENT, BOARD OF SUPERVISORS

ATTEST:



CLERK

MARIN COUNTY LOCAL COASTAL PROGRAM Land Use Plan

Adopted by the Board of Supervisors

April 24 and December 11, 2018

Certified by the California Coastal Commission

February 6, 2019

Marin County Board of Supervisors

Judy Arnold, President, District #5
Kathrin Sears, Vice-President, District #3
Katie Rice, 2nd Vice President, District #2
Susan L. Adams, District #1
Steve Kinsey, District #4

This report is funded in part with qualified outer continental shelf oil and gas revenues by the Coastal Impact Assistance Program, Bureau of Ocean Energy Management, Regulation, and Enforcement, U.S. Department of the Interior.

**Prepared by the
Marin County Community Development Agency**

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These documents are bound separately and are available for reference from the Marin County Community Development Agency and on the Local Coastal Program website at www.MarinLCP.org



Introduction

The Marin County Local Coastal Program (LCP) is made up of the following documents. These documents are available online at: www.MarinLCP.org.

- The “Land Use Plan (LUP)” document includes policies and programs, as well as background and introductory text for each policy section.
- The “~~Development~~Coastal Zoning Code” document is a means of implementing the policies and programs of the LCP Land Use Plan.
- Policy maps and zoning maps for the Coastal Zone.
- Appendices:
 - Appendix 1: List of Recommended Public Coastal Accessways
 - Appendix 2: Inventory of Visitor-Serving, Commercial, and Recreation Facilities in the Coastal Zone
 - Appendix 3: Coastal Village Community Character Review Checklist (Local Coastal Program Historic Review Checklist)
 - Appendix 4: Design Guidelines for Construction in Areas of Special Character and Visitor Appeal and For Pre-1930’s Structures
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The Local Coastal Program (LCP)

The Marin County Coastal Zone is a landscape of unsurpassed variety and beauty. Much of the area is encompassed within federal, state, and county parks, which provide habitat protection and opportunities for public recreation. The Coastal Zone also includes several small villages, productive agriculture and mariculture areas, scattered residences, bed-and-breakfast inns, and significant amounts of open space. The Marin County Local Coastal Program (LCP) is designed to preserve the unique environment of the Coastal Zone and to encourage the protection and restoration of its coastal resources, while encouraging public enjoyment of its coastal recreation opportunities.

The LCP is the primary document that governs land development in the Marin County Coastal Zone. The LCP guides both public and private activities that constitute “development” on land or in water. In general, constructing a dwelling, a commercial building, a road, a boat dock, or other improvements constitutes “development” that requires a [Coastal Development Permit](#), with specific exceptions. Furthermore, “development” includes changes in the use of land or water, even where construction is not involved. The definition of “development” in its entirety is as follows:

Development. On land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational



use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973(commencing with Section 4511 of the Public Resources Code). As used in this section, “structure” includes any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line. Any activity meeting the definition of development within the Coastal Zone requires a Coastal [Development Permit](#), unless the development is categorically excluded, exempt, or qualifies for a de minimis waiver, consistent with Chapter [2220.68 \(Coastal Development Permit Requirements\)](#).

The Coastal Zone

The Marin County Coastal Zone is a strip of land and water defined by the California Coastal Act of 1976 that extends along the Pacific Ocean coastline. The Coastal Zone extends seaward from the shore a distance of three miles, and a variable distance landward, depending on topography (see Map 2 - Marin County Coastal Zone; only the land portion of the Coastal Zone is shown on Map 2).

Purpose of the Local Coastal Program

The purpose of the LCP is to carry out the coastal resource protection policies of the California Coastal Act of 1976. Each coastal city and county in California is required by that law to prepare and implement an LCP for its portion of the Coastal Zone. Like other counties in California, Marin County has also adopted a comprehensive land use plan for its entire jurisdiction area, which extends landward well beyond the Coastal Zone boundary. Adopted in 2007, the Marin Countywide Plan and its related Community Plans guide land development throughout the County. However, in the Coastal Zone, the LCP takes precedence over these plans. Where the LCP contains specific provisions applicable to land and water development, such LCP provisions govern development activities. Policies of the Countywide Plan that are not addressed by the Coastal Act and the LCP (e.g. policies that address education, diversity, and public health) apply throughout the entire County, both within and outside the Coastal Zone.



Components of the Local Coastal Program

As required by Coastal Act Section 30500, an LCP comprises a Land Use Plan, an Implementation Program, accompanying land use and zoning maps, and, where necessary, other implementing actions including those represented in the Appendices. The Land Use Plan contains written policies that indicate which land uses are appropriate in the various parts of the Coastal Zone. The LUP policies and programs also guide how natural resources shall be protected when land is developed, how public access to the coast shall be preserved, and how other coastal resources shall be maintained and enhanced.

Marin County's LCP Land Use Plan contains three major sections: Natural Systems and Agriculture, Built Environment, and Socioeconomic. The Natural Systems and Agriculture section contains the policy chapters of Agriculture; Biological Resources; Environmental Hazards; Mariculture; and Water Resources. The Built Environment section contains the policy chapters of Community Design; Community Development; Community Specific Policies; Energy; Housing; Public Facilities and Services; and Transportation. Finally, the Socioeconomic section contains the policy chapters of Historical and Archaeological Resources; Parks, Recreation and Visitor-Serving Uses; and Public Coastal Access. The Land Use Policy maps (Map Set 19a–19m) also form part of the Land Use Plan.

Marin County's LCP Implementation Program (IP) consists of the coastal zone-specific ~~portion of the Marin County Development Code (i.e. Chapters 22.60 through 22.70 inclusive, along with portions of Chapters 22.32 (Standards for Specific Land Uses) and 22.130 (Definitions) that apply in the coastal zone)~~ standards outlined in Title 20 (Coastal Zoning Code) and the zoning maps for the Coastal Zone (Map Set 29a–29I). The IP plays a central role in carrying out the policies and programs of the Land Use Plan by indicating which land uses are appropriate in each part of the Coastal Zone. Furthermore, the Code provisions of the IP contain specific requirements that apply to development projects, as well as detailed procedures for applicants to follow in order to obtain a Coastal Development Permit.

Finally, Marin County's LCP includes the resource and other maps found in the published set of maps and Appendices 1 through 8, as described above.

The Coastal Development Permit

The primary tool for implementing the LCP is the “Coastal Development Permit.” Most types of development activities require that a Coastal Development Permit be issued by Marin County. Certain projects, such as those that involve work on tidelands around the margin of Tomales Bay, require a Coastal Development Permit from the California Coastal Commission (a state agency) rather than from the County, although other Marin County non-coastal permit requirements may still apply.

The Marin County Community Development Agency (CDA) is responsible for implementing the LCP and for reviewing Coastal Development Permit applications. The CDA assists property owners and developers to determine whether their proposed project requires a Coastal Development Permit, whether the Coastal Development Permit should be obtained from Marin County or the Coastal Commission, and whether other types of permits from the County may also be required. Certain Coastal Development permits approved by Marin County are appealable to the California Coastal Commission by an interested party who does not agree with the County’s decision regarding the permit. Such permits are known as permits for “appealable” development (see appeal and permit jurisdiction areas Maps 28a and 28b and Section 30603 of the Coastal Act).

Appendices

As noted previously, Appendices 1 through 8 constitute part of the LCP. These Appendices contain elements that are essential to the interpretation and application of Land Use Plan policies. For instance, Appendix 1 contains the list of recommended Public Coastal Accessways referred to in Land Use Plan Policy C-PA-6 “(Acquisition of New Public Coastal Accessways through Suitable Means).” To improve readability of the Land Use Plan, this detailed list has been placed in an Appendix rather than in the body of the Land Use Plan itself.

~~Additional historical and background information is available on the www.marinlcp.org website. This information is not part of the LCP.~~

The Appendices are as follows:

- Appendix 1: List of Recommended Public Coastal Accessways
- Appendix 2: Inventory of Visitor-Serving, Commercial, and Recreation Facilities in the Coastal Zone
- Appendix 3: Coastal Village Community Character Review Checklist (Local Coastal Program Historic Review Checklist)
- Appendix 4: Design Guidelines for Construction in Areas of Special Character and Visitor Appeal and For Pre-1930’s Structures
- Appendix 5: Seadrift Settlement Agreement
- Appendix 6: 1977 Wagner Report “Geology for Planning, Western Marin County”
- Appendix 7: Categorical Exclusions Orders and Maps
 - a. Zoning in effect in Marin County on May 5th, 1981 (Date of approval of E-81-2)
- Appendix 8: Certified Community Plans:
 - a. Dillon Beach Community Plan
 - b. Bolinas Gridded Mesa Plan
- Appendix 9: Hillside Subdivision Design Ordinance (Marin County Development Code Section 22.82.050)



Interpretation of the Land Use Plan (INT)

Background

The Marin County Local Coastal Program (LCP) is the primary document that governs land development in the Marin County Coastal Zone. However, the policies of the LCP must be applied and interpreted within the context of other applicable Local, State, and Federal laws, as well as other local plans, policies and regulations. The following policies apply to the interpretation of the LCP.

Policies

C-INT-1 Consistency with Other Law. The policies of the Local Coastal Program are bound by all applicable State and Federal laws, and none of the provisions of the LCP will be interpreted by the County in a manner which violates those laws. In particular, as required by the Coastal Act, Public Resources Code Section 30010, Marin County shall not grant or deny a permit in a manner that will take or damage private property for public use, without the payment of just compensation. This policy is not intended to increase or decrease the rights of any property owner under the Constitutions of the State of California or the United States. When Marin County acts on a Coastal Development Permit application pursuant to its certified LCP, it is implementing a statewide statute governing development by any person, including other state agencies.

C-INT-2 Precedence of LCP. In the Coastal Zone, the LCP supersedes and takes precedence over other local plans, policies and regulations, including any conflicting provisions of the Countywide Plan, Community Plans and relevant sections of the Marin County Code. Provisions that are not addressed by the Coastal Act and the LCP (e.g., policies that address education, diversity, public health, etc.) that apply throughout the County, also apply within the Coastal Zone, but not in a Coastal Development Permit context. Broader policies which, for example, serve to concentrate development in close proximity to urban and employment centers may be more protective, overall, than specific wildlife habitat and other similar resource policies.

The introductory background text in each chapter provides some broad context for each chapter, but shall not be used as the legal standard of review for Ceoastal Development Permit decisions.

C-INT-3 Community Plans. Community plans are part of the Marin Countywide Plan (CWP), and are implemented through measures such as Design Review and Use Permits. When separate from the LCP, community plans remain as important and relevant guides for development in their respective communities. The existing Dillon Beach and Bolinas Gridded Mesa community plans have been certified by the Coastal Commission and made part of the LCP; all other community plans have not. Only the policies of the LUP, IP, and the two certified community plans in Dillon Beach and Bolinas Gridded Mesa can be used as legal standards of review for the issuance of Ceoastal Development Permits.

C-INT-4 Terminology. The following rules of interpretation shall apply.

1. Where the imperative form of a verb is used to start a policy, the policy will be interpreted as being a mandatory requirement which, if written in a “subject-verb” format, would incorporate the term “shall.”
2. The words "shall," “must,” "will," "is to," and "are to" are always mandatory.
3. "Should" is not mandatory but is strongly recommended; and
4. "May" is permissive.
5. The present tense includes the past and future tenses; and the future tense includes the present.
6. The singular number includes the plural number, and the plural the singular, unless the natural construction of the word indicates otherwise.
7. "Including" means "... including but not limited to. . .".
8. Policy headings and titles are provided for convenience only. To the degree that these headings or titles conflict with the text they accompany, the text shall govern.



Natural Systems and Agriculture

Introduction

In the Marin County Coastal Zone, development is closely intertwined with the natural environment. Villages, homes, farms, and parks co-exist with natural communities of plants and animals. Water and biological resources are abundant, providing sustenance to wildlife as well as beauty and pleasure to residents and visitors. Agriculture, mariculture and open space are mainstays of both community character and the local economy. Yet these resources are vulnerable. Poorly planned land development and construction can degrade or eliminate the values of sensitive habitat areas, agricultural productivity, and the open, unspoiled character of the Marin County Coastal Zone. The Local Coastal Program (LCP) therefore includes strong policies requiring that new development is undertaken in a way that assures the protection of natural resources.

The Natural Systems and Agriculture section addresses the following subjects:

- ◆ Agriculture (AG)
- ◆ Biological Resources (BIO)
- ◆ Environmental Hazards (EH)
- ◆ Mariculture (MAR)
- ◆ Water Resources (WR)



Agriculture (AG)

Background

The rolling coastal hills and stream valleys of the Marin County Coastal Zone provide an exceptional environment for a distinctive type of agriculture that takes advantage of high quality grasslands sustained by the cool, moist conditions that prevail much of the year. Animal agriculture makes up the greatest part of the County's total agricultural production. This includes beef cattle, sheep, poultry and eggs, as well as dairy cows and the milk, yogurt, and cheese they yield. While the hilly terrain, pervasiveness of non-prime soils, and scarcity of dependable water sources limit intensive row crop cultivation through most of the Coastal Zone, a number of farms, many of them organic, raise fruits, vegetables, flowers, nuts and other crops.

In Marin County, coastal agriculture is important as an essential livelihood, a foundation for regional economic activity, and a wholesome, local source of food for residents of the Bay Area and beyond. It is estimated that every dollar of agricultural production yields a multiple of 2.5 additional dollars contributed to the local economy in employment opportunities, support industries, and tourism. In addition to economic benefits, agricultural land use also provides crucial ecosystem services such as the maintenance of soil fertility and structure, wildlife habitat and biodiversity, watershed benefits, nutrient cycling, and carbon sequestration. Finally, the working agricultural landscape provides world-class views, a pastoral frame for Marin's distinctive coastal villages, and an extraordinary open space backdrop for the myriad of recreational activities offered throughout the Coastal Zone. For all these reasons, the Local Coastal Program (LCP) policies seek to preserve viable agriculture as a permanent part of the fabric of coastal Marin for the benefit of residents, visitors, and the environment itself (see Map 3 - Protected Agricultural Lands).

The Coastal Act protects coastal agriculture as a high priority coastal resource and supports the renewal and continuation of agriculture on suitable lands in Sections 30241, 30241.5, and 30242. The conversion

of land with prime agricultural soils to non-agricultural uses, such as residential or commercial development, is strictly limited by the Act; however, very little of the land in Marin County's Coastal Zone is classified as prime (see Map 4 - Agricultural Land). The Coastal Act mandates that all other lands suitable for agricultural use shall not be converted to nonagricultural uses unless continued or renewed agricultural use is not feasible, or such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.



Achieving these goals depends on interdependent resources: the land itself, and the people and systems that make it agriculturally productive. Marin is fortunate to have a strong community dedicated to agriculture and its future, comprised of hard-working, experienced, and resourceful people. However, some important trends point to the need for certain LCP provisions to help assure that future.

In an era of corporate, industrialized agriculture, the great majority of Marin farms and ranches are family owned and operated, with most of those the third or fourth generation working the land. Fluctuating commodity prices, the expense of investments needed to stay competitive, and the rising cost of farmland are only some of the challenges casting doubt over the future viability of coastal agriculture. One clear need is the ability to pass the reins to the younger generation, while providing for the retiring one. In 1997 the average age of Marin's principal agricultural operators was 55.7 years. By 2002 it had risen to 58.4, and in 2007, to 59.7. At the same time, the family unit itself is a critical part of maintaining agriculture. More than 85% of Marin farms had between one and four family members involved in their operation, and 71% had a family member interested in continuing ranching or farming. Providing policies that support current agriculture while responding to these important trends was one of the key objectives of the 2015 Amendments to the LCP, including the provisions for intergenerational homes (Policy C-AG-5 [Agricultural Dwelling Units](#)).

Other policies similarly provide for the essentials sustaining agriculture. Over half our farms and ranches report hiring farm labor, but securing additional farmworker housing has been a challenge. Many agricultural activities, especially dairying, require workers close at hand. As with other commercial and visitor-serving support workers, the lack of suitable housing leads to longer commutes with attendant traffic congestion, pollution and greenhouse gas emissions. The LCP recognizes that farmworker housing is an integral part of many agricultural operations ([See Programs C-AG-2.b: Option to Secure Affirmative Agricultural Easements Through Restricted Residences and 2.e](#)).

Prices for commodities such as milk and beef are notoriously volatile and unreliable, often placing Marin's relatively small producers in jeopardy. Recently, one of Marin's historical dairies had to go out of business. Marin agriculture has responded with innovation and creativity to secure its future. Responding to a Cooperative Extension survey, 29% of Marin operations report having added new productions or enterprises to their farm or ranch over recent years, and 24% are making value-added products. This LCP's policies will help support such agricultural diversification, including making it easier for small scale direct to consumer sales ([See Program C-AG-2.e: Community Specific Retail Sales Policies](#)).

While strengthening the economic vitality and long-term protection of agriculture, LCP policies work

equally hard to deter the incursion of non-agricultural uses that would convert agricultural land and impair agricultural productivity now and in the future. A key measure to continue the preservation of agriculture

is the Agricultural Production Zone (C-APZ), which limits the use of land to agriculture, or uses that are accessory to, in support of, and compatible with agricultural production. Additional LCP policies protect the land itself, by limiting land divisions and non-agricultural uses, providing for long-term agricultural and stewardship plans, and by controlling the size of agricultural dwelling units. Together, the LCP agricultural policies shape a balanced strategy to assure the protection of agricultural lands and to continue agricultural uses throughout the Marin County Coastal Zone for generations into the future.

Policies

C-AG-1 Agricultural Lands and Resources. Protect agricultural land, continued agricultural uses, family farming, and the agricultural economy by maintaining parcels large enough to sustain agricultural production, preventing conversion to non- agricultural uses, providing for diversity in agricultural development, facilitating multi- generational operation and succession, prohibiting uses that are incompatible with long-term agricultural production or the rural character of the County's Coastal Zone, and other innovative means. Preserve important soils, agricultural water sources, and forage to allow continued agricultural production on agricultural lands.



C-AG-2 Coastal Agricultural Production Zone (C-APZ). Apply the Coastal Agricultural Production Zone (C-APZ) to preserve agricultural lands that are suitable for land-intensive or land- extensive agricultural productivity, that contain soils classified as Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, or Grazing Land capable of supporting production agriculture, or that are currently zoned C-APZ. Ensure that the principal use of these lands is agricultural, and that any development shall be accessory and incidental to, in support of and compatible with agricultural production.

A. In the C-APZ zone, the principal permitted use shall be agriculture, limited to the following:

1. Agricultural Production:

- a.** Uses of land for the breeding, raising, pasturing, and grazing of livestock;
- b.** The production of food and fiber;
- c.** The breeding and raising of bees, fish, poultry, and other fowl;
- d.** The planting, raising, harvesting and producing of agriculture, aquaculture, mariculture, horticulture, viticulture, vermiculture, forestry crops, and plant nurseries.

2. Agricultural Accessory Structures;

3. Agricultural Accessory Activities;

4. Agricultural Dwelling Units, consisting of:

- a. One farmhouse or a combination of one farmhouse and one intergenerational home per farm tract, defined in this LCP as all contiguous legal lots under a common ownership within a C-APZ zoning district, consistent with [Policy C-AG-5 \(Agricultural Dwelling Units\)](#), including combined total size limits;
- b. Agricultural worker housing, providing accommodations consisting of no more than 36 beds in group living quarters per legal lot or 12 units or spaces per legal lot for agricultural workers and their households;

5. Other Agricultural Uses, appurtenant and necessary to the operation of agriculture, limited to:

- a. Agricultural product sales and processing of products grown within the farmshed, provided that for sales, the building(s) or structure(s), or outdoor areas used for sales do not exceed an aggregate floor area of 500 square feet, and for processing, the building(s) or structure(s) used for processing activities do not exceed an aggregate floor area of 5,000 square feet;
- b. Not for profit educational tours.

B. Conditional uses in the C-APZ zone include a second intergenerational home per farm tract, for-profit tours, agricultural homestay facilities, agricultural worker housing above 36 beds in group living quarters per legal lot or 12 units or spaces per legal lot for agricultural workers and their households, and additional agricultural uses and non-agricultural uses consistent with Policies C-AG-5 ([Agricultural Dwelling Units](#)), 6 ([Non-Agricultural Development of Agricultural Lands](#)), 7 ([Development Standards for the Agricultural Production Zone](#)), 8 ([Agricultural Production and Stewardship Plans](#)) and 9 ([Agricultural Dwelling Unit Impacts and Agricultural Use](#)).

Development shall not exceed a maximum density of 1 agricultural dwelling unit per 60 acres. Densities specified in the zoning are not entitlements but rather maximums that may not be achieved when the standards of the Agriculture policies below and other relevant LCP policies are applied. The County (and the Coastal Commission on appeal) shall include all contiguous properties under the same ownership when reviewing a Coastal [Development](#) Permit application that includes agricultural dwelling units.

Program C-AG-2.a Allowed Uses:

No permit required. Seek to clarify for the agricultural community those agricultural uses for which no permit is required. These include the Agricultural Exclusions from the existing adopted Categorical Exclusion Orders. Review aspects of agricultural operations that are not currently excluded from [Coastal Development](#) Permit requirements to determine if there are additional categories of agricultural developments, in specific geographic areas, that have no potential for any significant adverse effect, either individually or cumulatively, on coastal resources or on public access and, hence, could be eligible additions to the categorical exclusion.



Program C-AG-2.b Option to Secure Affirmative Agricultural Easements Through Restricted Residences. Evaluate the efficacy of permitting limited non-agricultural residential development within the C-APZ zone as a means of securing permanent affirmative agricultural easements over the balance of the farm tract. Characteristics of the program could include (a) prohibiting residential development on a farm tract where an Agricultural Dwelling or Dwelling Unit Cluster is located, (b) restricting the development envelope to the minimum feasible size (e.g. 10,000 sq. ft) (c) limiting house size to less than amount allowed for agricultural dwellings, but permitting transfer of development credits to increase allowable house size by securing affirmative agricultural easements on additional agricultural lands. The program and associated policies have no effect until certified as an LCP Amendment by the Coastal Commission.

Program C-AG-2.e Community-Specific Retail Sales Policies. Policies should be developed in the LCP's Community Development section, as appropriate, to address the concerns of specific communities with respect to retail sales (roadside especially). As necessary, greater constraints on these activities could be specified for individual communities or roadway segments than the general provisions in the LCP's Agriculture section (up to and including, for example, the possibility of specifying an outright prohibition of roadside agricultural sales in a particular area or along a particular stretch of roadway).



Program C-AG-2.f Facilitate Agricultural Tourism. Review agricultural policies and zoning provisions and consider seeking to add educational tours, homestays and minor facilities to support them as a Categorical Exclusion.

C-AG-3 Coastal Agricultural Residential Planned Zone (C-ARP). Apply the Coastal Agricultural Residential Planned Zone (C-ARP) designation to lands adjacent to residential areas in the Coastal Zone that have potential for agricultural production but do not otherwise qualify for protection under Policy C-AG-2 (**Coastal Agricultural Production Zone**). The intent of the C-ARP Zone is to provide flexibility in lot size and building locations in order to:

1. Promote the concentration of residential and accessory uses to maintain the maximum amount of land available for agricultural use, and
2. Maintain the visual, natural resource and wildlife habitat values of subject properties and surrounding areas. The C-ARP district requires proposed development to be clustered to avoid or minimize impacts to environmental and other coastal resources, such as natural topography, native vegetation and public views of the coast.

Residential use shall be the principal permitted use in all parcels with the land use designation of C-AG3. Agriculture shall be the principal permitted use in all parcels with the C-AG1 and C-AG2 land use designations.

C-AG-4 C-R-A (Coastal, Residential, Agricultural) District. Apply the C-R-A zoning district to provide areas for residential use within the context of small-scale agricultural and agriculturally-related uses, subject to specific development standards.

C-AG-5 Agricultural Dwelling Units (Farmhouses, Intergenerational Housing, and Agricultural Worker Housing). Support the preservation of family farms by facilitating multi- generational operation and succession.

A. Agricultural dwelling units may be permitted on C-APZ lands subject to the policies below, as well as any applicable requirement in C-AG-6 (Non-Agricultural Development of Agricultural Lands), 7 (Development Standards for the Agricultural Production Zone Lands), 8 (Agricultural Production and Stewardship Plans), and 9 (Agricultural Dwelling Unit Impacts and Agricultural Use). Agricultural dwelling units must be owned by a farmer or operator actively and directly engaged in agricultural use of the property. No more than a combined total of 7,000 sq ft (plus 540 square feet of garage space and 500 square feet of office space in the farmhouse used in connection with the agricultural operation) may be permitted as an agricultural dwelling per farm tract, defined in this LCP as all contiguous legal lots under common ownership within a C-APZ zoning district, whether in a single farmhouse or in a combination of a farmhouse and intergenerational homes(s). Intergenerational farm homes may only be occupied by persons authorized by the farm owner or operator, shall not be divided from the rest of the legal lot, and shall be consistent with the standards of C-AG-7 and the building size limitations of C-AG-9. Such intergenerational homes shall not be subject to the requirement for an Agricultural Production and Stewardship Plan (C-AG-8), or permanent agricultural conservation easement (C-AG-7). A density of 60 acres per unit shall be required for each farmhouse and intergenerational house (i.e. at least 60 acres for a farmhouse, 120 acres for a farmhouse and an intergenerational house, and 180 acres required for a farmhouse and two intergenerational homes), including any existing homes. The reviewing authority shall consider all contiguous properties under the same ownership to achieve the requirements of the LCP. No Use Permit shall be required for the first intergenerational home on a qualifying farm tract, but a Use Permit shall be required for a second intergenerational home. No more than 27 intergenerational homes may be allowed in the County's Coastal Zone.

B. Agricultural worker housing providing accommodations consisting of no more than 36 beds in group living quarters per legal lot or 12 units or spaces per legal lot for agricultural workers and their households shall not be included in the calculation of density in the following zoning districts: C-ARP, C-APZ, C-RA, and C-OA. Additional agricultural worker housing above such 36 beds or 12 units shall be subject to the density requirements applicable to the zoning district. An application for agricultural worker housing above such 36 beds or 12 units shall include a worker housing needs assessment and plan, including evaluation of other available worker housing in the area. The amount of approved worker housing shall be commensurate with the demonstrated need. Approval of agricultural worker housing shall require recording a restrictive covenant running with the land for the benefit of the County ensuring that the agricultural worker housing will continuously be maintained as such, or, if no longer needed, for non-dwelling agricultural production related uses.

C-AG-6 Non-Agricultural Development of Agricultural Lands. Non-agricultural development is defined to include division of agricultural lands and any development not classified as Agriculture. Require that non-

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agricultural development, shall only be allowed upon demonstration that long-term agricultural productivity would be maintained and enhanced as a result of such development, on the subject parcel and

any new parcel created, and that agricultural productivity on adjacent parcels would be maintained. In considering divisions of agricultural lands in the Coastal Zone, the County may approve fewer parcels than the maximum number of parcels allowed by the Development Coastal Zoning Code, based on site characteristics such as topography, soil, water availability, environmental constraints and the capacity to sustain viable agricultural operations.

C-AG-7 Development Standards for the Agricultural Production Zone (C-APZ) Lands.

Proposed development in the C-APZ zone shall be designed and constructed to preserve agricultural lands and to be consistent with all applicable standards and requirements of the LCP, and in particular the policies of the Natural Systems and Agriculture Element of the LUP. In addition to the requirements applicable to a specific land use, the following requirements shall apply to development in the C-APZ:

A. Standards for All Development in the C-APZ:

All of the following development standards apply:

1. Permitted development shall protect and maintain renewed and continued agricultural production and viability on site and shall not impact adjacent agricultural lands. Development shall be sited to avoid agricultural land (i.e., prime agricultural land or “non-prime land”) whenever possible, consistent with the operational needs of agricultural production. If use of such land is necessary, prime agricultural land shall not be utilized if it is possible to utilize non-prime lands. In addition, as little agricultural land as possible shall be used for structural development.
2. Development shall be permitted only where adequate water supply, sewage disposal, road access and capacity and other services are available to support the proposed development after provision has been made for existing and continued agricultural production. Water diversions or use for a proposed development shall not adversely impact stream or wetland habitats, have significant effects on groundwater resources, or significantly reduce freshwater inflows to water bodies, including Tomales Bay, either individually or cumulatively.
3. Permitted development shall have no significant adverse impacts on environmental quality or natural habitats, and shall meet all other applicable policies, consistent with the LCP.
4. In order to retain the maximum amount of land in agricultural production or available for future agricultural production, farmhouses, intergenerational homes, agricultural worker housing, agricultural accessory structures, and agricultural product processing facilities shall be placed within a clustered development area ~~except~~ when:
 - (a) placement outside such areas is necessary for agricultural operations (e.g. when a more remote barn is required in a different part of the property to allow for efficient agricultural operations); or
 - (b) when placement inside such areas would be inconsistent with applicable LCP standards (e.g. when such placement would be within a required stream setback area). In this case, new development shall be placed as close as possible to the existing clustered development area in a way that also meet applicable LCP standards.

The clustered development area, in combination with roads, agricultural product sales facilities and all other structural development, shall total no more than five percent of the gross acreage of the farm tract, to the extent feasible, with the remaining acreage retained in or available for agricultural production or open space.

Development shall be located close to existing roads, and shall not require new road construction or improvements resulting in significant impacts on agriculture, natural topography, major vegetation, or significant natural visual qualities of the site. Development shall be sited to minimize

impacts on coastal resources and adjacent agricultural operations and shall be designed and sited to avoid hazardous areas.

B. Standards for Non-Principally Permitted Uses:

In addition to the standards of Section A. above, all of the following development standards apply to non-principally permitted uses. The County shall determine the density of permitted agricultural dwelling units or land divisions including by applying Policy C-AG-6 and the following standards and making all of the findings listed below.

1. Non-principally permitted uses shall only be allowed when such uses will serve to maintain and enhance agricultural production.
2. The creation of a homeowners' or other organization and/or the submission of an Agricultural Production and Stewardship Plan (APSP) may be required to provide for the proper utilization of agricultural lands, including their availability on a lease basis or for the maintenance of the community's roads, septic or water systems.



C. Standards for Non-Agricultural Conditional Uses:

In addition to the standards of Sections A and B above, all of the following development standards apply to non-agricultural conditional uses.

1. Where consistent with state and federal laws, a permanent agricultural conservation easement over that portion of the property not used for physical development or services shall be required for otherwise permissible land divisions, and other non-agricultural development to promote the long-term preservation of these lands. Only agricultural and compatible uses shall be allowed under the easement. In addition, the County shall require the execution of a covenant not to divide for the parcels created under this division so that each will be retained as a single unit and will not be further subdivided.
2. Proposed development shall only be approved after making the following findings:
 - a. The development is necessary because agricultural use of the property would no longer be feasible. The purpose of this standard is to permit agricultural landowners who face economic hardship to demonstrate how development on a portion of their land would ease this hardship or enhance agricultural operations on the remainder of the property.
 - b. The proposed development will not conflict with the continuation or initiation of agricultural uses on that portion of the property that is not proposed for structural development, on adjacent parcels, or on other agricultural parcels within one mile of the perimeter of the proposed development.
 - c. Appropriate public agencies are able to provide necessary services (fire protection, police protection, schools, etc.) to serve the proposed development without extending urban services.

C-AG-8 Agricultural Production and Stewardship Plans.

- A. Submission of an Agricultural Production and Stewardship Plan (APSP) shall be required for approval of land division or other non-agricultural development of Agricultural Production Zone (C-APZ) lands, except as provided for in (C) below.
- B. The purpose of an APSP₂ prepared and submitted for land division or other non-agricultural development of C-APZ lands₂ is to ensure that long-term agricultural productivity will occur and will substantially contribute to Marin's agricultural industry. Such a plan shall clearly identify and describe existing and planned agricultural uses for the property, explain in detail their implementation, identify on-site resources and agricultural infrastructure, identify product markets and processing facilities (if appropriate), and demonstrate how the planned agricultural uses substantially contribute to Marin's agricultural industry. An APSP shall provide evidence that at least 95% of the land will remain in agricultural production or natural resource protection and shall identify stewardship activities to be undertaken to protect agriculture and natural resources. An APSP shall be prepared by qualified professionals with appropriate expertise in agriculture, land stewardship, range management, and natural resource protection. The approval of a development proposal that includes an APSP shall include conditions ensuring the proper, long-term implementation of the plan.
- C. The requirement for an APSP shall not apply to the farmhouse, agricultural worker housing or to intergenerational homes. The APSP may also be waived for non-agricultural land uses when the County finds that the proposal will enhance current or future agricultural use of the property and will not convert the property to primarily residential or other non-agricultural use, as evidenced by such factors as bona fide commercial agricultural production on the property, the applicant's history and experience in production agriculture, and the fact that agricultural infrastructure (such as fencing, processing facilities, marketing mechanisms, agricultural worker housing, or agricultural land leasing opportunities) has been established or will be enhanced.
- D. Projects subject to the potential requirement of preparing an APSP shall be referred to such individuals or groups with agricultural expertise as appropriate for analysis and a recommendation. Such individuals or groups shall also be requested to periodically review and evaluate the effectiveness of the APSP program.

Program C-AG-8.a Commercial Agricultural Production. Develop criteria and standards for defining commercial agricultural production so that APSPs can differentiate between commercial agricultural production and agricultural uses accessory to residential or other non-agricultural uses.

C-AG-9 Agricultural Dwelling Unit Impacts and Agricultural Use. Ensure that lands designated for agricultural use are not de facto converted to residential use, thereby losing the long-term productivity of such lands, by the following means:

- A. Agricultural dwelling units, other than principally permitted agricultural dwelling units, shall be reviewed to ensure they do not diminish current or future agricultural production on the property or convert it to primarily residential use.
- B. Any proposed agricultural dwelling unit and related development subject to a Coastal Development Permit shall comply with LCP policies including ensuring that the mass and scale of new or expanded structures respect environmental site constraints and the character of the surrounding area. Such development must be compatible with ridge protection policies and avoid tree-cutting and grading wherever possible. All such development shall be clustered with existing structures and development on the farm, pursuant to C-AG-7 (Development Standards for the Agricultural Production Zone), and shall be sited and designed to protect significant public views.

When considering proposed agricultural dwelling units, other than principally permitted agricultural dwelling units, the reviewing authority shall exercise its discretion in light of some or

all of the following criteria for the purpose of ensuring that the land does not de facto convert to residential use:

1. The applicant's history of production agriculture.
 2. How long term agricultural use of the property will be preserved - for example, whether there is an existing or proposed dedication or sale of permanent agricultural easements or other similar protective agricultural restrictions such as Williamson Act contract or farmland security zone.
 3. Whether long term capital investment in agriculture and related infrastructure, such as fencing, processing facilities, market mechanisms, agricultural worker housing or agricultural leasing opportunities have been established or are proposed to be established.
 4. Whether sound land stewardship practices, such as organic certification, riparian habitat restoration, water recharge projects, fish-friendly farming practices, or erosion control measures, have been or will be implemented.
 5. Whether the proposed development will facilitate the ongoing viability of agriculture such as through the intergenerational transfer or lease of existing agricultural operations.
- C.** In no event shall agricultural dwellings subject to these provisions exceed 7,000 square feet in size. Where a farmhouse and one or two intergenerational residence units are allowed in the C-APZ zone, the aggregate development of all homes on the subject farm tract shall not exceed 7,000 square feet.
- D.** However, agricultural worker housing, up to 540 square feet of garage space for each farmhouse, agricultural accessory structures, and up to 500 square feet of office space in the farmhouse used in connection with the agricultural operation on the property shall be excluded from the 7,000 square foot limitation.
- E.** The square footage limitations noted in the above criteria represent maximum agricultural dwelling unit sizes and do not establish a mandatory entitlement or guaranteed right to development; rather, site constraints and resource protection standards may require reduced size limits in any particular case.
- F.** Agricultural homestays, bed & breakfasts, home occupations, care facilities, group homes and similar uses allowed in the C-APZ zone may only occur within otherwise allowable agricultural dwelling units and not within additional separate structures.

C-AG-10 Marin Agricultural Land Trust (MALT) and Other Methods of Preserving Agriculture. Support the objectives of the Marin Agricultural Land Trust (MALT) to protect agricultural lands through the transfer, purchase, or donation of development rights or agricultural conservation easements on agricultural lands. Support and encourage action by MALT in the Coastal Zone to preserve agricultural land for productive uses. Support the use of the County's adopted model agricultural easement, implementation of Transfer of Development Rights (TDR) programs and similar innovative techniques to permanently preserve agricultural lands.



Biological Resources (BIO)

Background

The Marin County Coastal Zone contains a broad range of estuarine and marine environments, tidal marshes, freshwater wetlands, stream corridors, upland forests, chaparral, and grasslands.

Much of the Coastal Zone in Marin County is managed by the National Park Service, California Department of Parks and Recreation, and California Department of Fish and Game. These agencies place a high priority on resource stewardship along with serving recreation purposes. Various state and federal laws and regulations govern the definition and protection of biological resources, including the state and federal Endangered Species Acts and the federal Migratory Bird Treaty Act.

Despite a wealth of protections, biological resources remain vulnerable. Land development, if not well-planned and executed, can result in degradation of resources through loss or fragmentation of wildlife habitat, filling of crucial wetlands, and displacement of plant communities.

The Coastal Act places a high priority on the protection of biological resources. Strict limits are placed on development in environmentally sensitive habitat areas (ESHA). The Act defines such areas to encompass habitats that are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. Only land uses that are dependent on the habitat resources are allowable within ESHAs.

Wetlands are one class of ESHA and in California approximately 92 percent of our wetlands have been lost. The Coastal Act defines wetlands broadly and addresses both areas of substantial size, such as Bolinas Lagoon, and smaller, isolated wetlands, such as those formed by seeps or springs. Very limited types of development are allowed in wetlands and then only where there is no feasible less environmentally damaging alternative and feasible mitigation measures have been adopted.



Streams are another type of ESHA. Many species of animals and plants are dependent on them and on their associated riparian corridors, which are especially valuable as habitat connectors. The Coastal Act allows very limited types of development within streams, including necessary water supply projects, flood control projects, and habitat improvement projects.

Other sensitive biological resources in the County's Coastal Zone include dunes and beaches, salt marshes, fresh water marshes, tidal freshwater wetlands, riparian corridors, chaparral, and grasslands, which are fragile habitats that are easily

disturbed, as well as communities of rare plants, and essential habitats for protected species of fish and wildlife such as Snowy Plover (*Charadrius alexandrinus nivosus*), Myrtle's silverspot butterfly (*Speyeria zerene myrtleae*), California red-legged frog (*Rana draytonii*) and Central California coast steelhead (*Oncorhynchus mykiss*). This list is not exhaustive, but is meant to highlight those habitats that are prevalent in the Coastal Zone (see Map 5 – Vegetation, Map 6 – Special-status Species and Sensitive Natural Communities, and Map 7 – Wetlands and Streams).

The biological resources of Marin County include unique habitat areas that support wildlife and plants that maintain the function and integrity of the ecosystem. These areas not only serve an important ecological function, but they also have an intrinsic and aesthetic value to residents and visitors. The ecological importance of these areas has been recognized, such as the special designation of Bolinas Lagoon and Tomales Bay as “Wetlands of International Significance” by the Convention on Wetlands of International Importance, called the Ramsar Convention. This intergovernmental treaty provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources. Bolinas Lagoon received its recognition on September 1, 1998, and Tomales Bay on September 30, 2002.

Bolinas Lagoon and Tomales Bay are part of a larger, relatively undisturbed complex of wetlands along the Marin/Sonoma coast that includes Drakes and Limantour Esteros, Abbotts Lagoon, Estero Americano, Estero de San Antonio, and Bodega Harbor. Tomales Bay, Bolinas Lagoon, and the waters along much of the County's ocean shoreline are also part of the Gulf of the Farallones National Marine Sanctuary. The area is within the Pacific flyway and supports approximately 20,000 wintering shorebirds, seabirds, and waterbirds both seasonally and year-round. Subtidal areas and extensive mudflats support diverse populations of invertebrates and provide nursery and feeding habitat for resident and migratory fish, while steelhead and coho salmon access streams in the watershed.

In Tomales Bay, eelgrass beds occur within the shallow waters at the northern end of the Bay that are critical for particular species of migratory birds, and for fish species such as Pacific herring. The rocky points, intertidal areas, and shoreline substrate in Tomales Bay provide habitat for many distinct invertebrate communities. The wetlands areas in Tomales Bay also serve as corridors to valuable spawning nurseries for the Coho salmon and Steelhead. Estero Americano and Estero de San Antonio are “seasonal estuaries” and their unique morphology result in a fjord-like quality which is not found in other California wetlands and results in a wide variety of species diversity and habitats.

The Coastal Zone also includes unique terrestrial habitats such as serpentine grasslands, chaparral habitat that contain endemic plants such as Mount Tamalpais Manzanita (*Arcostaphylos hookeri Montana*), and

coastal terrace prairie grasslands. In California, there has been a loss of 99% of native grasslands which offer valuable foraging and dispersal habitat for many wildlife species. The coastal dune communities provide habitat for several species of plants and animals that have adapted to the harsh environment of the shoreline and provide protection to inland areas from wave run-up generated by prolonged storms and high seas. The list of unique species and habitats of the Coastal Zone is extensive, which is evident in the amount of literature and research that has been produced in the region, as highlighted in the 1980 Marin County Local Coastal Programs, Unit I and Unit II.

In 1980 and 1981, respectively, the Marin County Local Coastal Program, Unit I and Unit II were certified by the State Coastal Commission. These original plans contain important information regarding the natural resources, geology, and historical development of the Coastal Region. This plan is a continuation of the direction and foundation of knowledge established in the original plans. Since approval of the original LCPs, certain programs have been completed and new knowledge gained; yet, there is still much more to learn. The policies in this chapter are based on the foundation of the original LCP's commitment to conservation and protection of our biological resources, while providing for development that is allowed under the Coastal Act and preserving the function and values of these areas. These policies are to be implemented in light of the best available science, including reports, studies, or plans that are now available or may be available in the future regarding environmental findings, such as:

- Bolinas Lagoon Ecosystem Restoration Project: Recommendations for Restoration and Management, Gulf of the Farallones National Marine Sanctuary Advisory Council, Bolinas Lagoon Restoration Project Working Group, 2008.
- Fisheries Assessment for Bolinas Lagoon Tributaries within the Golden Gate Area, Golden Gate National Park Service, 2002.
- Projecting the Future Evolution of Bolinas Lagoon, Marin County Open Space District, 2006
- Tidal Marsh Birds of the San Francisco Bay Region, Status, Distribution and Conservation of 5 Category 2 Taxa, USGS, 1997.

Implementation of the Local Coastal Program (LCP) is carried out, in part, through the use of mapped data. Maps of biological resources, including special status species, wetlands, and streams, are included in the LCP document. While these maps are important indicators of the presence of significant resources that require protection under LCP policies, additional information regarding such resources will become available through site-specific review of proposed projects, through future map updates, and through other means. Thus, protection of biological resources is not limited to those that are mapped in this document. Furthermore, LCP policies address areas adjacent to ESHAs and parks and recreation areas, and as knowledge about those areas increases or as park boundaries change through land acquisitions, the LCP policies will be applied accordingly.

This region is also home to nonprofit research organizations and institutions such as the Audubon Canyon Ranch and PRBO Conservation Science (formerly the Point Reyes Bird Observatory) Palomarin Field Station and Wetland Center that actively contribute to the growing body of research on conservation science which can be used to address problems related to watershed protection, habitat management, recreational pressures, invasive species, and other coastal management issues, and these databases of knowledge should be included in relevant discussion related to ESHAs.

Marin County's biological resources are intertwined with villages, farms, homes, and roads. LCP policies are designed to support the protection and enhancement of biological resources, while also allowing the activities of coastal residents and visitors to continue to flourish.

Policies

C-BIO-1 Environmentally Sensitive Habitat Areas (ESHAs).

1. An environmentally sensitive habitat area (ESHA) is any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.
2. ESHA consists of three general categories: wetlands, streams and riparian vegetation, and terrestrial ESHAs. Terrestrial ESHA includes non-aquatic habitats that support rare and endangered species; coastal dunes as referenced in C-BIO-7 (Coastal Dunes); roosting and nesting habitats as referenced in C-BIO-10 (Roosting and Nesting Habitats); and riparian vegetation that is not associated with a perennial or intermittent stream. The ESHA policies of C-BIO-2 (ESHA Protection) and C-BIO-3 (ESHA Buffers) apply to all categories of ESHA, except where modified by the more specific policies of the LCP.

C-BIO-2 ESHA Protection.

1. Protect ESHAs against disruption of habitat values, and only allow uses within those areas that are dependent on those resources or otherwise specifically provided in C-BIO-14 (Wetlands), C-BIO-15 (Diking, Filling, Draining and Dredging) or C-BIO-23 (Coastal Streams and Riparian Vegetation). Disruption of habitat values includes when the physical habitat is significantly altered or when species diversity or the abundance or viability of species populations is reduced. The type of proposed development, the particulars of its design, and its location in relation to the habitat area, will affect the determination of disruption.
2. Accessways and trails that are fundamentally associated with the interpretation of the resource are resource dependent uses that shall be sited and designed to protect ESHAs against significant disruption of habitat values in accordance with Policy C-BIO-2.1. Where it is not feasible to avoid ESHA, the design and development of accessways and trails shall minimize intrusions to the smallest feasible area and least impacting routes. As necessary to protect ESHAs, trails shall incorporate measures to control the timing, intensity or location of access (e.g., seasonal closures, placement of boardwalks, limited fencing, etc.).
3. Avoid fence types, roads, and structures that significantly inhibit wildlife movement, especially access to water.
4. Development proposals within or adjacent to ESHA will be reviewed subject to a biological site assessment prepared by a qualified biologist hired by the County and paid for by the applicant. The purpose of the biological site assessment is to confirm the extent of the ESHA, document any site constraints and the presence of other sensitive biological resources, recommend buffers, development timing, mitigation measures including precise required setbacks, provide a site restoration program where necessary, and provide other information, analysis and modifications appropriate to protect the resource.

C-BIO-3 ESHA Buffers.

1. In areas adjacent to ESHAs and parks and recreation areas, site and design development to prevent impacts that would significantly degrade those areas, and to be compatible with the continued viability of those habitat and recreation areas.
2. Provide buffers for wetlands, streams and riparian vegetation in accordance with C-BIO-18 ([Wetland Buffers](#)) and C-BIO-23 ([Coastal Streams and Riparian Vegetation](#)), respectively.

3. Establish buffers for terrestrial ESHA to provide separation from development impacts. Maintain such buffers in a natural condition, allowing only those uses that will not significantly degrade the habitat. Buffers for terrestrial ESHA shall be 50feet, a width that may be adjusted by the County as appropriate to protect the habitat value of the resource, but in no case shall be less than 25 feet. Such adjustment shall be made on the basis of a biological site assessment supported by evidence that includes but is not limited to:

- a. Sensitivity of the ESHA to disturbance;
- b. Habitat requirements of the ESHA, including the migratory patterns of affected species and tendency to return each season to the same nest site or breeding colony;
- c. Topography of the site;
- d. Movement of stormwater;
- e. Permeability of the soils and depth to water table;
- f. Vegetation present;
- g. Unique site conditions;
- h. Whether vegetative, natural topographic, or built features (e.g., roads, structures) provide a physical barrier between the proposed development and the ESHA; and
- i. The likelihood of increased human activity and disturbance resulting from the project relative to existing development.

C-BIO-4 Protect Major Vegetation. Require a Coastal Development Permit for the removal or harvesting of major vegetation other than for agricultural purposes. Such major vegetation removal shall avoid ESHA, ESHA buffers, coastal waters, and public views, and shall not conflict with prior conditions of approval.

Program C-BIO-4.b Integrated Planning for Fire Risk, Habitat Protection, and Forest Health. Develop a Coastal Development Permit process that protects coastal resources and allows for expedited review of projects related to the management or removal of major vegetation to minimize risks to life and property or to promote the health and survival of surrounding vegetation native to the locale.

C-BIO-5 Ecological Restoration. Encourage the restoration and enhancement of degraded ESHAs and the creation of new ESHAs, and streamline regulatory processes whenever possible to facilitate the successful completion of restoration projects.

Program C-BIO-5.a Determine Locations of ESHAs. Continue to update the process for determining whether projects are within or adjacent to ESHAs. The process shall continue to be based on the best available scientific and geographic information and assure an adequate level of review commensurate with the nature and scope of the project and the potential existence of an ESHA.

Program C-BIO-5.b "Safe Harbor" for Expansion of ESHA. Consider a future work item to encourage the expansion of ESHAs by establishing policies,



procedures and criteria that would allow such enhancements and protect sensitive resources while maintaining pre-existing buffers. The size of any buffer designated as a result of this program would not be a precedent for the size of any buffer on any other development site. This program would lead to policies and implementing measures that would be subject to review and certification as an amendment to the LCP.

C-BIO-6 Invasive Plants. Where feasible, require the removal of non-native, invasive plant species such as pampas grass, brooms, iceplant, thistles and other invasive plant species on the list maintained by the California Invasive Plant Council in the areas of development and revegetate those areas with native plants as specified in Coastal Development Permit approvals. Ensure that required landscaping avoids use of non-native, invasive trees and plants in accordance with Policy C-DES-9 (Landscaping). This policy does not apply to agricultural crops and pastures.

C-BIO-7 Coastal Dunes. Prohibit development in coastal dunes to preserve dune formations, vegetation, and wildlife habitats. Prevent overuse in dune areas by mechanisms such as restricting parking, and directing pedestrian traffic through signage and sand fencing to areas capable of sustaining increased use. Prohibit motor vehicles in dune areas except for emergency purposes, and prohibit motor vehicles in non-dune beach areas except for emergency and essential maintenance purposes and where previously coastal permitted.

C-BIO-8 Stringline Method of Preventing Beach Encroachment. In a developed area where most lots are developed and where there are relatively few vacant lots, no part of a proposed new development (other than an allowable shoreline protective device), including decks, shall be built farther onto a beachfront than a line drawn between the most seaward portions of the adjacent structures. Enclosed living space in a new unit or addition shall not extend farther seaward than a second line drawn between the most seaward portions of the enclosed living space of the adjacent structures.

C-BIO-9 Stinson Beach Dune and Beach Areas. Prohibit development that would adversely impact the natural sand dune formation and sandy beach habitat in the areas west of the paper street Mira Vista and the dry sand areas west of the Patios. Prohibit development west of Mira Vista, including erection of fences, signs, or other structures, to preserve the natural dune habitat values, vegetation and contours, as well as the natural sandy beach habitat. Continue to pursue a land trade between the lots seaward of Mira Vista and the street right-of-way to more clearly establish and define the public beach boundaries.



Site development of other shorefront lots within the Stinson Beach and Seadrift areas outside of the natural sand dune formations, consistent with ~~LUP~~ Policy C-BIO-7 (Coastal Dunes). Where no dunes are evident, any new development on shorefront lots shall be set back behind the first line of terrestrial vegetation as far as is necessary to demonstrate required stability and hazards protection, avoid the need for shoreline protective devices, protect sandy beach habitat, and provide a buffer area between private and public use areas to protect both the scenic and visual character of the beach, and the public right of access to the use and enjoyment of sand areas.

C-BIO-10 Roosting and Nesting Habitat. Prohibit the alteration or removal of groves of trees that provide colonial nesting and roosting habitat for monarch butterflies or other wildlife, except where the trees pose a threat to life or property.

C-BIO-11 Development Adjacent to Roosting and Nesting Habitat. Development adjacent to wildlife nesting and roosting areas shall be set back a sufficient distance to protect against disruption in nesting and roosting activities and designed to avoid impacts on the habitat area. Time such development activities so that disturbance to nesting and breeding wildlife is avoided. To the extent feasible, use native vegetation for landscaping.

Program C-BIO-11.a Grassy Uplands Surrounding Bolinas Lagoon. Collect and evaluate data and studies to determine the habitat values of upland grassland feeding areas around Bolinas Lagoon for shorebirds, and develop effective policies to protect these areas against significant disruption of habitat values. Limited agricultural use of these lands may be permitted consistent with all other applicable policies.

C-BIO-14 Wetlands. Preserve and maintain wetlands in the Coastal Zone as productive wildlife habitats and water filtering and storage areas, and protect wetlands against significant disruption of habitat values. Prohibit grazing or other agricultural uses in a wetland, except for ongoing agricultural activities.

C-BIO-15 Diking, Filling, Draining and Dredging. Diking, filling, draining and dredging of coastal waters can have significant adverse impacts on water quality, marine habitats and organisms, and scenic features. Limit strictly the diking, filling, and dredging of open coastal waters, wetlands, and estuaries to the following purposes:

1. New or expanded commercial fishing facilities.
2. Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.
3. Incidental public service purposes, including burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.
4. Mineral extraction, including sand for restoring beaches, except in ESHAs.
5. Restoration purposes.
6. Nature study, aquaculture, or similar resource-dependent activities.
7. Excluding wetlands, new or expanded boating facilities and the placement of structural pilings for public recreation piers that provide public access and recreational opportunities may be permitted.
8. In the Esteros Americano and de San Antonio, limit any alterations to those for the purposes of scientific study and restoration.

C-BIO-16 Conditions and Standards for Diking, Filling, Draining, and Dredging. Diking, filling, draining or dredging may be permitted for the purposes specified in policy C-BIO-15 (Diking, Filling, Draining and Dredging) above provided that all of the following conditions and standards are met:

1. There is no feasible less environmentally damaging alternative.
2. Mitigation measures have been provided in accordance with Policy C-BIO-20 (Wetland Impact Mitigation) in order to minimize adverse environmental effects.
3. The activities are planned, scheduled, and carried out to avoid significant disruption to marine and wildlife habitats, fish and bird breeding and migrations, and water circulation.

4. The need for both initial and maintenance dredging shall be minimized by careful design and location of facilities with respect to existing water depths, water circulation, siltation patterns, and by efforts to reduce controllable sedimentation.
5. In estuaries and wetlands, the diking, filling, or dredging shall maintain or enhance the functional capacity of the wetland or estuary.

C-BIO-17 Disposal of Dredged Materials. Require the disposal of dredged sediments to conform to the following standards:

1. The dredged materials disposal site has been approved by all relevant agencies.
2. Disposal of dredged materials shall be planned and carried out to avoid disruption to marine and wildlife habitats and water circulation.
3. Dredged materials suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable longshore current systems.
4. The disposal of dredged materials shall conform to the most recently approved dredging requirements promulgated or adopted by the State or Regional Water Quality Control Board.

C-BIO-18 Wetland Buffers. Consistent with Policy C-BIO-3.1 (ESHA Buffers), maintain a buffer area, a minimum of 100 feet in width, in a natural condition along the periphery of all wetlands. A wider buffer may be required based on the results of a site assessment that evidences that a buffer greater than 100 feet in width is necessary to protect wetland resources from the impacts of the proposed development, including construction and post-construction impacts. No development shall be permitted within the wetland buffer, unless such development is authorized by C-BIO-2 (ESHA Protection), C-BIO-14 (Wetlands), C-BIO-15 (Diking, Filling, Draining and Dredging), or C-BIO-19 (Wetland Buffer Adjustments).

C-BIO-19 Wetland Buffer Adjustments and Exceptions.

1. A buffer adjustment to less than 100 feet may be considered only if it conforms with zoning and:
 - a. It is proposed on a legal lot of record located entirely within the buffer; or
 - b. It is demonstrated that permitted development cannot be feasibly accommodated entirely outside the required buffer; or
 - c. It is demonstrated that the permitted development outside the buffer would have greater impact on the wetland and the continuance of its habitat than development within the buffer; or
 - d. The wetland was constructed out of dry land for the treatment, conveyance or storage of water, its construction was authorized by a eCoastal Development Permit (or pre-dated Ceoastal Development Permit requirements), it has no habitat value, and it does not affect natural wetlands.
2. A buffer adjustment may be granted only if supported by the findings of a site assessment which demonstrate that the adjusted buffer, in combination with incorporated siting, design or other mitigation measures, will prevent impacts that significantly degrade the wetland and will be compatible with the continuance of the wetland ESHA.
3. A Coastal Development Permit authorizing a buffer adjustment shall require measures that create a net environmental improvement over existing conditions, in addition to what is otherwise required by minimum applicable site development standards. Such measures shall be commensurate with the nature and scope of the project and shall be determined at the site level, supported by the findings of a site assessment or other technical document. Work required in accordance with this Policy shall be completed prior to occupancy. Appropriate measures may include but are not limited to:

- a. Retrofitting existing improvements or implementing new measures to reduce the rate or volume of stormwater run-off and improve the quality of stormwater run-off (e.g., use of permeable “hardscape” materials and landscape or site features designed to capture, absorb and filter stormwater; etc.);
 - b. Elimination of on-site invasive species;
 - c. Increasing native vegetation cover (e.g., expand continuous vegetation cover, reduce turf areas, provide native groundcover, shrubs and trees; etc.);
 - d. Reduction in water consumption for irrigation (e.g., use of drought-tolerant landscaping or high efficiency irrigation systems, etc.); and
 - e. Other measures that reduce overall similar site-related environmental impacts.
4. The buffer shall not be adjusted to a distance of less than 50 feet in width from the edge of the wetland.

C-BIO-20 Wetland Impact Mitigation. Where any dike and fill development is permitted in wetlands in conformity with this section, require mitigation measures to include, at a minimum, either acquisition of required areas of equal or greater biological productivity or opening up equivalent areas to tidal action; provided, however, that if no appropriate restoration site is available, an in-lieu fee sufficient to provide an area of equivalent productive value or surface areas shall be dedicated to an appropriate public agency, or such replacement site shall be purchased before the dike or fill development may proceed. A minimum ratio of 2:1 in area is required for on-site mitigation, a minimum ratio of 3:1 is required for off-site mitigation, and a minimum ratio of 4:1 is required for an in-lieu fee. Mitigations shall meet the following criteria:

- 1. No net losses shall occur in wetland acreage, functions, or values. This includes both direct impacts on wetlands and essential buffers, and consideration of potential indirect effects of development due to changes in available surface water and nonpoint water quality degradation. Detailed review of the adequacy of a proposed mitigation plan shall be performed as part of any environmental and permit review of the proposed development project to allow for a thorough evaluation of the anticipated loss, as well as the replacement acreage, functions, and values.
- 2. Restoration of degraded wetlands is generally preferred to creation of new replacement wetlands, due to the greater likelihood of success.
- 3. Mitigation shall be implemented prior to and/or concurrently with the project activity causing the potential adverse impact to minimize any short-term loss and modification to wetlands.
- 4. An area of adjacent upland habitat shall be protected to provide an adequate buffer for wetland functions and values. Development shall be set back the minimum distance specified in Policy C-BIO-18 (Wetland Buffers) to create this buffer, unless an adjustment is allowed and appropriate mitigation is provided where necessary, pursuant to Policy C-BIO-19 (Wetland Buffer Adjustments).
- 5. Mitigation sites shall be permanently protected and managed for open space and wildlife habitat purposes.
- 6. Mitigation projects must to the extent feasible minimize the need for ongoing maintenance and operational manipulation (e.g., dredging, artificial water-level controls, etc.) to ensure long-term success. Self-sustaining projects with minimal maintenance requirements constitute the primary objective and are encouraged.

7. All plans to mitigate or minimize adverse impacts to wetland environments shall include provisions to monitor the success of the restoration project. The measures taken to avoid adverse impacts may be modified if the original plans prove unsuccessful. Performance bonds shall be required for all mitigation plans involving habitat creation or enhancement, including the cost of monitoring for at least five years post-completion, or as long as necessary to ensure success criteria are achieved.
8. Mitigation must be commensurate with adverse impacts of the wetland alteration and consist of providing similar values and greater wetland acreage than those of the wetland area adversely affected. All restored or created wetlands shall be provided at least at the minimum replacement ratio specified in this Policy (C-BIO-20) and shall have the same or increased habitat values as the wetland proposed to be impacted.

Such mitigation measures shall not be required for temporary or short-term fill or diking; provided that a bond or other evidence of financial responsibility is provided to assure that restoration will be accomplished in the shortest period of time not to exceed 12 months.

C-BIO-21 Tomales Bay Shoreline. As part of the application for a ~~e~~Coastal Development Permit on any parcel adjacent to Tomales Bay, except where there is no evidence of wetlands, require the applicant to submit supplemental biological information prepared by a qualified biologist at a scale sufficient to identify the extent of the existing wetlands, based on Section 30121 of the Coastal Act and the area of the proposed buffer areas.



C-BIO-22 Marine Resources. Maintain, enhance, and, where feasible, restore marine resources. Provide special protection to areas and species of special biological or economic significance. Carry out uses of the marine environment in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

C-BIO-23 Coastal Streams and Riparian Vegetation.

1. Stream alterations. Limit channelizations, diversions, dams, or similar substantial alterations of coastal streams to the following purposes:
 - a. Necessary water supply projects where no other less environmentally damaging method of water supply is feasible;
 - b. Flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development; or
 - c. Developments where the primary function is the improvement of fish and wildlife habitat.

Before any such substantial alterations that would significantly disrupt the habitat value of a stream are permitted, minimum flows necessary to maintain fish habitat and water quality, and to protect downstream resources (e.g. riparian vegetation, groundwater recharge areas, receiving waters, spawning habitats, etc.) and downstream users shall be determined by the Department of Fish and Wildlife and the Division of Water Rights of the State Water Resources Control Board. Prohibit

new impoundments which, individually or cumulatively, would decrease streamflows below the minimum.

2. Access and Utility Crossings. Access and utility crossings shall be accomplished by clear span bridging, unless other methods are determined to be less disruptive to the stream and/or riparian ESHA. Wherever possible, shared bridges or other crossings shall be used to provide access and utilities to groups of lots covered by this policy. Bridge abutments shall be located outside stream channels and designed to minimize disturbance of riparian vegetation.
3. Conditions. Minimize the alteration of streams allowed for the purposes listed in (1) and (2) above in order to protect stream water quality and the volume and rate of streamflow. Require all developments to incorporate the best mitigation measures feasible, including erosion and runoff control measures, and re-vegetation of disturbed areas with native species. Minimize the disturbance of riparian vegetation and require revegetation.

C-BIO-24 Coastal Stream and Riparian Vegetation Buffers. Consistent with Policy C-BIO-3.1 (ESHA Buffers), establish buffers to protect streams from the impacts of adjacent uses including development impacts from construction and post-construction activities, and maintain such buffers in a natural condition. The buffer shall be the wider of the following on both sides of the stream: (a) the area 50 feet landward from the outer edge of the riparian vegetation, or (b) the area 100 feet landward from the top of the stream banks, or (c) as recommended by the biological site assessment per C-BIO-2 ([ESHA Protection](#)). No development shall be permitted in the stream or riparian vegetation buffer unless such development is authorized by C-BIO-2 (ESHA Protection), C-BIO-23 (Coastal Streams and Riparian Vegetation) or C-BIO-26 (Stream and Riparian Buffer Adjustments).

C-BIO-25 -Stream Buffer Adjustments and Exceptions.

1. A buffer adjustment to less than that required by C-BIO-24 ([Coastal Stream and Riparian Vegetation Buffers](#)) may be considered only if it conforms with zoning and:
 - a. It is proposed on a legal lot of record located entirely within the buffer; or
 - b. It is demonstrated that permitted development cannot be feasibly accommodated entirely outside the required buffer; or
 - c. It is demonstrated that the permitted development outside the buffer would have greater impact on the stream or riparian ESHA and the continuance of its habitat than development within the buffer.
2. A buffer adjustment may be granted only if supported by the findings of a site assessment which demonstrate that the adjusted buffer, in combination with incorporated siting, design or other mitigation measures, will prevent impacts that significantly degrade the stream or riparian vegetation, and will be compatible with the continuance of the stream/riparian ESHA.
3. A Coastal [Development](#) Permit authorizing a buffer adjustment shall require measures that create a net environmental improvement over existing conditions, in addition to what is otherwise required by minimum applicable site development standards. Such measures shall be commensurate with the nature and scope of the project and shall be determined at the site level, supported by the findings of a site assessment or other technical document. Work required in accordance with ~~this~~ Policy ~~(C-BIO-25)~~ shall be completed prior to occupancy. Appropriate measures may include but are not limited to:
 - a. Retrofitting existing improvements or implementing new measures to reduce the rate or volume of stormwater run-off and improve the quality of stormwater run-off (e.g., permeable “hardscape” materials and landscape or site features designed to capture, absorb and filter stormwater);
 - b. Elimination of on-site invasive species;

- c. Increasing native vegetation cover (e.g., expand continuous riparian vegetation cover; reduce turf areas; provide native groundcover, shrubs and trees; etc.);
 - d. Improvement of streambank or in-stream conditions (e.g., remove hard bank armoring, slope back streambanks, create inset floodplains, install large woody debris structures, etc.), in order to restore habitat and more natural stream conditions;
 - e. Reduction in water consumption for irrigation (e.g., use of drought-tolerant landscaping or high efficiency irrigation systems, etc.);
 - f. Other measures that reduce overall similar site-related environmental impacts.
4. The buffer shall not be adjusted to a distance of less than 50 feet in width from the edge of the stream/riparian ESHA.

C-BIO-26 Diversions Outside the Coastal Zone. Require that the impacts from diversion projects, especially on the two major tributaries to Tomales Bay, Walker and Lagunitas Creeks, be fully studied through the CEQA and Coastal Development Permit process before they are permitted to proceed and in all cases, require mitigation and enhancement measures to ensure that coastal resources influenced by freshwater inflows are not significantly damaged.

C-BIO-27 Federal Projects. Federal projects which require the modification or alteration of natural resources shall be evaluated by the Coastal Commission through the consistency review process.

C-BIO-28 California Parks and Recreation. Support and encourage the environmental conservation, land and easement acquisition, and habitat restoration efforts of the California Department of Parks and Recreation.

C-BIO-29 Marin County Parks. Support and encourage the environmental conservation, land and easement acquisition, and habitat restoration efforts of the Marin County Parks Department. In particular, conservation activities related to beach areas, lagoons, wetlands, streams, existing and potential boat launching sites, recreational areas, and Tomales Bay and its shoreline are considered a high priority in the Coastal Zone.



Environmental Hazards (EH)

Marin County Local Coastal Program Unit I (Certified by California Coastal Commission on April 1, 1980 as amended December 9, 2004)

Shoreline Protection and Hazard Areas

Policies within this issue group cover several areas of concern with development in selected locations of Unit 1. Policies areas include bluff top setback requirements, shoreline protective works, earthquake and other geologic hazard identifications, mitigation and policy programs for notice of such hazards, and disclaimers of government liability resulting from damage by subsequent geologic activities. These policies are intended to address the specific issues discussed below, as well as implement the intent of Coastal Commission policies and Coastal Act Sections 30235 and 30253.

Seacliff Retreat

The major slope stability problem in the Bolinas areas is the coastal sliding, which is nearly continuous along the seacliffs. In the Bolinas planning area, this includes the bluffs from the boundary of the National Seashore to the cliffs between Brighton and Wharf Road on the Little Mesa. This is virtually the entire shoreline of the Bolinas Planning Area.

Structural weaknesses, inherent in the Monterey Shale, and the energetic erosion by the surf combine to cause active landsliding of the seacliffs. The Monterey shale involved in the sliding is intensely fractured, which significantly reduces its stability. The surf along this part of the cliff is brown and muddy, showing that it is laden with material being removed from the cliff. This process occurs year round.

The cliffs between Brighton Street and Wharf Road are made up of the soft sediments of the Merced

formation. Galloway (1977) points out that these cliffs are protected from the open sea but bear the brunt of southerly winter storms. During these storms, waves pound the soft sediments, causing extensive falls and slumps.

Retreat rates vary depending on the location. Between the downtown section of Bolinas and Duxbury Point landsliding has caused the cliff to retreat an average of 0.3 to 0.6 meters per year (Wahrhaftig, 1970). Along the west-facing cliffs, exposed to the open sea, retreat has been monitored since 1859 and has progressed at a rate of about .75 meters/year (Galloway, 1977). In the vicinity of the RCA station, rates vary from one and one-half feet per year to one quarter foot per year, depending on the location (Wagner, 1977). Retreat rates on the Little Mesa average about a half meter per year (Galloway, 1977).

Destruction of improvements and property in this area has occurred over time and will continue to do so as long as they are placed in this zone of active sliding. Wagner (1977) describes incidences of past damages. During the winter of 1977-1978 five blufftop homes were threatened by rapidly retreating cliffs. Three homes were declared unsafe by the Bolinas Fire Department and the two others will be threatened in the future. (Howe, in press). Slumping was evident in many other sections of the Bolinas Coastal but did not directly threaten property.

There is a need to determine setback distances for developments near the retreating cliffs. The Coastal Commission in its interpretive Guidelines for Marin County recommend that minimum setback of 150 feet from the blufftop for new construction. This setback is based on a retreat rate of 3 feet per year multiplied by an economic life expectancy for a structure of 50 years. They also require a geologic investigation and report for all blufftop development. The Environmental Hazards Element of the Marin Countywide Plan calls for adherence to the guidelines adopted by the Coastal Commission. The Bolinas Community Plan recommends a variable setback. From Little Mesa to Duxbury Reef to Point Reyes National Seashore, they recommend a setback of 120 feet (three feet per year times 40 years). This is based on an economic life expectancy of 40 years for a structure and the retreat rates indicated in parenthesis.

While not as completely documented as Bolinas, Muir Beach's seacliffs also experience relative rapid rates of shoreline erosion. While development potential is limited to a few vacant ocean bluff lots, these lots were often earlier by-passed as representing more difficult or even dangerous building sites. Development on these lots must be carefully evaluated under the LCP policies to assure that the site can adequately support the proposed development without undue risk or the necessity to construct shoreline protective devices.

The LCP policies will assist in identification of lots where new construction would be hazardous and/or require future shoreline protection. Coordinated research and development of programs to reduce such hazards are encouraged. Since such programs are for the benefit of private properties, they should be financed primarily by those to be so benefited. The County would provide limited assistance in such organizing and reviewing such studies.

Seismicity

In November 1974, the Marin County Board of Supervisors passed Resolution 74-426 which implemented the requirements of the Alquist-Priolo Act as they pertained to Marin County. The Department of Public Works subsequently prepared a set of policies. "Policies and Criteria for Implementation of the Alquist-Priolo Geologic Hazard Zones Act," which are distributed to all applicants who propose projects, as defined by the Act, within the Special Study Zones. Appendix B contains the Alquist-Priolo Act and Marin County's Implementing resolution and policies.

Development shall continue to be required to meet the seismic safety standards of the Alquist-Priolo Act, as it has been implemented by the County through Board of Supervisors Resolution 74-426, and the policies and criteria for its implementation developed by the Department of Public Works pursuant to resolution 74-426.

However, recent geologic studies indicate that the San Andreas Fault Zone covers a greater area than that indicated on the Alquist-Priolo Special Study Zone maps. The zone of fault activity extends to approximately the eastern shore of Bolinas Lagoon and continues out to sea about one third the distance north of the Seadrift Gate. It was also determined that the Lagoon area is probably a graben, a block of material that is subsiding in relation to the surrounding land surface. This occurs as a result of earthquake activity.

The County shall request the State Geologist's Office review the recent Study: "Depositional History and Fault-Related Studies, Bolinas Lagoon, California", Joel R. Berquist, U.S.G.S. Open File Report 78-802, to determine if the Alquist-Priolo Special Study Zone should be extended in the Bolinas Lagoon Vicinity.

Shoreline Erosion: Stinson Beach Spindrift

Shoreline development is located on the dunes of the Stinson Beach sandspit, a mile and a half long barrier beach that separates Bolinas Lagoon from the Pacific Ocean. The spot is characterized by a shore sloping section which ordinarily contains the wash of waves, a broad level beach section which occasionally is washed over by the runup of waves at high tide, and a set of dunes 10 to 15 feet high on which the homes are built. The dunes extend a maximum of about 50 feet from the rear of the homes; where the winter storms of 1977/78 caused extensive erosion only about 10 feet of dune remains. The height and width of the dunes were artificially increased at the time Seadrift was developed.

The function of beaches and dunes is to act as an energy absorber; the waves break on the slope of the beach and energy is consumed as the water rushes up the slope and onto the broad, flat berms. The dunes act as the last natural barriers to flooding of the inland during storms. They retreat in the face of storm waves and rebuild during later calm periods. During intense storm activity in natural situations, the dunes are occasionally washed over by waves. The share of the spit is controlled by several factors, including the locations of the Bolinas bluffs. Changes in these factors result in changes in the shape and size of the spit.

The winter of 1977/78 saw a series of severe storms batter the California coast. The combination of high waves, high tides and recurring storm activity led to extensive damage of coastal structures from shoreline erosion. At Stinson Beach this took the form of eroding away the beach and dune system. Eight homes in Seadrift were threatened by this erosion, and an emergency revetment was placed. Research by Howe (in press) suggests that the conditions experienced that winter were not a "freak" or rare occurrence, and areas which experienced damage will likely experience similar conditions in the future.

The section of Seadrift threatened by the shoreline erosion consisted of nine lots, one of which did not contain a home. Several emergency measure, which failed, were attempted to protect these properties before the revetment (a type of seawall, that is laid on the dune or bluff to prevent wave attack from removing sand) was constructed by the County. The seawall runs the length of the nine lots and at its highest point was 14 to 15 feet high at the time of construction. Beach replenishment over the summer has reduced this height to about 10 feet, but rock still remains exposed above the beach in front of the dunes.

As noted in the "Final Staff Report and Recommendations on Issues Raised by Development of Seadrift Subdivision, Stinson Beach", May 1978, as amended, there is a wave erosion hazard to beach front lots and homes at Seadrift. The precise extent of this hazard is not known. It is likely the hazard will vary over time, depending on the severity of the winter, and place, because of the constantly shifting nature of both the beach and off-shore Lloyd bars. The fact that the dunes were artificially increased in size at the time Seadrift was constructed and have not been significantly reduced by last winter's storm activity with little summer replenishment could further increase this hazard.

Given the unpredictable occurrence of this hazard and its generally localized area of impact (only nine lots were significantly threatened during the winter of 1977/78), it is likely the majority of permit applications will be on a haphazard placement of emergency erosion control structures. How these structures would physically and visually impact the remainder of the beach could not be determined in an emergency situation.

Protection of Existing Structures and County Liability

In addition to policies that address development standards and new project review for areas of seacliff retreat, earthquake hazards, shoreline and dune erosion, this chapter also establishes policies that encourage investigation and development of joint programs to protect existing structures from shoreline erosion. These policies are desirable to successfully implement Coastal Act goals regarding development of shoreline protective works. Through identification of areas potentially subject to shoreline erosion, there exists an opportunity to develop programs to mitigate such hazard before emergency situations development. This provides flexibility in design techniques, financing and engineering feasibility to assure the balancing of public and private interests can be accomplished in a nonemergency period.

The policies identify strong review standards for new development in hazardous areas, coupled with attempts to adequately evaluate and respond to potential geologic hazards prior to their occurrence. The County of Marin does not accept responsibility for the protection of areas subject to shoreline erosion. Additionally, the County accepts no liability for approved development in areas identified as subject to geologic hazards. A waiver of liability would be recorded on all new development otherwise permitted by this section's policy standards.

LCP Policies on Shoreline Protection and Hazard Areas

1. New structures shall be set back from the Bolinas and Muir Beach bluffs a sufficient distance to ensure with reasonable certainty that they are not threatened from cliff retreat within their economic life expectancies. Adequate setback distances will be determined from information contained in required geologic reports and the setback formula established below. These setbacks will be of sufficient distance to eliminate the need for shoreline protective works.

In view of the fact that the retreat rate varies markedly along the cliffs, and that the life expectancy of different kinds of structures varies greatly, the following formula will be used to determine setbacks from the bluff for new structures:

Setback (meters) = structure life (yrs.) X retreat rate (meters/yr.) In areas where vigorous sliding is taking place, an additional 15 meters should be added as a safety factor.

The retreat rate will be determined by a complete geotechnical investigation which will be required if one or both of the following conditions are met: The building or proposed development site is within 150 feet of the blufftop, or the site is located in stability zones 2, 3 or 4 as indicated on the Slope Stability of the Bolinas Peninsula Study Area map which accompanies Wagner's 1977 report, "Geology for Planning, Western Marin County". This report and accompanying maps is incorporated by reference as part of the LCP ([see Appendix 6](#)).

2. Development shall continue to be required to meet the seismic safety standards of the Alquist-Priolo Act as it has been implemented by the County.

The County shall request that the State Geologist's Office review the recent study, "Depositional History and Fault-Related Studies, Bolinas Lagoon, California", by Joel R. Bergquist, U.S.G.S. Open File Report 78-802, to determine if the Alquist-Priolo Special Study Zone should be extended in the Bolinas Lagoon Vicinity.

3. The County shall seek public funds to contract with the State Division of Mines and Geology to initiate a study to identify lots and/or structures threatened with cliff retreat within their economic life expectancy. The results of this study shall be incorporated into the general restoration program for the Bolinas Mesa as described in Chapter II of the LCP.

4. Many of the building sites in Unit I are characterized by one or potential geologic hazards. The development of residential structures on such parcels may be subject to often sudden and destructive geologic phenomenon. The County of Marin does not encourage new residential development of such parcels and expressly states that the issuance of a coastal development permit for such property does not warrant said property's safety from geologic hazards. Further, the County of Marin will not accept liability for subsequent personal or property damage caused by geologic processes on said properties. To assure that the builder and subsequent purchasers are expressly aware of the policy, a "waiver of liability" shall be executed and recorded by said for short-term, emergency food, shelter, and said property owner prior to the issuance of a coastal development permit. Further, clothing, the County of Marin will not participate in emergency or disaster relief funding for properties so identified and would recommend such limitations on State and/or federal disaster/emergency grants and/or loans.

Existing geologic information indicates this geologic hazard policy shall apply to new development (excluding improvements to existing structures that would no result in an increase of 50 percent or more of internal floor area of the structure) on lots located in the following areas:

- Lands located in the "Alquist-Priolo" earthquake hazard zones, as said zones may be amended.
- Development within 300 feet of the mean high tide of the sea
- Development on parcels with slopes averaging 35 percent.
- All lots within the Seadrift sandspit to include the Patios, Calles, and Seadrift Subdivision.

(Those lands covered by this "geologic hazards" policy are shown on the geologic hazard maps on file in the Marin County Planning Department)

5. The following policy from Section 30235 of the Coastal Act is incorporated into the County LCP:

Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline process shall be permitted when required to serve coastal-dependent uses or to protect existing structures (constructed before adoption of the LCP), or public beaches in danger from erosion when designed to eliminate or mitigate adverse impacts on local shoreline sand supply.

6. To minimize visual and sand transport impacts on Stinson Beach, any permit granted to construct erosion control structures shall require the re-establishment of the former dune contour and appearance. In case of emergency permits, the property-owner of record shall agree, in writing, that such restoration work will be accomplished within 60 days after the threat of damage has passed.
7. Because revetments, seawalls or other shoreline protective works can be detrimental to maintenance of natural shoreline processes and can interfere with visual enjoyment and coastal access, such works are discouraged. The County of Marin through the LCP and other documentation has identified those coastal areas potentially subject to significant wave and run-off erosion. Because such probably risk areas are identified, sufficient opportunity for private investigation and response to such hazards is available. Therefore, the County of Marin shall not finance or construct emergency shoreline protective devices for the benefit of private developments.
8. It shall be County policy to encourage property owners subject to ocean-front erosion hazards to develop responses to such hazards prior to emergency conditions. Where contiguous properties are subject to generally similar erosion hazards, joint program development should occur. The County will not finance such engineering studies (or any subsequent construction activities), but will seek aid from Federal and State agencies, colleges and universities to assist private consulting engineers in such review and recommendations. Where existing community organizations or special districts are

unable to provide organizational support for such area-wide joint studies, the County, upon request, will assist in the organization and administration of such privately funded studies.

9. In the absence of an overall wave hazard/shoreline erosion study, any-permit application for seawalls, riprap or other protective structures on beaches, shall be accompanied by engineering reports stating the nature and extent of wave erosion hazard along the beach area and an explanation of how the proposed protective works will mitigate the hazard, both on and off the project site. This policy shall not apply to emergency permit applications applied for within three years of the date of adoption of the LCP. Emergency permit applications after that date shall be subject to report requirement or shall specifically establish why the need for such protective devices was not foreseen.

IV. Public Services and New Development

Location and Density of New Development

Development Issues under the Coastal Act. The California Coastal Act of 1976 establishes policies under which the LCP planning and regulations must be based. Several of these policy standards apply at the Seadrift Subdivision. These general coastal issues include...

- The reduction of geologic hazards associated with new development;...

Geologic Hazards. Publications of the U.S. Geologic Survey, U.S. Army Corps of Engineers and California Division of Mines and Geology substantiate a variety of geologic hazards on the Seadrift Spit. The San Andreas fault and its mapped cone include portions of the Seadrift Subdivision. Coupled with the future probability of earth shaking is the generally poor foundation base afforded by the sandy material of the Seadrift Spit. The sandy soils of the natural spit as well as the Lagoon muds comprising area of artificial fill are both foundation materials which are highly intolerant to earthquake intensities. Additionally, sandy soil materials in combination with high groundwater in the areas are subject to the geologic phenomenon of liquefaction during earthquake shaking. This phenomenon can be extremely hazardous to building so situated.

The Seadrift subdivision is at a relatively low elevation with a gently sloping because profile. These characteristics subject the Seadrift Spit to the dangers of seismic seawaves, particularly waves generated from a southerly direction. Wave run-up estimates are such that total overtopping of the Spit may be possible during such seismic wave occurrences. A less drastic geologic occurrence, wind and wave erosion of the Spit, is a continuing process. Along the Bolinas Lagoon side of the spit, for example, gross estimates of shore erosion range from 3 to 10 inches a year.

Wave erosion hazard along the ocean front is even more pronounced and, as recently demonstrated, can, with sudden efficiency, extensively erode the protective sand dunes fronting the Seadrift houses. The result of this phenomenon is twofold: the physical endangerment to the structures and the pressure o develop shoreline protective works that often distract from the public's visual and physical use and enjoyment of the coast.

In summary, the range of possible physical hazards at Seadrift is extensive. The predictability of experiencing some or all of these hazards is relatively high. Build-out of the Subdivision's existing residential lots will expose a significant number of houses and people to these geologic hazards.

LCP Policies on Location and Density of New Development

...Where plans and policies of the local coastal program conflict with polices of local plans, the policies of the LCP shall govern. Maps showing the LCP land use designations are on file with the Marin County Planning Department.

Stinson Beach (excluding Seadrift)

The Stinson Beach LCP land use designations are those identified in the adopted Community Plan except as modified below:

30. The properties presently Zoned R-3 along Shoreline Highway shall be rezoned to R-2 in order to minimize flood hazards and the adverse impacts on Easkoot Creek which would result from such development (Easkoot Creek runs across the subject properties). Redesignation of the R-3 properties to R-2 will also assure development consistent with the existing character of the community. Development shall not be permitted within the 100-year floodplain of Easkoot Creek and shall otherwise conform with LCP Policies on septic systems and stream protection.

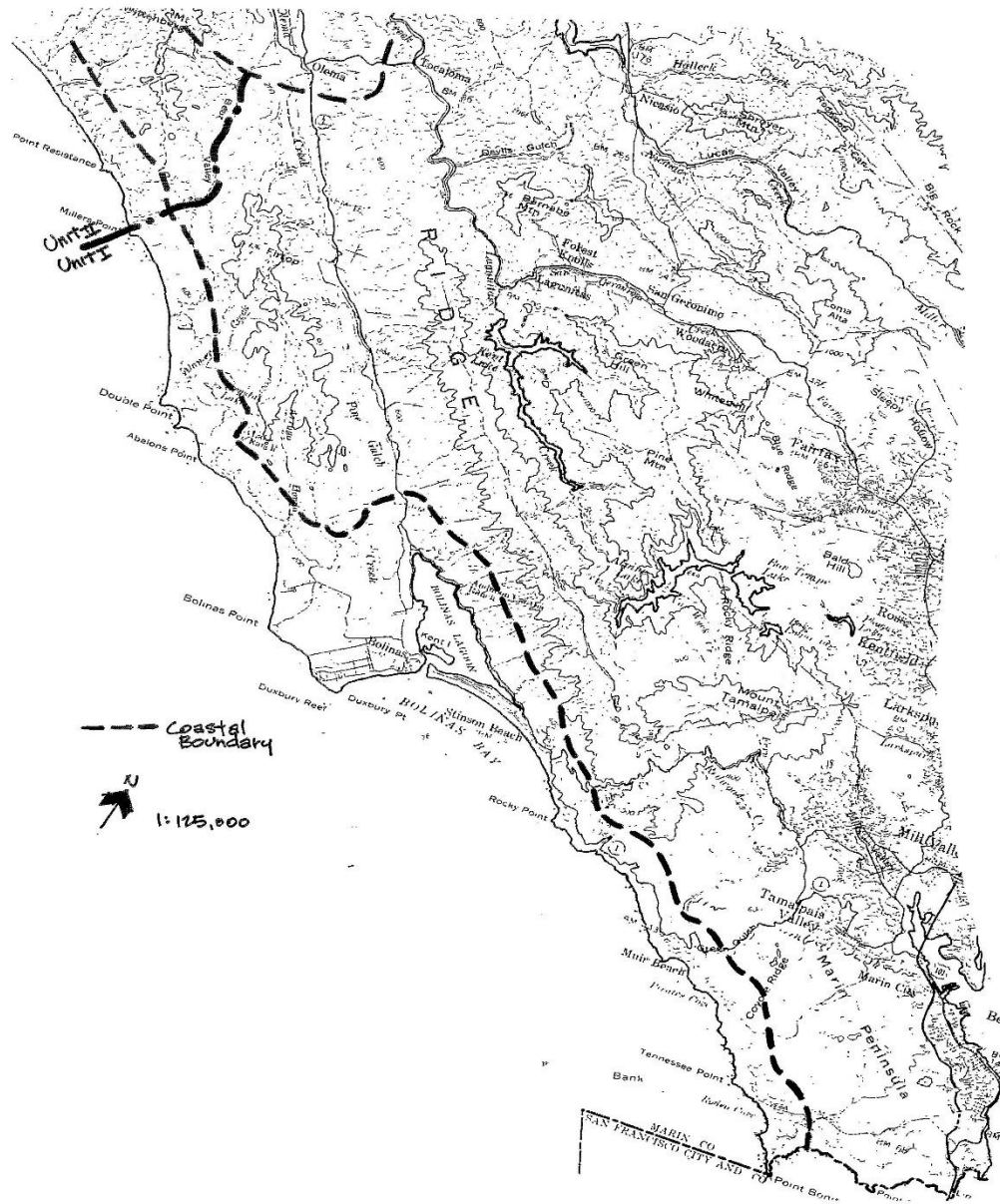


Figure 1: Unit 1 Local Coastal Program Boundary

Marin County Local Coastal Program Unit II (Certified by California Coastal Commission on April 1, 1981 as amended December 9, 2004)**EXCERPT: LCP POLICIES ON SHORELINE PROTECTION AND HAZARD AREAS****The Coastal Zone in Unit II**

Marin's Unit II Coastal zone is approximately 70 miles in length and generally extends 1,000 yards inland from the mean high tide line of the sea. In significant coastal resource areas, it extends inland to the first major ridgeline paralleling the sea or five miles inland from the mean high tide line, whichever is less.

The major natural feature in Unit II is Tomales Bay, a long narrow bay separating the Point Reyes peninsula from the coastal zone on the mainland. Two very distinct landscapes are found on either side of the Bay: the east side is characterized by open, rolling grasslands, while the west side consists of the densely wooded, steep terrain of the Inverness Ridge. The predominant land use in Unit II is agriculture, primarily grazing and dairying. Extensive areas are also owned and managed by the state and federal governments as public parkland, including Tomales Bay State Park, the Golden Gate National Recreation Area, and Point Reyes National Seashore. Urban development is generally confined to six small coastal village areas: Olema, Point Reyes Station, Inverness Ridge, Marshall and nearby shoreline hamlets, Tomales and Dillon Beach.

SHORELINE**STRUCTURES****Coastal Act Policies**

Coastal Act Policies on the construction of groins, breakwaters, piers, and other shoreline structures are contained in Section 30235. This section limits the purposes for which such structures can be built. In addition, the Secretary for Resources has established more detailed policies for use by departments within the Resources Agency (including the Coastal Commission) when reviewing shoreline protective projects. ~~The full text of 30235 is given in Appendix A.~~

Planning Issues

There are two categories of shoreline structures: protective works and piers. Protective works, as the term implies, are used to protect a harbor or beach from the force of the waves. Piers can be used for a variety of recreational or commercial purposes.

Both types of shoreline structures, but particularly protective works, can significantly interfere with the movement and supply of sand along the coast. Improperly placed groins, jetties, or seawalls can reduce sand deposition, increase the rate of sand loss and change its distribution, upsetting the equilibrium of the shore. Marin structures can change current patterns and alter the configuration of the sea bottom offshore. In addition, shoreline structures can impair access to and along the coast, damage sensitive habitats, and degrade the visual qualities of the coast.

In contrast to these adverse effects, several benefits may be gained by the construction of piers or other structures which serve coastal dependent uses. Piers offer moorings for recreational boats, serve the commercial fishing industry, and provide access to and over the water for fishing, viewing, and birdwatching. In weighing these benefits against the potential for adverse impacts of shoreline structures, the number, location, and purposes of those structures must be evaluated.

Currently, there are approximately 50 piers on Tomales Bay. Some piers serve coastal dependent uses, such as commercial fishing, while the majority are attached to single-family dwellings. Of the 50 piers, 5 provide for public access and 3 allow limited public use, i.e., 16% of the total allow some public use. The remaining 42 piers

(84% of the total) are private. The existing piers on Tomales Bay have affected the scenic quality of the shoreline and, in some places, interfere with public access to and along the shoreline. The piers, however, do serve local residents and visitors and contribute to the distinctive fishing village character of the Tomales Bay area.

Recognizing the intent of the Coastal Act, the County recommends limiting the number of new piers constructed and directing further development to existing built-up areas. The purposes for which shoreline protective works are built should be limited and, if possible, multiple use of piers should occur. These various actions would help to protect the scenic qualities of the Bay, minimize interference with public access along the shoreline, and minimize impacts on the marine environment. Marin County has a tidelands ordinance which requires a permit for the construction of any pier or protective work on tidelands. The ordinance specifies that environmental, scenic, public trust, and public safety issues shall be considered in permit review. However, the ordinance does not distinguish among or in any way limit the purposes for which shoreline structures are to be used. Distinctions of this kind need to be added so that the ordinance reflects Coast Act policies.

LCP Policies on Shoreline Structures

1. General Policy. The County discourages the proliferation of shoreline structures in the Unit II coastal zone due to their visual impacts, obstruction of public access, interference with natural shoreline processes and water circulation, and effects on marine habitats and water quality. In some cases, however, the County recognizes that the construction of protective works or piers may be necessary of desirable. When piers are allowed, multiple public and private, commercial and recreational uses shall be accommodated, if feasible, to maximize the use of these structures and minimize the need for further construction. Coastal permits for all shoreline structures will be evaluated based on the criteria listed in the policies below.
2. Shoreline protective works. The construction or reconstruction of revetments, breakwaters, groins, seawalls, or other artificial structures for coastal erosion control shall be allowed only if each of the following criteria is met:
 - a. The structure is required to serve a coastal-dependent use, a coastal-related use in a developed area, or to protect existing development or public beaches.
 - b. No other non-structural alternatives is practical or preferable.
 - c. The condition causing the problem is site specific and not attributable to a general erosion trend, or the project reduces the need for a number of individual projects and solves a regional erosion problem.
 - d. It can be shown that structure(s) will successfully mitigate the effects of shoreline erosion and will not adversely affect adjacent or other sections of the shoreline.
 - e. The structure will not be located in wetlands or other significant resource or habitat area, and will not cause significant adverse impacts to fish or wildlife.
 - f. There will be no reduction in public access, use, and enjoyment of the natural shoreline environment, and construction of a structure will preserve or provide access to related public recreational lands or facilities.
 - g. The structure will not restrict navigation, mariculture, or other coastal use and will not create a hazard in the area in which it is built.

Before approval is given for the construction or reconstruction of any protective shoreline structure, the applicant for the project shall submit a report from a registered geologist, professional civil engineer, or certified engineering geologist verifying that the structure is necessary for coastal erosion control and explaining how it will perform its intended function. Such a report shall not be required for emergency permit applications; however, the application shall specifically establish why the need for protective structures was not foreseen.

3. Piers and similar recreational or commercial structures. These structures shall be limited to sites located within existing developed areas or parks. New piers shall be permitted only if each of the following criteria is met:

- a. The structure will be used to serve a coastal-dependent use or will preserve or provide access to related public recreational lands or facilities.
- b. The structure will not be located in wetlands or other significant resources or habitat are and will not, individually or cumulatively, cause significant adverse impacts on fish or wildlife.
- c. The structure will not interfere with public access, use, and enjoyment of the natural shoreline environment.
- d. The structure will not restrict navigation, mariculture, or other coastal use and will not create a hazard in the area in which it is built.
- e. There are no pier with public access within ½ mile, or use of a nearby pier would not be feasible due to its size, location, or configuration.

The reconstruction of existing piers shall be permitted provided that the pier is of the same size and in the same location as the original pier. Enlargements or changes in design or location shall be evaluated based on criteria (a) through (e) above.

4. Public access requirement. Public access to new piers or similar recreation or commercial structures shall be required unless it can be demonstrated that such access would interfere with commercial fishing or similar operations on the pier or be hazardous to public safety. A public access easement from the first public road across the applicant's property to the pier shall be required as a condition of coastal permit approval.
5. Design standards for all shoreline structures. The design and construction of any shoreline structure shall:
 - a. Make it as visually unobtrusive as possible;
 - b. Respect natural landforms to the greatest degree possible;
 - c. Include mitigation measures to offset any impacts on fish and wildlife resources caused by the project;
 - d. Minimize the impairment and movement of sand supply and the circulation of coastal waters; and
 - e. Address the geologic hazards presented by construction in or near Alquist-Priolo earthquake hazard zones.

NEW DEVELOPMENT AND LAND USE

Coastal Act Policies

All of the policies in Chapter 3 of the Coastal Act apply to the issue of new development and land use. (including) hazards (Section 30253)...

Hazards

Section 30253 of the Coastal Act provides in part that new development be sited and designed to minimize risks in geologic, flood, or fire hazard areas or in areas where the danger of cliff or bluff erosion exists. The Act also prohibits the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

The major geologic hazards in the Unit II coastal zone is a potential earthquake along the San Andreas fault. This fault runs northwest to the southeast through the center of Tomales Bay, north to within ½ mile of Dillon Beach and south through the Olema Valley. The epicenter of the great 1906 earthquake was located along the fault, very near the town of Olema. Geologists have estimated that earthquakes of magnitude 7 or greater, with horizontal displacements on the order of 10 feet, can be expected to occur on the Tomales Bay section of the fault every 75 to 300 years. Such earthquakes can be expected to cause extensive ground shaking, ground breaking lurching, landslides, and faulting in the upland areas of Unit 11, and severe liquefaction along the shoreline of Tomales Bay.

The California Division of Mines and Geology has mapped earthquake hazard zones throughout the State, pursuant to the Alquist-Priolo Special Studies Zones Act of 1972. The earthquake hazard zone in Unit II includes most of the water area of Tomales Bay, Tom's and Sand Points to the north, and parts of Millerton and Tomasini Points to the south. South of Inverness, the earthquake zone extends onto the shore and includes areas on both sides of Sir Francis Drake Boulevard, small parts of Inverness Park, and all lands between Inverness Park and Point Reyes Station, as well as the town of Olema. The State Mining and Geology Board has adopted policies on earthquake hazard zones which prohibit new structures for human occupancy on or within 50 feet of an active fault trace, recommend more stringent guidelines for critical community structures such as hospitals, and require a geologic report to accompany an application for a development permit within a special studies zone. The County has adopted special procedures for reviewing development projects within earthquake zones, in keeping with the policies of the State Mining and Geology Board and the requirements of the Alquist-Priolo Act.

Erosion of beaches and bluffs constitutes the second major hazard in the Unit II coastal zone. Seawalls and riprap have been placed in some locations around Tomales Bay to prevent beach erosion, such as the Marshall area, and at least one application has been made to the Coastal Commission for a permit to construct a groin. The Coastal Act policy on hazards provides that new development avoid the need for such protective structures, especially if the development is not coastal dependent. LCP policies on shoreline protective works are given on page 132.

Bluff erosion is a significant hazard in the area north of Dillon Beach to the Estero de San Antonio, including the Oceana Marin subdivision. This area has been described by Clyde Wahrhaftig in his Report on the Geology of the Coast Between Dillon Beach and Estero San Antonio, Marin County, California, 1970, as follows:

The coast of Marin County north of Dillon Beach is underlain largely by unstable masses of relatively impermeable crushed sandstone and shale, and is subject to very active landsliding. Retreat of the bluff top at the head of the landslides may average a foot or more a year, and cannot practically be controlled by riprapping at the base of the bluff. Soils formed from this material have a high content of swelling clays and will present serious foundation problems aside from the landslides. A perennially high water table in this impermeable material is suggested by numerous seeps, springs, and patches of tules on the upland above the bluff, and would seriously interfere with underground sewage disposal such as by septic tanks and drain fields. In addition, the effluent water from such sewage-disposal procedures would probably intensify landslide activity.

The coast north of Dillon Beach has also been identified by the State as an area where existing homes are endangered by bluff erosion and future development would be, seriously threatened: A report issued by the State Department of Navigation and Ocean Development in 1977, Assessment and Atlas of Shoreline Erosion Along the California Coast, categorized this section of coast as "critical" for erosion and bluff hazards. Erosion hazards in Oceana Marin have also been recognized by the Regional Coastal Commission in its development standards for the subdivision. Site-specific recommendations by a soils engineer have been required in the past for new single-family homes, in order to address the hazards of building on steep slopes, landslides, slumping, bluff and wave erosion hazards.

Based on Coastal Act policies, bluff and cliff developments must be sited and designed to ensure stability and structural integrity for their expected economic lifespans while minimizing the alteration of natural landforms. The County Building Department presently reviews foundation plans and the Land Development Department reviews drainage, grading, and site plans. Both reviews are made on a case-by-case basis. LCP policies on hazards for Unit II support this procedure and establish general standards for development on bluffs and in other hazardous areas. The LCP also rezones the undeveloped land between the Oceana Marin subdivision and Estero de San Antonio from A-2 to APZ-60, in recognition of its development constraints due to eroding coastal bluffs in the area, visual impacts on the Estero de San Antonio, and agricultural character.

LCP Policies on New Development and Land Use

5. Hazards

- a. An applicant for development in an area potentially subject to geologic or other hazards as mapped by the County, including Alquist-Priolo earthquake hazards zones, areas subject to tsunami runup, landslides, liquefaction, beach or bluff erosion, steep slopes averaging greater than 35%, or flood hazard areas, shall be required to demonstrate that the area of construction is stable for development, the development will not create a hazard or diminish the stability of the area, and the development will not require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. The applicant may be required to file a report by a qualified professional evaluating the geologic conditions of the site and the effect of the development. In addition, as condition of coastal permit approval, the applicant shall be required to sign a waiver of liability exempting the County from liability for any person or property damage cause by natural hazards on such properties.
- b. In coastal bluff areas, new structures shall be set back a sufficient distance from the bluff edge to ensure with reasonable certainty that they are not threatened by bluff retreat within their expected economic lifespans (50 years). The County shall determine the required setback based on information submitted by the applicant, staff investigation, and a geologic report which may be required. The setbacks will be of sufficient distance to eliminate the need for shoreline protective works.
- c. Development of any kind beyond the required bluff-top setback shall be constructed to ensure that all surface and subsurface drainage shall not contribute to the erosion of the bluff face or the stability of the bluff itself. Surface water shall be directed away from the top of bluff or handled in a manner which prevents damage to the bluff by surface and percolating water.
- d. New development shall be sited and designed so that no protective shoreline structures (e.g. seawalls, groins, breakwaters) are or will be necessary to protect the building from erosion or storm damage during its expected economic lifespan (50 years). The applicant may be required to submit a professional geologic report demonstrating that the project conforms to this policy.
- e. The County encourages PG&E to utilize materials for overhead utility lines which minimize fire hazards to surrounding areas.
 - c) Design Review Guidelines. In addition to all other standards for development review in the Coastal Program, the following special Design Review Guidelines shall apply to the processing of all development applications in Paradise Ranch Estates:
 - i. Predevelopment Geotechnical Engineering Studies. Individual engineering studies will be required for building lots within the Class 3 and Class 4 slope stability zones as mapped by Wagner and Smith, Slope Stability of the Tomales Bay Study Area, 1977, to evaluate slope stability and to engineer foundations and structures to provide for proper grading, siting, structural stability and seismic design. These provisions are required by the LCP and Inverness Ridge Community Plan, as well.

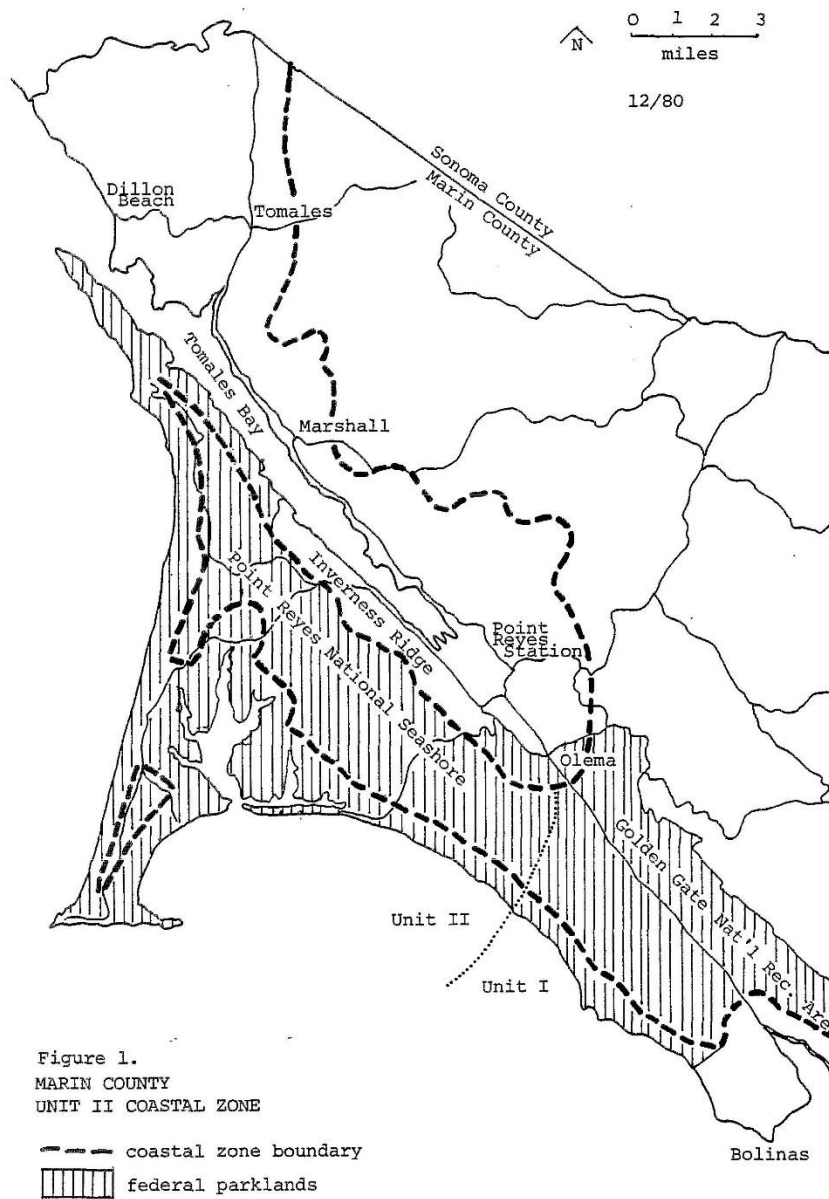


Figure 1: Unit II Coastal Zone



Mariculture (MAR)

Background

Mariculture represents an important economic activity in the Marin County Coastal Zone, and its products such as oysters and other shellfish provide an important source of protein. Locally raised shellfish, along with local agricultural products, draw visitors to the area and makes the Coastal Zone a more desirable place to live and visit. Oyster farms in Marin County are abundant and expansive, providing local jobs and acting as a major source of local food production. Mariculture exists as a vital component of the Coastal Zone community, as an essential element in local food production and a significant provider of visitor-serving uses, and should thus be protected and supported to ensure its continued vitality.

There is increasing interest in sustainable food production methods in California and beyond, including mariculture operations. The use of coastal waters for food production also heightens interest in protecting the quality of coastal waters, because healthy shellfish depend in part on unpolluted waters. According to the California Department of Fish and Game, Drakes Estero and Tomales Bay are among California's leading mariculture settings. Although the shucked weight of oysters raised has fluctuated widely over past decades, their dollar value has climbed steadily, reflecting increased consumer interest in oysters produced for the half-shell trade rather than shucked and jarred product.¹

Coastal Act policies place a high priority on coastal-dependent land uses such as aquaculture, and protect oceanfront lands suitable for such uses. Aquaculture facilities that require diking, filling, or dredging of coastal waters are allowed under Coastal Act policies, which in general strictly limit such activities. In

¹ California Department of Fish and Game (2008). *Marine Status Report*. Retrieved from <http://www.dfg.ca.gov/marine/status/report2008/entire.pdf>

cases where such activities are allowed, they are required to be carried out in a way that minimizes or avoids potentially harmful impacts.

LCP policies support food production, including mariculture, while protecting other resources such as wildlife, water quality, and visual resources. Because existing mariculture operations in Marin County take place in submerged areas that are under the permit jurisdiction of agencies such as the Coastal Commission and the Department of Fish and Game, the LCP emphasizes general support for mariculture, while avoiding site-specific policy provisions.

Policies

C-MAR-1 Support Mariculture. Support and encourage mariculture in the Coastal Zone for the purposes of producing food, enhancing and restoring fisheries stocks, and contributing to the economy of the state and Marin County, consistent with the protection of other priority uses, such as commercial fishing, coastal recreation~~+~~ such as clamming and boating, and the protection of marine biological resources, water quality, and visual resources. Support provision for onshore facilities necessary to support mariculture operations in coastal waters.

C-MAR-3 Apply General Standards to Mariculture Operations. Marin County shall apply the following standards and procedures to all mariculture operations:

1. Protection of eelgrass beds. The siting of oyster allotments, mariculture leases, and mariculture structures shall avoid disturbance or damage to eelgrass beds.
2. Operator access. Public agencies should be encouraged to consider operator access to mariculture leaseholds.
3. Shoreline access. Mariculture operations and onshore support facilities shall incorporate provisions for public access to and along the shoreline unless such access would interfere with mariculture and the impacts from access cannot be mitigated to less than significant levels. In evaluating Ceoastal Development Permits for mariculture, the County shall consider the location of existing accessways and potential conflicts between mariculture and public use of the shoreline.
4. Boating access. The placement of structures within new or existing allotments and leases shall not interfere with public boating access at high tide to state lands within the leased areas. If boat passages are proposed, they shall be spaced at a minimum of one passage per 1/2 mile of shoreline.
5. Onshore support facilities. Applicants for a Ceoastal Development permit shall specify what access points and onshore support facilities (e.g., boat launch, loading dock, etc.) are required for the proposed mariculture operation, where such facilities will be located, and the timing of use. If private lands will be used for access or support facilities, the applicant shall submit a written statement from the



property owner(s) agreeing to such use. If public lands will be used for access or support facilities, the applicant shall arrange a lease with the appropriate public agency specifying the type, location, and timing of use which is acceptable.

6. Visual impacts. Mariculture structures shall be sited and designed to minimize visual impacts, especially in areas which are highly visible from public roads, parks, or other public viewing areas.





Water Resources (WR)

Background

Coastal residents and visitors depend on healthy watersheds, as do wildlife and plant communities. Drinking water in the Marin County Coastal Zone comes from local springs, streams, and wells. Wildlife depends on uncontaminated water sources for healthy growth and reproduction. Coastal visitors provide significant economic benefits to coastal communities and are drawn by the unspoiled nature of the County's resources, including its lakes, streams, bays, and other waters (see Map 8 – Major Watersheds).

Past and present development practices and land uses have created adverse impacts to water quality and water resources. Tomales Bay, Walker Creek, and Lagunitas Creek have been designated by the State Water Resources Control Board as impaired water bodies, based on the presence of pollutants such as sediments and nutrients. Other pollutants, such as oil, grease, and heavy metals, are also present in the watersheds of the Coastal Zone. Land development and construction activities are key contributors to sedimentation and nutrient inputs to coastal waterways, and consequently land use regulations are an important way of reducing those pollutants. Furthermore, sewage disposal methods may contribute to nutrient loads in waterways, and parking and transportation facilities can contribute oil, grease, and heavy metals to coastal waters.

The predominant land use in the Coastal Zone is agriculture. Stormwater discharge from poorly managed grazing operations may contain pathogens, ammonia, salts, and excess sediment. The State and Regional Water Quality Control Boards regulate various aspects of agricultural wastewater management, and a variety of programs are available for ranchers to minimize impacts on water quality. The San Francisco Bay Regional Water Quality Control Board received a status report in June 2011 that shows that substantial progress was being made in implementation of the Tomales Bay Watershed Grazing Waiver. The Grazing Waiver implements the Tomales Bay pathogen Total Maximum Daily Load (TMDL) and the Walker Creek Mercury TMDL, adopted by the Regional Board, and the State Water Board's Policy for Implementation and Enforcement of the Nonpoint Source Pollution Control Program. The goals of the Grazing Waiver are to improve and protect water quality and biological resources while promoting sustainable grazing. According to the report to the Regional Board, nearly all active grazing lands in the Tomales Bay watershed are now covered by the Grazing Waiver. A partnership of entities in the watershed is providing valuable

compliance assistance to the ranchers, and grant and contract funds have been awarded to assist the ranchers.

Upstream diversions, some of them outside the Coastal Zone, of coastal streams such as Lagunitas Creek have reduced vital freshwater inflows to both Tomales Bay and Bolinas Lagoon. Malfunctioning septic systems form a source of pollution for coastal waters.

The Coastal Act mandates protection and, where feasible, the restoration of biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health. In January 2000, the Coastal Commission, along with the State Water Resources Control Board, adopted the Nonpoint Source Program Strategy and Implementation Plan 1998-2013. The Plan states that nonpoint source pollution is the leading cause of water quality impairment in California and elsewhere in the nation, and that land use activities are a primary contributor to nonpoint source pollution in California. The Coastal Commission has emphasized the incorporation of land use measures into Local Coastal Programs to address the impacts of polluted runoff and to protect coastal water quality.

The Local Coastal Program (LCP) aims to improve the protection of coastal waters by addressing all phases of development, including design, construction, and post-construction maintenance of facilities. LCP policies incorporate the concept of Best Management Practices, in order to acknowledge continuing improvements in technology and development practices.

Policies

C-WR-1 Water Quality Protection and Biological Productivity. Monitor, protect, and enhance the quality of coastal waters for the benefit of natural communities, human health, recreational users, and the local economy. Maintain and, where feasible, restore the biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health through means such as minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alterations of natural streams.

C-WR-2 Water Quality Impacts of Development Projects. Site and design development, including changes in use or intensity of use, to prevent, reduce, or remove pollutant discharges and to minimize increases in stormwater runoff volume and rate to prevent adverse impacts to coastal waters to the maximum extent practicable. All Coastal Development Permits, for both new development and modifications to existing development, and including those for developments covered by the current National Pollutant Discharge Elimination System (NPDES) Phase II permit, shall be subject to this review. Where required by the nature and extent of a proposed project and where deemed appropriate by County staff, a project subject to this review shall have a plan which addresses both temporary (during construction) and permanent (post-construction) measures to control erosion and sedimentation, to reduce or prevent pollutants from entering storm drains, drainage systems and watercourses, and to minimize increases in stormwater runoff volume and rate.

Permanent Best Management Practices (BMPs) that protect water quality and minimize increases in runoff volume and rate shall be incorporated in the project design of developments. Site design and source control

measures shall be given high priority as the preferred means of controlling pollutant discharges and runoff volume and rate. Typical measures shall include:

1. Minimizing impervious area;
2. Limiting site disturbance;
3. Protecting areas that are particularly susceptible to erosion and sediment loss, ensuring that water runoff beyond pre-project levels is retained on site whenever possible, and using other Low Impact Development (LID) techniques; and
4. Methods that reduce potential pollutants at their sources and/or avoid entrainment of pollutants in runoff. Such methods include scheduling construction based on time of year, prohibiting erosion-causing practices, and implementing maintenance and operational procedures. Examples include covering outdoor storage areas, using efficient irrigation, and minimizing the use of landscaping chemicals.

Program C-WR-2.a Apply Appropriate Best Management Practices to Coastal Development Permits. The Community Development Agency shall conduct a review with the Department of Public Works to determine appropriate water quality design standards, performance criteria, and Best Management Practices (BMPs), which shall be incorporated in applicable Ceoastal Development Permits.

C-WR-3 Storm Water Runoff. Where a project would add or create a total of 10,000 square feet or more of impervious surface (collectively over the entire project site) or where altered or increased flows from a project site have the potential to accelerate erosion or affect beneficial uses downstream, incorporate drainage controls so that the post-project peak flow and velocity of runoff from the project site for 2- and 10-year intensity storms do not exceed the peak flow and velocity of runoff from the site in its pre-project (existing) state. Where a drainage problem unrelated to a proposed project already exists, the project applicant and neighboring property owners shall be encouraged to develop a solution.

C-WR-4 Grading and Vegetation Removal. Design development to fit a site's topography, soils, geology, hydrology, and any other existing conditions. Orient development so that grading, cut and fill operations, and other site preparation are kept to an absolute minimum. Natural features, landforms, and native vegetation shall be preserved to the maximum extent feasible. Areas of a site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall be kept undeveloped.

C-WR-5 Cut and Fill Slopes. Design cut and fill slopes so that they are no steeper than is safe for the subject material or necessary for the intended use. A geotechnical report may be required.

C-WR-6 Soil Exposure. Allow any necessary grading operations only such that the smallest practicable area of land shall be exposed at any one time during development and the length of exposure shall be kept to the shortest practicable time. Erosion and sedimentation control measures shall be incorporated in development plans. An erosion and sedimentation control plan, subject to approval by the Department of Public Works, shall be required for development of any site of one acre or more in size or, at the discretion of the Department of Public Works, for any site of less than one acre because of a high risk of erosion and sedimentation. Such plan is also required for projects listed under Policy C-WR-14 (Design Standards for High-Impact Projects) that involve grading.

C-WR-7 Wintertime Clearing and Grading. Avoid land clearing and grading during the winter rainy season (i.e., October 15th through April 15th). Ensure that all measures for removing sediments and stabilizing slopes shall be in place before the beginning of the rainy season. Permit land clearing and grading during the rainy season only upon prior approval by the Department of Public Works of an erosion control

plan, which shall demonstrate that at no stage of the work will there be any substantial risk of increased sediment discharge from the site.

C-WR-8 Disturbed Soils. Use temporary vegetation, seeding or hydroseeding with non-invasive native seeds, mulching, or other suitable stabilization methods to protect soils that have been exposed during grading or development. Stabilize cut and fill slopes immediately with plantings of native species, or with accepted landscaping practices.

C-WR-9 Topsoil. Where topsoil is removed by grading operations, stockpile it for reuse and protect it from compaction and wind or erosion during stockpiling.



C-WR-10 Construction-Phase Sediment Basins. Install sediment basins (including debris basins, desilting basins, or silt traps) required by erosion control plans or otherwise necessary to control sedimentation during construction on the project site in conjunction with initial grading operations. Maintain sediment basins throughout the development process to remove sediment from runoff waters. All sediment shall be retained on site unless removed to an approved dumping location.

C-WR-12 Maintenance of Water Quality Control Facilities. If structural and/or treatment control facilities are incorporated in a project, require the applicant to submit a monitoring and maintenance plan indicating how such facilities will be adequately maintained by the applicant and any subsequent propertyowner after construction is complete. Where a proposed development project involves a land division or homeowners' association, require assignment of responsibility for maintenance of structural and treatment control measures to a homeowners' association or other appropriate entity.

C-WR-13 Site Plan Contents – Post-Construction Element. At the discretion of the Department of Public Works based on the scale or potential water quality impacts of a proposed project, require that a Ceoastal Development Permit application for new development be accompanied by a site plan containing a Post- Construction Element. This Post-Construction Element shall detail how storm water and polluted runoff will be managed or mitigated following project construction, utilizing both source control and treatment control measures, and both structural and non-structural measures.

C-WR-14 Design Standards for High-Impact Projects. For developments that have a high potential for generating pollutants (High-Impact Projects), incorporate treatment control Best Management Practices (BMPs) or ensure that the requirements of the current NPDES Municipal Stormwater permit are met, whichever is stricter. The applicant shall submit a preliminary plan with a post-construction element prepared by an appropriately licensed California professional. The plan shall address erosion, sedimentation, and pollutants of concern. Developments to be considered as High-Impact Projects shall include the following:

1. Development of commercial facilities shall incorporate BMPs to minimize polluted runoff from structures, landscaping, parking areas, repair and maintenance areas, loading/unloading areas, vehicle/equipment wash areas, and other components of the project.
2. Development of automotive repair shops and retail motor vehicle fuel outlets shall incorporate BMPs to minimize oil, grease, solvents, car battery acid, coolant, petroleum products, and other

pollutants from entering storm water runoff from any part of the property including fueling areas, repair and maintenance areas, loading/unloading areas, and vehicle/equipment wash areas.

3. Development of restaurants and other food service establishments shall incorporate BMPs to minimize runoff of oil, grease, solvents, phosphates, suspended solids, and other pollutants.
4. Development of outdoor storage areas for materials that contain toxic compounds, oil and grease, heavy metals, nutrients, suspended solids, or other pollutants shall be designed with a roof or awning cover to minimize runoff.
5. Development of uncovered parking lots shall incorporate BMPs to minimize runoff of oil, grease, car battery acid, coolant, petroleum products, sediments, trash, and other pollutants.
6. Development that will:
 - a. Result in the creation, addition, or replacement of 5,000 square feet or more of impervious surface, and
 - b. Occur within 200 feet of the ocean, coastal wetlands or streams, or ESHA, or discharge runoff directly to the ocean, coastal waters, or to a stream or wetland buffer as defined by the Biological Resource policies of the LCP.

“Discharge runoff directly” is defined as runoff that flows from the development to the ocean, coastal waters, or to a stream or wetland buffer that is not first combined with flows from any other adjacent areas.
7. Development that will result in the creation, addition, or replacement of 10,000 square feet or more of impervious surface area, regardless of its location.
8. Any other development determined by the County to have a high potential for generating pollutants.

The applicant for a High-Impact Project shall be required to submit a preliminary plan with a post-construction element with the application during the initial planning process. Prior to issuance of a building or grading permit the applicant shall submit a final plan with a post-construction element prepared by an appropriately licensed California professional for approval by the County. The plan shall include the following where applicable (applicability will be determined by County staff):

1. Pre-project and post-project stormwater runoff hydrograph (runoff flow rate plotted as a function of time) for the project site for 2- and 10-year storm events;
2. A description of how the treatment control BMPs (or suites of BMPs) have been sized and designed to treat, infiltrate, or filter stormwater runoff from each storm event, up to and including the 85th percentile, 24-hour storm event for volume-based BMPs, or the 85th percentile, 1-hour storm event (with an appropriate safety factor of 2 or greater) for flow-based BMPs;
3. A description of Low-Impact Development (LID) techniques that will be incorporated into the project in order to minimize negative impacts to stormwater quality and quantity from the project development;
4. If the applicant asserts that treatment control BMPs are not feasible for the proposed project, the plan shall document why those BMPs are not feasible and provide a description of alternative management practices to protect water quality; and
5. A long-term plan and schedule for the operation and maintenance of all treatment control BMPs specifying that treatment control BMPs shall be inspected, cleaned, and repaired as necessary to ensure their effective operation for the life of the development. In addition:

- a. Owners of these devices shall be responsible for ensuring that they continue to function properly, and additional inspections should occur after storms as needed throughout the wet season, and
 - b. Repairs, modifications, or installation of additional BMPs, as needed, shall be carried out prior to the next wet season.
6. Where feasible and appropriate, development shall include connections to sanitary sewer systems as a means of treating particularly polluted runoff not readily addressable by more typical BMPs, and so as to not allow such polluted runoff to make its way into coastal waters, streams, and wetlands.

Program C-WR-14.a Participate in Broad-Based Efforts to Improve Coastal Water Quality. Provide information to applicants and the public, including materials prepared by the Marin County Stormwater Pollution Prevention Program (MCSTOPPP), to address developments both large and small for potential impacts to the quality of coastal waters. Applicants shall be encouraged to incorporate in proposed developments measures to minimize effective impervious area and landform alteration and to maximize use of natural vegetation, along with other measures as provided by Marin County programs and codes. The Community Development Agency shall encourage retrofit of existing development through measures such as the removal of existing impermeable surfaces and replacement with permeable surfaces and the creation of drainage features or landscaping that incorporate natural infiltration mechanisms, with the goal of enhancing water quality in existing developed areas.

Program C-WR-14.b Apply Policy C-WR-14 to Projects with the Highest Risk of Water Quality Impacts. Amend the Development Code to include guidelines that define types of developments that have a high potential for generating pollutants in order to supplement the development types that are regulated by the revised NPDES Phase II permit.

C-WR-15 Construction-Phase Pollution. Manage construction sites to prevent contact between runoff and chemicals, fuel and lubricants, cleansers, and other potentially harmful materials.

C-WR-16 Construction Non-sediment Pollution. Minimize runoff of pollutants from construction sites (e.g., solvents, adhesives, preservatives, soluble building materials, vehicle lubricant and hydraulic fluids, concrete truck wash-out slurry, and litter) to the maximum extent feasible.

C-WR-17 Erosion and Flood Control Facilities. Consider placement of sediments collected by erosion and flood control facilities at appropriate points on the shoreline where these sediments will enhance shoreline access and characteristics, will not cause adverse impacts to coastal resources, and the placement can be accomplished in accordance with other applicable provisions of this chapter. Before issuing a coastal development permit for these purposes, consider the physical, chemical, and biological qualities of the sediment, the proposed method of placement, time of year of placement, and sensitivity of the placement area.



Built Environment

Introduction

In the Marin County Coastal Zone, the built environment is subordinate to the natural environment. Natural landforms, streams, forests, and grasslands are dominant. Yet the residential, agricultural, and commercial buildings, as well as the community services that support them, have particular significance, both as the scene of daily life and for their potential impacts on natural resources. The pattern and intensity of development are inextricably linked with protection of coastal resources, energy use, and recreational opportunities, all of which are addressed by the Local Coastal Program (“LCP”).

The Built Environment section addresses the following subjects:

- ◆ Community Design (DES)
- ◆ Community Development (CD)
 - ◇ Community Specific Policies
 - ◇ Muir Beach (MB)
 - ◇ Stinson Beach (SB)
 - ◇ Bolinas (BOL)
 - ◇ Olema (OL)
 - ◇ Point Reyes Station (PRS)
 - ◇ Inverness (INV)
 - ◇ East Shore/ Marshall (ES)
 - ◇ Tomales (TOM)
 - ◇ Dillon Beach (DB)
- ◆ Energy (EN)
- ◆ Housing (HS)
- ◆ Public Facilities and Services (PFS)
- ◆ Transportation (TR)



Community Design (DES)

Background

The Marin County Coastal Zone is a place of singular beauty. It is also the home of small-scale communities, farms, scattered residences, and businesses. Visitors enjoy coming to Marin's coast because of its balance of natural and built environments. Maintaining that balance, and maintaining the character of existing communities while accommodating economic activity, is the focus of the Community Design policies of the Local Coastal Program (LCP).

Rising land values in many parts of California have led to an increase in the scale of new development, accompanied by ever-greater impacts on the surrounding community. Such trends also impact local visual resources that are enjoyed by residents and visitors. Furthermore, new development is increasingly proposed in visually sensitive locations, such as on ridgelines, as well as within already developed communities.

The Coastal Act mandates that scenic and visual qualities of the coast shall be considered and protected as a resource of public importance. In particular, views to and along the coast shall be protected. New development shall be visually compatible with the character of surrounding areas. In addition, those communities that are visitor destinations because of their unique characteristics shall be protected. The villages of the Marin County Coastal Zone are among such communities that are desirable to visitors, as well as to residents.

LCP policies ensure that new structures are compatible with the height, scale, and design of existing buildings. Significant views to and along the coast continue to be protected by LCP policies, and the preservation of visually prominent ridgelines is also addressed. The LCP protects the existing character of the Coastal Zone, while still accommodating compatible new development.

Policies

C-DES-1 Compatible Design. Ensure that the siting, height, scale, and design (including materials and color) of new structures are compatible with the character of the surrounding natural and built environment. Structures shall be designed to follow the natural contours of the land and shall limit reflectivity of glass and other surfaces.

C-DES-2 Protection of Visual Resources. Development shall be sited and designed to protect significant views, including views both to and along the ocean and scenic coastal areas as seen from public viewing areas such as highways, roads, beaches, parks, coastal trails and accessways, vista points, and coastal streams and waters used for recreational purposes. The intent of this policy is the protection of significant public views rather than coastal views from private residential areas. Require development to be screened with appropriate landscaping provided that when mature, such landscaping shall not interfere with public views to and along the coast. The use of drought tolerant, native coastal plant species is encouraged. Continue to keep road and driveway construction, grading, and utility extensions to a minimum, except that longer road and driveway extensions may be necessary in highly visible areas in order to avoid or minimize other impacts.

C-DES-3 Protection of Ridgeline Views. Require new development proposed on or near visually prominent ridgelines to be grouped below the ridgeline on the least visually prominent portion of the site. Prohibit new development on top of, within 300 feet horizontally, or within one hundred feet vertically of visually prominent ridgelines, whichever is more restrictive, if other suitable locations are available on the site. If structures must be placed within this restricted area because of site size or similar constraints, they shall be in locations that are least visible from public viewing areas, shall be sited and designed to limit public view impacts to the maximum extent feasible (including through landscaping and screening), and shall not exceed 18 feet in height.

Program C-DES-3.a Map Visually Prominent Ridgelines. Work with key community groups to identify and map visually prominent ridgelines, both developed and undeveloped, and identify Ridge and Upland Greenbelt Areas as appropriate.

C-DES-4 Limited Height of New Structures. Limit all new construction to a maximum height of twenty-five (25) feet with the following exceptions:

1. In the Highlands neighborhood of Stinson Beach, the maximum height shall be no more than seventeen (17) feet (see LCP Map 17 – Stinson Beach Highlands Subdivision).
2. On the shoreline of Tomales Bay, the maximum height shall be fifteen (15) feet. (*See also Community Development Policy C-CD-5: Standards for Development on the Shoreline of Tomales Bay*).
3. Telecommunications facilities, spires, water tanks, and similar structures may exceed such height limits above. However, any structure that exceeds the 25 foot height limit shall only be authorized upon specific findings of consistency with other applicable policies of the LCP, including C-DES-1 (Compatible Design), 2 (Protection of Visual Resources), and 3 (Protection of Ridgeline Views).
- ~~4. As allowed by Hazards Policy C-EH-5 (Standards for Shoreline Development).~~

In all cases, the height limits specified in this policy are maximums and not entitlements. Heights may be limited to less than the maximum allowed if necessary to achieve consistency with LCP policies, including in relation to the protection of public views and community character.

C-DES-5 New Signs. Ensure that new signs (including reconstructed and/or modified signs) are of a size, location, and appearance so they do not detract from scenic areas or views from public roads and other viewing points.

Program C-DES-5.a Develop A-Frame Sign Standards. Consider amending the sign ordinance to allow limited use of A-frame signs within village areas subject to standards related to number, location, size, height and design.

C-DES-6 Underground Utilities. Require that utility lines are placed underground in new development to protect scenic resources except where costs of undergrounding would be so high as to deny service or where undergrounding would result in greater environmental impacts.

C-DES-7 Minimized Exterior Lighting. Exterior lighting shall be the minimum consistent with safety and shall be low wattage, hooded, and downcast to prevent glare and limit impacts on public views as much as possible.

C-DES-8 Protection of Trees. Site structures and roads to avoid removal of trees that contribute to the area's scenic and visual resources, except where required to maintain defensible space for structures or eliminate diseased trees that threaten surrounding structures or vegetation and where removal is otherwise consistent with LCP policies. Dead trees may serve as valuable habitat for some species, so avoid complete removal where appropriate.

C-DES-9 Landscaping. Ensure that required landscaping uses native species of trees and plants and avoids using non-native, invasive trees and plants. (See also *Biological Resources Policy C-BIO-6: Invasive Plants*, which may require the removal of any non-native invasive plant species).

C-DES-10 Prohibition of Gated Communities. Prohibit the establishment of gated communities.

C-DES-11 Avoidance of Fuel Modification. Site and design new development to avoid required initial and future fuel modification and brush clearance in general, and to avoid such activities within ESHAs and ESHA buffers, in order to avoid habitat disturbance or destruction, removal or modification of natural vegetation, and irrigation of natural areas.

(See also *Policies C-BIO-3: ESHA Buffers, C-BIO-18: Wetland Buffers and C-BIO-23: ~~(ESHA, Wetland, Stream Buffers Coastal Streams and Riparian Vegetation)~~, and C-BIO-4: ~~(Protect Major Vegetation)~~ and C-EH-9 (Standards for Development Subject to Fire Hazards).*



Community Development (CD)

Background

In the Marin County Coastal Zone, the built environment is subordinate to the natural surroundings. Agricultural lands and open space are the predominate features of the area, whereas coastal communities are small and few in number (see Map 16 – Community Areas). Development of homes, farms, and commercial buildings, along with the community services that support them, can nevertheless have significant impacts on their surroundings, and community development is therefore inextricably linked with the protection of coastal resources.

The pace of land development in recent decades throughout the Marin County Coastal Zone has been relatively modest in comparison to that of coastal communities in other parts of California. Limitations on public service availability and the existence of extensive public land holdings in the Coastal Zone have undoubtedly played a part in that result, along with strong LCP policies that encourage agriculture and protection of community character.

Coastal Act policies provide that new residential, commercial, or industrial development, in general, shall be located within, contiguous with, or in close proximity to existing developed areas. If existing developed areas are not able to accommodate it, then development may be located elsewhere as long as adequate public services are available and significant adverse effects on coastal resources will not result. Furthermore, Coastal Act policies set certain priorities and standards for new development, for instance by limiting strictly the types of land uses that may be allowed in wetlands or other sensitive areas.

The Coastal Act defines “development” broadly, to include not only construction of houses and commercial buildings, but also changes in intensity of use of land or water, including the division of land into separate lots, and changes in public access to the shoreline. The LCP addresses the wide range of development

activities in the Coastal Zone that have the potential to affect coastal resources, including shoreline access, and requires that all new development comply with LCP standards and policies. The number of commercial and other non-residential projects in the area over the past few decades has been modest in comparison with the number of residential projects. Among the residential projects considered in the past three decades, fewer than half involved new dwellings on vacant sites. The remaining residential projects included additions and repairs/replacements, which can generally involve fewer impacts to coastal resources than new construction on vacant property.

The community character of Marin County's coastal villages is important to both residents and visitors. The LCP continues to guide proposed development toward existing villages in an effort to preserve the natural landscape. LCP policies ensure that new development is consistent with the character of the surrounding community and maintains village limit boundaries in order to concentrate development and avoid sprawl. In addition, service constraints and the large amount of publicly owned land will act as a natural constraint to future development.



The pace of residential development in recent decades has been generally modest and remains well within the estimated ultimate residential buildout for the Coastal Zone. Provisions for the siting and intensity of new development are reflected in the LCP land use policy maps (see Maps 19a – 19m). In addition, LCP policies in other chapters provide for improved resource protection that, taken together, will reduce impacts of the built environment on Coastal Zone resources.

Policies

C-CD-1 Location of New Development. Locate new development within, next to, or in close proximity to existing developed areas with adequate public services and where it will not have significant adverse impacts, either individually or cumulatively, on environmental and natural resources, including coastal resources.

C-CD-2 Appropriate New Development. Ensure that the type and intensity of new development, including land divisions, conform to the land use categories and density provisions of the LCP and Land Use Policy Maps. Allowable densities are stated as maximums and do not establish an entitlement to buildout potential. In addition, land divisions outside village limit boundaries shall only be permitted where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels. Land divisions shall be prohibited if the resulting lots cannot be developed consistent with the LCP. *(See also C-PFS-1: Adequate Services)*

C-CD-3 Protection of Open Lands, Existing Communities, and Recreational Opportunities. Work with individual landowners; local, state, and federal agencies; and non-governmental organizations to preserve rural character, agriculture, and open lands, and protect existing communities and recreational opportunities in the Coastal Zone.

C-CD-4 Non-Conforming Structures and Uses. Allow existing, lawfully established non-conforming structures or uses to be maintained or continued, provided that such structures or uses are not enlarged, intensified, or moved to another site, or redeveloped in areas potentially subject to hazards. Structures or uses that are enlarged, intensified, or moved to another site, or redeveloped in areas potentially subject to hazards, must be brought into conformance with the LCP. If a nonconforming use of land or a nonconforming use of a conforming structure is discontinued for a continuous period of one year, the use shall be deemed to have been abandoned and shall lose its legal nonconforming status. However, replacement of 50 percent or more of the nonconforming structure is not repair and maintenance but instead constitutes a replacement structure that must be brought into conformance with the policies and standards of the LCP.

C-CD-5 Standards for Development on the Shoreline of Tomales Bay. New construction along the shoreline of Tomales Bay shall be limited in height to 15 feet above natural grade. Exceptions to this height limit may be permitted where topography, vegetation, or character of existing development is such that a higher structure would not create additional interference with coastal views either to, along, or from the shoreline or water, ~~and as allowed by Hazards Policy C-EH-5 (Standards for Shoreline Development).~~

C-CD-6 Structures on Public Trust Lands. Allow existing structures on public trust lands to be rebuilt if destroyed by natural disaster, in conformance with development standards specified in Section 30610(g) of the Coastal Act and other County policies. Construction of new residential dwellings on public trust lands is not considered an appropriate public trust use and is not allowed. It should be noted that development on public trust lands is within the Coastal Development Permit jurisdiction of the California Coastal Commission. However, other County permit requirements (such as Design Review ~~or Tidelands Permit~~ approval) may also apply.

C-CD-7 Shoreline Structures and Piers. Limit the location of piers and other recreational or commercial structures to sites located within existing developed areas or parks. New piers shall be permitted only if all of the following criteria are met:

1. The structure will be used to serve a coastal-dependent use or will preserve or provide access to related public recreational lands or facilities.
2. The structure will not be located in wetlands or other significant resource or habitat area and will not, individually or cumulatively, cause significant adverse impacts on fish or wildlife.
3. The structure will not interfere with public access, use, and enjoyment of the natural shoreline environment.
4. The structure will not restrict navigation, mariculture, or other coastal use and will not create a hazard in the area in which it is built.
5. There is no pier with public access within ½ mile, or use of a nearby pier would not be feasible due to its size, location, or configuration.

Allow reconstruction and maintenance of existing piers provided that the pier is of the same size and in the same location as the original pier. Enlargements or changes in design or location shall be evaluated based on criteria stated above.

C-CD-8 Access to Shoreline Structures. Require public access to new piers or similar recreational or commercial structures unless it can be demonstrated that such access would significantly interfere with commercial fishing or similar operations on the pier or be hazardous to public safety, in which case alternative and commensurate public access shall be provided. A public access easement from the first public road across the applicant's property to the pier shall be required.

C-CD-9 Division of Beachfront Lots. No land division of beachfront lots shall be permitted in recognition of the cumulative negative impacts such divisions would have on both public and private use of the beach. Similarly, the erection of fences, signs, or other structures seaward of any existing or proposed development and the modification of any dune or sandy beach area shall not be permitted except as provided in the Environmental Hazards policies in order to protect natural shoreline processes, the scenic and visual character of the beach, and the use of dry sand areas in accordance with Section 30211 of the Coastal Act.

C-CD-10 Maintenance of Village Limit Boundaries. Maintain existing village limit boundaries to preserve existing agricultural lands for agricultural use while allowing for reasonable growth and infill within the village limit boundaries. These boundaries depict existing developed areas for purposes of Section 30250 (a) of the Coastal Act. The following issues shall be considered if changes in village limit boundaries are proposed:

- Boundaries of existing developed areas. In some cases, infilling within these areas is the only expansion recommended.
- Boundaries within which villages should be allowed to expand in the future. Criteria for setting these boundaries are described below.

Criteria used in setting village limit boundaries:

1. Boundaries of existing and proposed public open space (e.g. Golden Gate National Recreation Area, Point Reyes National Seashore);
2. Boundaries used in studies by the Community Development Agency and local planning groups;
3. Areas under agricultural zoning and/or use;
4. Service area boundaries of utility districts;
5. Watershed boundaries;
6. Natural barriers including: terrain, water, cliffs, and open space separating developed areas;
7. Man-made barriers including: roads, dikes;
8. Existing subdivisions;
9. Floodplains and areas subject to seismic hazards.
10. Potential impacts to coastal resources (including public views, public service capacities, environmentally sensitive habitat, and agriculture) due to buildout under expanded boundary.

C-CD-11 Describe Village Limit Boundaries. The village limit boundaries are described as follows and shown on the accompanying maps for the following communities:

1. Muir Beach. Village limit boundary shall be defined by surrounding federal and state parklands, as shown on the Muir Beach Land Use Policy Map 19a.
2. Stinson Beach. Village limit boundary shall be defined by surrounding state and federal parklands, Bolinas Lagoon, and Pacific Ocean, as shown on the Stinson Beach Land Use Policy Map 19b. The beachfront area along Mira Vista owned by the County of Marin is also excluded.
3. Bolinas. Village limit boundary shall be defined by surrounding federal parklands in addition to County-owned lands adjacent to the Bolinas Lagoon, as shown on the Bolinas Land Use Policy Map 19c.

4. Olema. Village limit boundary shall be defined by surrounding federal parklands, as shown on the Olema Land Use Policy Map 19d.
5. Point Reyes Station. Village limit boundary shall be defined as shown on the Point Reyes Station Land Use Policy Map 19e except that lands acquired by the federal government for inclusion in the GGNRA shall be excluded. These lands shall be rezoned to C-OA (Coastal Open Area).
6. Inverness Ridge. Village limit boundary shall be determined by the location of public parklands to the north, west, and south, and by Tomales Bay to the east as shown on the Inverness Land Use Policy Map 19f.
7. Marshall/East Side of Tomales Bay. Village limit boundary shall be defined to include the area from the Hog Island Oyster Company to the north and the Marshall Boat Works to the south. On the east of Highway One, the village limit boundary shall include the small existing subdivided parcels abutting Highway One between Marshall-Petaluma Road and the Marshall Boat Works, as shown on the East Shore Land Use Policy Map 19h.
8. Tomales. Village limit boundary shall be defined as shown on the Tomales Land Use Policy Map 19j.
9. Dillon Beach/Oceana Marin. Village limit boundary shall be drawn from the northern boundary of the Oceana Marin subdivision on the north to the southern end of Lawson's Dillon Beach Resort on the south, and from the shoreline on the west to the eastern side of Oceana Marin, the Village, and Lawson's Dillon Beach Resort, as shown on the Dillon Beach Land Use Policy Map 19i. Lawson's Dillon Beach Resort parcel 100-100-47 is included within this area.

C-CD-12 Chain Store Operations. Discourage the establishment of chain store operations that are not consistent with the existing character and scale of the surrounding community.

C-CD-13 Limited Conversion of Overnight Visitor-Serving Enterprises. Visitor-serving enterprises, particularly those which offer and provide places of overnight accommodation, shall remain available to any prospective guest on a space available basis. Proposed conversion of such places of overnight accommodations into a more limited type of occupancy shall be discouraged. *(See also Parks, Recreation and Visitor-Serving Uses Policies C-PK-1 through C-PK-8)*

C-CD-14 Residential Character in Villages. Consistent with the limitations outlined in C-PK-3 (Mixed Uses in the Coastal Village Commercial/Residential Zone), discourage the conversion of residential to commercial uses in coastal villages. If conversion of a residence to commercial uses is allowed under applicable zoning code provisions, the architectural style of the home should be preserved.

C-CD-15 Maintenance of the Rural Character of Roadways. Roadways and accessways shall reflect the character of coastal communities and shall be context and location sensitive. The primary area to be considered for sidewalks, curbs, and similar roadway improvements shall be within designated village boundaries.

C-CD-16 Visitor Notification. Provide real-time information of highway congestion and parking conditions in coastal communities to coastal visitors before they commit to Highway One. Use electronic signs located near Highway 101 or other appropriate locations, a regularly updated website, and other telecommunication methods.

C-CD-17 Windbreaks. Discourage new wind breaks along Highway One to preserve public views. Consider the effects of proposed wind breaks at initial planting as well as at maturity on sunlight, coastal views, and traffic safety related to visibility.

C-CD-18 Lighting for Recreational Use. Prohibit night lighting for privately-owned recreational facilities such as tennis courts, sport courts, and other similar outdoor recreational activity areas to avoid glare and noise intrusion from the nighttime use of such areas and to minimize disruption of the natural ecology. Allow night lighting for publicly-owned facilities subject to a use permit, only if such lighting can be designed to protect against impacts to coastal resources, including biological and visual resources, as required by the LCP.

C-CD-19 Agricultural Land Use Categories. Establish agriculture land use categories to preserve and protect a variety of agricultural uses, and to enable potential for agricultural production and diversification. Historically, 60 acres has been the minimum parcel size for most agricultural lands in the county. Various policies regarding agricultural productivity, water availability, effects on water quality, and other factors govern the division of such lands, along with the intensities described below. The effect is that land divisions of agricultural lands are rare. The zoning designations listed are examples of consistent zoning and are not the only possible consistent zoning designations. The following Agricultural land use categories are established:

Agriculture 1 (C-AG1). This land use category is established to preserve agricultural lands that are suitable for agricultural productivity, that contain soils capable of supporting production agriculture, or that are currently zoned C-APZ. The principal permitted use of these lands shall be agriculture, and any development shall be accessory and incidental to, in support of, and compatible with agricultural production. A maximum density of one dwelling unit per 60 acres is permitted, and all development shall be consistent with applicable LCP policies.

Consistent Zoning: C-APZ-60
C-ARP-31 to C-ARP-60

Agriculture 2 (C-AG2). The principal permitted use of these lands shall be agriculture. This land use category is established for agricultural uses on lands adjacent to residential areas, and at the edges of Agricultural Production Zones in the Coastal Zone that have potential for agricultural production and can provide flexibility in lot size and building locations subject to the standards of the LCP in order to:

1. Promote the concentration of residential and accessory uses to maintain the maximum amount of land available for agricultural use, and
2. Maintain the visual, natural resource and wildlife habitat values of subject properties and surrounding areas. The C-ARP district requires the grouping of proposed development.

Consistent Zoning: C-ARP-10 to C-ARP-30

Agriculture 3 (C-AG3). The principal permitted use of these lands shall be residential. This land use category is established for residential use within the context of small-scale agricultural and agriculturally-related uses, subject to the standards of the LCP.

Consistent Zoning: C-ARP-1 to C-ARP-9

C-CD-20 Residential Land Use Categories and Densities. Establish residential land use categories for residential development at a full range of densities, with emphasis on providing more affordable housing including incentives for low and very low income units, while also recognizing that physical hazards, fire risk, development constraints, protection of natural resources, and availability of public services and facilities can limit housing development in most areas.

The following categories are established for residential land uses. Standards of population density and building intensity are established for each category. Density ranges expressed as dwelling units per acre are provided for residential uses. For nonresidential uses permitted in a residential land use category, the Floor Area Ratio (FAR) established for that land use category shall apply.

Some examples of zoning designations that are consistent with various residential land use designations are provided below (these may not be the only possible consistent zoning designations). Zoning maps and the Development-Coastal Zoning Code provide additional details regarding allowed uses and development standards. Other uses that may be permitted in residential land use designations include, but are not limited to, parks, playgrounds, crop and tree farming, nurseries and greenhouses, home occupations, schools, libraries, museums, community centers, places of worship, hospitals, retreats, educational institutions, philanthropic and charitable institutions, facilities for nonprofit organizations, cemeteries, golf courses, country clubs, stables and riding academies, and family day care homes.

Very Low Density Residential

The following very low density residential land use categories (minimum lot sizes of 5 to 60 acres) are established for single-family residential development on large properties in rural areas where public services are very limited or nonexistent and on properties where significant physical hazards and/or natural resources significantly restrict development.

Land Use Category	Minimum Lot Size	Maximum FAR	Consistent Zoning
Single-Family 1 (C-SF1)	20 to 60 acres	.01 to .09	C-RSP-0.05 to C-RSP-0.016
Single-Family 2 (C-SF2)	5 to 19 acres	.01 to .09	C-RSP-0.02 to C-RSP-0.05

Rural/Residential

The following Rural/Residential land use categories (minimum lot sizes of 20,000 square feet to 5 acres) are established for single-family residential development in areas where public services are limited and on properties where physical hazards and/or natural resources may restrict development.

Land Use Category	Minimum Lot Size/ Density Ranges	Maximum FAR	Consistent Zoning
Single-Family 3 (C-SF3)	1 to 5 acres	.01 to .09	C-R1:B4 C-R1:B5 C-RA:B4 C-RA:B5 C-RA:B6 C-ARP-2 C-RSP-0.2 to C-RSP-1 C-A2:BD C-A2:B4
Single-Family 4 (C-SF4)	20,000 sq. ft. to 1 acre (1–2 du/ac)	.01 to .15	C-RA:B3 C-RSP-1.1 to C-RSP-2 C-R1:BD C-R1:B3

Land Use Category	Minimum Lot Size/ Density Ranges	Maximum FAR	Consistent Zoning
			C-RR:B3 C-RE:B3
Planned Residential (C-PR)	1 unit per 1 to 10 acres	.01 to .09	C-RMP-0.1 to C-RMP-1

Low Density Residential

The following low density residential land use categories (minimum lot sizes of 20,000 square feet or less) are established for single-family and multi-family residential development in areas where public services and some urban services are available and where properties are not typically limited by physical hazards or natural resources.

Land Use Category	Minimum Lot Size/ Density Ranges	Maximum FAR	Consistent Zoning
Single-Family 5 (C-SF5)	10,000 to 20,000 sq. ft. (2–4 du/ac)	.01 to .25	C-R1:B2 C-RA:B2 C-RR:B2 C-RSP-2.1 to RSP-4 C-A2:B2
Single-Family 6 (C-SF6)	Less than 10,000 sq. ft. (4–7 du/ac)	.01 to .3	C-R1 C-R1:B1 C-RA:B1 C-RSP-4.1 to C-RSP-0.5
Multi-Family 2 (C-MF2)	1 to 4 du/ac	.01 to .3	C-R2 C-RMP-1 to C-RMP-4

Low to Medium Density Residential

The following low to medium density residential land use categories (from 5 to 10 units per acre) are established where moderate density single-family and multi-family residential development can be accommodated in areas that are accessible to a range of urban services near major streets, transit services, and neighborhood shopping facilities.

Land Use Category	Density Range	Maximum FAR	Consistent Zoning
Multi-Family 3 (C-MF3)	5 to 10 du/ac	.1 to .3	C-RMP-5 to C-RMP-10

C-CD-21 Commercial/Mixed-Use Land Use Categories and Intensities. Establish commercial/mixed-use land use categories to provide for a mix of retail, office, and industrial uses, as well as mixed-use residential development, in a manner compatible with public facilities, natural resource protection, environmental quality, and high standards of design. Mixed-use developments are intended to incorporate residential units on commercial properties, including on-site housing for employees, thereby contributing to affordable housing and reduced commutes. The following criteria shall apply to any mixed-use development:

1. For parcels larger than 2 acres in size, no more than 50% of the new floor area may be developed for commercial uses, and the remaining new floor area shall be developed for new housing.
For parcels 2 acres and less in size, no more than 75% of the new floor area may be developed for commercial uses, and the remaining new floor area shall be developed for new housing.
2. Projected peak-hour traffic impacts of the proposed mixed-use development are no greater than that for the maximum commercial development permissible on the site under the specific land use category.
3. Priority shall be given to the retention of existing visitor and neighborhood serving commercial uses.
4. The site design fits with the surrounding neighborhood and incorporates design elements such as podium parking, usable common/open space areas, and vertical mix of uses, where appropriate. In most instances, residential uses shall be considered above the ground floor or located in a manner to provide continuity of store frontages, while maintaining visual interest and a pedestrian orientation.
5. For projects consisting of low income and very low income affordable units, the FAR may be exceeded to accommodate additional units for those affordable categories. For projects consisting of moderate income housing, the FAR may only be exceeded in areas with acceptable traffic levels of service - but not to an amount sufficient to cause an Level of Service (LOS) standard to be exceeded. In all cases, FAR may only be exceeded if coastal resources are otherwise protected, consistent with applicable LCP policies.

The following categories shall be established for commercial land uses:¹

General Commercial/Mixed Use (C-GC). The General Commercial mixed-use land use category is established to allow for a wide variety of commercial uses, including retail and service businesses, professional offices, and restaurants, in conjunction with mixed-use residential development. The ~~Development~~ Coastal Zoning Code includes permitted and conditional uses and development standards for the zoning districts consistent with this designation. The Land Use Policy Maps provide maximum floor area ratio (FAR) standards for this designation. Residential development located in a mixed-use development within this designation shall be included in the permissible amount of development under these maximum FARs. For projects consisting of low and very low income affordable units, the maximum FAR may be exceeded to accommodate additional units for those affordable categories. For projects consisting of moderate income housing, the maximum FAR may be exceeded in areas with acceptable traffic levels of service – but not to an amount sufficient to cause an LOS standard to be exceeded. Any maximum FAR exceedances shall only be allowed if coastal resources are otherwise protected, as indicated above.

Consistent Zoning: C-CP
C-H-1
C-RMP-.1 to C-RMP-30

Neighborhood Commercial/Mixed Use (C-NC). The Neighborhood Commercial/Mixed Use land use category is established to encourage smaller-scale retail and neighborhood and visitor-serving office and service uses in conjunction with residential development oriented toward pedestrians and located

¹Note that the zoning designations listed in each category are examples of consistent zoning and are not the only possible consistent zoning designations. A complete list of permitted and conditional uses and development standards can be found in the ~~Development~~ Code Coastal Zoning Code. Educational, charitable, and philanthropic institutions such as schools, libraries, community centers, museums, hospitals, child care centers, and places of worship may be permitted in any commercial area.

in close proximity to residential neighborhoods. The ~~Development~~Coastal Zoning Code includes permitted and conditional uses and development standards for the zoning districts consistent with this designation. The Land Use Policy Maps provide for maximum floor area ratio (FAR) standards for this designation. Residential development located in a mixed-use development within this designation shall be included in the permissible amount of development under these maximum FARs. For projects consisting of low and very low income affordable units, the maximum FAR may be exceeded to accommodate additional units for those affordable categories. For projects consisting of moderate income housing, the maximum FAR may be exceeded in areas with acceptable traffic levels of service – but not to an amount sufficient to cause an LOS standard to be exceeded. Any maximum FAR exceedances shall only be allowed if coastal resources are otherwise protected, as indicated above.

Consistent Zoning: C-VCR
C-RMPC
C-VCR:B2

Recreational Commercial (C-RC). The Recreational Commercial land use category is established to provide for resorts, lodging facilities, restaurants, and privately owned recreational facilities, such as golf courses and recreational boat marinas. See the ~~Development~~Coastal Zoning Code for a complete list of permitted and conditional uses and development standards. Refer to the Land Use Policy Maps for commercial maximum Floor Area Ratio (FAR) standards. For projects consisting of low and very low income affordable units, the maximum FAR may be exceeded to accommodate additional units for those affordable categories. For projects consisting of moderate income housing, the maximum FAR may be exceeded in areas with acceptable traffic levels of service – but not to an amount sufficient to cause an LOS standard to be exceeded. Any maximum FAR exceedances shall only be allowed if coastal resources are otherwise protected, as indicated above.

Consistent Zoning: C-RCR

C-CD-22 Public Facility, Quasi-Public Facility, and Open Space Land Use Categories. Lands used for public facilities and quasi-public institutional purposes, including airports, schools, hospitals, cemeteries, government facilities, correctional facilities, power distribution facilities, sanitary landfills, and water facilities, are designated Public Facility or Quasi-Public Facility, depending on the nature of their use. The Public Facility category is established for land owned by a governmental agency and used as a public institution. The Quasi-Public Facility category is provided for land owned by a nongovernmental agency that is used as an institution serving the public. A Public Facility or Quasi-Public Facility designation may be combined with another land use designation. In such instances, the applicable standard of building intensity is that for Public or Quasi-Public Facility, as depicted on the Land Use Policy Maps. Lands in public ownership for open space purposes, such as recreation, watershed, and habitat protection and management, are designated Open Space. In addition, private lands may be designated Open Space when subject to deed restrictions or other agreements limiting them to open space and compatible uses. Lands designated Open Space are subject to maximum FAR of .01 to .09. The following categories shall be established for public and quasi-public land use. The zoning designations listed are examples of consistent zoning and are not the only possible consistent zoning designations.

Public (C-PF) Consistent zoning: PF
PF-RSP-.05 to PF-RSP-7
PF-RMP-.01 to PF-RMP-16
PF-ARP-20
C-PF-ARP-20

Quasi-Public (C-QPF) Consistent zoning: C-RMP-.1
C-RA:B-1

Open Space (C-OS) Consistent zoning: C-OA

C-CD-23 Multi-family Residential Development in Multi-family Zones. Require multi-family development in certain multi-family zoning districts consistent with the C-MF2, C-MF3 and C-NC land use designations, including the C-R2, C-RMP and C-RMPC zoning districts, if parcel size and density permit. Prohibit development of single-family dwellings in multi-family zones unless the Director finds that multi-family development is infeasible or impractical based on physical site constraints, environmental constraints, or significant incompatibility with neighborhood character.



Community Specific Policies

Background

The Marin County Coastal Zone is home to distinctive towns and villages that have a strong sense of place (see Map 16 – Community Areas). The character of these communities depends in large part on their physical setting, the nature of land uses within them, and their visual appearance. The desire to maintain local community character is reflected in the various Community Plans that have been prepared for these communities with strong resident participation. The Community Specific policies that follow have been drawn from the County-adopted Community Plans, and their inclusion here is a means of ensuring that applicable land use policies of the Plans are firmly rooted in the Local Coastal Program (LCP). In this way, these policies will be applied to the review of Coastal Development Permits for development proposed within the Coastal Zone.

Although Marin County's coastal communities reflect a long-standing commitment to maintain the characteristics that draw residents and visitors to them, changing economics and land development practices could threaten community character. Achieving a balance between local- and visitor-serving businesses continues to be a challenge in Marin County, as elsewhere along California's coast. At the same time, the Coastal Act places a high priority on visitor-serving facilities, particularly lower-cost facilities, and visitors as an important part of the local economy.

The Coastal Act provides that permitted development shall be visually compatible with the character of surrounding areas. Furthermore, special communities and neighborhoods that are popular visitor destination points are to be protected. Marin County's coastal villages draw visitors because of their special characteristics, beautiful natural surroundings, and close proximity to the coast. The protection of such features is an important goal of Coastal Act policies.

The character of Marin County's coastal villages is an important factor in their desirability as places to live and visit. The LCP strongly protects community character, in part through the policies drawn from the Community Plans, some of which are highly specific to particular neighborhoods or sites. Protection is also provided through more general Community Development policies, which are applicable throughout the entire Coastal Zone.

Policies

Muir Beach:

C-MB-1 Community Character of Muir Beach. Maintain the small-scale character of Muir Beach as a primarily residential community with recreational, small scale visitor, and limited agricultural use.

Stinson Beach:

C-SB-1 Community Character of Stinson Beach. Maintain the existing character of residential, small-scale commercial and visitor-serving recreational development in Stinson Beach. New development must be designed to be consistent with community character and protection of scenic resources.

C-SB-2 Limited Access in Seadrift. Allow public access across the open space area generally located north of Dipsea Road and adjacent to Bolinas Lagoon in the Seadrift subdivision to protect wildlife habitat subject to the Deed of an Open Space and Limited Pedestrian Easement and Declaration of Restrictions as recorded March 26, 1986 as Instrument No. 86-15531. This area includes parcels 195-070-35 and 36; 195-080-29; 195-090-44; 195-320-62 and 78; and 195-340-71, 72, and 73.

C-SB-3 Density and Location of Development in Seadrift. Development of the approximately 327 lots within the Seadrift Subdivision shall be allowed consistent with the provisions of this LCP and with the provisions of the July 12, 1983 Memorandum of Understanding for the settlement of the litigation between Steven Wisenbaker and the William Kent Estate Company, and the County of Marin, and consistent with the terms of the March 16, 1994, Settlement Agreement in the litigation titled Kelly et al. v. California Coastal Commission, Marin County Superior Court Case No. 152998 between the Seadrift Association and the County of Marin. Minimum lot sizes shall be as shown on the final subdivision maps approved by Marin County, as modified by the referenced settlement agreements. (*See Appendix 5: Seadrift Settlement Agreement*).

C-SB-4 Easkoot Creek. Restore Easkoot Creek to improve habitat and support natural processes.

C-SB-6 R-2 Zoning. Maintain the existing **C-R-2** zoning in Stinson Beach in order to protect and maintain the existing character of the community. Site and design development so as to minimize septic tank problems and the cumulative impacts of such development on public access.



C-SB-7 Repair or Replacement of Structures. Allow the repair or replacement of existing duplex residential uses on parcels less than 7,500 square feet in the **C-R-2** zoning district that are damaged or destroyed by natural disaster in Stinson Beach, so long as such repair/replacement is consistent with other applicable LCP policies.

Bolinas

C-BOL-1 Community Character of Bolinas. Maintain the existing character of residential, small-scale commercial and visitor-serving, and agricultural uses in Bolinas.

C-BOL-3 New Development on the Bolinas Gridded Mesa. Permit new construction and redevelopment and rehabilitation of existing structures on the Bolinas Mesa where consistent with the LCP and in accordance with adopted policies of the Bolinas Gridded Mesa Plan, which has been certified by the California Coastal Commission.



Olema

C-OL-1 Community Character of Olema. Maintain Olema's existing mix of residential, small-scale commercial and visitor-serving, and open space land uses and small-scale, historic community character. Minimize impacts of future development in the hillside area of Olema with the following design standards:

1. Cluster structures on more level areas away from steep road cuts on Highway One and off upper grassy slopes, which shall be maintained open to protect their visual character.
2. Incorporate and reflect the historic character of Olema and existing recreational uses in project design. The height of structures shall be in keeping with the character and scale of the surrounding community to minimize impacts on public views, including those associated with adjacent federal parklands, Highway One, and Sir Francis Drake Boulevard.
3. Provide pedestrian paths as appropriate to nearby federal park activity areas.

Point Reyes Station

C-PRS-1 Community Character of Point Reyes Station. Maintain the existing mix of residential and small-scale commercial and visitor-serving development and small-scale, historic community character in Point Reyes Station.

C-PRS-2 Commercial Infill. Promote commercial infill within and adjacent to existing commercial uses.

C-PRS-3 Visitor-Serving and Commercial Facilities. Encourage development of additional visitor-serving and commercial facilities, especially overnight accommodations. Establish overnight accommodations in the Grandi Building (Assessor Parcel Number 119-234-01) and Assessor Parcel

Number 119-240-55, located at the junction of Highway One and Point Reyes – Petaluma Road (*See also C-PRS-4: [Junction of Highway One and Point Reyes – Petaluma Road](#), below*).

C-PRS-4 Junction of Highway One and Point Reyes – Petaluma Road. Permit visitor-serving and commercial uses on APN 119-240-55, located at the junction of Highway One and the Point Reyes – Petaluma Road, which appears to have development potential for up to a small 20-unit motel, cottages, hostel, or similar facility. This site also may be a suitable location for up to 15 units of affordable housing. To protect the site’s visual and environmental qualities, new development shall be sited and designed to minimize view and traffic impacts on nearby public roads, protect Lagunitas Creek and adjacent riparian vegetation from the impacts of erosion and water quality degradation, and minimize slope disturbance. Development shall be clustered, limited in height and scale to that which is compatible with the surrounding area, and shall provide adequate waste disposal on site.

C-PRS-5 Criteria for New Development in Point Reyes Station. New residential development in Point Reyes Station shall meet the following criteria:

1. **Building Height.** The height limit for residential structures shall be regulated as follows: In areas other than ridgeline lots, no part of a primary building shall exceed 25 feet above natural grade and no part of an accessory building shall exceed 15 feet above natural grade. New development near ridgelines shall be sited and designed so that rooflines are below the visual plane of ridges when viewed from Point Reyes-Petaluma Road or Highway One. Where a ridge lot is too flat to allow placement of new construction below the visual plane of the ridge, up to a maximum of 18 feet above natural grade shall be imposed.
2. **Building Size.** The maximum floor area allowed on any lot located in the planning area shall be 4,000 square feet. For purposes of this community-specific policy, “floor area” includes the sum of the gross horizontal areas of all floors of the building or buildings measured from exterior faces of exterior walls excluding only unenclosed horizontal surfaces, such as balconies, courts, decks, porches, and terraces. To clarify the intent of the preceding two sentences, “floor area” is defined to include the total floor area of any detached structures and the total floor area of any garage. It is not the intention of this program to make any existing building, which complied with building regulations at the time of its construction, nonconforming with respect to floor area limitations (see ~~Development Code Chapter~~ [Chapter 2220.130 \(Coastal Zoning Code Definitions\) of the Coastal Zoning Code](#) for definitions of “floor area” and “building area” applicable outside of the Point Reyes Station Community Area).
3. **Building Size Exceptions.** Exceptions to maximum permitted floor area may be permitted upon a determination by the Community Development Agency Director, in consultation with the Point Reyes Station Community, that the proposed development:
 - a. Maintains adequate setbacks from property lines and surrounding development;
 - b. Is located on a parcel which is large enough (generally greater than one acre) to accommodate the additional floor area while maintaining consistency with the surrounding built environment with respect to height, mass, and bulk;
 - c. Is adequately screened by existing and proposed vegetation;
 - d. Is adequately screened by the topography of the property or of surrounding properties; and
 - e. Would not significantly limit or reduce sun and light exposure to adjacent properties.
 - f. Protects significant public views and is compatible with the natural and built environment, including through siting and design.

4. Landscaping. Require landscape and irrigation plans for all new developments or major modifications to existing buildings. Where applicable, preservation of natural habitats and installation of additional plants native to the Point Reyes Station area is encouraged. Proposed trees and shrubs, when mature, should not deprive adjoining properties of views or sunlight. Weedy and/or invasive plants such as Eucalyptus, Acacia, Monterey Pine and Pampas Grass are discouraged. The choice of plants shall be native and non-invasive species generally similar to native species in the area. Non-native trees and shrubs which traditionally have been grown in the developed portions of Point Reyes Station are allowed. By incorporating these plants in new landscaping plans, owners can achieve a pleasing continuity with the existing landscape pattern of the community. These non-native species include:

Common name	Scientific name
Black locust	Robinia pseudoacacia
California black walnut	Juglans hindsii
Fruit trees (particularly apple, plum, persimmon)	
Hawthorn	Crataegus laevigata
Magnolia	Magnoliaceae (several species)
Shrub roses	Rosa spp.

C-PRS-6 Lighting. Light fixtures shall be mounted at low elevations (eight feet or less) and fully shielded to direct lighting downward. Lighting along walkways should be mounted on low elevation bollards or posts. Floodlighting shall be discouraged. Exterior lighting fixtures should complement the architectural style of structures and be the minimum necessary for public safety.

C-PRS-7 Point Reyes Affordable Homes Project. Development of the 18.59-acre property consisting of Assessor's Parcels 119-260-02 through 06 (formerly 119-240-45), 119-240-02 through 13 (formerly 119-240-46, 57 and 58) and consisting of Areas A, B, C, D, E and F as depicted on Exhibit E, shall be subject to the following land use designations, as shown in Appendix G to the LCP: The land use designation for Areas A and B shall be C-MF-2 (Coastal, Multiple-Family, one to four units per acre maximum residential density). The land use designation for Area C shall be C-SF-4 (Coastal, Single-family Residential, one to two units per acre). The land use designation for Areas D and E shall be C-NC (Coastal, Neighborhood Commercial, one to 20 units per acre maximum residential density, 30% to 50% commercial floor area ratio). The land use designation for Area F shall be C-OS (Coastal, Open Space).

The entire 18.59 acres shall be subject to a single site development plan consisting of Areas A, B, C, D, E and F. The site development plan shall be subject to review and approval by the California Coastal Commission as an amendment to the LCP. Any coastal development permit or permits for development of any portion of the site shall be consistent with the approved site development plan. The site development plan shall indicate the kinds, locations, and intensities of uses allowable in accordance with the following requirements:

1. Total number of residential units on the entire 18.6 acre site shall not exceed 36.
2. Area A shall be developed with a maximum of seven detached affordable and/or market rate for-sale units ranging in size from approximately 900 to 1,155 square feet.
3. Area B shall be developed with a maximum of 27 rental affordable units ranging in size from approximately 1,440 to 1,720 square feet and a manager's unit/community building of approximately 2,180 square feet.
4. No more than two residential units may be developed within Area C.
5. A minimum of 12 public parking spaces shall be provided within Area D.
6. A minimum of two acres shall be reserved for a future community-serving use or project that provides a significant public benefit, as demonstrated by the Review Authority within Area E.

7. Future use of the approximate 18.59 acre area depicted on Exhibit E, including all wetlands shall be consistent with the LCP, including provisions which mandate a 100-foot minimum buffer as measured landward from the edge of the wetlands.

Inverness

C-INV-1 Community Character of Inverness. Maintain the existing character of residential and small-scale commercial and visitor-serving development in the Inverness Ridge communities.

C-INV-3 Paradise Ranch Estates Design Guidelines. Future development in Paradise Ranch Estates should be consistent with maintaining the existing exclusively residential nature of the community, and should consider the community's unique characteristics such as substandard roads and the need to protect public views from adjacent parklands and other public areas. Apply the following guidelines for development within Paradise Ranch Estates:

1. Protection of Visual Resources.

- a. In areas where structures may be seen from adjacent parklands (primarily the north, south and west sides of the subdivision) structures shall be screened by existing vegetation to the maximum extent possible. Structures on or near ridgelines shall not be higher than the tree canopy, even if the Zoning Ordinance would otherwise permit taller buildings. The purpose of this measure is to prevent the presently tree-covered silhouette of the ridgeline from being visually disrupted. In addition, the structures will be better-screened. It is noted that the west side is adjacent to Park Wilderness areas.
- b. In areas where structures may be visible, dark earth tones shall be used to ensure the least amount of visual intrusion into the landscape.
- c. To minimize grading and visual impacts from adjacent parkland, new structures along Pine Crest Road shall be located within 150 feet of the front property line.
- d. To minimize visual impacts on adjacent parkland, structures visible from the park on the northwest (Pine Crest and Upper Roberts) and southwest (Elizabeth Place, ends of Sunnyside and Dover) sides of the subdivision shall be oriented such that the narrower end of the structure faces the park to ensure the maximum opportunity to take advantage of the existing tree cover.
- e. An analysis of the visual impacts from structures that might result from the siting and construction of the septic system shall be included with development applications. The septic system shall be designed and sited to minimize tree removal which could have a visual impact.
- f. Use of colors and materials consistent with the woodland character of the subdivision and the vernacular building style of the area should be observed to avoid obtrusive visual impact.



2. Public Service Guidelines. Paving and drainage improvements along the road frontage of a property may be required for all-new structures. Off-site improvements may also be required in areas where roadways presently do not meet County standards. These areas include the following:
 - a. Certain segments of Upper Roberts Road.
 - b. Douglas Drive adjacent to Assessor Parcel Numbers 114-130-34 and 114-130-24.
 - c. Dover Drive adjacent to Assessor Parcel Number 114-130-25.

If parcels that presently are not part of the Paradise Ranch Estates Permanent Road Division acquire access over subdivision roadways in the future, joining the assessment district shall be a condition of approval.
3. Protection of Trees. Structures and roads should be sited to avoid tree removal. However, where it is necessary to clear existing vegetation, ecological principles of natural plant success should be observed. In some circumstances, removal of dead or older diseased trees may be desirable for siting purposes, thus promoting success of younger, more vigorous vegetation. However, dead trees also serve as valuable habitat for some species, so their complete removal should be avoided as appropriate. Such tree removal is only allowed consistent with other LCP policies.
4. Lot Consolidation and Acquisition. The County shall process Coastal Development Permit applications affecting lots identified for consolidation in the Paradise Ranch Estates Lot Consolidation Plan and lots identified for acquisition into Point Reyes National Seashore in accordance with all applicable policies and standards of the LCP, and will notify the Coastal Conservancy and Point Reyes National Seashore of such development proposals, respectively.

C-INV-4 Road and Path Maintenance in Inverness. Maintain existing residential streets at current improvement standards. Unimproved residential roadways should be improved to minimal all-weather travel standards such as crushed rock by owners of land whose frontages abut such roadways. Continue to maintain existing paths and encourage new pathways.

East Shore

C-ES-I Community Character of the East Shore of Tomales Bay. Maintain the existing character of low-density, residential, agriculture, mariculture, visitor-serving, and fishing or boating-related uses. Allow expansion or modification of development for visitor-serving or commercial development on previously developed lots along the east shore of Tomales Bay, provided that such expanded uses are compatible with the small scale and character of existing development along the Bay.



1. Nick's Cove. Continue to support visitor-serving uses on this site, which includes a restaurant and overnight guest accommodations. Overnight accommodations, such as bed and breakfast facilities, are encouraged consistent with availability of water supply, sewage disposal, and parking facilities. Any expansion or reconstruction of Nick's Cove restaurant shall be designed to minimize visual impacts and provide maximum public physical and visual access to the shoreline. Structures on the upland property shall be limited in height to that which is

compatible with the scale and character of surrounding development, while those on the bayside of Highway One shall not exceed the height of the existing restaurant.

2. Marshall. Maintain and encourage the present residential/commercial mixed use and encourage locally serving commercial uses.
3. Marshall Boatworks. Continue to support the Marshall Boatworks area as a residential/commercial mixed use area and as a potential community activity center and gathering place.
4. Marconi Conference Center State Historic Park. Continue to support the Marconi Conference Center and State Historic Park to provide meeting and retreat services for the Bay Area, consistent with historic and natural resource protection guidelines in the Marconi Conference Center State Historic Park General Plan.
5. Marconi Cove Marina. Support visitor- and local-serving, as well as marine-related, facilities at the Marconi Cove property. Expanded marina facilities, including additional boat slips, fishing pier, and storage space may also be desirable.

C-ES-2 Protection of Trees. Identify and protect significant stands of trees in the Planning Area.

C-ES-3 Prioritization of Water-Related Uses. Prioritize mariculture, boat repair, fishing, water- related public recreation and scenic resources over other uses along the shoreline.

C-ES-4 Commercial Land Use. Limit development of commercial and public facilities to existing activity centers, such as Nick's Cove, historic Marshall or near the Post Office/Marshall Boatworks and Marconi area.

C-ES-5 Local-Serving Facilities. Consider incorporating local-serving facilities in new development, where appropriate.

C-ES-6 New Marina Development. New marina development shall make provision for use of facilities by local commercial and recreation boats.

Tomales

C-TOM-1 Community Character of Tomales. Maintain the existing character of residential and small-scale commercial and visitor-serving development in the community of Tomales. No expansion of commercial zoning is recommended since there is adequate undeveloped land zoned for visitor-serving and commercial development for anticipated future needs. Encourage development of overnight accommodations such as a motel, cottages, and a hostel. New development shall reflect the historic character of the town's architecture and shall be set back from the creek which flows through commercially zoned areas.



Dillon Beach

C-DB-1 Community Character of Dillon Beach. Maintain the existing character of residential and small-scale commercial and visitor-serving development in Dillon Beach and Oceana Marin. Dillon Beach Resort, including all properties zoned C-RCR and C-RMPC between Dillon Beach Road and Dillon Creek, would be an appropriate site to consider for new development of a modest scale motel, cafe, delicatessen, or restaurant, and/or day-use facilities. Due to its proximity to the shoreline, the former Pacific Marine Station is an especially suitable area for facilities where many people can enjoy its prime location. The site offers opportunities, for example, for community services, a conference center, and/or a youth hostel. Limited residential development would be appropriate at the Dillon Beach Resort, provided it were developed as a secondary use in conjunction with visitor-serving uses. All development shall demonstrate adequate water supply and sewage disposal, and shall be sited out of sand dunes and other environmentally-sensitive areas. Building heights shall be limited to that which is compatible with the scale and character of the area. Existing C-RCR and C-RMPC zoning shall be maintained. Maintain existing C-RCR and C-APZ-60 zoning at Lawson's Landing.

C-DB-2 Lawson's Landing. Retain Lawson's Landing as an important source of lower cost visitor serving access and recreational opportunities, including coastal-dependent water oriented activities such as boating and fishing. Pursuant to the Dillon Beach Community Plan and project approvals, require Sand Haul Road to be evaluated as a means to provide primary vehicular access to Lawson's Landing and to provide relief from traffic congestion in Dillon Beach Village, subject to full environmental review.

C-DB-3 Oceana Marin. The zoning designations for the C-RMP parcels in Oceana Marin represent the low end of the residential density ranges specified in the Dillon Beach Community Plan for the respective parcels. Development at higher density ranges may be approved if subsequent studies demonstrate that additional development can be accommodated in accordance with Policies CD-4.6 and CD-10.6 through CD-10.16 of the Dillon Beach Community Plan, which has been certified by the California Coastal Commission.

C-DB-4 Dillon Beach Community Plan. Refer to the Dillon Beach Community Plan, which has been certified by the California Coastal Commission, when reviewing Coastal [Development](#) Permits in the Dillon Beach area.



Energy (EN)

Background

Energy plays a critical role in the function of society. The way it is acquired, produced and utilized can have significant impacts on the health of the economy and community. With the continued commitment to environmental quality and resource conservation, and mounting concerns about the effects of greenhouse gas emissions on climate change, it is necessary to create a sustainable framework within which energy can serve its purpose with minimal impact.

Most of the energy used in Marin County is imported from outside California, and is drawn from non-renewable resources such as nuclear power, natural gas and coal. The necessity for a shift to renewable energy has grown considerably in recent years. Through increased public awareness of climate change and related energy issues and the establishment of energy-related legislation, the transition to renewable resources is slowly becoming a reality. In addition to shifting energy consumption to more renewable resources, the use of energy continues to become more efficient. Energy efficiency significantly reduces the rate at which limited non-renewable resources are consumed, which consequently reduces negative health and environmental impacts.

The Local Coastal Program (LCP) encourages improved energy efficiency through the implementation of specific energy standards for development, by providing public information about ways to increase energy efficiency, and by offering incentives for practicing energy efficiency and conservation in homes and businesses. The shift to renewable energy resources and the development of energy production facilities are also encouraged as deemed appropriate. While the LCP strongly supports renewable energy, it requires that any production facilities be carefully designed and sited to avoid and minimize potential impacts.

While the continued support of renewable energy has become a priority both locally and nationwide, there remains a concern that energy production facilities may pose a significant threat to important coastal resources. Nowhere is this more evident than in the Coastal Zone of Marin County, where the abundance of sensitive natural resources creates a setting susceptible to the potentially harmful effects that some facilities may impose. For instance, facilities such as power plants and those related to oil and gas drilling are known to inflict serious adverse impacts upon the surrounding environment, and therefore are not appropriate for Marin's Coastal Zone. However, it is recognized that certain small scale renewable energy

facilities (example: small scale solar and wind energy conversion) may be necessary for the greater public benefit, and thus may be allowed where appropriate.

The Coastal Act stresses the protection of coastal resources, although it acknowledges that some development of energy facilities and resources may be necessary. Sections 30260 through 30265 of the Act contain provisions for several types of energy development, including oil and gas development, thermal power plants, liquefied natural gas, and other related facilities. Renewable energy facilities such as those for the use of solar and wind resources are not directly addressed, however any proposals for facilities of this nature would be subject to Chapter 3 of the Coastal Act, which address development in the Coastal Zone.

The Marin County Coastal Zone currently has no major energy or industrial facilities, although the possibility of two types of major energy development has been considered in the past: power plants and offshore oil development. The Coastal Act requires the Coastal Commission to designate specific areas of the Coastal Zone that are not suitable for siting new power plants or related facilities. In September 1978, the State Commission adopted “negative designations” for the Coastal Zone (subsequently revised in 1982). In Marin County, non-federal lands generally north of Olema were negatively designated (or excluded) for potential power plant development except those agricultural lands located north of Walker Creek, despite a recommendation from the Regional Commission supporting total exclusion of all lands north of Olema. This would have left these agricultural areas potentially open for possible development of power plants. The LCP maintains its previously certified prohibition on major energy and industrial development in the Coastal Zone.

In addition, the Gulf of the Farallones and Monterey Bay National Marine Sanctuaries have been established to border the Marin County Coastal Zone since the original LCP certification. The Sanctuaries enforce federal regulations that protect the bay and ocean waters adjacent to Marin. These federal regulations (CFR, Title 15, §922) prohibit harmful activities such as “exploring for, developing, or producing oil, gas, or minerals...” within the Sanctuaries to protect the sensitive resources found therein. Given the prohibition of such activities offshore, at least to the seaward extent of the Sanctuaries, it is less likely there would be any proposals for related on-shore facilities in the Coastal Zone in the foreseeable future.

Policies

C-EN-1 Energy Efficiency Standards. Integrate energy efficiency and conservation, and renewable energy requirements into the development review and building permit process where technically and financially feasible.

C-EN-2 Public Information and Education on Energy Efficiency. Provide information, marketing, training, and education to support energy efficiency and conservation, and renewable resource use.

C-EN-3 Incentives for Energy Efficiency. Continue to offer incentives that encourage energy efficiency and conservation, and renewable energy practices.

C-EN-4 Renewable Energy Resource Priority. Utilize local renewable energy resources and shift imported energy to renewable resources where technically and financially feasible at a scale that is consistent with the sensitivity of coastal resources. Preserve opportunities for development of renewable energy resources only where impacts to people, natural resources and views would be avoided or minimized. Support appropriate renewable energy technologies, including solar and wind conversion, wave

and tidal energy, and biogas production through thoughtfully streamlined planning and processing, rules and other incentives that are all consistent with Policy C-EN-5 [\(Energy Production Facility Impacts\)](#).

Program C-EN-4.a Study Renewable Energy Resource Potential. Work with other agencies to study the potential for renewable energy generation in the Coastal Zone, and identify areas with adequate capacity for renewable resources such as wind and solar power. Within areas identified, specify sites suitable for locating renewable energy facilities with the least possible impact, and evaluate mechanisms for protecting such sites for appropriate renewable energy facilities.

Program C-EN-4.b Consider Policy to Allow the Creation of Local-Serving Renewable Energy Systems. Evaluate the future implementation of a policy that would allow local-serving renewable energy systems in the Coastal Zone. Such systems would provide energy service exclusively from renewable energy resources such as solar or wind power to one or more coastal communities.

C-EN-5 Energy Production Facility Impacts. Ensure through siting, design, scale, and other measures that all energy production facilities are constructed to avoid where possible, and minimize where avoidance is not possible, impacts on public health, safety and welfare, public views, community character, natural resources, agricultural resources, and wildlife, including threatened or endangered species, bat populations, and migratory birds.

C-EN-6 Energy and Industrial Development. The Coastal Zone contains unique natural resources and recreational opportunities of nationwide significance. Because of these priceless resources and the very significant adverse impacts which would result if major energy or industrial development were to occur, such development, both on and offshore, shall be prohibited consistent with the limitations of Public Resources Code Sections 30260, 30262, and 30515. The development of alternative energy sources such as solar or wind energy shall be exempted from this policy.



Housing (HS)

Background

Housing is a vital component of Marin's coastal communities and it is important to respond to current and future housing needs in the Coastal Zone, particularly in planning for sustainable communities by supplying housing affordable to the full range of the Coastal Zone's diverse community and workforce.

Provision of affordable and diverse housing opportunities in the Coastal Zone is important to provide decent housing for residents. The challenge of providing new housing compatible with existing community character and quality, as well as environmental constraints and resources, is ever-present. At the same time, the County is required to meet federal and state law with respect to providing low- and moderate-income housing, replacement housing, or any other obligation related to housing imposed by existing laws.

Assuring housing choices at prices within reach is also important indirectly in carrying out Coastal Act resource protection goals. The Coastal Act places a high priority on maintaining agriculture and mariculture as viable land uses in the Coastal Zone, and encourages provision of visitor-serving facilities including overnight accommodations. These land uses depend on the availability of local labor, and pay scales for workers in these industries tend to be relatively low. Provision of housing opportunities for those employed in the Coastal Zone is thus essential if these high-priority land uses are to be maintained.

The Coastal Act addresses housing in several ways. Section 30500.1 provides that the LCP is not required to include housing policies and programs. However, Section 30007 states that local governments are not exempt from meeting requirements of state and federal law with respect to providing low- and moderate-income housing or other obligations related to housing. Furthermore, as defined in Section 30108.5, the Coastal Act requires that the land use plan component of the LCP indicates types, location, and intensity of land uses and applicable resource protection and development policies.

Because the adopted Marin County Housing Element and ~~Development~~ Marin County Code include measures such as density bonuses and reduction in site development standards, which affect the intensity of land uses that can be allowed in the Coastal Zone, the LCP contains select housing policies. These policies achieve compliance with housing-related requirements of the Government Code and the Marin Countywide Plan's Housing Element, and with the Coastal Act requirement to specify the potential density of future development in the Coastal Zone, including residential development.

The LCP provides several measures to address low and moderate income housing needs in the Coastal Zone, such as affordable housing provisions and retention of zoning for small lots of 6,000 to 10,000 square feet. These needs are also addressed by LCP policies that support development of ~~second~~ Accessory Dwelling Units and agricultural worker housing where appropriate. To protect existing lower income units, the LCP also limits conditions under which such units can be demolished, although hazardous structures may be demolished even if no replacement housing is built. Finally, it should be noted that the County's draft Housing Element identifies several sites in the Coastal Zone that could potentially accommodate affordable housing.

Policies

C-HS-1 Protection of Existing Affordable Housing. Continue to protect and provide affordable housing opportunities for very low, low, and moderate income households. Prohibit demolition of existing deed restricted very low, low, and moderate income housing except when:

1. Demolition is necessary for health and safety reasons; or
2. Costs of rehabilitation would be prohibitively expensive and impact affordability of homes for very low, low and moderate income households; and
3. Units to be demolished are replaced on a one-for-one basis with units of comparable rental value on site or within the immediate Coastal Zone area.

C-HS-2 Density for Affordable Housing. Allow the maximum range of density for deed-restricted housing developments that are affordable to extremely low, very low or low income households and that have access to adequate water and sewer services.

C-HS-3 Affordable Housing Requirement. Require residential developments in the Coastal Zone consisting of 2 or more units to provide 20 percent of the total number of units to be affordable by households of very low or low income or a proportional "in-lieu" fee to increase affordable housing construction.

C-HS-4 Retention of Small Lot Zoning. Preserve small lot zoning (6,000 – 10,000 square feet) in Tomales, Point Reyes Station, and Olema for the purposes of providing housing opportunities at less expense than available in large-lot zones.

C-HS-5 ~~Second~~ Accessory Dwelling Units. Consistent with the requirements of California Government Code Section 65852.2 and this LCP, continue to enable construction of well-designed ~~second units~~ Accessory Dwelling Units in both new and existing residential neighborhoods as an important way to provide workforce and special needs housing. Ensure that adequate services and resources, such as water supply and sewage disposal, are available consistent with Policy C-PFS-1 (Adequate Services).

C-HS-6 Regulate Short-Term Rental of Primary or ~~Second~~ Accessory Dwelling Units. Regulate the use of residential housing for short term vacation rentals.

Program C-HS-6.a Vacation Rental Ordinance

1. Work with community groups to develop an ordinance regulating short-term vacation rentals.
2. Research and report to the Board of Supervisors on the feasibility of such an ordinance, options for enforcement, estimated program cost to the County, and the legal framework associated with rental properties.

C-HS-7 Williamson Act Modifications to the ~~Development~~Coastal Zoning Code. Allow farm owners in a designated agricultural preserve to subdivide up to 5 acres of the preserved land for sale or lease to a nonprofit organization, a city, a county, a housing authority, or a state agency in order to facilitate the development and provision of agricultural worker housing. Section 51230.2 of the Williamson Act requires that the parcel to be sold or leased must be contiguous to one or more parcels that allow residential uses and developed with existing residential, commercial, or industrial uses. The parcel to be sold or leased shall be subject to a deed restriction that limits the use of the parcel to agricultural laborer housing facilities for not less than 30 years. That deed restriction shall also require that parcel to be merged with the parcel from which it was subdivided when the parcel ceases to be used for agricultural laborer housing.

C-HS-8 Development of Agricultural Worker Housing Units in Agricultural Zones. Support policy changes that promote development of agricultural worker units in agricultural zones.

Program C-HS-8.a Administrative Review for Agricultural Worker Housing Units. Establish an administrative Coastal Development Permit review process for applications for agricultural worker units in order to expedite the permitting process and facilitate development of legal agricultural worker units.

C-HS-9 Density Bonuses. Provide density bonuses for affordable housing in the Coastal Zone consistent with Government Code Section 65915 and Coastal Act Section 30604(f), to the extent that such increases in density are consistent with the provisions of the LCP.



Public Facilities and Services (PFS)

Background

The villages of Marin County's Coastal Zone are surrounded by extensive public open space and agricultural land, with scattered farm-related housing. Most development in the Coastal Zone receives water and sewage services through individual property-specific systems managed by private landowners, since community water supply and sewage disposal systems are limited and exist only in some of the villages. This limited community service capacity is largely due to the local soil conditions and aquifer characteristics. Maintaining a balance between level of development and capacity of public services is essential to preserve service quality and avoid provision shortages. Without this balance, communities can experience such impacts as water pollution that could result from inadequate on-site sewage disposal, as well as public safety problems associated with an inadequate water supply.

Availability of water to support development in Marin's Coastal Zone depends on a variety of interrelated factors, including annual weather patterns, long-term climate trends, development of new facilities, as well as water conservation and management practices. Much of the water supply within the Coastal Zone is provided by public and private entities not under the direct jurisdiction of the County (see Map 20 – Public Facility Service Areas). Small water districts provide service in a number of areas, including Bolinas Community Public Utility District (BCPUD), Stinson Beach County Water District (SBCWD), Inverness Public Utility District (IPUD), and Muir Beach Community Services District (MBCSD). The community of Dillon Beach is served by two small independent water companies: the California Water Service Company (formerly Coast Springs Water Company) and the Estero Mutual Water System (EMWS).

SBCWD, MBCSD, and the Dillon Beach area primarily use groundwater for their water supplies while IPUD and BCPUD rely mainly on surface water. Beyond the current water service district boundaries, private wells or small mutual water systems rely on individual groundwater wells, surface water, or small spring-based sources. Many of these sources occur in the limited areas of high water-yielding sediments in

alluvial valleys, while much of the rest of the area is characterized by low-permeability fractured bedrock and thin alluvial deposits with too little saturated thickness to produce meaningful supplies of water.

Water supplies in some areas are currently constrained, including those served by the BCPUD and California Water Service Company (CWSC), where connection moratoria are in place. Other systems have frequent summer peaking problems in dry years, as do some individual wells. Most of the water service areas are projected to experience water supply deficits during extreme droughts, according to the Marin Countywide Plan environmental documents.

Sewage disposal is generally provided by individual on-site systems in much of the Coastal Zone, including along the East Shore of Tomales Bay, Point Reyes Station, Inverness Ridge, Olema, Stinson Beach, and Muir Beach, parts of Dillon Beach, and most of Bolinas. Other areas are served by community sewer facilities, or in a few cases, small package treatment plants. Soil and groundwater conditions can affect the feasibility of new on-site systems or, in some cases, the functioning of existing systems.

The Coastal Act connects the amount of new residential, commercial, and industrial development with the availability of adequate services. New development is directed by the Coastal Act to existing developed areas that are able to accommodate it or to other locations outside developed areas where adequate public services are available. Thus, whether within or outside existing developed areas, new development must be supported by adequate public services. Furthermore, the Coastal Act requires that public works facilities shall be designed and limited to accommodate needs generated by development permitted consistent with the Act. In other words, such facilities should be sized so as to provide adequate service to development, but not sized in such a way as to create growth-inducing effects. Where public works facilities can accommodate only limited new development, high priority should be accorded to coastal-dependent land uses, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, agriculture, and visitor-serving land uses.

The LCP proposes no new sewage treatment plants, water production facilities, or other public services or facilities. Instead, new development shall continue to rely on existing community service facilities, where capacity is adequate, or on new on-site water and sewage facilities, where those are feasible and can be developed consistent with LCP policies.

Policies

C-PFS-1 Adequate Public Services. Ensure that adequate public services (that is, water supply, on-site sewage disposal or sewer systems, and transportation including public transit as well as road access and capacity if appropriate) are available prior to approving new development, including land divisions. In addition, ensure that new structures and uses are provided with adequate parking and access. Lack of available public services, or adequate parking and access, shall be grounds for project denial or for a reduction in the density otherwise indicated in the land use plan.

C-PFS-2 Expansion of Public Services. Limit new or expanded roads, flood control projects, utility services, and other public service facilities, whether publicly owned or not, to the minimum necessary to adequately serve development as identified by LCP land use policies, including existing development. Take into account existing and probable future availability of other public services so that expansion does not accommodate growth which cannot be handled by other public service facilities. All such public service projects shall be subject to the LCP.

C-PFS-3 Formation of Special Districts. Ensure that special districts are formed or expanded only where assessment for, and provision of, service would not induce new development inconsistent with policies of the LCP.

C-PFS-4 High-Priority Visitor-Serving and other Coastal Act Priority Land Uses. In acting on any Coastal Development Permit for the extension or enlargement of community water or community sewage treatment facilities, determine that adequate capacity is available and reserved in the system to serve VCR- and RCR-zoned property, other visitor-serving uses, and other Coastal Act priority land uses (i.e. coastal-dependent uses, agriculture, essential public services, and public recreation). In areas with limited service capacity (including limited water, sewer and/or traffic capacity), new development for a non-priority use, including land divisions, not specified above shall only be allowed if adequate capacity remains for visitor-serving and other Coastal Act priority land uses, including agricultural uses.

C-PFS-4.a Reservation of Capacity for Priority Land Uses. Coordinate with water service and wastewater service providers to develop standards to allocate and reserve capacity for Coastal Act priority land uses.

C-PFS-5 Community Sewer Systems. Require new development within a village limit boundary to connect to a public sewer system if the sewer system is within 400 linear feet of the parcel on which development is proposed, unless the County Health Officer or applicable sewer service provider finds that such connection is legally prohibited, physically impossible, or otherwise infeasible.

C-PFS-6 Sewage Disposal Systems and Protection of Water Quality. Require new and expanded sewage disposal systems to be designed, constructed, and maintained so as to protect the biological productivity and quality of coastal streams, wetlands, and other waters.

C-PFS-7 Adequately Sized Sewage Disposal Systems. Require new and expanded sewage disposal systems to be sized adequately to meet the needs of proposed development, including any changes in type or intensity in use of an existing structure.

C-PFS-8 Sewage Disposal Systems Requirements for New Lots. Require all sewage disposal systems on newly created lots to comply in all respects, without variance, with applicable County and state septic system regulations.

C-PFS-9 Preference for On-Site Individual Sewage Disposal Systems. Require an individual sewage disposal system serving a building or buildings to be located on the same building site, lot, or parcel as the building(s). Where an existing legal parcel is found by the County Health Officer or designee to be unsuitable for an onsite sewage disposal system, the system may be located on a contiguous lot (provided the contiguous lot has sufficient replacement area) or parcel within a non-revocable easement specifically designated for such sewage disposal system. The non-revocable easement shall be surveyed and recorded with the County Recorder, and the easement shall provide for access to the site for maintenance of the sewage disposal system.

C-PFS-10 Adequate On-Site Sewage Disposal Systems for Existing Development. Ensure that existing on-site sewage disposal systems function properly by complying with all rules and regulations of the Regional Water Quality Control Board, including any requirements adopted pursuant to AB 885. Where repairs to existing systems are necessary, take corrective action in the following priority order as appropriate:

1. Require connection to a public sewer, if the property is within 400 feet of a public sewer main and it is physically and legally possible to connect to such main; or

2. Require system repair using a standard drainfield; or
3. Require construction of an alternative or innovative system.

Program C-PFS-10.a Continue Stinson Beach Water Quality Monitoring Program. Support the existing water quality monitoring program conducted by the Stinson Beach County Water District, consistent with the agreement with the Regional Water Quality Control Board.

Program C-PFS-10.b Support Septic Inspection, Monitoring, and Maintenance District(s) other than Stinson Beach. Support establishment of one or more Septic Inspection, Monitoring and Maintenance District(s), drawing from the successful performance of the Stinson Beach County Water District that would include all or portions of unincorporated areas with septic systems. Modify applicable codes to enable inspection and monitoring of on-site septic systems in a risk-based, comprehensive, and cost-effective way.

Program C-PFS-10.c Update Septic Standards. Consider revising County septic regulations to streamline the regulatory process, prioritize monitoring of on-site wastewater systems, and provide incentives (such as reduced permit fees) for homeowners to repair their systems.

C-PFS-11 Alternative On-Site Sewage Disposal Systems. Approve alternative on-site sewage disposal systems where the County Health Officer or designee determines that (a) sewage cannot be disposed of in a sanitary manner by a standard septic system, or (b) that an alternative system will protect the public health in a manner equal to or better than a standard system.

Approval of an alternative system shall require, at a minimum:

1. Design plans signed by a professional who is knowledgeable and experienced in the field of on-site sewage disposal;
2. Submittal of a site-specific contingency plan which shall outline specific actions to be taken to repair, expand, or replace the system, should it fail to operate as planned;
3. Operation, maintenance, and monitoring instructions for the system owner; and
4. A written statement granting permission to the Health Officer to access the property to periodically assess system functioning.

In addition to a construction permit, an operating permit shall be required for all alternative systems. The operating permit shall be renewed annually or as otherwise specified by the Health Officer. The Health Officer has discretion to exempt from the operating permit requirement alternative systems installed solely for repair of existing systems.

Program C-PFS-11.a Continue Alternative Septic System Monitoring. Monitor the operation of alternative systems and recommend use of new innovative systems if they perform well.

Program C-PFS-11.b Research And Implement Safe, Effective, And Innovative Waste Water Disposal Options. Research the potential to expand the use of innovative waste water disposal methods—such as pretreatment drip dispersal septic systems, gray water systems, waterless urinals, and other techniques—and community systems to help reduce potential for contaminants and nutrients to pollute water bodies, create human health hazards, and cause algal blooms. Continue to allow carefully monitored demonstration projects for experimental systems to ensure consistency with local public health protection standards. Revise applicable Codes to permit

technologies and practices that prove safe and effective. As soon as innovative waste water disposal options are approved, allow their use as appropriate.

C-PFS-12 Limited Use of Off-Site Septic Systems. Allow construction of an off-site individual or community septic system (that is, on a site other than as allowed by LCP Policy C-PFS-9 [Preference for On-Site Individual Sewage Disposal Systems](#)) only where the system would:

1. Provide for correction of one or more failing sewage disposal systems that serve existing development where the County Health Officer has determined that no other reasonable corrective action exists, or
2. Serve one of the following land uses that cannot be constructed feasibly in any other way: coastal-dependent land use, shoreline public access facility, or affordable housing within a village limit boundary.

Approval of an off-site septic system requires voluntary participation by property owners and findings that (1) it would comply with all applicable provisions of the LCP, including that it would not interfere substantially with existing or continued agricultural operations, and (2) that legal and funding mechanisms are in place to ensure proper future operation of the system, and (3) that proposed development would either avoid or minimize and fully mitigate impacts. Use of an off-site septic system for development other than as provided by this policy, is not allowed.

C-PFS-13 New Water Sources Serving Five or More Parcels. Professional engineering or other studies are required for [Coastal Development Permit](#) applications for new water wells or other sources serving 5 or more parcels. These studies must demonstrate that such groundwater or stream withdrawals will not have adverse direct or cumulative impacts on coastal resources, including groundwater basins, aquifers, and streams, and shall include as necessary, long-term monitoring programs, in-stream flow studies, or hydrologic studies. Such studies shall provide the basis for establishing safe sustained yields from these sources. Wells or water sources shall be at least 100 feet from property lines, or a finding shall be made that no development constraints are placed on neighboring properties.

C-PFS-14 Adequacy of Water Supply Within Water System Service Areas. Ensure that new development within a water system service area is served with adequate, safe water supplies. Prohibit development of individual domestic water wells or other individual water sources to serve new development, including land divisions, on lots in areas served or within the boundaries of a public or private water system, with the following exceptions:

1. For agricultural or horticultural use if allowed by the water system operators;
2. The community or mutual water system is unable or unwilling to provide service; or,
3. Extension of physical distribution improvements to the project site is economically or physically infeasible.

The exceptions specified in 1, 2, or 3 shall not be granted because of a water shortage that is caused by periodic drought. Additionally, wells or water sources shall be at least 100 feet from property lines, or a finding shall be made that no development constraints are placed on neighboring properties.

C-PFS-15 Development of Water Sources including Wells, Streams, and Springs. Require a [Coastal Development Permit](#) for wells and borings unless otherwise exempt or categorically excluded.

C-PFS-16 Standards for Water Supply Wells and Other Water Sources.

1. In areas where individual water wells or other individual domestic water sources are permitted, require on-site tests that demonstrate a sustained pumping rate, or equivalent, of 1.5 gpm for each residential unit or subdivided parcel. Higher yields, storage and other facilities may be required for fire protection purposes, as recommended by the appropriate fire protection agency.
2. Require that well or water sources shall be at least 100 feet from property lines, unless a finding is made that no development constraints are placed on neighboring properties.
3. Allow a well only where a finding is made that it will not have adverse direct or cumulative impacts on coastal resources.
4. Within the Inverness Planning Area, allow no individual wells on parcels less than 2.8 acres in size, unless a specific exception is granted based on findings required by the coastal permitting chapter of the ~~Development~~Coastal Zoning Code and on a demonstration to the satisfaction of the Health Officer that a well can be developed on the substandard size parcel in a completely safe and sanitary manner.
5. Within the Inverness Public Utility District (IPUD), permit no individual wells for domestic use in the same watershed, at an elevation higher than the IPUD surface water sources existing as of June 14, 1983.

C-PFS-17 Conservation of Water. To minimize generation of wastewater and encourage conservation of Coastal water resources, require use of water saving devices, including as prescribed by the local water provider in all new developments.

C-PFS-18 Desalination Facilities. Due to the Coastal Zone's unique natural resources and recreational opportunities of nationwide significance, prohibit development of desalination facilities, consistent with the limitations of Public Resources Code Sections 30260 and 30515. This policy applies to the desalination of ocean water and is not intended to prohibit the treatment of existing surface or ground water supplies for purposes of maintaining water quality.

C-PFS-19 Telecommunications Facilities. Require a ~~C~~oastal ~~D~~evelopment ~~P~~ermit, in addition to any other required permit, for all telecommunications facilities, unless exempt per ~~Section~~Chapter 2220.68 (Coastal Development Permit Requirements). Require facilities to be consistent with all provisions of certified LCP unless denial would be prohibited by federal law. Ensure through siting, co-location, "stealth" design and other measures that telecommunications facilities are designed and constructed to minimize impacts on coastal views, community character, natural resources, wildlife, and public safety. To the extent feasible, such facilities shall be located outside of significant public views.



Transportation (TR)

Background

Transportation networks and facilities are important not only for the efficient movement of people and goods but also in establishing the character of a community. The scenic character of the Marin County Coastal Zone is based in part on the small-scale, winding nature of Highway One and other rural coastal roads. As one progresses along these roads, incredible and often dramatic views of the ocean, beaches, mountains, and baylands come into view. To preserve the visual quality of the coast, it is necessary to maintain Highway One as a two-lane scenic road and to minimize the impacts of roads on wetlands, streams, and the scenic resources of the Coastal Zone.

In order to carry out the Coastal Act priority to maximize public coastal access while still protecting these resources, it is necessary to maintain and expand alternatives to auto transportation in the Coastal Zone. Public transit, especially services oriented to recreation sites that draw heavy visitation, is an essential component in a balanced transportation network (see Map 21 – Transit Corridors). Bicycle and pedestrian facilities are not only an alternative to auto-dependent transportation but also are compatible with maintaining the rural, scenic character of the Coastal Zone (see Maps 26a and 26b – Bikeways). Bicycles and pedestrians can be accommodated with smaller facilities, and those on foot or bicycle experience more of the sights and sounds of the coastal environment around them.

Since 1997, Highway One has operated at Level of Service ‘A.’ The Level of Service (LOS) measure is used to evaluate the adequacy of a given transportation feature, typically highways, by determining the level of traffic congestion and corresponding safety of driving conditions. A rating of ‘LOS A’ is the most ideal score a highway can receive, and is generally given when there exists a steady free flow of traffic and no approach area is fully utilized by traffic. This evaluation reflects a minimal level of traffic congestion and would not justify any widening of Highway One or other coastal roads. Furthermore, the rural character in which the natural environment predominates throughout the area would be changed irrevocably by such

alterations. Therefore, road widening is not a viable option for enhancing transportation capacity in the Coastal Zone.

Section 30254 of the Coastal Act establishes that Highway One shall remain a scenic two-lane road in rural areas of the Coastal Zone. However, Section 30210 requires maximizing access to the coast. Helping to reconcile these policies, Section 30252 encourages measures such as providing non-automobile circulation and minimizing the use of coastal access roads. Also related to the preservation of existing roads is Coastal Act Section 30251, which provides for the protection of the scenic and visual qualities of coastal areas, and 30253(5), which protects special communities that are popular visitor destination points for recreational users because of their unique characteristics.



The policies and programs of the Local Coastal Program (LCP) are consistent with the Coastal Act in that they prohibit the construction of additional highway lanes and ensure that road improvements are limited and undertaken in a way that respects their scenic environment. Instead of providing for an increase in vehicular traffic, the LCP encourages reduction of congestion through alternative means, such as limiting local parking and providing shuttle service to popular destinations. This goal is furthered by policies encouraging the expansion of the bicycle and pedestrian and supporting facilities. As a condition of new development, the LCP also encourages the procurement of new trails, roadways or paths. To further maximize coastal access, LCP policies encourage the expansion of trails and bikeways on National Park Service lands. Transportation policies of the LCP also recognize and attempt to minimize the impacts of sea level rise on Highway One using the least environmentally damaging means.

Policies

C-TR-1 Roads in the Coastal Zone. Limit roads in the Coastal Zone to two lanes. Work with state and federal agencies and local communities to enhance road safety, improve pedestrian, bicycle, and transit access, and stabilize or reduce congestion through means such as limiting local parking, creating a multipurpose path from West Marin to the City-Centered Corridor, and providing shuttle service to popular destinations. Shoulder widening for bicycles, turn lanes at intersections, turnouts for slow-moving traffic or at scenic vistas, traffic calming measures, and similar improvements are permitted, provided that such improvements are consistent with the coastal resource protection policies of the LCP. However, projects will not be undertaken to increase the motorized vehicular capacity of these roads.

C-TR-2 Scenic Quality of Highway One. Ensure that Highway One shall remain a scenic two-lane roadway throughout Marin's Coastal Zone. Maintain the existing narrow, twisty two-lane roadway that successfully complements the rugged, open character unique to the coastal area from the southern boundary of Marin's Coastal Zone northward to the Bolinas Lagoon. Ensure that improvements shall not, either individually or cumulatively, detract from the rural scenic characteristics of the highway throughout the Coastal Zone, shall minimize encroachment into parklands to the maximum extent feasible, and shall be limited to improvements necessary for the continued use of the highway: e.g., slope stabilization, drainage control, and minor safety improvements such as guardrail placement, signing, etc.; expansion of

shoulder paving to accommodate bicycle or pedestrian traffic; creation of slow traffic and vista turn-outs, as a safety and convenience improvement; and other minor improvements necessary to adequately accommodate public transit. Avoid incursions and other adverse impacts in ESHAs and their buffers. These improvements shall limit the site alterations to the minimum amount necessary to carry out the project, minimize environmental impacts and incorporate related compensatory visual or landform restorations where feasible.

Program C-TR-2.a State Route 1 Repair Guidelines Within Marin County. Coordinate with Caltrans, National Park Service, State Parks and other appropriate entities in refining and implementing *State Route 1 Repair Guidelines Within Marin County* consistent with these policies.

C-TR-3 Impacts to Highway One from Sea Level Rise. Consult with the California Department of Transportation to protect access to the coast and to minimize impacts of sea level rise on Highway One. Identify areas that will regularly be inundated by the ocean or are at risk of periodic inundation from storm surge and sea level rise. A combination of structural and non-structural measures should be considered with a preference towards non-structural solutions, including relocating the Highway, unless the structural solutions are less environmentally damaging. *(See also LUP Policy C-EH-17 (Marin County Adaptation Planning))*

C-TR-4 Expansion of Bicycle and Pedestrian Access. Expand bicycle and pedestrian facilities and access in and between neighborhoods, employment centers, shopping areas, schools, public lands, and recreational sites.

C-TR-5 Bicycle and Pedestrian Network. Ensure that the Coastal Zone has adequate bicycle and pedestrian links, both internally and to other parts of the county, and that streetscape improvements and standards are safe and pedestrian and bicycle friendly. Consistent with LCP natural resource policies, avoid incursions into environmentally sensitive areas unless such incursions are dependent on the resource and the environmentally sensitive area is protected from significant disruption of habitat values. In addition, minimize impacts to active agricultural lands or operations. *(See also Policy C-PK-14: Appropriate Alignment of the California Coastal Trail)*



Program C-TR-5.a Add Bicycle Lanes. Identify roads with shoulders wide enough to be designated as bicycle lanes and where feasible, stripe and sign appropriate roadway segments as bike lanes and bike routes.

C-TR-6 New Bicycle and Pedestrian Facilities. Encourage, and where appropriate, require new development to provide trails or roadways and paths for use by bicycles and/or on-street bicycle and pedestrian facilities. Consider facilities that achieve the following:

1. Connect to the existing bikeway or trail system, including linkages to and between communities and recreation areas.

2. Link to federal and state park trail systems, where feasible.
3. Include trails designed to accommodate multiple use (hiking, biking, and/or equestrian) where multiple use can be provided safely for all users and where impacts to coastal resources are minimized.
4. Allow for flexible, site specific design and routing to minimize impacts on adjacent development and fragile habitat. In particular, ensure that trails located within or adjacent to Environmentally Sensitive Habitat Areas are designed to protect fish and wildlife resources.
5. Provide connections with populated areas.
6. Provide diverse recreational and aesthetic experiences.

C-TR-7 New Bicycle Storage Facilities. Where appropriate, encourage the installation of bike racks, lockers, or other devices for securing bicycles in convenient locations at beach parks, parking lots, trailheads and other staging areas.

C-TR-8 Expansion of the Countywide Trail System. Acquire additional trails to complete the proposed countywide trail system, providing access to or between public lands and enhancing public trail use opportunities for all user groups, including multi-use trails, as appropriate.

C-TR-9 Bikeways on National Park Service Lands. Consult with the National Park Service (NPS) regarding the feasibility of bikeways on county-maintained roads within NPS park lands.

C-TR-10 Adequate and Affordable Public Transportation. Provide efficient, affordable public transportation service in and to the Coastal Zone and support expansion of alternative modes of transportation.

Program C-TR-10.a Encourage Additional Transit Service. Encourage programs, such as the development of new transit service routes and associated loading and turning areas, parking management and enforcement, and other programs as listed below, consistent with the goal of utilizing public transit to meet current and future increased use of coastal access and recreational areas. Develop stable funding streams for such programs, potentially including congestion or parking fees, in cooperation with appropriate county, regional, state and federal agencies.

1. Support continuation and expansion of Marin Transit's Stagecoach service to West Marin;
2. Seek installation of transit waiting shelters as appropriate;
3. Post transit schedules at transit stops; and
4. Consider utilizing the principle of "flag stops" to receive or discharge transit patrons along the transit route as a further inducement to transit patronage.

C-TR-11 Reduction of Visitor Traffic Congestion in West Marin. Consult with Caltrans, local, state, and federal parkland agencies, and local communities to provide alternatives to private automobile travel to recreational areas in the Coastal Zone.

C-TR-12 Consultation with Regional, State, and Federal Agencies. Consult with nearby counties, state and federal agencies, and special districts regarding regional land use and transportation planning. Encourage transit providers to minimize service gaps by linking services, such as the West Marin Stagecoach and shuttle services provided by the National Park Service, where feasible. (*See also C-PK-9: "Coordinate with Federal and State Parks Agencies" in the Parks, Recreation and Visitor Serving Uses section*)



Socioeconomic

Introduction

The people of Marin County enjoy a high quality of life, due in part to the abundance of natural and cultural resources found throughout the area. Residents and visitors in the Coastal Zone have tremendous opportunity to learn about the history of the area, as well as to take advantage of the extensive variety of parks, beaches and other recreation areas. Protection and enjoyment of coastal resources and recreational opportunities are essential components in continuing and enhancing the quality of the Marin County Coastal Zone experience. The Local Coastal Program (LCP) seeks to protect resources that reflect the history of the coast, to preserve recreational opportunities for both coastal residents and visitors, and to maintain and expand opportunities for the public to access the ocean shoreline and other coastal water bodies.

The Socioeconomic section addresses the following subjects:

- ◆ Historical and Archaeological Resources (HAR)
- ◆ Parks, Recreation and Visitor-Serving Uses (PK)
- ◆ Public Coastal Access (PA)



Historical and Archaeological Resources (HAR)

Background

Coastal Marin has played a significant role in California's extensive history. Before the first arrival of Europeans in the 1500s, the local coast experienced thousands of years of Native American settlement by the Coast Miwok. The 1849 California Gold Rush brought an influx of people seeking their fortune to San Francisco. To support the rapid growth of the area, the North Pacific Coast Railway was completed in 1875, connecting Tomales to San Quentin and Sausalito, and ensuring efficient transport of lumber, dairy, and other agricultural products. During this hasty transformation of Marin County, the Coast Miwok culture collapsed and a new kind of society began to emerge. Families established new roots throughout the Coastal Zone, building homes in a variety of architectural styles including Greek Revival, Italianate, Queen Anne and Mission Revival. By the late nineteenth century, half of Marin County's population lived in or near the village of Tomales. This growth began to slow following the abandonment of the railroad in the 1930s. The rich history of Marin County serves as an important record of the past and should be preserved through the protection of local historical and archaeological resources.

Today, the Marin County coastal landscape is dotted with small rural communities, many of which are historically important and aesthetically unique (refer to Map 22 - Historic Resources to see properties in the Coastal Zone that are on the National or California Register). These communities have remained substantially intact due to their rural, isolated locations throughout the Coastal Zone and the strong historical preservation policies that protect their distinctive character. The historic architecture and village character of these communities are not only important historically, but also contribute to their attractive quality for visitors and residents alike. Improper land development activities can damage if not destroy such qualities, and should not be left unregulated.

The Coastal Act does not explicitly address protection of historical resources; however Sections 30244 and 30253(5) of the Act mandate protection of archaeological and paleontological resources as well as protection of coastal communities that draw visitors because of their special characteristics, including in



terms of the way in which historic resources contribute to an area's character. Similarly, Section 30251 protection for visual resources extends to the manner in which history affects and informs such resources. The Local Coastal Program (LCP) carries out these requirements, in part, through policies that protect key historical, archaeological, and paleontological resources. These policies accommodate future development in a way that preserves the area's unique historical character.

The LCP provides for protection of key Coastal Zone resources that reflect the legacy of the

past. In furtherance of this goal, LCP policies protect historic buildings and ensure that new development will be compatible with the existing character of the surrounding community (see [Historic Area](#) Maps 23a through 23g). The success of these measures relies on broad public participation, as well as use of design-review groups to evaluate [Coastal Development Permits](#) involving or affecting historic structures.

The LCP also protects archaeological and paleontological resources when development projects that might affect them are proposed, by requiring development applications to be reviewed for potential impacts to archaeological and paleontological resources. If potential impacts are found during the review, the LCP requires their avoidance through means such as re-siting the proposed development. When construction activity is allowed at archaeologically sensitive sites, the LCP requires that such activities be carefully monitored and any mitigation measures be properly implemented in the event that archaeological resources are discovered during construction.

Policies

C-HAR-1 Maintenance of Information on Archaeological and Paleontological Resources. Maintain a file on known and suspected archaeological and paleontological sites in the Coastal Zone, in cooperation with the area clearinghouse, for use in carrying out Policy C-HAR-2. Additional information on such sites that becomes available through the EIR process or by other means shall be added to the file and forwarded to the Northwest Information Center (NWIC). The file shall be kept confidential in order to prevent vandalism of sites.

C-HAR-2 Potential Impacts of Development on Archaeological and Paleontological Resources. Prior to the approval of a coastal ~~project~~ permit for any development proposed within an area of known or likely archaeological or paleontological significance, including sites identified in the file described in Policy C-HAR-1 ([Maintenance of Information on Archaeological and Paleontological Resources](#)), require a field survey by a state-qualified archaeologist recommended by the Sacred Sites Protection Committee of the Federated Indians of Graton Rancheria or by a qualified paleontologist at the applicant's expense to determine the extent of archaeological or paleontological resources on the site. Where development would adversely impact identified resources, require mitigation measures, as appropriate, including avoidance and permanent protection as open space, if feasible, as recommended in the field survey.

C-HAR-3 Monitoring of Construction on Archaeological Sites by Appropriate Experts. As a condition of [Coastal Development Permit](#) approval, require that new development on sites identified as archaeologically sensitive include on-site monitoring by a qualified archaeologist(s) and appropriate Native American

consultant(s) of all grading, excavation, and site preparation that involves earth moving. Provide for implementation of mitigation measures if significant resources are discovered by on-site monitors.

C-HAR-4 Structures of Special Character and Visitor Appeal. Preserve and restore structures with special character and visitor appeal in coastal communities.

C-HAR-5 Proposed Development that Affects Areas and Structures of Special Character and Visitor Appeal. Review all Ceoastal Development Permits for projects that (1) are located within the boundaries of those areas designated as having special character and visitor appeal, including historic areas, and (2) involve pre-1930 buildings, to ensure that such projects conform to:

1. "Design Guidelines for Construction in Areas of Special Character and Visitor Appeal and for pre-1930 Structures", located in Appendix 4 of the LCP and,
2. "Coastal Village Community Character Review Checklist", ~~both~~ located in ~~the~~ Appendix 3 of the LCP.

C-HAR-6 Alterations and Additions to Structures of Special Character and Visitor Appeal. Require a Ceoastal Development Permit for substantial alterations or additions to any structure built prior to 1930 that would otherwise be exempt from a Ceoastal Development Permit, except for (a) maintenance or repair to any pre-1930's structure consistent with its original architectural character and (b) maintenance or repair that includes replacement-in-kind of building components. Alterations or additions to any pre-1930's structure shall retain the scale and original architectural character of the structure, especially for the front facade.

C-HAR-7 Proposed Demolition of Structures of Special Character and Visitor Appeal. Review the proposed demolition of any structure built prior to 1930 for its impacts on community character, except that demolition of any secondary or agricultural building built prior to 1930 may be exempted from this requirement upon a finding by the Planning Director or appropriate hearing body that such structure is not a significant resource. Issuance of a Ceoastal Development Permit for the demolition of any pre-1930 structure may provide for such demolition to be delayed for a period not to exceed six months. During this period, the property owner or local historic group or society may attempt to find a purchaser or alternate location for the structure. This six month period may be waived by the Planning Director or appropriate hearing body upon a finding that the structure is not significant to community character or to visitor appeal or cannot be rehabilitated.

C-HAR-8 Village Areas with Special Character and Visitor Appeal. Ensure that all new development conforms in siting, scale, design, materials and texture with surrounding community character within areas having special character and visitor appeal including mapped historic areas in Stinson Beach, Bolinas, Tomales, Marshall, Point Reyes Station, Olema, and Inverness.



Parks, Recreation and Visitor-Serving Uses (PK)

Background

The spectacular Marin County coast is distinguished by its windswept rolling hills, coastal bluffs, dense redwood forests, tidal flats, rural communities and cool, frequently foggy weather. The Coastal Zone is home to a myriad of protected natural communities and some of the region's most popular national, state and county parks, including Point Reyes National Seashore and the Golden Gate National Recreation Area (see Map 24 – Open Space and Parks).

Provision of recreational opportunities in the Coastal Zone is important as a means to preserve the natural landscape, as well as to enable the public to use and enjoy its many parks and recreation areas. Enjoyment of coastal resources increases public knowledge about the value of the natural environment and the need to protect it. Overnight accommodations are a key element in the provision of coastal recreational opportunities, since many coastal visitors travel long distances to reach the variety of recreation options found throughout the County. By supporting lower cost overnight facilities and public recreation, the Local Coastal Program (LCP) is helping to ensure that everyone, regardless of economic status, can take advantage of such opportunities.

Communities in the southern part of the Coastal Zone are in close proximity to the City of San Francisco, and tend to generally have higher demand for day-use opportunities and lower demand for overnight accommodations than communities farther north. As the population of the Bay Area grows, demand for local recreational opportunities rises. Availability of both private and public recreational opportunities ensures that these growing demands may be met in a variety of ways. Parks throughout the County are critical in providing access to these activities and represent a low-cost option for recreational pursuits, allowing all people an equal opportunity to participate. Commercial visitor-serving facilities provide much of the supply of overnight accommodations throughout the Coastal Zone, and generally consist of small inns and bed and breakfast facilities in villages and rural areas.

The Coastal Act places a high priority on the provision of recreation and visitor-serving facilities, especially lower cost and public facilities, including as reflected in Sections 30213, 30220, 30221, 30222, 30223, and 30224 of the Act. Section 30222 states that use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industries. Regarding development of recreational facilities within state parks, as



well as those maintained by the County and special districts, the Coastal Act establishes that it is the responsibility of the County to review Coastal Development Permits for such development.

The LCP encourages provision of a wide range of recreational opportunities, while balancing recreational use with protection of natural resources and community character. The LCP addresses growing demand for coastal recreational opportunities through policies and programs that support both public recreational and commercial facilities, including overnight accommodations of low or moderate cost. Furthermore, the LCP discourages conversion of visitor-serving enterprises, particularly those that provide overnight accommodation, into time-sharing, club, condominium or similarly restricted or limited access type of occupancy. The LCP also restricts conversion of second Accessory Dwelling Units and affordable housing to bed and breakfasts.

Federal park projects in the Coastal Zone are not subject to County-issued Coastal Development Permits. LCP policies regarding recreational uses within Point Reyes National Seashore and Golden Gate National Recreation Area simply provide guidance to both the National Park Service and California Coastal Commission, which typically review federal projects under what is known as the federal consistency review authority. However, all non-federal development that occurs on federal lands is subject to coastal development permit review by the California Coastal Commission.

Policies

C-PK-1 Opportunities for Coastal Recreation. Provide high priority for development of visitor-serving and commercial recreational facilities designed to enhance public opportunities for lower-cost coastal recreation. On land designated for visitor-serving commercial and/or recreational facilities, ensure that higher priority shall be given to such uses over private residential or general commercial development. New visitor-serving uses shall not displace existing lower-cost visitor-serving uses unless an equivalent replacement is provided.

C-PK-2 Compatible Commercial Recreation Facilities. Ensure that new visitor-serving and commercial development is compatible in architectural character, scale, and function with the character of the community in which it is located, including to preserve the integrity and special qualities of coastal villages in the Coastal Zone. Site and design visitor-serving and commercial development to minimize impacts on the environment and other uses in the area, and assure its conformance with LCP policies on natural resources, agriculture, visual quality, public access, and public services, among others.

C-PK-3 Mixed Uses in the Coastal Village Commercial/Residential Zone. Continue to permit a mixture of residential and commercial uses in the C-VCR zoning district to maintain the established character of village commercial areas.

Within the mapped village commercial core area of the C-VCR zone Commercial shall be the principal permitted use and Residential shall be a permitted use. In this area Residential uses shall be limited to: (a) the upper floors, and/or (b) the lower floors if not located on the road-facing-side of the property. Residential uses on the ground floor of a new or existing structure on the road-facing side of the property shall only be allowed provided that the development maintains and/or enhances the established character of village commercial areas

Outside of the village commercial core area of the C-VCR zone, Residential shall be the principal permitted use, and Commercial shall be a permitted use.

Maintenance and repair of any legal existing residential use shall be exempt from the above provision and shall be permitted

C-PK-4. Balance of Visitor-Serving and Local-Serving Facilities. Support a level of local-serving facilities such that an adequate infrastructure can be maintained to ensure the health, vitality, and survival of the visitor-serving segment of the coastal economy.

C-PK-5 Small-Scale Tourist Facilities. Permit small-scale tourist-oriented businesses, rather than large tourist facilities, within coastal villages. Small-scale uses that serve visitors to major public recreation areas include campgrounds, hotels, shops, and restaurants. Ensure that the siting, height, scale, intensity, and design are compatible with surrounding community character.

C-PK-6 Bed and Breakfast Inns. Support bed and breakfast facilities in the Coastal Zone as a means of providing visitor accommodations, while minimizing their impacts on surrounding communities. Restrict the conversion of ~~second~~ **Accessory Dwelling Units** and affordable housing to bed and breakfast inns. In addition, support the location of bed and breakfast inns in areas that are easily and directly accessible from usual tourist travel routes and where there is adequate off-street parking for guests and where the problem of nearby residents being inconvenienced by noise and increased transient traffic is minimized. Bed and breakfast inns shall be permitted to host or provide facilities for gatherings, such as weddings, receptions, private parties, or retreats if located in the C-APZ, C-ARP or C-R-A and if such activities are otherwise LCP consistent. Each bed and breakfast inn must be operated by a householder who is the sole proprietor of the enterprise and whose primary residence is on the premises where the inn accommodations are located.

C-PK-7 Lower Cost Recreational Facilities. Protect and retain existing lower cost visitor and recreational facilities. Prohibit conversion of an existing lower-cost overnight facility unless replaced in kind. Prohibit conversion of an existing visitor serving facility on public land to private membership use. Ensure that new development of overnight visitor-serving accommodations (other than bed and breakfast inns), provides a component of lower cost overnight visitor accommodations open to the public, such as a campground, RV park, hostel, or lower cost hotel. The required component of lower cost overnight accommodations should be equivalent to at least 20 percent of the number of high-cost or private membership overnight accommodations. This requirement may be met on site, off site, or by means of payment of an in lieu fee to the County for deposit into a fund to subsidize the construction of lower-cost overnight facilities in the Coastal Zone.

C-PK-8 Appropriate Public Recreation Opportunities. Ensure that public recreational development is undertaken in a manner which preserves the unique qualities of Marin's coast and is consistent with the protection of natural resources and agriculture. Generally, recreational uses shall be low-intensity, such as hiking, camping, and fishing, in keeping with the character of existing uses in the Coastal Zone.

C-PK-9 Coordination with Federal and State Parks Agencies. Encourage coordination between the County and federal and state parks agencies in planning and maintaining parks, recreation areas, and coastal accessways within the Coastal Zone. Coordinate with the National Park Service in the development of a Transportation Demand Management Program designed to reduce commute traffic generated by tenants and employees located within park facilities.

C-PK-10 Appropriate Uses of Federal Parks. The following policies shall be advisory for development on federal parklands within the Coastal Zone.



1. Public access and transportation.

- a. Provide additional coastal access trails and bike paths where feasible and consistent with protection of the park's natural resources. Non-vehicular accessways should connect to points accessible by both automobile and transit.
- b. Give priority to frequent and convenient transit service from outside the parks to the most heavily used areas in the parks in transit planning and funding. Encourage the National Park Service to expand shuttle services within the parks.

2. Recreation and visitor-serving facilities.

- a. Give priority to development of new facilities in the most heavily used areas of the parks which are close to park interpretive, educational, and other programs and which are easily accessible by transit.
- b. If any unused buildings within the parks, such as military structures, still exist, review their potential for overnight accommodations before they are converted to other cultural or institutional uses.

3. Natural resources.

Encourage evaluation of federal projects which involve the modification or alteration of natural resources by the Coastal Commission through the consistency review process using the LCP as a guide.

4. Agriculture and mariculture.

- a. Encourage continuation of agricultural land uses in the Golden Gate National Recreation Area and Point Reyes National Seashore, at locations and levels compatible with protection of natural resources and public recreational use. Agricultural operations should be monitored to ensure that they are compatible with resource carrying capacity. Where issues arise between agriculture and

resource protection or public access or recreational uses, they should be resolved to protect resources and public access while still allowing the continuation of the agricultural operation.

- b. Encourage the National Park Service to develop uniform procedures and standards to use in dealing with all agricultural tenants, including use of long-term lease arrangements of at least ten years. Encourage review of existing agricultural leases and special use permits for compatibility with park goals five years prior to their expiration. Operators should be notified at that time whether or not their leases will be renewed and what revisions in operating arrangements, if any, are necessary. Provisions for automatic lease renewals should be supported.

5. Development/historic preservation.

Whenever possible, utilize existing structures and existing developed areas for new or expanded development. Historic structures should be preserved, restored, and formally designated as historic resources where appropriate. Work with the National Park Service to coordinate historic preservation activities in the Coastal Zone. The majority of park development should be concentrated in the southern GGNRA due to its proximity and accessibility to urban population centers, and availability of existing facilities. New backcountry campgrounds should be developed with minimum impacts on visual and habitat resources.

C-PK-11 State Parks. The State Department of Parks and Recreation has numerous holdings in the Coastal Zone, several of which have not been developed. Collectively, these holdings form Tomales Bay State Park and limited portions of Mount Tamalpais State Park. The Department has prepared a general Plan for both Tomales Bay State Park, which includes most of the state park lands in Marin County's Coastal Zone, as well as Mount Tamalpais State Park. Development within the state parks should be consistent with their adopted General Plans as described below, as long as such development is fully consistent with all applicable LCP policies.



Mount Tamalpais State Park

The development of additional recreational and visitor services on those portions of the Mount Tamalpais State park within the Coastal Zone, including hiking trails, equestrian trails, a “primitive” hostel at the Steep Ravine Cabins and improved parking and support facilities at Red Rock are recommended. Such facilities shall be similar in design, size and/or location as those proposed by the Mount Tamalpais State Park Plan as long as such facilities can be found fully consistent with applicable LCP standards. Consistent with the protection of significant resources, additional trail development to improve access to public tidelands is encouraged.

Tomales Bay State Park

The Tomales Bay State Park General Plan states that it “aims to preserve what works well now in the park and only recommends changes to park management, activities, and recreational and administrative facilities that can harmonize with the area’s sensitive values and support valuable visitor experiences of Tomales Bay and its surrounding landscape.” Support the following at Tomales Bay State Park, so long as such development can be found fully consistent with applicable LCP standards:

1. Focus and anchor east shore recreation at Marconi Cove and west shore recreation at Heart's Desire area.

2. Manage the greater part of park areas for their habitat, watershed, and aesthetic values and for low-impact and low-density recreation opportunities such as trail use, nature observation, and picnicking.
3. Enhance trail connections with Point Reyes National Seashore in the Heart's Desire and Inverness areas.
4. Improve recreational opportunities along the Highway One corridor where recent acquisitions present new opportunities.
5. Formalize small-scale camping opportunities in previously developed areas.
6. Provide watercraft and sailboard launching opportunities at Marconi Cove and provide hiking and mountain biking recreational opportunities at the proposed trail in the Millerton Uplands.
7. Use sustainable design in siting, construction, and maintenance of park facilities. Furthermore, apply the following guidelines:

Heart's Desire Area

1. Preserve and enhance the forest structure and age classes of the Jepson Grove/Bishop pine forest and forest growth by improving *Pinus muricata* growth.
2. Continue to manage Heart's Desire Beach as the only "drive-up" beach access in the park.
3. Preserve and enhance the Indian Beach estuary and protect its cultural attributes including the midden site.
4. Restore the natural outlet of the estuary that was lost when the parking lot was built at Heart's Desire Beach in the 1960s.
5. Redesign and relocate picnic facilities to better blend with the natural environment and to provide a sense of seclusion where appropriate.
6. Adapt former hike-bike campground to a group campground.
7. Develop small walk-in campground (maximum of 15 sites) above the entrance station provided, however, that accommodation may be made for vehicles to provide any necessary disability access.
8. Encourage the Point Reyes National Seashore to extend its trail system to help complete the California Coastal Trail in two locations: connect the Indian Beach Trail to Marshall Beach Trail, and connect the Johnstone Trail to the Mount Vision Road and Inverness Ridge Trail.

Inverness Area

1. Manage these parcels as natural watershed, viewshed and wildlife habitat.
2. On the North Dream Farm property, consider developing a day-use trailhead, a self-guided nature trail loop, and an extension of the nature trail which would connect with the ridgetop trails of Point Reyes National Seashore.
3. Consider acquisitions from willing sellers, land exchanges, or land-use agreements to consolidate the park's three discontinuous Inverness Area parcels and make them more usable for public hiking both on the Tomales Bay side and to connect with trails in the Point Reyes National Seashore.
4. Encourage the State Department of Parks and Recreation to consider transferring to the Inverness Public Utility District the management or ownership of the three Assessors Parcels located around the District's watershed lands.

Millerton Area

1. Preserve and protect the Tomasini Point estuary area as habitat for native plants and animals.
2. Create a Millerton Uplands trail as part of a new segment of the California Coastal Trail.

3. Consider establishment of two trailheads to support the proposed Millerton Uplands trail—a southern trailhead near Millerton Point and a northern trailhead at Tomasini Point, including, if necessary for safety, a modest-sized and sensitively located and screened parking lot and restroom facilities on the east side of the highway near the entrance to Sheep Ranch Road.
4. Encourage the State Department of Parks and Recreation to maintain existing agricultural operations on acquired lands on the east shore of Tomales Bay until such time as the lands are developed for recreational purposes.

Marconi Cove Area

1. Provide day-use picnicking and boating facilities, including boat launch ramp, at this former marina/campground site.
2. Provide environmental campsites which could accommodate, but would not be limited to, camping needs of bicyclists, boaters, and users of the California Coastal Trail.
3. Consider adaptation of the bathhouse (potentially historic) along Highway One to use as staff or campground host housing or for another park use.
4. Provide parking facilities, park entrance, restrooms, landscaping, interpretive signage, pathways, fencing, lighting, and campground amenities such as fire rings, tables, and food lockers.
5. Retain natural values, especially where the property is narrowest, on the south end.
6. Ensure that development and operation of recreational facilities at Marconi Cove consider potential impacts to freshwater and baywater quality, wildlife, and to existing state water bottom leases utilized for commercial shellfish aquaculture.

North Marshall Area

1. Preserve the natural resources and open space character of this property and consider future potential for low-intensity public access and use.
2. Since this property is remote from the park's other holdings and has limited recreational potential, explore the environmental and operational benefits that may be available through land exchanges, memoranda of understandings, or other arrangements with interested organizational stakeholders to achieve common goals of protecting and managing the natural resources and open space of this area.

C-PK-12 Existing County Parks in the Coastal Zone. Continue to operate the eight Marin County Parks facilities in the Coastal Zone, Miller Park, Whitehouse Pool, Chicken Ranch Beach, Bolinas Park, Upton Beach, Agate Beach, and Village Green I and II, which offer boating, fishing, swimming, and recreational opportunities in key locations. If possible, supply water to Miller Park for the benefit of those who use the facility. Maintain existing roadside parking for Chicken Ranch Beach on Sir Francis Drake Boulevard, and add handicapped parking, if feasible.

C-PK-13 Future Acquisition of County Coastal Parks through the County Parks Master Plan. In preparing a future Countywide Parks Master Plan, identify any potential coastal parks that would be of particular value to Marin County residents, for inclusion in the LCP through an LCP amendment. A future Marin County Parks Master Plan Update may include an implementation schedule and plan, incorporating means of acquisition such as public purchase, voluntary donation, tax default sale, or others.

C-PK-14 Appropriate Alignment of the California Coastal Trail. Support completion of the California Coastal Trail system through Marin County, including as shown generally on Map 25, and

including through working with willing sellers or donors and other entities. To the extent that an interim inland bypass is necessary for the route from Tomales north to the County line, that route should follow Highway One, as appropriate.

Acquisition, siting, and design of the California Coastal Trail should reflect the following standards:

1. Seek needed trail segments from willing sellers at fair market value, by donation, or through the regulatory process, including pursuant to Policy C-PA-2 (Provide New Public Coastal Access in New Development);
2. Locate trail segments along or as close to the shoreline as feasible;
3. Incorporate a “braided trail” concept, if necessary, in which there are separate routes for different non-motorized users;
4. Make the trail continuous and link it to other public trail systems;
5. Where not feasible to locate the trail along the shoreline due to natural landforms, sensitive natural resources, or agricultural operations, locate inland bypass segments as close to the shoreline as possible;
6. Consider use of an inland bypass trail, including braided trail segments where opportunities exist to create them, that assures a continuous coastal trail in the short-term, while providing for potential realignment to better locations as conditions change in the future. Seek opportunities over time to move such segments closer to the shoreline, including where willing landowners agree;
7. Wherever possible, avoid locating trail segments along roads with motorized vehicle traffic. If it is necessary to site trail segments along such roads, provide for separation of the trail from traffic as much as possible.

Program C-PK-14.a Collaborate to Complete the California Coastal Trail.

1. Collaborate with state and federal parkland agencies, coastal communities, Caltrans, Transportation Authority of Marin, the Coastal Conservancy, the Coastal Commission, and other organizations to identify gaps in the California Coastal Trail located within Marin County;
2. Working with public agencies, non-governmental organizations, and private landowners, propose methods to complete identified gaps in the California Coastal Trail; and
3. Identify and strengthen links from the California Coastal Trail to other paths contained in the Marin County Unincorporated Bicycle and Pedestrian Master Plan.

C-PK-15 Commercial Fishing and Recreational Boating. Support and protect commercial fishing and recreational boating on Tomales Bay. Protect and, where feasible, upgrade facilities on the shoreline of the Bay which support such uses. Design and locate proposed recreational boating facilities, where feasible, so as not to interfere with the needs of the commercial fishing industry.

C-PK-16 Standards for New Boating Facilities. Apply the following standards to the development of new boating facilities on the Tomales Bay shoreline:

1. Co-locate new marinas or boat works within or adjacent to existing facilities and where adequate public services, such as parking and sewage disposal, exist. Where co-location is not feasible, limit new boating facilities in undeveloped areas to small scale facilities such as launching ramps. In addition, adequate waste pump-out facilities shall be provided.
2. Direct new or expanded marinas to deeper water areas with good tidal flushing in order to minimize the need for dredging and the risk of water pollution and stagnation.
3. Provide adequate berthing space for commercial fishing boats in new or expanded marinas to ensure protection of this coastal dependent industry.
4. Incorporate provisions for public access to and along the shoreline in the design of marina facilities, and minimize alteration of the natural shoreline in conformance with LCP policies on public access and wetlands protection.
5. Prohibit “live aboards” and houseboats on Tomales Bay.





Public Coastal Access (PA)

Background

Physical access to the shoreline is necessary to allow residents and visitors full enjoyment of California's coast. Much of the Marin County Coastal Zone lies within federal, state, or County parks and recreation areas. Coastal parks provide numerous opportunities for public access to the coast, in addition to providing public recreation and protecting wildlife habitats, open space and cultural resources. In addition to extensive shoreline parks, limited areas of the Coastal Zone are held by non-governmental entities, such as Audubon Canyon Ranch, that also provide opportunities for public coastal access, while protecting wildlife habitat and open space.

The shoreline from Point Bonita near the Golden Gate extending north around the Point Reyes Peninsula to Point Reyes Station is largely public parkland. Within this stretch of the Coastal Zone are the small communities of Muir Beach, Stinson Beach, Bolinas, Inverness, Olema and Point Reyes Station. Within most of these communities, some private land adjoins the shoreline, but even so there are locations at which public shoreline access is available. From Point Reyes Station north along the east shore of Tomales Bay to the Sonoma County line lies a patchwork of public and private land, some of which is within the coastal communities of East Shore/Marshall, Tomales, and Dillon Beach. Within this northern reach of the Coastal Zone, shoreline access opportunities are available at only limited locations, and the dominant land use is agriculture.

The California coast and its beaches are popular destinations for both residents and visitors, and the Marin County Coastal Zone is no exception. While the statewide population of California continues to expand, so do the number of out-of-state visitors, who serve as an important contributor to the state's economic well-being. Although visitation is already high and expected to grow, the length of California's shoreline remains fixed. Providing additional sites for coastal access fulfills several purposes, including lessening the impacts of overuse of any one public coastal access site, affording visitors a variety of coastal experiences, and increasing healthy outdoor recreational opportunities.



The Coastal Act of 1976 places a high priority on the provision of opportunities for public access to and along the coast, including requiring that such opportunities be maximized. Protection of existing access opportunities and the creation of new ones are also encouraged. Each Local Coastal Program (LCP) is required to include a specific public access component, in order to assure that maximum public access to the coast is provided and that public recreation areas are available to everyone.

Coastal public accessways are generally of two types: lateral, meaning an accessway that runs parallel to the shoreline, and vertical, meaning an accessway that leads from Highway One or other public road to the shoreline. Public accessways are owned and managed in several different ways. Some are on public land and thus owned in fee by a government entity, whereas others consist of a government-held easement over private land. Still others are managed by non-governmental entities that provide coastal access opportunities for the general public.

LCP policies support protection of existing public coastal accessways. Policies are designed to protect public rights of access where acquired through use (where prescriptive rights may exist), as well as accessways that are managed as part of existing parks and recreation areas. LCP policies also address restoration of existing public coastal accessways that may become degraded through use, as well as the protection of existing coastal access where it might be affected by construction of new shoreline protective devices (e.g., seawalls).

Opportunities for creating new public coastal accessways are limited in Marin County, given that much of the ocean shoreline is already under public ownership. Nevertheless, LCP policies support the creation of new opportunities for public access to and along the shoreline. Key elements of the LCP require the provision of public access in new development projects, where warranted and where consistent with the protection of other coastal resources. Additional policies encourage acquisition of public coastal accessways through a variety of means, including public purchase and voluntary donation.

Policies

C-PA-1 Public Coastal Access. Support and encourage the enhancement of public access opportunities to and along the coast, including in conformance with Sections 30210 through 30214 of the Coastal Act.

C-PA-2 Provide New Public Coastal Access in New Development. Where the provision of public access is related in nature and extent to the impacts of the proposed development, require dedication of a lateral and/or vertical accessway, including to provide segment(s) of the California Coastal Trail as provided by Policy C-PK-14 ([Appropriate Alignment of the California Coastal Trail](#)), as a condition of development, in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following: (1) Topographic and geologic site characteristics. (2) The capacity of the site to sustain use and at what level of intensity. (3) The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the natural resources in the area and the proximity of the access area to adjacent residential uses. (4) The need to provide for the management of access areas so as to protect the privacy of adjacent property owners and to protect the aesthetic values of the area by providing for the collection of litter. Impacts on public access include, but

are not limited to, intensification of land use resulting in overuse of existing public accessways, creation of physical obstructions or perceived deterrence to public access, and creation of conflicts between private land uses and public access.

C-PA-3 Exemptions to Providing New Public Coastal Access. The following are exempt from the requirements to provide new public coastal access pursuant to Policy C-PA-2 (Provide New Public Coastal Access in New Development):

1. Improvement, replacement, demolition or reconstruction of certain existing structures, as specified in Section 30212 (b) of the Coastal Act, and
2. Any new development upon specific findings under Section 30212 (a) of the Coastal Act that (1) public access would be inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate public access exists nearby, or (3) agriculture would be adversely affected.

C-PA-4 Direct Dedication of Public Coastal Access, if Feasible. If a new coastal accessway is required as a condition of development pursuant to LCP Policy C-PA-2 (Provide New Public Coastal Access in New Development) or Sections 30210 through 30214 of the Coastal Act, require, if feasible, direct dedication of an easement or fee title interest to the County, another public agency, or other suitable entity. If direct dedication is not feasible, require that a twenty-year irrevocable offer to dedicate the required easement(s) shall be recorded by the applicant prior to the issuance of a final County permit to commence construction. Upon recordation, immediately notify the California State Coastal Conservancy of such offers to dedicate. The County may process irrevocable offers according to the Coastal Commission's centralized coastal access program. In the event that a property owner is willing to accept responsibility for public use of a defined area of the property, and such public use can be assured in the future, a deed restriction may be required, rather than direct dedication of access or an offer to dedicate access.

C-PA-5 Acceptance of Offers to Dedicate Public Coastal Accessways. Accept offers to dedicate easements or fee title interests in coastal accessways and, as resources permit, place first priority on opening such accessways when the offer to dedicate is made pursuant to evidence of prescriptive rights or where the offer to dedicate is in a developed area. The County shall accept an offer to dedicate within 9 months of recordation. If the County does not accept an easement within this time period, it shall attempt to find an appropriate public or private agency to do so. Notwithstanding the above, the County may at any time accept a valid offer to dedicate an easement that has not been accepted by another entity.

C-PA-6 Acquisition and Location of New Public Coastal Accessways through Suitable Means. Acquire additional public coastal accessways in order to enhance opportunities to reach public tidelands, to link publicly accessible beaches via lateral trails, and to avoid impacts of overuse of any single area. Acquisition shall be pursued through available means including, public purchase, tax default acquisitions, agreements with nonprofit management entities, voluntary donation, or, when permissible, dedication as a condition of a Coastal Development Permit. When available funds or other acquisition opportunities are limited, accessways listed in the Appendix shall receive first priority. Acquisition and location of accessways shall take into account the need to protect public safety, military security, fragile coastal resources, and agriculture.

Program C-PA-6.a Review and Revise List of Recommended Public Coastal Accessways. Review and revise as appropriate priority coastal access sites in the List of Recommended Accessways to reflect current suitability, environmental characteristics, and ownership status.

C-PA-7 Protection of Prescriptive Rights. Ensure that development does not interfere with the public's

right of access to the sea where acquired through use. Where evidence (including historic public

use) of prescriptive rights is found in reviewing a Coastal Development Permit application, take one or more of the following actions:

1. Consider approval of the Coastal Development Permit application, while siting development to avoid the area potentially subject to prescriptive rights and/or by requiring public easements to protect the types and intensities of historic/prescriptive use as a condition of project approval.
2. If requirement of an access easement to protect areas of historic/prescriptive use would preclude all reasonable private use of the project site, the County or the Coastal Commission and the Attorney General at the request of the County shall, subject to the availability of staff and funds, seek a court determination and confirmation of such public rights.
3. In the absence of a final court determination, the County may proceed to consider approval of development on areas potentially subject to prescriptive rights (except those used for lateral access), if alternative access is provided equivalent in time place and manner so as to assure that potential rights of public access are protected in accordance with the LCP's Access policies. Such mitigation may include securing an accessway on another property in the same vicinity, or providing an in-lieu fee to a public agency or private association approved by the County and Coastal Commission for acquisition, improvement, or maintenance of access in the same vicinity. Same vicinity is considered to be within 1,000 feet of the project site (parcel).

C-PA-8 Bolinas Mesa. Public use of the two access trails across Bolinas Mesa to the RCA Beach and the beach area itself shall be protected and shall be limited to the level and character of the historic use of the property (including use for beach access, hiking, swimming, and horseback riding) to protect the natural resources of Duxbury Reef. Limited signing shall be provided to identify the access trails and caution trail users of the fragile coastal resources of the area.

C-PA-9 Variety of Public Coastal Accessways. When requiring public coastal access, include any of the following types of accessways, either singularly or in combination:

1. Vertical accessways to the ocean or shoreline;
2. Lateral accessways along the ocean or shoreline that extend in width from the ambulatory mean high tide line landward to a defined line, such as the intersection of the sand with the toe of a revetment, vertical face of a seawall, toe of a bluff, or other feature;
3. Bluff top accessways along bluffs for public viewing or trail purposes or where no continuous sandy beach exists.

C-PA-10 Impacts of Public Coastal Accessways on their Surroundings. Site and design coastal accessways and parking and other support facilities to avoid significant adverse impacts to sensitive environmental resources, agriculture, and the surrounding community. A vertical accessway should generally be ten feet in width unless site conditions warrant otherwise and should be located at least 10 feet from residential structures. Control public access to sensitive habitat areas, including timing, intensity, and location of such access, to minimize disturbance to wildlife.

C-PA-11 Privacy of Neighbors. In determining appropriate management measures for public coastal accessways, including hours of operation, the Marin County Parks department or other managing entity should take into account the need to respect the privacy of neighboring residents.

C-PA-12 Agreements for Maintenance and Liability Before Opening Public Coastal Accessways. Dedicated coastal accessways shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

C-PA-13 Needs of Persons with Disabilities. Ensure that new public coastal accessways are compliant with California Title 24 and accessible to persons with disabilities, to the maximum extent feasible.

C-PA-14 Consultation with Appropriate Land Management Agencies. Refer new development proposals adjacent to existing public coastal accessways to appropriate federal, state, county, and other managing entities for review and comment.

C-PA-15 Impacts of New Development on Public Use of Coastal Accessways. Site and design new development so as to avoid, if feasible, and, if unavoidable, to minimize impacts to users of public coastal access and recreation areas. Measures to mitigate impacts to users of public coastal access and recreation areas shall be implemented prior to or concurrent with construction of the approved development.

C-PA-16 Protection of Existing Public Coastal Accessways. Recognize existing public coastal accessways, both public and private, as an integral part of the County's overall access program. Maintain existing public accessways. Consider closure of existing County-managed accessways only if authorized by a Coastal Development Permit and only after the County has offered the accessway to another public or private entity.

C-PA-17 Restoration of Public Coastal Access Areas, Where Necessary. The Marin County Parks department should restore areas under its control that become degraded through public access use, including by such means as revegetation, trail improvements, installation of boardwalks, and informational signing, as funds and staffing or volunteer support permit.

C-PA-18 Parking and Support Facilities at Public Coastal Accessways. Where appropriate and feasible, provide parking areas for automobiles and bicycles and appropriate support facilities in conjunction with public coastal accessways. The location and design of new parking and support facilities shall minimize adverse impacts on any adjacent residential areas. The need for parking shall be determined based on existing parking and public transit opportunities in the area, taking into account resource protection policies. Consider opportunities for reducing or eliminating parking capacities if transit service becomes available or increases.

C-PA-19 Explanatory Signs at Public Coastal Accessways. Sign existing and new public coastal accessways, trails, and parking facilities where necessary, and use signs to minimize conflicts between public and private land uses. Where appropriate, signs posted along the shoreline shall indicate restrictions, such as that no fires or overnight camping are permitted, and that the privacy of homeowners shall be respected. Where public access trails are located adjacent to agricultural lands, signs shall indicate appropriate restrictions against trespassing, fires, camping, and hunting. Where only limited public access or use of an area can be permitted to protect resource areas from overuse, such signing should identify the appropriate type and levels of use consistent with resource protection. The County and CALTRANS shall, as resources permit, post informational signs at appropriate intersections and turning points along visitor routes, in order to direct coastal visitors to public recreation and nature study areas in the Coastal Zone.

C-PA-20 Effects of Parking Restrictions on Public Coastal Access Opportunities. When considering a Coastal Development Permit for any development that could reduce public parking opportunities near beach access points or parklands, including any changes in parking timing and availability, and any signage reducing public access, evaluate options that consider both the needs of the public to gain access to the coast and the need to protect public safety and fragile coastal resources, including finding alternatives to reductions in public parking and ways to mitigate any potential loss of public coastal access.

C-PA-21 Shoreline Structures on or Near Public Coastal Accessways. Ensure that construction of shoreline protection measures otherwise permitted by LCP policies maintains or enhances the same or similar shoreline access as previously existed.

C-PA-22 Protection Against Encroachments on Public Coastal Accessways and Offers to Dedicate Easements. Seek assistance from the Coastal Commission or other entities as appropriate in order to enforce the terms of public access easements and/or offers to dedicate easements that have been blocked by private development.

LOCAL COASTAL PROGRAM – IMPLEMENTATION PLAN

TITLE 20 – Coastal Zoning Code

For purposes other than Coastal Development Permits, additional Development Code (Title 22) sections may apply.- All standards listed below are applicable in the ~~coastal-zone~~ Coastal Zone. In addition, this ~~Chapter~~ Title specifies permitting requirements that may be applicable for particular land uses, including Design Review, Sign Permits, and ~~Second~~ Accessory Dwelling Unit Permits. In all cases, these permit requirements apply independent of and in addition to the Coastal Development Permit requirements identified in Chapter ~~2220.68~~ (Coastal Development Permit Requirements) for development, as defined in Chapter ~~2220.130~~ (Coastal Zoning Code Definitions) ~~of Article VIII~~, proposed to be undertaken within the Coastal Zone.

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Chapter ~~20.6001~~ – Purpose and Applicability of Coastal Zone Regulations

Sections:

- 20.~~6001~~.010 – Purpose of ~~Chapter~~Title 20
- 20.~~6001~~.020 – Applicability
- 20.~~6001~~.030 – Consistency with Coastal Act

20.~~6001~~.010 – Purpose of ~~Title~~ 20

Title 20 identifies permit requirements and development standards for proposed development, as defined in Chapter 20.130 (Coastal Zoning Code Definitions), in the unincorporated areas of Marin County within the Coastal Zone established by the California Coastal Act of 1976. ~~This Title implements applicable provisions of the Coastal Act and the Marin County Local Coastal Program and Land Use Plan, which, among other things identify the location and density of development, provide for visitor-serving facilities, provide for public access to and along the coast, and protect significant public views and natural resources. Chapters 20.60 through 20.70 inclusive, along with portions of Chapters 20.32 (Standards for Specific Land Uses) and 20.130 (Coastal Zoning Code Definitions) that apply in the coastal zone together constitute the LCP's Implementation Plan (Coastal Zoning Code).~~

20.~~6001~~.020 – Applicability

The requirements of this ~~Article~~Title apply to all proposed development, as defined in Chapter 20.130 (Coastal Zoning Code), within the Coastal Zone. ~~These requirements apply in addition to all other applicable provisions of this Development Code. In the event of any perceived conflict between the requirements of the LCP's Implementation Plan and any other provisions of Title 22 (Development Code), the Implementation Plan shall control.~~

20.~~6001~~.030 – Consistency with Coastal Act

All development in the Coastal Zone within the County's ~~coastal-permitting~~Coastal Development Permitting jurisdiction shall be consistent with the Marin County LCP and, where located between the nearest public road and the sea or the shoreline of any body of water located within the coastal zone, be supported by a specific finding that the development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act.

Chapter ~~22~~20.32 – Coastal Standards for Specific Land Uses

Sections:

- 20.32.010 – Purpose of Chapter
- 20.32.020 – Accessory Retail Uses
- 20.32.021 – Agricultural Accessory Activities
- 20.32.022 – Agricultural Accessory Structures
- 20.32.023 – Agricultural Homestays

[20.32.024 – Agricultural Dwelling Units](#)
[20.32.025 – Intergenerational Home](#)
[20.32.026 – Farmhouse](#)
[20.32.027 – Airparks](#)
[20.32.028 – Agricultural Processing Units](#)
[20.32.029 – Agricultural Retail Sales and Facilities](#)
[20.32.030 – Agricultural Worker Housing](#)
[20.32.035 – Animal Keeping](#)
[20.32.040 – Bed and Breakfast Inns](#)
[20.32.050 – Child Day-Care Facilities](#)
[20.32.060 – Cottage Industries](#)
[20.32.062 – Educational Tours](#)
[20.32.070 – Floating Home Marinas](#)
[20.32.075 – Floating Homes](#)
[20.32.080 – Group Homes and Residential Care Facilities](#)
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[20.32.095 – Homeless Shelters](#)
[20.32.100 – Home Occupations](#)
[20.32.105 – Mariculture](#)
[20.32.115 – Determination of Non-Agricultural Uses](#)
[20.32.130 – Residential Accessory Uses and Structures](#)
[20.32.140 – Residential Accessory Dwelling Units](#)
[20.32.150 – Residential Uses in Commercial/Mixed Use Areas](#)
[20.32.160 – Service Stations/Mini-Markets](#)
[20.32.170 – Tobacco Retail Establishments](#)
[20.32.180 – Wind Energy Conversion Systems \(WECS\)](#)

20.32.010 – Purpose of Chapter

This Chapter provides site planning and development standards for land uses that are allowed by ~~Article II~~ [Chapter 20.62 \(Coastal Zoning Districts and Allowable Land Uses\)](#) and ~~Article V~~ [Chapter 20.64 \(Coastal Zone Development and Resource Management Standards\)](#) in individual or multiple zoning districts (e.g., in residential, commercial, and industrial districts and in residential and commercial, and/or in commercial and industrial districts).

20.32.020 – Accessory Retail Uses

The retail sales of food and other products may be allowed in a restaurant, store, or similar facility within a health care, hotel, office, or industrial complex for the purpose of serving employees or customers in compliance with this Section.

- A. **Limitation on use.** —Accessory retail uses shall be limited to serving employees and customers in pharmacies, gift shops, and food service establishments within institutional uses (e.g., hospitals and schools); convenience stores, gift shops, and restaurants/bars within hotels and resort complexes; restaurants within office and industrial complexes; and/or other uses determined to be similar by the Director.
- B. **External appearance.** —There shall be no external evidence (e.g., signs, windows with merchandise visible from streets or sidewalks external to the site, etc.) of any commercial activity other than the primary use of the site (except in the case of a restaurant/bar within a hotel).

2220.32.021 – Agricultural Accessory Activities

The standards of this Section shall apply to agricultural accessory activities defined in ~~Section 2220.130.030~~ (Coastal Zoning Code Definitions).

In the C-APZ, C-ARP and C-OA zones agricultural accessory activities shall be accessory and incidental to, in support of, and compatible with agricultural production, and may be allowed as a Principal Permitted Use consistent with Table 5-1-a in Chapter 2220.62 (Coastal Zoning Districts and Allowable Land Uses). Where applicable under Chapter ~~2220.68~~ (Coastal Development Permit Requirements), agricultural accessory activities within the C-APZ zone may be exempt or categorically excluded from ~~coastal permit~~ Coastal Development Permit requirements.

2220.32.022 – Agricultural Accessory Structures

The standards of this Section shall apply to agricultural accessory structures defined in ~~Section Chapter 20.130~~ (Coastal Zoning Code Definitions).
~~22.130.030.~~

In the C-APZ, C-ARP and C-OA zones agricultural accessory structures shall be accessory and incidental to, in support of, and compatible with agricultural production, and may be allowed as a Principal Permitted Use consistent with Table 5-1-a in Chapter 2220.62 (Coastal Zoning Districts and Allowable Land Uses). Where applicable under Chapter 2220.68 (Coastal Development Permit Requirements), agricultural accessory structures within the C-APZ zone may be categorically excluded from ~~coastal permit~~ Coastal Development Permit requirements.

2220.32.023 – Agricultural Homestays

The standards of this Section shall apply to agricultural homestays defined in ~~Section Chapter 2220.130.030~~ (Coastal Zoning Code Definitions).

Agricultural Homestays shall be accessory and incidental to, in support of, and compatible with agricultural production.

A. Permit requirements. Agricultural Homestays are allowable in the zoning districts and with the permit requirements determined by ~~Article V (Coastal Zones Permit Requirements and Development Standards)~~ Title 20 (Coastal Zoning Code), including the development standards specified in Chapter 2220.65 (Coastal Zone Planned District Development Standards).

B. Land Use Requirements. An Agricultural Homestay shall:

1. Have no more than five guest rooms and host no more than 15 registered guests,
2. Provide overnight transient accommodations.
3. Offer meals only to overnight guests as an incidental, and not as the primary, function of the establishment,

4. Be located on, and be a part of, a farm -that produces agricultural products as its primary source of income,
 5. Operate within an otherwise allowable agricultural dwelling unit and not within an additional separate structure,
 6. Be limited to one per farm tract and
 7. Shall not be allowed if there is already a bed and breakfast on the farm tract.
- C. **Site requirements.** -The proposed site shall conform to all standards of the applicable zoning district.
- D. **Appearance.** For structures, the exterior appearance of the structure used for the Agricultural Homestay shall maintain a rural character consistent with farm buildings on the property.
- E. **Limitation on services provided.** The services provided guests by the Agricultural Homestay shall be limited to the rental of bedrooms and the provision of meals at any time to registered guests. The price of food shall be included in the overnight transient occupancy accommodation. There shall be no separate/additional food preparation facilities for guests. Homestay guests may also participate in agricultural activities at the discretion of the homestay operator.
- F. **Business license required.** A current business license shall be obtained/posted, in compliance with ~~Title 5~~, Chapter 5.54 (Business Licenses) of the County Code.
- G. **Occupancy by permanent resident required.** All Agricultural Homestays shall have one household in permanent residence.
- H. **Transient Occupancy Tax.** -Agricultural Homestays shall be subject to the Transient Occupancy Tax, in compliance with Chapter 3.05 (Uniform Transient Occupancy Tax) of the County Code.
- I. **Signs.** -Signs shall be limited to one on-site sign not to exceed four square feet in area and shall be installed/maintained in compliance with Chapter ~~2220.64.100.(A.)(5)~~ (New Signs). Signs shall also be installed/maintained in compliance with Chapter 22.28 ~~(Signs)~~ in addition to and independent of Coastal ~~Development~~ Permit requirements.
- J. **Fire safety.** The Agricultural Homestay shall meet all of the requirements of the County Fire Department or local Fire Protection District, as applicable.
- K. **Parking.** On-site parking shall be provided in compliance with Chapter 2220.64.150 (Transportation). Parking shall also be provided in compliance with Sections 24.04.330 through .400 (Parking and Loading) of the County Code in addition to and independent of Coastal ~~Development~~ Permit requirements.
- L. **Sewage disposal.** Any on-site sewage disposal shall be provided in compliance with Chapter 2220.64.140 (Public Facilities and Services). Sewage disposal shall also be provided in compliance with Title 18 (Sewers) of the County Code in addition to and independent of Coastal ~~Development~~ Permit requirements.

2220.32.024 – Agricultural Dwellings Units

The standards of this Section shall apply in the C-APZ Zone to Farmhouses, Intergenerational Homes, and agricultural worker housing, defined in ~~Section~~Chapter 2220.130.030 (Coastal Zoning Code Definitions).

- A. An Agricultural Dwelling Cluster consists of a farmhouse or a combination of one farmhouse and up to two intergenerational homes with the combined total of 7,000 square feet, up to an additional 540 square feet of garage space, and up to 500 square feet of office space in the farmhouse used in connection with the agricultural operation. Each agricultural dwelling unit must be owned by a farmer or operator actively and directly engaged in agricultural use on the property. See ~~Section~~Chapter 2220.130.030 (Coastal Zoning Code Definitions) for definition of “Actively and directly engaged.”
- B. No more than one Agricultural Dwelling Cluster may be permitted per farm tract, whether it contains a single farmhouse or in a combination of a farmhouse and one or two intergenerational homes, including existing homes.
- C. An application for a farmhouse or intergenerational home shall identify all legal lots owned by the same owner of the property upon which the proposed farmhouse or intergenerational home is located including all contiguous legal lots under common ownership (the “farm tract”). The application shall identify all existing agricultural dwellings on the identified legal lots and shall demonstrate that the proposed farmhouse or intergenerational house is located on a legal lot.
- D. Nothing in this subsection shall be construed to prohibit the sale of any legal lot comprising the farm tract, nor require the imposition of any restrictive covenant on any legal lot comprising the farm tract other than the legal lot upon which development of one farmhouse and up to two intergenerational homes is approved. Future development of other legal lots comprising the farm tract shall be subject to the provisions of the LCP and ~~Title 20~~ (DevelopmentCoastal Zoning Code), including but not limited to Section ~~2220.65.040~~ (C-APZ Zoning District Standards).
- F. No allowable farmhouse or intergenerational home may be divided from the rest of the legal lot. As a condition of permit approval for a farmhouse and/or intergenerational home, future land division of the legal lot containing the farmhouse and/or intergenerational home(s) is prohibited except that lease of the rest of the legal lot at a level of agricultural use that will sustain the agricultural capacity of the site is not prohibited. ~~(see~~See restrictive covenant requirements specified in Sections ~~2220.32.025~~4 (Intergenerational Homes) and ~~2220.32.025~~026 (Farmhouse).
- G. A density of 60 acres per unit shall be required for each farmhouse and intergenerational house (i.e., a legal lot must be at least 60 acres for a farmhouse, 120 acres for a farmhouse and intergenerational house, and at least 180 acres for a farmhouse and two intergenerational homes).
- H. Agricultural dwelling units shall not be placed on land designated as prime agricultural land and shall be placed within the mapped clustered development area required in subsection ~~2220.65.040.C.1.d~~ (Standards for all development in the C-APZ).
- I. Agricultural dwelling units may be permitted only if they do not require any ~~Coastal Zone~~ Variance.

2220.32.02x025 – Intergenerational Homes

The standards of this Section shall apply in the C-APZ Zone to intergenerational homes defined in ~~Section~~Chapter 2220.130.030 (Coastal Zoning Code Definitions).

In addition to the provisions of Section ~~2220~~.32.024 (Agricultural Dwelling Units) pertaining to Agricultural Dwelling Units, the standards of this Section shall apply to intergenerational homes. Intergenerational Homes shall be accessory and incidental to, in support of, and compatible with agricultural production. -The intent of these provisions is to allow intergenerational homes in order to support agricultural operations, ensure the viability of agriculture in the Coastal Zone and facilitate multi-generational family farm operation and succession.

A. Permitted use, zoning districts. Up to two intergenerational homes in addition to the farmhouse may be permitted in the C-APZ, consistent with Table 5-1-a in Chapter ~~2220~~.62 (Coastal Zoning Districts and Allowable Land Uses).

B. Permit Requirements. Intergenerational homes are allowable in the C-APZ zoning district with the permit requirements determined by ~~Article V~~ Title 20 (~~Coastal Zones—Permit Requirements and Development Standards~~Coastal Zoning Code), including the development standards specified in Chapter ~~2220~~.65.040 (C-APZ Zoning District Standards), and subsections 3 and 4 below.

C. Location. Intergenerational homes shall be placed on the same legal lot of record as the legally permitted farmhouse, and shall be located immediately adjacent (i.e., within 100 feet) to an existing farmhouse within the Agricultural Dwelling Cluster. When immediately adjacent placement would be inconsistent with applicable LCP standards (such as placement within an ~~ESHA~~Environmentally Sensitive Habitat Area buffer) the intergenerational home shall be placed as close as possible to the farmhouse in a way that also meets applicable LCP standards.

D. Restrictive Covenant. Intergenerational housing requires the preparation and recordation of a restrictive covenant running with the land for the benefit of the County. The covenant must include, at a minimum, the following:

1. A detailed description of the intergenerational home or homes.
2. Assurance that any use will be in conformance with applicable zoning, building and other ordinances and noting that all appropriate permits must be issued and completed prior to any change in use.
3. Assurance that the intergenerational housing will not be divided or sold separately from the rest of the agriculturally zoned legal lot. As a condition of permit approval for an intergenerational home, future land division of the legal lot containing the intergenerational home is prohibited except that lease of the rest of the legal lot at a level of agricultural use that will sustain the agricultural capacity of the site is not prohibited.
4. Language demonstrating that the restriction shall run with the land and shall be binding on all heirs, successors and assigns to the property, and its provisions shall be enforced by the County of Marin.
5. Assurance that the owner of the intergenerational home shall be actively and directly engaged in agricultural use of the agriculturally zoned legal lot and that the use of the agriculturally zoned legal lot shall remain confined to agriculture. See Section ~~2220~~.130.030 for definition of “Actively and directly engaged” ~~-and “Agricultural use.”~~ and “Agricultural use.”

E. Development limit. No more than 27 intergenerational homes may be allowed in the County’s coastal zone.

2220.32.025026 – Farmhouse

The standards of this Section shall apply in the C-APZ Zone to farmhouses defined in ~~Section~~Chapter 2220.130.030 (Coastal Zoning Definitions).

In addition to the provisions of Section 2220.32.024 (Agricultural Dwelling Units) pertaining to Agricultural Dwelling Units, the standards of this Section shall apply to farmhouses. Farmhouses shall be accessory and incidental to, in support of, and compatible with agricultural production. The intent of these provisions is to facilitate farmhouses that are integral with and necessary to support agricultural operations and that are consistent with the provisions of the Marin County Local Coastal Program (LCP). In the C-APZ, farmhouses also shall be considered necessary for agricultural production.

A. Principal permitted use, zoning districts. A farmhouse is a type of agricultural dwelling unit that may be allowed by ~~Article V~~ Section 20.62.060, Table 5-1 (~~Coastal Zones—Permit Requirements and Development Standards~~ Coastal Agricultural and Resource-Related Districts), and subject to development standards, including those set forth in Sections 2220.32.024 (Agricultural Dwelling Units) and 2220.65.040 (C-APZ Zoning District Standards) in the C-APZ zone.

B. Restrictive Covenant. Development of a farmhouse requires recording a restrictive covenant running with the land for the benefit of the County ensuring that the agricultural farmhouse will continuously be maintained as such. The covenant must include, at a minimum, the following:

1. A description of the farmhouse.
2. Assurance that any use will be in conformance with applicable zoning, building and other ordinances and noting that all appropriate permits must be issued and completed prior to any change in use.
3. Language demonstrating that the restriction shall run with the land and shall be binding on all heirs, successors and assigns to the property, and its provisions shall be enforced by the County of Marin.
4. Assurance that the farmhouse will not be divided or sold separately from the rest of the agriculturally zoned legal lot. As a condition of permit approval for a farmhouse, future land division of the legal lot containing the farmhouse is prohibited except that lease of the rest of the legal lot at a level of agricultural use that will sustain the agricultural capacity of the site is not prohibited.
5. Assurance that the owner of the farmhouse shall be actively and directly engaged in agricultural use of the agriculturally zoned legal lot and that the use of the agriculturally zoned legal lot remains confined to agriculture. See ~~Section~~Chapter 2220.130.030 (Coastal Zoning Code Definitions) for definition of “Actively and directly engaged” and “Agricultural use.”

2220.32.02y027 – Airparks

Airparks may be located where allowed by ~~Article II (Zoning Districts and Allowable Land Uses) and Article V~~Chapter 20.62 (Coastal Zoning Districts and Allowable Uses) of this ~~Development Code~~ Coastal Zoning Code, for business or emergency purposes, subject to the following standards:

- A. State permit required.** A permit or exemption shall be obtained from the California Department of Transportation, Division of Aeronautics, and evidence of the permit or exemption shall be presented to the Agency, prior to establishing any airpark.

- B. Nuisance mitigation.** A proposed airpark shall be located so that neither air nor related surface traffic constitute a nuisance to neighboring uses. The applicant shall demonstrate that adequate controls or measures will be taken to mitigate offensive bright lights, dust, noise, or vibration.

Airparks shall not constitute a nuisance resulting from frequency and timing of flights, location of landing area, or departure and approach patterns that conflict with surrounding land uses. Coastal resource impacts shall be avoided, and if unavoidable, appropriately mitigated. -Airparks do not extend to helicoptering, including private helicoptering.

2220.32.026028 – Agricultural Processing Uses

The standards of this Section shall apply to agricultural processing defined in ~~Section~~Chapter 2220.130.030 (Coastal Zoning Code Definitions). (“Agricultural Processing”). For Agricultural and Resource Related Districts outside the Coastal Zone, see Section 22.08.040.E.

- A.** Agricultural processing is allowed as a Principal Permitted Use in the C-APZ zoning district provided it meets all of the standards set forth below.

1. The building(s) or structure(s) used for processing activities do not exceed an aggregate floor area of 5,000 square feet;
2. With the exception of incidental additives or ingredients, agricultural products to be processed are produced within the farmshed, defined as the same farm as the proposed processing facility or on other agricultural properties located in Marin County or Sonoma County.
3. The operator of the processing facility is directly involved in the agricultural production on the property on which the processing facility is located. For the purposes of this Section, “directly involved” means actively and directly engaged in making day-to-day management decisions for the agricultural operation and being directly engaged in the production of agricultural commodities for commercial purposes on the property.

- B.** All Agricultural Processing Facilities shall meet the following standards:

1. Sufficient parking, ingress, and egress is provided. In addition, conditions as to the time, place, and manner of use of the processing facility may be applied as necessary through the Coastal Development Permit process to ensure consistency with provisions of the LCP.

A Coastal Development Permit appealable to the Coastal Commission and Use Permit approval is required for an agricultural processing use which does not comply with one or more of the standards in Section 2220.32.026028.A.1 to A.3 listed above.

- C.** ~~—~~Coastal Development Permit and Design Review for a processing facility.

1. Any processing facility, regardless of size, shall require a Coastal Development Permit.
2. Any processing facility shall require Design Review independent of and in addition to the Coastal Development Permit, unless it satisfies all the following conditions:

- (a) It will be developed and operated wholly within an existing permitted, legal nonconforming, or categorically excluded structure; and
- (b) Its development will not include any significant alteration of the exterior appearance of the existing structure.

2220.32.027029 – Agricultural Retail Sales Facilities/Farm Stands

The standards of this Section shall apply to the sale of agricultural products as defined in Section 2220.130.030 (“Agricultural Retail Sales Facility/Farm Stand”). ~~For Agricultural and Resource Related Districts outside the Coastal Zone, see Section 22.08.040.F.~~

A. The sale of agricultural products is allowed as a Principal Permitted Use in the C-APZ zoning district provided it meets all of the development standards set forth below:

1. The building(s) or structure(s) or outdoor areas used for retail sales do not exceed an aggregate floor area of 500 square feet;
2. Agricultural products to be sold are produced by the operator on the same farm as the proposed sales facility, or on the operator’s other agricultural properties located in Marin County or Sonoma County;
3. The operator of the sales facility is directly involved in the agricultural production on the property on which the sales facility is located, and other properties located in the farmshed which provide agricultural products to the retail sales facility. For the purposes of this Section, “directly involved” means actively and directly engaged in making day-to-day management decisions for the agricultural operation and being directly engaged in the production of agricultural commodities for commercial purposes on the property.

B. All Agricultural Retail Sales Facilities and Farm Stands shall meet the following standards:

1. Sufficient parking, ingress, and egress is provided. In addition, conditions as to the time, place, and manner of use of the sales facility may be applied as necessary through the Coastal Development Permit process to ensure consistency with provisions of the LCP.
2. The sales-facility and the building(s) or structure(s) or outdoor areas used for retail sales are not placed on land designated as prime agricultural land.

A Coastal Development Permit appealable to the Coastal Commission and Use Permit approval is required for agricultural retail sales which does not comply with one or more of the standards in Section 2220.32.027.A.1 to A.3 listed above.

2220.32.028030 – Agricultural Worker Housing

In addition to the provisions of Section 2220.32.024 (Agricultural Dwelling Units) pertaining to Agricultural Dwelling Units, the standards of this Section shall apply to agricultural worker housing as defined in ~~Section~~Chapter 2220.130.030 (Coastal Zoning Code Definitions). –The intent of these provisions is to permit and encourage the development and use of sufficient numbers and types of agricultural worker housing units necessary to support agricultural operations and in conformance with the applicable provisions of state law. Agricultural worker housing is a type of agricultural dwelling unit.

A. Permitted use, zoning districts. Agricultural worker housing may be a permitted agricultural land use when allowed by ~~Article V, Section 20.62.060~~, Table 5-1 (~~Coastal Zones – Permit Requirements and Development Standards~~Coastal Agricultural and Resource Related Districts), and when found consistent with required development standards, including those specified in

Section ~~2220~~.65.040 (Allowable Land Uses and Coastal Development Permit Requirements) in the C-APZ zoning district. Agricultural worker housing providing accommodations consisting of no more than 36 beds in group living quarter or 12 units or spaces for agricultural workers and their households shall not be included in the calculation of residential density in the following zoning districts: C-ARP, C-APZ, C-RA, and C-OA.

Up to and including 36 beds or 12 units of agricultural worker housing is allowed per legal lot. In the C-APZ Zone, agricultural worker housing above 36 beds or 12 units per legal lot shall be subject to the density limits of one unit per 60 acres and the application shall include a worker housing needs assessment and plan, including evaluation of other available worker housing in the area. The amount of worker housing approved shall be commensurate with the demonstrated need in the surrounding area. Agricultural worker housing requires recording a restrictive covenant running with the land for the benefit of the County ensuring that the agricultural worker housing will continuously be maintained as such, or, if no longer needed, for non-dwelling agricultural production related uses.

B. Limitations on use:

1. **Referrals.** Prior to making a determination that agricultural worker housing, which exceeds the 36 beds or 12 units per legal lot for a specific site, is necessary to support agriculture, the review authority may consult with such individuals or groups with agricultural expertise as appropriate for a recommendation.
2. **Temporary mobile home.** Temporary mobile homes not on a permanent foundation and used as living quarters for five or more farmworkers and their households that ~~is~~are otherwise LCP consistent ~~is~~are also permitted subject to the requirements of the State Department of Housing and Community Development.
3. **Annual Verification.** All agricultural worker housing shall require the submittal of an annual verification form to the County.
4. **Licensing.** Licensing by the Department of Housing and Community Development and compliance with the Employee Housing Act are required for all Agricultural Worker Housing for five or more farmworkers and their households.
5. **Restrictive Covenant.** —Agricultural Worker housing requires recording a restrictive covenant running with the land for the benefit of the County ensuring that the agricultural worker housing will continuously be maintained as such, or, if no longer needed, for non-dwelling agricultural production related uses. The covenant must include, at a minimum, the following:
 - (a) A detailed description of the dwelling units or spaces.
 - (b) Assurance that any change in use will be in conformance with applicable zoning, building and other ordinances and noting that all appropriate permits must be issued and completed prior to any change in use.
 - (c) Language demonstrating that the restriction shall run with the land and shall be binding on all heirs, successors and assigns to the property, and its provisions shall be enforced by the County of Marin.

~~2220.32.030035~~ – Animal Keeping

The standards of this Section shall apply to the keeping of animals in specified zoning districts and their Coastal Zone counterparts, in addition to the standards in Chapter 8.04 (Animal Control) of the County Code.

A. General standards. The following general standards shall apply:

- 1. Requirements.** All animal keeping activities shall comply with the general requirements in Tables 3-6 and 3-7; and
- 2 Household pets.** -Household pets are allowed in all zoning districts.

TABLE 3-6
GENERAL REQUIREMENTS FOR THE KEEPING OF SMALL ANIMALS
 (Chickens, Ducks, Exotics, Geese, Guinea Fowl, Pea-fowl,
 Rabbits, Roosters, ~~-~~and Similar Animals)

<u>C-</u> Zoning Districts	Applicable Standards	Standards
A2, A3 to A60 C-ARP, C-APZ C-RSP, C-RMP, RMPC	All animals allowed subject to Standard 4	1. -Maximum 12 animals, unless approved by a Use Permit.
	All standards apply	
C-RA, and RE RR, C-R1, C-R2, R3	All standards apply	2.In R zoning districts, the keeping of small animals shall be an accessory use to the primary residential use of the parcel. 3.Roosters, quacking ducks, geese, guinea fowl, and pea fowl are not permitted 4.A Use Permit is required for the keeping of exotic animals outdoors in all zoning districts where permitted.

TABLE 3-7
GENERAL REQUIREMENTS FOR THE KEEPING OF LARGE ANIMALS, HORSES, DONKEYS, MULES, AND PONIES
 (Cows, Exotics, Goats, Pigs, Sheep, Llamas & Similar Animals)

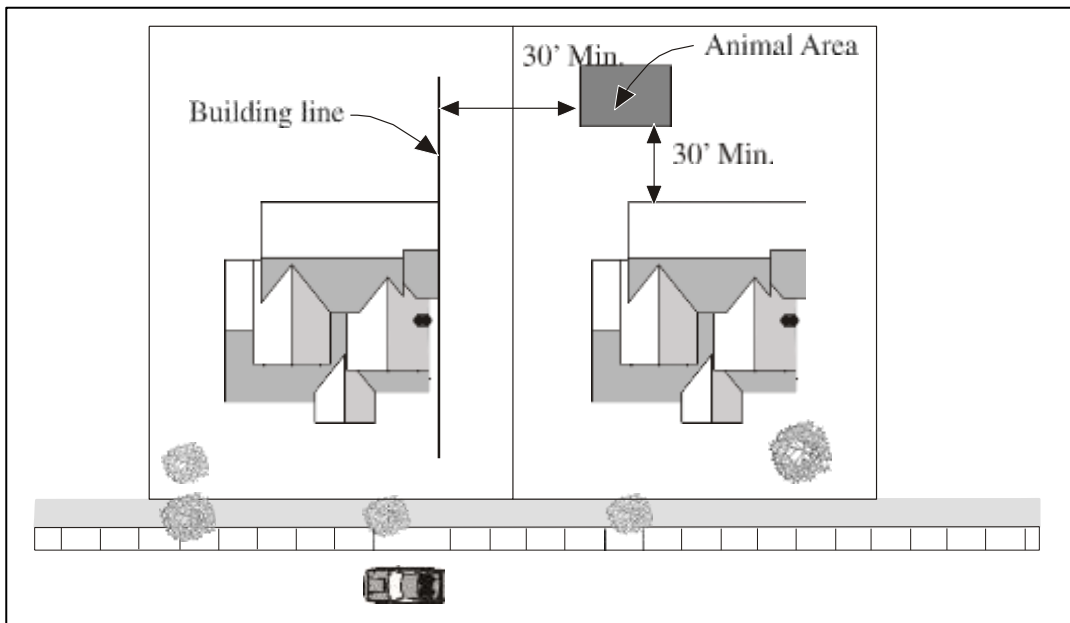
<u>C-</u> Zoning Districts	Allowed Animals and Applicable Standards	Standards
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A3 to A60 and C-APZ to C-ARP	All animals allowed subject to standards 1, 4, and 5	<ol style="list-style-type: none"> 1. Livestock sales/feed lots and stockyards require a Use Permit in all zoning districts where permitted. 2. Livestock operations for grazing and large animals are allowed in the C-RSP, and C-RMP, and RMPC zoning districts only where the site is three acres or more, and only with a Use Permit.
A2, C-RSP, C-RMP, RMPC	All animals allowed, and all standards apply.	<ol style="list-style-type: none"> 3. The keeping of livestock and large animals is allowed in compliance with Section 2220.32.0300335.B (<u>Standards for livestock, horses, donkeys, mules, and ponies</u>). 4. A Use Permit is required for the keeping of exotic animals outdoors in all zoning districts where permitted. 5. A Use Permit is required for keeping more than five horses, donkeys, mules, or ponies within the C-APZ zoning district where these are the primary or only animals
C-RA	All animals allowed, and all standards apply.	<ol style="list-style-type: none"> 1. Maximum: Three animals unless approved by a Use Permit. 2. Large dairy animals for a dairy operation allowed in C-RA zoning district only on parcels of five acres or more. 3. Equestrian facilities require a Use Permit. 4. The keeping of livestock and large animals is allowed in compliance with Section 2220.32.030035.B (<u>Standards for livestock, horses, donkeys, mules, and ponies</u>). 5. A Use Permit is required for the keeping of exotic animals outdoors in all zoning
RR, C-R1, C-R2, R3, RE	Allowed animals limited to donkeys, horses, mules and ponies, subject to all standards.	<ol style="list-style-type: none"> 1. Only donkeys, horses, mules and ponies allowed in compliance with Section 2220.32.030035.B (<u>Standards for livestock, horses, donkeys, mules, and ponies</u>). 2. In R zoning districts, the keeping of animals shall be an accessory use to the primary
C-OA	All animals allowed, and all standards apply.	<ol style="list-style-type: none"> 1. Large animals allowed in conjunction with dairies and grazing. Horses, donkeys, mules, and ponies allowed in compliance with Section 2220.32.030035.B (<u>Standards for livestock, horses, donkeys, mules, and ponies</u>). 2. A Use Permit is required for the keeping of

B. Standards for livestock, horses, donkeys, mules, and ponies. The following standards, which do not apply in the C-A-3 to A-60, C-ARP or C-APZ zoning districts, shall apply to the keeping of livestock, horses, donkeys, mules, and ponies in addition to those in Section 2220.32.030035.A (General Standards), above:

- 1. Location of animals and structures.** No animal or any structure for animals shall be located closer than 30 feet to:
 - a. The public right-of-way upon which the parcel faces;
 - b. Any dwelling;
 - c. Any building line on an adjoining parcel (the boundary extended from the nearest edge of a primary or accessory structure or the required setback line on the adjoining parcel, whichever is closer to the property line). (See Figure 3-13) (Location of Animals and Animal Structures); and
 - d. Additionally, no animal or any structure for animals shall be located in a required setback area, or closer than 10 feet to a property line.

FIGURE 3-13
LOCATION OF ANIMALS AND ANIMAL STRUCTURES



- 2. Minimum area and slope standards.** The keeping of livestock, horses, donkeys, mules, and ponies shall comply with the following standards:
 - a. The minimum lot area for the keeping of one animal shall be 15,000 square feet for properties with one percent through 15 percent slope. For each percent of slope over 15 percent, the minimum lot area shall be increased by 1,000 square feet.

- b. For each additional animal, an additional 5,000 square feet of lot area shall be provided.
- c. No animals shall be allowed on slopes exceeding 50 percent.
- 3. **Erosion and drainage control plan required.** An erosion and drainage control plan shall be submitted and approved by the County Department of Public Works for the keeping of animals on sites over 25 percent in slope.
- 4. **Site maintenance.** The property owner shall submit a manure management plan that should require periodic manure collection and composting or removal of manure from the premises, subject to the approval of the County Health Officer.
- 5. **Water supply.** An adequate supply of fresh water shall be available to animals at all times, subject to the approval of the County Health Officer.
- 6. **Exceptions by Use Permit.** The keeping of horses, donkeys, mules, or ponies may be allowed with Use Permit approval, in compliance with Chapter 22.48 (Conditional Use Permits), in any zoning district not listed in this Section or for an exception from any of the standards.
- 7. **Existing uses conforming.** Any residential property where horses, donkeys, mules, or ponies are legally kept as of the effective date of this Coastal Zoning Code Development Code shall be deemed to be conforming. Any expansion of use shall be subject to the provisions of this Section.

2220.32.040 – Bed and Breakfast Inns

Bed and breakfast inns (B&Bs) are subject to the requirements of this Section. The intent of these provisions is to ensure that compatibility between the B&B and any adjoining zoning district or use is maintained or enhanced.

- A. **Permit requirement.** B&Bs are allowable in the zoning districts and with the permit requirements determined by ~~Articles II~~ Chapter 20.62 (Coastal Zoning Districts and Allowable Land Uses), and ~~Chapter 20.64~~ (Coastal Zone Development and Resource Management Standards).
- B. **Site requirements.** Except for minimum lot size requirements, the proposed site shall conform to all standards of the applicable Residential, Commercial, Coastal, or Agricultural zoning district.
- C. **Appearance.** The exterior appearance of the structure used for the B&B shall maintain single-family residential or, in the case of B&Bs on agricultural land, rural farm, characteristics. In the coastal zone, B&B facilities must operate within otherwise allowable agricultural dwelling units and not within an additional separate structure.
- D. **Limitation on services provided.** The services provided guests by the B&B shall be limited to the rental of bedrooms and the provision of breakfast and light snacks for registered guests. There shall be no separate/additional food preparation facilities for guests. No receptions, private parties, retreats, or similar activities, for which a fee is paid shall be allowed.

- E. **Business license required.** A current business license shall be obtained/posted, in compliance with ~~Title 5~~, Chapter 5.54 (Business Licenses) of the County Code.
- F. **Occupancy by permanent resident required.** All B&Bs shall have one household in permanent residence.
- G. **Transient Occupancy Tax.** B&Bs shall be subject to the Transient Occupancy Tax, in compliance with Chapter 3.05 (Uniform Transient Occupancy Tax) of the County Code.
- H. **Signs.** Signs shall be limited to one on-site sign not to exceed four square feet in area and shall be installed/maintained in compliance with Chapter ~~2220.64.100.(A)(5)~~ (~~New~~ Signs) Signs shall also be installed/maintained in compliance with Chapter 22.28 (~~Signs~~) in addition to and independent of Coastal Development Permit requirements.
- I. **Fire safety.** The B&B shall meet all of the requirements of the County Fire Department.
- J. **Parking.** On-site parking shall be provided in compliance with Section 2220.64.150 (Transportation). Parking shall also be provided in compliance with Sections 24.04.330 through .400 (Parking and Loading) of the County Code in addition to and independent of Coastal Development Permit requirements.
- K. **Sewage disposal.** Any on-site sewage disposal shall be provided in compliance with Section 2220.64.140 (Public Facilities and Services). Sewage disposal shall also be provided in compliance with Title 18 (Sewers) of the County Code in addition to and independent of Coastal Development Permit requirements.

2220.32.050 – Child Day-Care Facilities

This Section establishes standards for the County review of child day-care facilities, in conformance with State law (Health and Safety Code Section 1596.78), including the limitations on the County's authority to regulate these facilities.

These standards apply in addition to all other applicable provisions of this ~~Development~~Coastal Zoning Code and any requirements imposed by the California Department of Social Services through its facility licensing procedures. Licensing by the Department of Social Services is required for all child daycare facilities.

- A. **Applicability.** Where allowed by ~~Article II (Zoning Districts and Allowable Land Uses)~~ and ~~Article V Chapter 20.62~~ (Coastal Zoning Districts and Allowable Land Uses), child day-care facilities shall comply with the standards of this Section. As provided by State law (Health and Safety Code Sections 1596.78, et seq.), small and large family day-care homes are allowed within any single-family residence located in an agricultural or residential zoning district. Child day-care centers are allowed in the zoning districts determined by ~~Article II Chapter 20.62~~ (Coastal Zoning Districts and Allowable Land Uses), subject to Use Permit approval, in compliance with Chapter 22.48 (Conditional Use Permits), and all of the standards in Subsection D, below.

These standards apply in addition to all other applicable provisions of this ~~Development~~Coastal Zoning Code and any requirements imposed by the California Department of Social Services. Licensing by the Department of Social Services is required for all child day-care facilities. A California Department of Social Services license for a child day-

care facility shall be obtained and evidence of the license shall be presented to the Agency prior to establishing any child day-care facility.

B. Definitions. Definitions of the child day-care facilities regulated by this Section are in ~~Article VIII Chapter 20.130 - (Development Code Coastal Zoning Code~~ Definitions) under “Child Day-Care Facilities”.

C. Large family day-care homes.

1. Permit requirement. A large family day-care home shall require the approval of a Large Family Day-care Permit by the Director.

2. Standards for large family day-care homes. As allowed by Health and Safety Code Sections 1597.46 et seq., a large family day-care home shall be approved if it complies with the criteria for a Large Family Day-care Permit in Chapter 22.58 (Large Family Day-Care Permits). ~~of this Development Code.~~

D. Standards

In the coastal zone, small and large family day-care homes must be within otherwise allowable dwellings and not within additional separate structures.

E. Child day-care centers.

1. Permit requirement. A child day-care center shall require approval of a Use Permit in compliance with Chapter 22.48 (Conditional Use Permits).

2. Standards for child day-care centers. The following standards apply to child daycare centers in addition to the standards in Subsection ~~2220.32.050.C.2~~ (Large family day-care homes).

a. Fencing. A six-foot high fence or wall shall be constructed on all property lines or around the outdoor activity areas, except in the front yard or within a traffic safety visibility area or where there would be significant impacts to coastal resources, including public views. ~~All fences or walls shall provide for safety with controlled points of entry in compliance with 22.20.050 (Fencing and Screening Standards).~~ In the coastal zone, all fences and walls shall also comply with ~~ChapterSection 2220.64.045.(2)~~ (Fencing and Similar Structure Standards).

b. Outdoor lighting. On-site exterior lighting shall be allowed for safety purposes only, shall consist of low wattage fixtures, and shall be directed downward and shielded, subject to the approval of the Director.

c. Swimming pools/spas prohibited. No swimming pool/spa shall be installed on the site after establishment of the child day-care center, due to the high risk and human safety considerations. Any pool/spa existing on the site prior to application for approval of a child day-care center shall be removed prior to establishment of the use, unless the Director determines that adequate, secure separation exists between the pool/spa and the facilities used by the children.

2220.32.060 – Cottage Industries

A. Limitation on use. Cottage industries shall be limited to activities involving the design, manufacture, and sale of the following products and services, or others determined by the Director to be similar. See [Section 22.02.020.E](#) (Rules of Interpretation—Allowable Uses of Land).

1. Antique repair and refinishing;
2. Baking and the preparation of food specialties for consumption at locations other than the place of preparation;
3. Catering;
4. Ceramics;
5. Cloth decorating by batik, dyeing, printing, silk screening, or other similar techniques;
6. Clothing production, including dressmaking, etc.;
7. Furniture and cabinet making and other woodworking;
8. Jewelry making;
9. Painting and sculpture;
10. Photography;
11. Sewing;
12. Weaving; and
13. Other handicrafts.

B. Permit requirement. Use Permit approval, in compliance with Chapter 22.48 ([Conditional Use Permits](#)), is required for a cottage industry. During review of the application, the Zoning Administrator shall consider the adequacy of on- and off-site parking, the degree and intensity of any proposed retail sales, and shall first find that the proposed cottage industry would not result in any adverse impacts on the neighborhood. In the coastal zone, cottage industries must be within otherwise allowable dwellings or accessory structures.

C. Equipment, noise. Approved cottage industries may use mechanical equipment or processes as necessary, provided that no noise shall be audible beyond the property line of its site.

D. Employees. A cottage industry established in a dwelling or a detached accessory structure may have employees as authorized by the review authority, provided the number of employees does not exceed limitations established in an adopted community or specific plan.

E. Other codes. Cottage industries shall comply with all applicable health, sanitary, and fire codes, and shall obtain a County Business License.

2220.32.062 – Educational Tours

Limitations on use. As defined in ~~Section~~Chapter 2220.130-030 (Coastal Zoning Code Definitions), educational tours are interactive excursions for groups and organizations for the purpose of informing them of the unique aspects of a property, including agricultural operations and environmental resources. In the C-APZ ~~-~~zoning district, educational tours operated by non-profit organizations or the owner/operator of the agricultural operation are a principal permitted use if no revenue is generated in excess of reimbursement costs related to the educational tour; ~~-~~educational tours require a Coastal Development Permit appealable to the Coastal Commission and a Use Permit if as determined by the CDA Director, revenue is generated in excess of reimbursement costs related to the educational tour. For the purpose of this code section, revenue does not include the collection of charitable donations by non-profit organizations in connection with an educational tour.

2220.32.070 – Floating Home Marinas

~~This Section provides for the creation and protection of floating home marinas in pleasing and harmonious surroundings, through the control of water coverage, vessel spacing, and height of structures, with emphasis on usable public access to the shoreline.~~ Floating Home Marinas are not allowed in the Coastal Zone.

2220.32.075 – Floating Homes

~~This Section provides standards for the floating homes that may be located within floating home marinas.~~ Floating Homes are not allowed in the Coastal Zone.

2220.32.080 – Group Homes and Residential Care Facilities

The standards of this Section shall apply to group homes and residential care facilities. Group homes and residential care facilities are dwellings licensed or supervised by any Federal, State, or local health or welfare agency that provide 24-hour non-medical care of unrelated persons, who are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment.

A. Permitted use, zoning districts. Group homes and residential care facilities are permitted in all zoning districts where dwellings are allowed by ~~Articles II~~Chapter 20.62 (Coastal Zoning Districts and Allowable Land Uses) and ~~V~~Chapter 20.64 (Coastal Zone Development and Resource Management Standards). In the coastal zone, group homes and residential care facilities must be within otherwise allowable dwellings.

B. Limitations on use:

- 1. Group homes.** Group homes are for persons who are not disabled.
- 2. Residential care facilities.** Residential care facilities are for persons who are disabled, as defined in ~~Article VIII~~Chapter 20.130 (~~Development~~Coastal CodeZoning Code Definitions).

C. Permit requirements:

- 1. Small group homes (six or fewer persons).** A small group home is a permitted use in all zoning districts where dwellings are allowed.

2. **Large group home (seven or more persons).** A large group home is a permitted use in all zoning districts where dwellings are allowed, subject to Use Permit approval in compliance with Chapter 22.48 (Conditional Use Permits).
3. **Residential care facilities.** A residential care facility is a permitted use in all zoning districts where dwellings are allowed.
4. **Multiple group homes or residential care facilities.** Two or more group homes or residential care facilities occupying a lot are a permitted use, subject to:
 - a. Use Permit approval in compliance with Chapter 22.48 (Conditional Use Permits) and, where required, Master Plan approval in compliance with Chapter 22.44 (Master Plans and Precise Development Plans); and
 - b. Compliance with minimum lot area per unit and maximum density requirements of the zoning district where the dwellings are located.

2220.32.090 – Guest Houses

A “guest house” is allowed to be located on the same lot as the primary residential structures, for use by occupants of the premises or guests without a payment of a fee. Only one guest house may be allowed on each legal lot. The guest house shall have no food preparation facilities and shall not be rented or otherwise used as a separate dwelling.

2220.32.095 – Homeless Shelters

This section establishes standards for the County review of homeless shelters, in conformance with State law.

- A. **Applicability.** Where allowed by ~~Article II~~ Chapter 20.62 (Coastal Zoning Districts and Allowable Land Uses) and ~~Article V~~ Chapter 20.64 (Coastal Zone Development and Resource Management Standards), homeless shelters shall comply with the standards of this Section. Homeless shelter means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. In the coastal zone, homeless shelters must be within otherwise allowable dwellings. No individual or household may be denied emergency shelter because of an inability to pay.
- B. **Permit requirement.** The use of a homeless shelter shall require the ministerial approval of a Homeless Shelter Permit by the Director, in compliance with Chapter 22.59 (Homeless Shelters), if it complies with the standards of Section 2220.32.095.C, below.
- C. **Standards.**
 1. A homeless shelter shall not provide more than a maximum of 40 beds or serve 40 persons total.

2. The number of parking spaces required on-site for residents shall be based on 25% of the total beds and staff parking shall be the total number of beds divided by 10.
3. Shelters shall provide 5 square feet of interior waiting and client intake space per bed. Waiting and intake areas may be used for other purposes as needed during operations of the shelter.
4. ~~Management.~~ On-site management must be provided during hours of operation.
5. Proximity to other emergency shelters. Emergency shelters shall be at least 300 feet apart.
6. Maximum length of stay. ~~Maximum~~ of 6 months.

~~2220.32.100~~ – Home Occupations

The following provisions allow for home occupations that are secondary to a residential use, and compatible with surrounding uses. A “Home Occupation” is any use customarily conducted entirely on properties where residences are authorized and carried on only by its residents.

- A. **Permit requirement.** A business license shall be obtained/posted in compliance with ~~Title 5,~~ Chapter 5.54 (Business Licenses) of the County Code for home occupations, which are allowed as accessory uses in all residential zoning districts. Home occupations shall comply with all health, sanitary, and fire codes. In the coastal zone, home occupations must be within otherwise allowable dwellings or accessory structures.
- B. **Operating standards.** Home occupations shall comply with all of the following operating standards.
 1. **Accessory use.** The home occupation shall be clearly secondary to the full-time residential use of the property, and shall not cause noise, odors, and other activities not customarily associated with residential uses.
 2. **Visibility.** The use shall not require any modification not customarily found in a dwelling, nor shall the home occupation activity be visible from the adjoining public right-of-way or from neighboring properties.
 3. **Display, signs.** There shall be no window display or advertising sign(s), other than one name plate not exceeding one square foot in area. There shall be no display of merchandise or stock in trade or other identification of the home occupation activity on the premises.
 4. **Parking.** The use shall not impact the on-street parking in the neighborhood.
 5. **Safety.** Activities conducted, and equipment or material used shall not change the fire safety or occupancy classifications of the premises. The use shall not employ the storage of flammable, explosive, or hazardous materials unless specifically approved by the County Fire Department, in compliance with Title 16 (Fire) of the County Code.

6. **Off-site effects.** No home occupation activity shall create dust, electrical interference, fumes, gas, glare, light, noise, odor, smoke, toxic/hazardous materials, vibration, or other hazards or nuisances as determined by the Director.

7. **Employees.** A home occupation may be authorized to have a maximum of one nonresident employee with a Use Permit, in compliance with Chapter 22.48 (Conditional Use Permits).

C. **Prohibited home occupation uses.** The following are examples of uses that are not incidental to or compatible with residential activities, and are therefore prohibited as home occupations:

1. Adult businesses;
2. Dance or night clubs;
3. Mini storage;
4. Storage of equipment, materials, and other accessories for the construction and service trades;
5. Vehicle repair (body or mechanical), upholstery, automobile detailing and painting;
6. Welding and machining;
7. Any use which generates more than one client appointment at a time; and
8. Any other use not incidental to or compatible with residential activities as determined by the Director.

2220.32.105 – Mariculture

This Section applies to the culture and husbandry of aquatic organisms including shellfish, mollusks, crustaceans, kelp, and algae.

A. **Support Mariculture.** As applicable, Marin County shall support and encourage mariculture in the Coastal Zone for the purposes of producing food, enhancing and restoring fisheries stocks, and contributing to the economy of the state and Marin County, consistent with the protection of other priority uses, such as commercial fishing, coastal recreation such as clamming and boating, and the protection of marine biological resources, water quality, and visual resources. Support provision of onshore facilities necessary to support mariculture operations in coastal waters.

B. **Apply General Standards to Mariculture Operations.** Marin County shall apply the following standards and procedures to all mariculture operations:

1. **Protection of eelgrass beds.** The siting of oyster allotments, mariculture leases, and mariculture structures shall avoid disturbance or damage to eelgrass beds, including in conformance with Section 30.10, Title 14, California Code of Regulations.

2. **Operator access.** Public agencies should be encouraged to consider operator access to mariculture leaseholds.
3. **Shoreline access.** Mariculture operations and onshore support facilities shall incorporate provisions for public access to and along the shoreline unless such access would interfere with mariculture and the impacts from access cannot be mitigated to less than significant levels. In evaluating ~~coastal permits~~ **Coastal Development Permits** for mariculture, the County shall consider the location of existing accessways and potential conflicts between mariculture and public use of the shoreline.
4. **Boating access.** The placement of structures within new or existing allotments and leases shall not interfere with public boating access at high tide to state lands within the leased areas. If boat passages are proposed, they shall be spaced at a minimum of one passage per 1/2 mile of shoreline.
5. **Onshore support facilities.** Applicants for a ~~coastal permit~~ **Coastal Development Permit** shall specify what access points and onshore support facilities (e.g., boat launch, loading dock, etc.) are required for the proposed mariculture operation, where such facilities will be located, and the timing of use. If private lands will be used for access or support facilities, the applicant shall submit a written statement from the property owner(s) agreeing to such use. If public lands will be used for access or support facilities, the applicant shall submit a lease from the appropriate public agency allowing such use, and specifying the type, location, and timing of use which is acceptable.
6. **Visual impacts.** Mariculture structures shall be sited and designed to minimize visual impacts, especially in areas which are highly visible from public roads, parks, or other public viewing areas.

2220.32.115 – Determination of Non-Agricultural

This Section applies only in those instances where Chapter 20.62 (Coastal Zoning Districts and Allowable Land Uses), Table 5-1 (Allowable Uses and Permitted Requirements for Coastal Agriculture & Resource Related Districts) expressly refers to this Section. –Non-agricultural development is defined to include division of agricultural lands and any development not classified as “Agriculture, Mariculture” in Table 5-1 in Chapter 2220.62 (Coastal Zoning Districts and Allowable Land Uses). The purpose of applying the following standards is to determine whether a specific non-agricultural development, is accessory and incidental to, in support of, and compatible with the primary use of land for agricultural production. –The intent of these provisions is to ensure that non-agricultural development only be allowed where long-term agricultural productivity would be maintained and enhanced.

A. Permitted use, zoning districts. –Non-agricultural development may be allowed as a principal permitted land use as allowed by ~~Article V this Coastal Zoning Code~~ (Coastal Zones – Permit Requirements and Development Standards) subject to the requirements of this section. This Section does not apply to the following zoning districts: C-ARP-1 to C-ARP-5.

B. Limitations:

1. **General.** Require that non-agricultural development, including division of agricultural lands, shall only be allowed upon demonstration that long-term agricultural productivity would be maintained and enhanced as a result of such development, on the subject parcel and any new

parcel created, and that agricultural productivity on adjacent parcels would be maintained. In considering divisions of agricultural lands in the Coastal Zone, the County may approve fewer parcels than the maximum number of parcels allowed by the Development Code, based on site characteristics such as topography, soil, water availability, environmental constraints and the capacity to sustain viable agricultural operations.

2. **Referrals.** In determining whether a non-agricultural development is allowable, the review authority may refer such a question to such individuals or groups with agricultural expertise as appropriate for a recommendation prior to making a determination. In making such a determination, among other things the review authority may consider the following:
 - (a) Whether the areal extent of land dedicated to agriculture is sufficient to support agricultural production; and
 - (b) Whether the agricultural producer can demonstrate that agricultural products are sold commercially; and
 - (c) Whether the use intensity and income generation of the agricultural land is consistent with similar agricultural activities in the County and state.

2220.32.130 – Residential Accessory Uses and Structures

When allowed in the zoning district applicable to a site, see ~~Section 22.10.030 (Residential District Land Uses and Permit Requirements)~~ or Section 22 Chapter 20.62 (Coastal Zoning Districts and Allowable Land Uses), residential accessory uses and structures are subject to the provisions of this Section. In the coastal zone, the standards in this section governing residential accessory uses and structures shall also apply to agricultural dwelling units, unless there is a perceived conflict, in which case the agricultural dwelling unit provisions shall control. Residential accessory uses and structures include any uses and structures customarily related to a residence, including swimming pools, workshops, studios, storage sheds, small greenhouses, and garages.

- A. **General requirements.** All residential accessory uses and structures are subject to the following standards, and may also be subject to more restrictive requirements where established by other provisions of this Section.
 1. **Relationship of accessory use to primary use.** Residential accessory uses and structures shall be incidental to and not alter the character of the site from that created by the primary use. Accessory uses and structures shall not be allowed until a primary use or structure has been established on the site.
 2. **Attached structures.** A residential accessory structure that is attached to a primary structure shall comply with all requirements of this ~~Development~~Coastal Zoning -Code applicable to the primary structure, including setbacks, height, and floor area ratio.
 3. **Detached structures:**
 - a. **Height.** ~~Residential accessory structures shall be in compliance with Section 22.20.060 (Height Measurement and Height Limit Exceptions.)~~
~~In the coastal zone, r~~Residential accessory structures shall be in compliance with Section ~~2220.64.045.(3)~~ (Height Limits and Exceptions). A residential accessory structure shall not exceed a height

of 15 feet; except that an accessory structure may be constructed to the maximum height allowed by the applicable zoning district for a primary structure, where the structure is located at least 40 feet from any property line and it meets any other applicable requirements (e.g., those protecting public views). Further, where floor area is developed beneath a detached parking structure in conformance with Section ~~2220~~.32.130.A.3.b below, the maximum height of the detached structure shall be 30 feet.

- b. **Setback requirements:** ~~Residential accessory structure(s) shall be in compliance with Section 22.20.090 (Setback Requirements and Exceptions). In the coastal zone, r~~Residential accessory structures shall be in compliance with Section ~~2220~~.64.045.(4) (Setback Requirements and Exceptions). Floor area directly beneath a parking structure that is built in reliance on Section ~~2220~~.32.130.B.2 (~~Front Setback Exception~~) may be built to within three feet of the front property line that abuts the adjoining street from which vehicular access is taken, provided the floor area does not extend beyond the footprint of the parking structure.
- c. **Coverage.** The total aggregate floor area of all detached accessory structures shall not exceed 30 percent of the area contained within the boundaries of the setback required in the rear yard except with Design Review approval, which shall be required in addition to and independent of Coastal Development Permit requirements. See Chapter 22.42 (Design Review).
- d. **Floor Area Ratio (FAR).** A detached residential accessory structure shall be subject to the FAR requirements of the applicable zoning district, as FAR is defined in ~~Article VIII Chapter 20.130 (Development Code~~Coastal Zoning Code Definitions).

B. Parking structures. The following additional requirements shall also apply to detached garages and other residential accessory parking structures for parking.

- 1. **Floor area ratio.** A parking structure shall be subject to the FAR requirements, of the applicable zoning district, as FAR is defined in ~~Article VIII Chapter 20.130 (Development~~Coastal Zoning Code Definitions).
- 2. **Front setback exception.** Where the slope of the one-half of the parcel beginning at the street-access side is 20 percent or more, or where the elevation of the parcel at the property line from which vehicular access is taken is five feet or more above or below the elevation of the adjoining street, a garage, carport, or cardeck may be built to within three feet of the front and side property lines that abut the adjoining street from which vehicular access is taken. All portions of the dwelling other than the parking structure shall maintain the setbacks applicable to the primary dwelling in the applicable zoning district. No portion of a residential parking structure, including eaves or roof overhangs, shall extend beyond a property line or into an access easement or street right-of-way.

C. Home occupations. Home occupations are subject to Section ~~2220~~.32.100 (Home Occupations).

D. Tennis and other recreational uses. Private non-commercial outdoor tennis courts and courts for other sports (e.g., racquetball, etc.) accessory to a residential use may be established with Design Review approval in addition to and independent of Coastal Development Permit requirements, in compliance with Chapter 22.42 (Design Review), and are subject to the following requirements:

1. **Fencing.** ~~Court fencing shall be subject to the height limits of Section 22.20.050 (Fencing and Screening Standards). In the coastal zone, e~~Court fencing shall be subject to Section 2220.64.045.(2) (Fencing and Similar Structure Standards).
2. **Lighting.** Court lighting may be prohibited, as a condition of the Design Review approval. If allowed, the court lighting may be installed with a height not exceeding 10 feet, measured from the court surface. The lighting shall be directed downward, shall only illuminate the court, and shall not illuminate adjacent property.

E. Vehicle storage. The storage of vehicles, including incidental restoration and repair, shall be in compliance with Section 2220.20.090.F (Restrictions on the Use of Front Yard Setbacks in Residential Districts), and Chapter 7.56 (Abandoned Vehicles) of the County Code, in addition to and independent of Coastal Development Permit requirements.

F. Workshops or studios. A residential accessory structure intended for engaging in artwork, crafts, handcraft manufacturing, mechanical work, etc. may be constructed or used as a workshop or studio in a residential zoning district solely for: non-commercial hobbies or amusements; maintenance of the primary structure or yards; artistic endeavors (e.g., painting, photography or sculpture); maintenance or mechanical work on vehicles owned or operated by the occupants; or other similar purposes.

Any use of accessory workshops for a commercial activity shall comply with the requirements for Home Occupations in Section 2220.32.100 (Home Occupations) or, where applicable Cottage Industries in Section 2220.32.060 (Cottage Industries).

2220.32.140 – Residential ~~Second Units~~ Accessory Dwelling Units

A. Purpose. This Section is intended to accomplish the following:

1. Meet the County's projected housing needs and provide diverse housing opportunities;
2. Provide needed income for homeowners;
3. Provide ~~second units~~ Accessory Dwelling Units -which are safe and built to code;
4. Provide ~~second units~~ Accessory Dwelling Units which are compatible with the neighborhood and the environment; and
5. Comply with provisions of State law, including those contained in Section 65852.2 of the California Government Code.

- B. Applicability.** The provisions of this Section shall apply to single-family and multi-family residential zoning districts, including the ~~R1, R-2, RA, RR, RE, RSP~~, C-R1, C-R2, C-RA, CRSP, C-RSPS, ~~A, A2, ARP~~, C-ARP, RMP, and C-RMP districts in the unincorporated portions of the County.
- C. Design Characteristics.** ~~A second residential unit~~An Accessory Dwelling Unit shall be designed and constructed as a permanent residence with a minimum of 220 square feet of floor area, including: food preparation facilities which may include kitchen counters and cabinets, a stove, oven, hot plate, microwave, refrigerator, or sink, as determined by the Director; both a separate bathroom and separate entrance intended for the use of the occupants, as determined by the Director. ~~An second unit~~Accessory Dwelling Unit may be established by:
1. The alteration of a single-family unit whereby food preparation facilities are not shared in common;
 2. The conversion of an attic, basement, garage, or other previously uninhabited portion of a single-family unit;
 3. The addition of a separate unit onto the existing single-family unit; or
 4. The conversion or construction of a separate structure on the parcel in addition to the existing single-family unit.
 5. ~~Second units~~Accessory Dwelling Units shall be consistent with all lot coverage and other site development standards per the applicable residential zoning district where such standards are considered on a cumulative basis that include accounting for any existing buildings on site. ~~Second Units~~Accessory Dwelling Units shall conform to all of the zoning and development standards (i.e., lot coverage, height, setbacks, design, FAR, etc.) of the residential zoning district which governs the lot.
- D. Limitation on sale.** ~~A second unit~~An Accessory Dwelling Unit may be rented but shall not be sold separately from the single-family unit.
- E. ~~Second Unit~~Accessory Dwelling Unit Permitting Procedure.** Applications for ~~Second Unit~~Accessory Dwelling Unit Permits that are not otherwise subject to a discretionary permit (e.g., Coastal Development Permit, Design Review, Variance) shall be approved ministerially without discretionary review or public hearing, pursuant to the ~~Second Accessory Dwelling Unit~~ Permit requirements established in Chapter 22.56 (~~Second Unit Residential Accessory Dwelling Unit~~ Permits).
- F. Recordation of ~~Residential Second Unit~~Accessory Dwelling Unit Permits.** Any ~~Residential Second Unit~~Accessory Dwelling Unit Permit granted in compliance with this Section may be recorded in the County Recorder's Office as an informational document in reference to the title of the subject property.
- G. Periodic report.** The Agency shall periodically prepare a report to the Planning Commission and Board on the status of this Section. The report shall include information about the number, size, type, and rent, as available, of each ~~second unit~~Accessory Dwelling Unit by neighborhood. The report shall provide a basis for an evaluation of the effectiveness of this Section.

2220.32.150 – Residential Uses in Commercial/Mixed Use Areas

This section applies to development projects that include residential floor area in the C-VCR, C-H1, C-CP, C-RMPC, and C-RCR zoning districts.

- A. Permit requirement.** Any allowable dwellings shall be accessory to the primary commercial use and shall be designed and sited in a manner that does not conflict with the continuity of store frontages, while maintaining visual interest and a pedestrian orientation. Residential development within the C-VCR zone must also comply with the specific standards contained in 2220.64.170.(A.)(3) (Mixed Uses in Coastal Village Commercial/Residential Zones).

2220.32.160 – Service Stations/Mini-Markets

The retail sales of food and beverage products and other general merchandise in conjunction with a motor vehicle service station is allowed subject to Use Permit approval, in compliance with Chapter 22.48 (Conditional Use Permits), and the following standards.

- A. Sales area.** The maximum allowable floor area for retail sales shall be 175 square feet or 15 percent of the total floor area of the structure whichever is greater. These area limitations may be increased through Use Permit approval provided that the following findings are made:
1. Retail sales shall be subordinate to the primary motor vehicle service station use(s).
 2. The proportion of retail sales to total floor area of the structure(s) shall be limited to an amount that is reasonable to allow sales of a limited number of items for the convenience of travelers as permitted by Subsection B, below.
 3. The size, extent and operation of retail sales shall not conflict with the predominant character of the area surrounding the service station.
 4. The size, extent, and operation of retail sales shall not cause a significant increase in traffic and noise in the area surrounding the service station. B. Allowed products. Retail sales of non-automotive products shall be limited to items for the convenience of travelers, including film, personal care products, and packaged food and beverage items.
- C. Signs.** No exterior signs are allowed to advertise specific items for sale. All on-site signs shall be in compliance with Chapters 22.28 (Signs) and ~~Title 5~~, Chapter 5.40 (Posting of Gasoline Prices) of the County Code, in addition to and independent of Coastal Development Permit requirements, including those specified in Chapter 2220.64.100.(A.)(5) (New Signs).
- D. Parking.** On-site parking shall comply with Sections 24.04.330 through .400 (Parking and Loading) of the County Code, in addition to and independent of Coastal Development Permit requirements, including those specified in Section 2220.64.150 (Transportation), and shall include sufficient spaces for all employees on a single shift.
- E. Restrooms.** Restrooms shall be provided and available to the public.

- F. **Self-service stations.** Establishment of self-service stations or the conversion of existing full-service stations to self-service stations shall require an additional finding by the Zoning Administrator, that the establishment of a self-service station will not adversely affect public health, safety, and welfare by either diminishing the availability of minor emergency help and safety services, including minor motor vehicle repair and public restrooms, or discriminating against individuals needing refueling assistance.

2220.32.161 – Solar Energy Systems

The installation of any solar energy system, as defined in ~~Section~~Chapter ~~2220.130.030~~ (Coastal Zoning Code Definitions), must be sited and designed to be consistent with all required setbacks and height limits of the specific zoning district in which it is proposed. In addition, ground area coverage of the system shall have no significant impacts on environmental quality or wildlife habitats and shall meet all other applicable policies and standards of the LCP.

A. Roof-Mounted Solar Energy System:

1. Allowed as a Principal Permitted Use in all coastal zoning districts.
2. May be exempt from the Coastal Development Permit requirement, consistent with Section 2220.68.050 (Coastal Development Permit Not Required: Exempt Development).
3. May exceed the required height limit of the zoning district in which the project is proposed by no more than two feet. If any part of the solar energy system structure exceeds the required height limit by greater than two feet, findings of consistency with the LCP, including Policies C-DES-1-3, shall be required, in addition to and independent of required Design Review.

B. Free-Standing Solar Energy System:

1. Allowed as a Permitted Use in all coastal zoning districts.
2. Exempt from the minimum yard setback requirements of the zoning district in which the project is proposed if the structure does not exceed a height of eighteen inches above grade at any point.

2220.32.165 – Telecommunications Facilities

This Section establishes permit requirements and standards for the development and operations of telecommunications facilities in compliance with State and Federal law, and the LCP.

- A. **Permit requirements.** Telecommunications facilities are allowable in all zoning districts. All new telecommunications facilities shall require CDP approval, unless exempt pursuant to Section 2220.68.050 (Coastal Development Permit Required: Non-Exempt Development).
- B. **Electromagnetic fields.** The electromagnetic field (EMF) strengths or equivalent planewave power densities generated by the approved facility, in combination with other existing ambient sources of EMF, shall not expose the general public to EMF levels which exceed the Maximum Permitted Exposure levels for electric and magnetic field

strength and equivalent plane-wave power density in the EMF emission guidelines adopted by the Federal Communications Commission (FCC). In the event the FCC adopts a more restrictive Maximum Permitted Exposure Level, or the County adopts a more restrictive EMF exposure standard if allowed by future changes in Federal law, the applicant shall demonstrate compliance with the more restrictive standard unless such a requirement is preempted by State or Federal law.

C. Development standards. In addition to all applicable required standards and findings, including those in the LCP's Community Design and Public Facilities and Services chapters, the following additional development standards shall apply for telecommunications facilities. All telecommunications facilities shall comply with all applicable LCP policies, including those specified below, except when denial would be inconsistent with the Federal Telecommunications Act (FTA) and the reviewing authority finds there is no feasible alternative location. Where denial would be inconsistent with FTA and the reviewing authority finds there is no feasible alternative, approval of the facilities is also subject to all of the following written findings: (1) There is no alternative facility configuration that would avoid impacts inconsistent with all other applicable standards of the certified LCP; (2) Impacts are avoided to the maximum extent feasible; (3) Unavoidable impacts are minimized and mitigated to the maximum extent feasible; and (4) The facility can be found consistent with all otherwise applicable LCP standards.

1. New telecommunication facilities shall not be permitted where co-location on existing facilities would provide equivalent coverage with less impact to coastal resources.
2. The placement of co-located facilities on an existing wireless telecommunication facility shall require a ~~CDP Coastal Development Permit~~, except that if a ~~CDP Coastal Development Permit~~ was issued for the original wireless telecommunication facility and that ~~CDP Coastal Development Permit~~ authorized the proposed new co-location facility, the terms and conditions of the underlying ~~CDP Coastal Development Permit~~ shall remain in effect and no additional ~~CDP Coastal Development Permit~~ shall be required.
3. New telecommunications facilities shall not be permitted in Ridge and Upland Greenbelt areas, unless no other technically feasible and available site exists; provided, wireless communications facilities should be permitted in ridge and upland greenbelt areas where they are co-located with existing structures and are consistent with the policies and programs of the LCP. Applications for new telecommunications facilities in Ridge and Upland Greenbelt areas shall include technical information prepared by qualified professionals that sufficiently demonstrates that no other technically feasible site is available to provide adequate coverage consistent with Federal law requirements. For the purposes of this section, any determination that no other technically feasible site is available shall be made in writing and supported by evidence.
4. New or expanded sites shall ensure co-location and other efficient use of facilities to minimize the need for new sites, particularly on ridgeline and/or visually sensitive locations. Site users and operators shall be encouraged to share and/or consolidate facilities to the greatest extent possible. Facilities that may be shared include buildings, access roads, parking areas, utilities, transmitters, towers and other structures, and antennas.

5. All telecommunication facilities shall be sited and designed to avoid, and where unavoidable, to minimize, visual impacts to the maximum extent feasible, including by visually blending with the predominant landscape, co-locating with existing facilities, landscaping consisting of non-invasive/native plants, coloring and materials to blend with the existing landscape, and shall be the minimum height necessary to provide adequate service coverage consistent with Federal law requirements. A visual analysis of the facility shall be submitted with the application materials to assess the proposed facility at design capacity. The visual analysis shall include a photo-montage or photo-simulation, and/or poles erected at the proposed site. The analysis shall address views of the proposed facility from public vantage points, including views from public roads, trails, lookouts, parks, and beaches. The analysis shall also depict cumulative conditions by including information on existing, approved, and proposed telecommunications facilities that will or may eventually be approved at the proposed site.
6. Telecommunications support facilities such as vaults and equipment rooms, utilities and other support structures shall be placed underground, depressed, earth bermed, or sited below ridgelines or other significant public line of sight to the greatest extent feasible. All facilities shall visually blend with the surrounding built and natural environments.
7. New telecommunications facilities shall protect significant public views as required by Policy C-DES-2 ([Protection of Visual Resources](#)).
8. New telecommunications facilities proposed on parcels restricted by agricultural, open space, scenic or other public easement or restriction will only be permitted in accordance with the terms of such public easement or restriction.
9. Applications for new or expanded telecommunications facilities shall contain long range plans which project market demand and long-range facility expansion needs.
10. Development of telecommunications facilities shall be consistent with LCP policies requiring the protection of coastal resources, including [ESHA Environmentally Sensitive Habitat Areas](#) and prime agricultural land. Such facilities shall be evaluated for the potential for significant adverse effects on plant and animal species, including the potential to interfere with the migratory flyway or flight path used by resident bird species, and where clearing native vegetation is required for facility construction or expansion. Where potential significant effects are identified, appropriate mitigation including siting, design, and monitoring shall be required to avoid, and/or offset if unavoidable, such effects.
11. All coastal [development](#) permit approvals granted for telecommunications facilities shall include a condition that the permit be authorized and renewed via a new [CDPCoastal Development Permit](#) at least every 10 years. When reviewing requests for permit renewal, the Applicant shall incorporate all feasible new or advanced technologies that will reduce previously unavoidable impacts to the maximum extent feasible or the permit will not be renewed.

~~2220~~.32.170 – Tobacco Retail Establishments

This Section establishes permit requirements and standards for the development and operation of tobacco retail establishments.

- A. Permit requirements.** Notwithstanding any provision of this title, a tobacco retailer may be established in the following zoning districts subject to securing a Use Permit or Master Plan where required: ~~C1, CP, OP, H1, IP,~~ C-H1, or C-CP.
- B. Development standards.** No significant tobacco retailer shall be located within 1,000 feet from a parcel occupied by the following uses:
1. Public or private kindergarten, elementary, middle, junior high or high schools;
 2. Licensed child day-care facility or preschool other than a small or large family daycare home;
 3. Public playground or playground area in a public park (e.g., a public park with equipment such as swings and seesaws, baseball diamonds or basketball courts);
 4. Youth or teen center;
 5. Public community center or recreation center;
 6. Arcade;
 7. Public park;
 8. Public library; or
 9. Houses of worship conducting youth programs or youth-oriented activities.
- C. Exceptions.** Notwithstanding any other provisions of this code, nothing in this section shall prohibit the County from approving any of the uses specified above in Subsection B, if they are subsequently proposed to be located within 1,000 feet of an existing significant tobacco retailer, if the appropriate decision-making body finds that the establishment of such uses is necessary to protect the public, health, safety, and welfare, or other substantial governmental interest is thereby served.

~~2220~~.32.180 – Wind Energy Conversion Systems (WECS)

This Section establishes permit requirements for planned zoning districts and non-planned zoning districts and standards for the development and operation of Wind Energy Conversion Systems (WECS) in compliance with Marin County policies and State and Federal laws and allows and encourages the safe, effective, and efficient use of WECS in order to reduce consumption of utility supplied electricity.

~~Chapter 22.60—Purpose and Applicability of Coastal Zone Regulations~~

~~Sections:~~

~~22.60.010—Purpose of Article~~

~~22.60.020—Applicability~~
~~22.60.030—Consistency with Coastal Act~~

~~22.60.010—Purpose of Article~~

~~This Article identifies permit requirements and development standards for proposed development, as defined in Article VIII, in the unincorporated areas of Marin County within the Coastal Zone established by the California Coastal Act of 1976. This Article implements applicable provisions of the Coastal Act and the Marin County Local Coastal Program (LCP) Land Use Plan (LUP), which, among other things identify the location and density of development, provide for visitor serving facilities, provide for public access to and along the coast, and protect significant public views and natural resources. Chapters 22.60 through 22.70 inclusive, along with portions of Chapters 22.32 (Standards for Specific Land Uses) and 22.130 (Definitions) that apply in the coastal zone together constitute the LCP's Implementation Plan.~~

~~22.60.020—Applicability~~

~~The requirements of this Article apply to all proposed development, as defined in Article VIII, within the Coastal Zone. These requirements apply in addition to all other applicable provisions of this Development Code. In the event of any perceived conflict between the requirements of the LCP's Implementation Plan and any other provisions of this Development Code, the Implementation Plan shall control.~~

~~22.60.030—Consistency with Coastal Act~~

~~All development in the Coastal Zone within the County's coastal permitting jurisdiction shall be consistent with the Marin County LCP and, where located between the nearest public road and the sea or the shoreline of any body of water located within the coastal zone, be supported by a specific finding that the development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act.~~

Chapter ~~2220~~.62 – Coastal Zoning Districts and Allowable Land Uses

Sections:

~~2220~~.62.010 – Purpose of Chapter
~~2220~~.62.020 – Applicability
~~2220~~.62.030 – Coastal Zoning Districts Established
~~2220~~.62.040 – Allowable Land Uses and Permit Requirements
~~2220~~.62.050 – Coastal Zoning District Regulations
~~2220~~.62.060 – Coastal Agricultural and Resource-Related Districts
~~2220~~.62.070 – Coastal Residential Districts
~~2220~~.62.080 – Coastal Commercial and Mixed-Use Districts
~~2220~~.62.090 – Coastal Special Purpose and Combining Districts

~~2220~~.62.010 – Purpose of Chapter

This Chapter establishes the zoning districts in areas of the County within the Coastal Zone as mapped on the certified maps for the Marin County Local Coastal Program, identifies allowable uses within those zoning districts, and identifies permit requirements within those zoning districts.

2220.62.020 – Applicability

The provisions of this Chapter apply to all property within the Coastal Zone, including county, state, school, and special district property, but not including federal property. Consistent with Coastal Act Section 30519(b), for development proposed or undertaken on any tidelands, submerged lands, or on public trust lands, whether filled or unfilled, development shall be reviewed against the Coastal Act by the Coastal Commission and the County LCP in those cases may provide non-binding guidance.

2220.62.030 – Coastal Zoning Districts Established

The unincorporated areas of Marin County within the Coastal Zone shall be divided into zoning districts which consistently implement the Marin Countywide Plan and Marin County Local Coastal Program. The following coastal zoning districts are established and shall be shown on the official Zoning Map (Section 22.06.030 (Zoning Map Adopted)).

A. Agricultural and Resource-Related Districts	Map Symbol
Coastal, Agricultural Production Zone	C-APZ
Coastal, Agricultural, Residential Planned	C-ARP
Coastal, Open Area	C-OA
B. Residential Zoning Districts	
Coastal, Residential, Agricultural	C-RA
Coastal, Residential, Single-Family	C-R1
Coastal, Residential, Single-Family Planned	C-RSP
Coastal, Residential, Single-Family Planned, Seadrift Subdivision	C-RSPS
Coastal, Residential, Two-Family	C-R2
Coastal, Residential, Multiple Planned	C-RMP
C. Commercial and Mixed-Use Zoning Districts	
Coastal, Village Commercial/Residential	C-VCR
Coastal, Limited Roadside Business	C-H1
Coastal, Planned Commercial	C-CP
Coastal, Residential/Commercial Multiple Planned	C-RMPC
Coastal, Resort and Commercial Recreation	C-RCR
D. Special Purpose and Combining Districts	
Coastal, Public Facilities	C-PF
Coastal, Minimum Lot Size	B

2220.62.040 – Allowable Land Uses and Coastal Development Permit Requirements

- A. **General requirements for allowed uses.** Proposed development, as defined in ~~Article VIII~~Chapter 20.130 (Coastal Zoning Code Definitions), located within the Coastal Zone shall be consistent with definitions in Chapter 20.130 (Coastal Zoning Code Definitions)~~Article VIII~~, and comply with Chapter ~~2220.32~~ (Standards for Specific Land Uses) and other applicable provisions of this ~~Article~~Coastal Zoning Code.
- B. **Coastal zone permit requirements.** Unless exempted or Categorically Excluded, proposed development within the Coastal Zone shall require approval of a Coastal Development Permit in compliance with Chapter ~~2220.68~~ (Coastal Development Permit Requirements), in addition to any non-~~coastal permits~~ Coastal Development Permit required by the Development Code and ~~this~~ Section ~~22.62.040.B~~.

The uses of land allowed by this Chapter in each coastal zoning district are identified in Tables 5-1, 5-2, and 5-3 (Allowable Land Uses for the Coastal Agricultural and Resource Related Districts, Coastal Residential Districts, and Coastal Commercial and Mixed/Use Districts, respectively) as being:

1. Principally permitted uses, subject to compliance with all applicable provisions of this ~~Development~~Coastal Zoning Code, Coastal Development Permit approval where required, and subject to first obtaining any Building Permit and other non-~~coastal permits~~Coastal Development Permits required by the County Code. A Coastal Development Permit decision for a principal permitted use is appealable to the Coastal Commission only if the project is located in a geographic appeals area as defined by Section ~~2220.70.080.(B.)(1)(a)~~ and ~~(c)(b)~~ (Appealable Development), or if the project constitutes a major public works project or major energy facility. Land divisions are not the principally permitted use in any zoning district. Principal permitted uses are shown as "PP" uses in the tables.
- 2.. Permitted uses, subject to compliance with all applicable provisions of this ~~Development~~Coastal Zoning Code, Coastal Development Permit approval where required, and subject to first obtaining any Building Permit and other non-~~coastal permits~~Coastal Development Permits required by the County Code. A Coastal Development Permit decision for a permitted use is appealable to the Coastal Commission. Permitted uses are shown as "P" uses in the tables.
3. Conditional uses, subject to compliance with all applicable provisions of this ~~Development~~Coastal Zoning Code, Coastal Development Permit approval where required, and subject to first obtaining any Building Permit and other non-~~coastal permits~~Coastal Development Permits required by the County Code, including approval of a Use Permit (Chapters 22.48 (Conditional Use Permits) and 22.50 (Temporary Use Permits)). The Use Permit is not part of the Coastal Development Permit and is not subject to appeal to the Coastal Commission; however, any Coastal Development Permit decision for a conditional use is appealable to the Coastal Commission. Conditional uses are shown as "U " uses in the tables. ~~{See Section 22.70.080 for (Appeal of Coastal Development Permit Decisions)}~~.
4. Land uses that are not listed in Tables 5-1 (Allowed Uses and Permit Requirements for Coastal Agricultural & Resource-Related Districts), 5-2 (Allowed Uses and Permit Requirements for Coastal Residential Districts), and

5-3 (Allowed Uses and Permit Requirements for Coastal Commercial/Mixed-Use Districts) or are not shown in a particular zoning district are not allowed.

C. **Master Plan and Other Non-Local Coastal Program Permit Requirements.** -In addition to and independent of permits required for conformance with the Marin County Local Coastal Program, a Master Plan and/or other local permit such as ~~a Second Unit~~ an Accessory Dwelling Unit -Permit may be required for certain uses. -Please refer to Title 22 (Development Code) ~~Articles II, IV, VI, and VII~~ for development standards that govern these uses. -A Master Plan is required only for the following uses:

1. A subdivision which does not exhaust the potential for residential development based on the Countywide Plan and zoning district densities and floor area ratios.
2. Airparks
3. Cemeteries, columbariums, mausoleums
4. Marinas and harbors
5. Mineral resource extraction
6. Waste disposal sites

2220.62.050 – Coastal Zoning District Regulations

- A. **Purpose.** Sections ~~2220.62.040~~60 through 2220.62.080 (Coastal Districts) and Chapter 22.64 (Coastal Zone Development and Resource Management Standards) determine which land uses are allowable in each zoning district, what land use permits are -required to establish each use, and the basic development standards that apply to allowed land uses in each of the zoning districts established by Section 2220.62.030 (Coastal Zoning Districts Established).
- B. **Single parcel in two zoning districts.** In the event two or more parcels are consolidated through the approval of a lot line adjustment, merger, parcel or Tentative Map, or reversion to acreage in compliance with Title 22, Article VI (Subdivisions), where a single parcel is covered by two or more zoning districts, the consolidated parcel should be reviewed by the Director to determine whether the parcel should be rezoned to a single zoning district.
- C. **Measurements, calculations.** Explanations of how height limits, site coverage requirements, and floor area ratios (FAR) apply to sites and projects are in Chapter 2220.64 (Coastal Zone Development and Resource Management Standards).

2220.62.060 – Coastal Agricultural and Resource-Related Districts

- A. **Purpose of Section.** -This Section provides regulations for development, as defined in ~~Article VIII~~ Chapter 20.130 (Coastal Zoning Code Definitions), proposed within the coastal agricultural and resource-related zoning districts established by Section 2220.62.030 (Coastal Zoning Districts Established). The purpose of these zoning districts is to protect agricultural land, continued agricultural uses and the agricultural economy by maintaining parcels large enough to sustain agricultural production, preventing conversion to non-agricultural uses, and prohibiting uses that are incompatible with long-term agricultural production or the rural character of the

County's Coastal Zone and to preserve important soils, agricultural water sources, and forage to allow continued agricultural production on agricultural lands. (Policy C--AG-1, Agricultural Lands and Resources)

B. Purposes of zoning districts. The purposes of the individual zoning districts are as follows.

- 1. C-APZ (Coastal, Agricultural Production Zone) District.** The C-APZ zoning district is intended to preserve agricultural lands that are suitable for land-intensive or land-extensive agricultural production. (Policy C-AG-2, Coastal Agricultural Production Zone)

The principal permitted use of lands in the C-APZ district is agriculture, limited to the types of agricultural development set forth below and in Land Use Plan Policy C-AG-2, and only allowed when consistent with the development standards set forth in Section 2220.65.040 (C-APZ Zoning District Standards):

- a. Agricultural production: use of land for the breeding, raising, pasturing, and grazing of livestock; the production of food and fiber; the breeding and raising of bees, fish, poultry, and other fowl; the planting, raising, harvesting and producing of agriculture, aquaculture, mariculture, horticulture, viticulture, vermiculture, forestry crops, and plant nurseries;
- b. Agricultural accessory structures and agricultural accessory activities;
- c. Agricultural dwelling units, consisting of
 - (1) One farmhouse or a combination of one farmhouse and one intergenerational home per farm tract, consistent with C-AG-5, including combined total size limits, and;
 - (2) Agricultural worker housing, providing accommodations consisting of not more than 36 beds in group living quarters per legal parcel or 12 units or spaces per legal lot for agricultural workers and their households;
- d. Other Agricultural Uses, limited to the following uses that are appurtenant and necessary to the operation of agriculture;
 - (1) Agricultural product sales and processing of products grown within the farmshed, provided that for sales, the building(s) or structure(s) or outdoor areas used for sales do not exceed an aggregate floor area of 500 square feet, and for processing, the building(s) or structure(s) used for processing activities do not exceed an aggregate floor area of 5,000 square feet;
 - (2) Not for profit educational tours.

Conditional uses in the C-APZ zone, as specified in Table 5-1 of Chapter 2220.62 (Coastal Zoning Districts and Allowable Land Uses), include a second intergenerational home per farm tract, for-profit educational tours, agricultural homestay facilities, agricultural worker housing above 12 units or 36 beds per legal lot and additional agricultural uses and non-agricultural uses including land division, consistent with Section 2220.65.040 (C-APZ Zoning District Standards). Development shall not exceed a maximum density of 1 unit per 60 acres. Densities specified in the zoning are maximums and not entitlements and may not be achieved when the standards of the Agriculture policies and, as applicable, other LCP policies are applied. (Policy C-AG-1, 2 Agricultural Lands and Resources and Coastal and Policy C-AG-2, Coastal Agricultural Production Zone).

The C-APZ zoning district is consistent with the Agriculture 1 land use category of the Marin County Land Use Plan.

2. C-ARP (Coastal, Agricultural, Residential Planned) District. The C-ARP district applies to lands adjacent to residential areas in the Coastal Zone that have potential for agricultural production but promote the concentration of residential development to maintain the maximum amount of land available for agricultural use. ~~The C-ARP district provides flexibility in lot size and building locations to concentrate development to maintain the maximum amount of land for agricultural use, and to maintain the visual, natural resource and wildlife habitat values of subject properties and surrounding areas. The C-ARP district requires the clustering of proposed development. The C-ARP zoning district is consistent with the Agriculture 1, 2, and 3 land use categories of the Marin County Land Use Plan. Residential use shall be the principal permitted use in all parcels with the land use designation of C-AG3; Agriculture shall be the principal permitted use in all parcels with the C-AG1 and C-AG2 land use designations. (Policy C-AG-3, Coastal Agricultural Planned Zone C-ARP)~~

3. C-OA (Coastal, Open Area) District. The C-OA District provides for open space, outdoor recreation, and other open lands, including areas particularly suited for park and recreational purposes, access to beaches, natural drainage channels, and areas that serve as links between major recreation and open space reservations. The C-OA zoning district is consistent with the Public and Quasi Public - Open Space land use category of the Marin County Land Use Plan.

C. Allowed land uses and permit requirements in agricultural/resource districts. Table 5-1 lists the land uses allowed in the agricultural/resource zoning districts within the Coastal Zone, in compliance with Chapter 2220.62 (Coastal Zoning Districts and Allowable Land Uses).

D. Development standards for agricultural- and resource-related districts. Proposed development, as defined in ~~Article VIII Chapter 20.130 (Coastal Zoning Code Definitions)~~, shall comply with all provisions of the LCP, including Chapters 2220.32 ~~as applicable~~ (Standards for Specific Land Uses), this Chapter, Chapter 2220.64 (Coastal Zone Development and Resource Management Standards), 2220.65 (Coastal Zone Planned District Development Standards), 2220.66 (Coastal Zone Community Standards), and 2220.68 (Coastal Development Permit Requirements).

TABLE 5-1-a - ALLOWED USES AND PERMIT REQUIREMENTS FOR COASTAL AGRICULTURAL & RESOURCE-RELATED DISTRICTS

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT			See standards in Section:
	C-APZ Agricultural Production (11)	C-ARP Agricultural Residential Planned (11)	C-OA Open Area (11)	
AGRICULTURE, MARICULTURE				
Agricultural accessory activities	PP	PP(10), P	PP	2220 .32.021
Agricultural accessory structures	PP	PP(10), P	PP	2220 .32.022
Agricultural homestays, 3 or fewer guest rooms	U(6)	P(10)	---	2220 .32.023
Agricultural homestays, 4 or 5 guest rooms	U(6)	U(10)	---	2220 .32.023

Intergenerational Home (first)	PP	---	---	2220.32.024 20.32.02x025
Intergenerational Home (second)	U	---	---	2220.32.024 2220.32.02x025
Farmhouse	PP	PP(10), P	---	2220.32.024; 2220.32.025026
Agricultural processing facilities (<5000sq.ft.)	PP, U	PP (10), U	---	2220.32.026028
Agricultural processing facilities (>5000sq.ft.)	U	U(10)	---	2220.32.026028
Agricultural production	PP	PP(10), P	P	
Agricultural Retail Sales Facility/Farm Stand (<500 sq.ft.)	PP, U	PP(10), P	---	2220.32.027029
Agricultural Retail Sales Facility/Farm Stand (>500 sq.ft.)	U	U(10)	---	2220.32.027029
Agricultural worker housing up to and including 12 units/36 beds	PP	PP(10), P	U	2220.32.024 2220.32.028030
Agricultural worker housing above 12 units/36 beds	U	U	U	2220.32.024 2220.32.028030
Commercial gardening	PP	P	P	
Dairy operations	PP	P	P(4)	2220.32.030035
Educational tours (Not for profit)	PP	P	PP	2220.32.062
Educational tours (For profit)	U	P	P	2220.32.062
Fish hatcheries and game reserves	U	P	P	
Livestock operations, grazing	PP	P	P	2220.32.030035
Livestock operations, large animals	PP	P	---	2220.32.030035
Livestock operations, sales/feed lots, stockyards	P	P	---	2220.32.030035
Livestock operations, small animals	PP	P	---	2220.32.030035
Mariculture/aquaculture	PP	P	---	2220.32.105
Plant nurseries	PP	P	---	
Raising of other food and fiber producing animals not listed under "agricultural production"	U	U	---	2220.32.030035

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirements
PP	Principal permitted use. (2)
P	Permitted use. (2)
U	Conditional use, Use Permit required. (2)
---	Use not allowed. (See 22.02.020.E (Allowable Uses of Land) regarding uses not listed.)

Notes:

- (1) Listed land uses must be consistent with definitions in ~~Article VIII Section~~Chapter 2220.130.030 (~~Development~~Coastal Zoning Code Definitions).
- (4) (2)Design review requirements are contained in Chapter 22.42 (~~Design Review~~) rather than in the LCP and such design review requirements apply independent of, and in addition to, ~~coastal permit~~Coastal Development Permit requirements.
- Dairy operations allowed only on a site of 50 acres or larger.
- (10) Only allowed as a principally permitted use when the legal lot is zoned C-ARP-10 to C-ARP-60, which provide that the principally permitted use of the property shall be for agriculture.
- (11) Agricultural uses and activities that meet the definition of "Agriculture, Ongoing" in Chapter 2220.130 (~~Coastal Zoning Code Definitions~~) and "Coastal Development Permit Not Required: Exempt Development"

in Section 2220.68.050.A.12 (Ongoing Agricultural Activities) shall be processed consistent with those sections

Development shall also be consistent, as applicable, with Chapters 2220.130 (Coastal Zoning Code Definitions), 2220.32 (Coastal Standards for Specific Land Uses), 2220.64 (Coastal Zone Development and Resource Management Standards), 2220.65 (Coastal Zone Planned District Development Standards), 2220.66 (Coastal Zone Community Standards), and 2220.68 (Coastal Development Permit Requirements).

TABLE 5-1-b - ALLOWED USES AND PERMIT REQUIREMENTS FOR COASTAL AGRICULTURAL & RESOURCE-RELATED DISTRICTS (Continued)

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT			See Standards in Section:
	C-APZ Agricultural Production (11)	C-ARP Agricultural Residential Planned (11)	C-OA Open Area (11)	
MANUFACTURING AND PROCESSING USES				
Cottage industries	---	U	---	<u>2220.32.060</u>
Recycling - Scrap and dismantling yards	---	U	---	
RECREATION, EDUCATION, AND PUBLIC ASSEMBLY USES				
Campgrounds	U	U	U	
Educational Tours (for profit)	U	U	P	<u>2220.32.115</u>
Equestrian facilities	U	P	U	<u>2220.32.030035</u>
Golf courses/country clubs	---	---	U	
Horses, donkeys, mules, ponies	P, U	P, U	U	<u>2220.32.030035</u>
Hunting and fishing facilities (Private)	U	P	U	
Hunting and fishing facilities (Public)	U	U	U	
Libraries and museums	---	U	---	
Off-road vehicle courses	---	U	---	
Private residential recreational facilities	U	U	U	
Public Parks and playgrounds	U	U	P	
Religious places of worship	---	U	---	
Rural recreation	---	U	U	
Schools	---	U	U	

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirements
PP	Principal permitted use.
P	Permitted use.
U	Conditional use, Use Permit required.
---	Use not allowed. (See 22.02.020.E <u>(Allowable Uses of Land)</u> regarding uses not listed.)

Notes:

- (1) Listed land uses must be consistent with definitions in Article VIII (Development Code Definitions) Chapter 20.130 (Coastal Zoning Code Definitions). ~~Design review requirements are contained in Chapter 22.42 rather than in the LCP and such design review requirements apply independent of, and in addition to, coastal permit requirements.~~
- (11) Agricultural uses and activities that meet the definition of “Agriculture, Ongoing” in Chapter 22.130 (Coastal Zoning Code Definitions) and “Coastal Development Permit Not Required:

Exempt Development” in Section 2220.68.050.A.12 (Ongoing Agricultural Activities). shall be processed consistent with those sections

Development shall also be consistent, as applicable, with Chapters 2220.130 (Coastal Zoning Code Definitions), 2220.32 (Coastal Standards for Specific Land Uses), 2220.64 (Coastal Zone Development and Resource Management Standards), 2220.65 (Coastal Zone Planned District Development Standards), 2220.66 (Coastal Zone Community Standards), and 2220.68 (Coastal Development Permit Requirements).

TABLE 5-1-c – ALLOWED USES AND PERMIT REQUIREMENTS FOR COASTAL AGRICULTURAL & RESOURCE-RELATED DISTRICTS (Continued)

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT			See Standards in Section:
	C-APZ Agricultural Production (11)	C-ARP Agricultural Residential Planned (11)	C-OA Open Area (11)	
RESIDENTIAL USES				
Affordable housing	—	P	U	Chapter 22.22
Group homes, 6 or fewer residents	P (6)	P	—	2220.32.080
Group homes, 7 or more residents	U (6)	U	—	2220.32.080
Guest houses	—	P (6)	P (6)	2220.32.090
Home occupations	P (6)	P	P (6)	2220.32.100 2220.32.115
Religious residential retreats	—	U	—	
Agricultural Dwelling Unit accessory uses and structures	P (6)	P (6)	P (6)	2220.32.130
Residential care facility, 6 or fewer individuals	P (6)	P	—	2220.32.080
Residential care facility, 7 or more individuals	U (6)	U	—	2220.32.080
Residential second units Accessory Dwelling Units	—	P	—	2220.32.140 2220.32.115
Room rentals	P (6)	P	—	
Single-family dwellings, attached or detached	—	PP	U (7)	2220.62.060
Tennis and other recreational uses	U (6)	U	U	2220.32.130

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirements	Procedure is in Section:
PP	Principal permitted use.	
P	Permitted use.	
U	Conditional use, Use Permit required.	Chapter 22.48
—	Use not allowed. (See 22.02.020.E <u>(Allowable Uses of Land)</u> regarding uses not listed.)	

Notes:

(1) Listed land uses must be consistent with definitions in ~~Article VIII~~ Chapter 20.130 (Development Coastal Zoning Code Definitions). ~~Design review requirements are contained in Chapter 22.42 rather than in the LCP and such design review requirements apply independent of, and in addition to, coastal permit requirements.~~

~~(7) Only dwellings for teachers or custodial staff, or dwellings clearly accessory to the primary use of the site for agricultural purposes allowed.~~

~~(10) Only allowed as a principally permitted use when the legal lot is zoned C-ARP-10 to C-ARP-60.~~

(11) Agricultural uses and activities that meet the definition of “Agriculture, Ongoing” in Chapter 2220.130 (Coastal Zoning Code Definitions) and “Coastal Development Permit Not Required: Exempt Development” in Section 2220.68.050.A.12 (Ongoing Agricultural Activities), shall be processed consistent with those sections

Development shall also be consistent, as applicable, with Chapters 2220.130 (Coastal Zoning Code Definitions), 2220.32 (Coastal Standards for Specific

Land Uses), 2220.64 (Coastal Zone Development and Resource Management Standards), 2220.65 (Coastal Zone Planned District Development Standards), 2220.66 (Coastal Zone Community Standards), and 2220.68 (Coastal Development Permit

Requirements).

TABLE 5-1-d - ALLOWED USES AND PERMIT REQUIREMENTS FOR COASTAL AGRICULTURAL & RESOURCE-RELATED DISTRICTS (Continued)

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT			See Standards in Section:
	C-APZ Agricultural Production (11)	C-ARP Agricultural Residential Planned (11)	C-OA Open Area (11)	
RESOURCE, OPEN SPACE USES				
Mineral resource extraction	U	U	—	23.06
Nature preserves	U	P	P	
Water conservation dams and ponds	U	P	P	
Timber harvesting	U	U	--	23.04
Solar energy systems, roof-mounted	PP	PP	PP	2220 .32.161
Solar energy systems, free-standing	P	P	P	2220 .32.161
RETAIL TRADE USES				
Building materials stores	—	U	—	
Commercial storage and sale of garden supply products	U	U	—	
Sales of agricultural products (see Agriculture Use)		P (10)	U	2220 .32. 027029
Bed and breakfast inns, 3 or fewer guest rooms	U (6)	P (10)	—	2220 .32.040 2220 .32.115
Bed and breakfast inns, 4 or 5 guest rooms	U (6)	U (10)	—	2220 .32.040 2220 .32.115
Child day-care centers	U (6)	U	—	2220 .32.050
Child day-care - Large family day-care homes	P (6)	P	—	2220 .32.050
Child day-care - Small family day-care homes	P (6)	P	—	2220 .32.050
Cemeteries, columbariums, mausoleums	—	U	—	
Kennels and animal boarding	U	U	—	
Public safety/service facilities	U	U	U	
Public utility facilities	U	U	U	
Storage, accessory	P	P	P	
Veterinary clinics and animal hospitals	—	U	—	
Waste disposal sites	U	U	—	

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirements	Procedure is in Section:
PP	Principal permitted use	
P	Permitted use.	
U	Conditional use, Use Permit required.	Chapter 22.48
—	Use not allowed. (See 22.02.020.E (<u>Allowable Uses of Land</u>) regarding uses not listed.)	

Notes:

(1) Listed land uses must be consistent with definitions in ~~Article VIII~~Chapter 20.130 (~~Development~~Coastal Zoning Code Definitions)

~~(2) Design review requirements are contained in Chapter 22.42 rather than in the LCP and such design review requirements apply independent of, and in addition to, Coastal permit requirements.~~

(10) Only allowed when the primary use of the property is for agriculture; see Chapter ~~2220~~.32.115 (Non-Agricultural Uses).

(11) Agricultural uses and activities that meet the definition of “Agriculture, Ongoing” in Chapter 2220.130 (Coastal Zoning Code Definitions) and “Coastal Development Permit Not Required: Exempt Development” in Section 2220.68.050.A.12 (Ongoing Agricultural Activities); shall be processed consistent with those sections

Development shall also be consistent, as applicable, with Chapters 2220.130 (Coastal Zoning Code Definitions), 2220.32 (Coastal Standards for Specific Land Uses), 2220.64 (Coastal Zone Development and Resource Management Standards), 2220.65 (Coastal Zone Planned District Development Standards), 2220.66 (Coastal Zone Community Standards), and 2220.68 (Coastal Development Permit Requirements).

TABLE 5-1-e - ALLOWED USES AND PERMIT REQUIREMENTS FOR COASTAL AGRICULTURAL & RESOURCE-RELATED DISTRICTS (Continued)

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT			See Standards in Section:
	C-APZ Agricultural Production (11)	C-ARP Agricultural Residential Planned (11)	C-OA Open Area (11)	
TRANSPORTATION & COMMUNICATIONS USES				
Airparks	—	U	—	
Marinas and harbors	—	U	U	
Pipelines and utility lines	U	U	U	
Telecommunications facilities	U	U	U	2220 .32.165

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirements (see Section 22.62.040.B)	Procedure is in Section:
PP	Principal permitted use	
P	Permitted use.	
U	Conditional use, Use Permit required.	Chapter 22.48
—	Use not allowed. (See 22.02.020.E (<u>Allowable Uses of Land</u>) regarding uses not listed.)	

Notes:

- (1) Listed land uses must be consistent with definitions in ~~Article VIII~~Chapter 20.130 (~~Development~~Coastal Zoning Code Definitions).
~~Design review requirements are contained in Chapter 22.42 rather than in the LCP and such design review requirements apply independent of, and in addition to, coastal permit requirements.~~
- (11) Agricultural uses and activities that meet the definition of “Agriculture, Ongoing” in Chapter 2220.130 (Coastal Zoning Code Definitions) and “Coastal Development Permit Not Required: Exempt Development” in Section 2220.68.050.A.12 (Ongoing Agricultural Activities); shall be processed consistent with those sections

Development shall also be consistent, as applicable, with Chapters 2220.130 (Coastal Zoning Code Definitions), 2220.32 (Coastal Standards for Specific Land Uses), 2220.64 (Coastal Zone Development and Resource Management Standards), 2220.65 (Coastal Zone Planned District Development Standards), 2220.66 (Coastal Zone Community Standards), and 2220.68 (Coastal Development Permit Requirements).

2220.62.070 – Coastal Residential Districts

- A. Purpose of Section.** -This Section provides regulations for development and new land uses, as defined in ~~Article VIII~~Chapter 20.130 (Coastal Zoning Code Definitions), in the coastal residential zoning districts established consistent with Marin County Local Coastal Program policies by Section 2220.62.020 (Coastal Zoning Districts Established).

B. Purposes of zoning districts. -The purposes of the individual zoning districts are as follows:

1. **C-RA (Coastal, Residential, Agricultural) District.** -The C-RA zoning district provides areas for residential use within the context of small-scale agricultural and agriculturally related uses, subject to specific development standards. -The C-RA zoning district is consistent with the Single-Family Residential 3, 4, 5, and 6 land use categories of the Marin County Land Use Plan.
2. **C-R1 (Coastal, Residential, Single-Family) District.** -The C-R1 zoning district provides areas for detached single-family homes, similar and related compatible uses. -The C-R1 zoning district is consistent with the Single-Family Residential 3, 4, 5, and 6 land use categories of the Marin County Land Use Plan.
3. **C-RSP (Coastal, Residential, Single-Family Planned) District.** -The C-RSP zoning district provides areas for detached single-family homes, similar and related compatible uses, which are designed in compliance with Marin County Local Coastal Program policies. -This Section establishes no specific setback requirements, so that development may be designed for maximum compatibility with sensitive site characteristics. -The C-RSP zoning district is consistent with all Single-Family Residential land use categories of the Marin County Land Use Plan.
4. **C-RSPS (Coastal, Residential, Single-Family Planned) District (Seadrift Subdivision).** The C-RSPS zoning district is applied to areas within the Seadrift Subdivision intended for detached single-family homes, and similar and related compatible uses, which are designed in compliance with Marin County Local Coastal Program policies. -This Section establishes no specific setback requirements, so that development may be designed for maximum compatibility with sensitive site characteristics unique to the Seadrift sandspit and lagoon, Bolinas lagoon, and the beaches adjacent to the Subdivision. -The C-RSPS zoning district is consistent with all Single-Family Residential land use categories of the Marin County Land Use Plan.
5. **C-R2 (Coastal, Residential, Two-Family) District.** -The C-R2 zoning district provides areas for attached two-family housing units, detached single-family homes consistent with Land Use Plan Policy C-CD-23 ([Multi-Family Residential Development in Multi-Family Zones](#)), and similar and related compatible uses. -The C-R2 zoning district is consistent with the Multi-Family Residential 2 land use category of the Marin County Land Use Plan.
6. **C-RMP (Coastal, Residential, Multiple Planned) District.** -The C-RMP zoning district provides areas for varied types of residential development, and similar and related compatible uses, designed in compliance with Marin County Local Coastal Program policies. -This Section establishes no specific setback requirements, so that development may be designed for maximum compatibility with sensitive site characteristics. -The C-RMP zoning district is consistent with the Planned Residential and other Multi-Family Residential land use categories of the Marin County Land Use Plan.

- C. Allowable land uses and permit requirements in residential districts.** -Table 5-2 (Allowed Uses and Permit Requirements for Coastal Residential Districts) lists the land uses allowed in the residential zoning districts within the Coastal Zone, in compliance with Section ~~2220~~.62.040 (Allowable Land Uses and Permit Requirements).
- D. Development standards for residential districts.** -Proposed development and new land uses, as defined in ~~Article VII~~Chapter 20.130 (Coastal Zoning Code Definitions), shall be consistent with the land use definitions in ~~Article VII~~Chapter 20.130 (Coastal Zoning Code Definitions), and shall comply with the provisions of Chapters ~~2220~~.32 (Standards for Specific Land Uses) as applicable (~~Standards for Specific Land Uses~~) and all other applicable provisions of this ~~Article~~Title.

TABLE 5-2-a - ALLOWED USES AND PERMIT REQUIREMENTS FOR COASTAL RESIDENTIAL DISTRICTS

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT						See <u>Permit Requirements and Standards</u>
	C-RA Residential Agri- cultural	C-R1 Single Family	C-R2 Two Family	C-RSPS Single Family Seadrift Sub- division	C-RSP Single Family Planned	C-RMP Multiple Planned	
AGRICULTURAL							
Agricultural accessory structures	P	P	P	—	P	P	2220 .32.022
Agricultural processing	U	—	—	—	—	—	
Agricultural production	P	P	P	—	P	P	
Agricultural worker housing	P	—	—	—	—	—	2220 .32. 028 <u>030</u>
Commercial gardening	P	P	P	—	P	P	
Livestock operations, grazing	—	—	—	—	U (4)	U (4)	2230 .32. 030 <u>035</u>
Livestock operations, large animals	P	—	—	—	—	—	2220 .32. 030 <u>035</u>
Livestock operations, small animals	P	P	P	—	P	P	22 .32. 030 <u>035</u>
Mariculture/aquaculture	U	—	—	—	U	U	2220 .32.105
Plant nurseries, with on-site sales	U	U	U	—	U	U	
Plant nurseries, without on-site sales	P	P	P	—	P	P	
MANUFACTURING & PROCESSING USES							
Cottage industries	U	U	U	U	U	U	2220 .32.060

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirements	Procedure is in Section:
PP	Principal permitted use	
P	Permitted use. (2)	
U	Conditional use, Use Permit required. (2)	Chapter 22.48
—	Use not allowed. (See 22.02.020.E (<u>Allowable Uses of Land</u>) regarding uses not listed.)	

Notes:

- (1) Listed land uses must be consistent with definitions in ~~Article VIII~~Chapter 20.130 (~~Development~~Zoning Code Definitions).
- (2) Design review requirements are contained in Chapter 22.42 (~~Design Review~~) rather than in the LCP and such design review requirements apply independent of, and in addition to, ~~coastal permit~~Coastal Development Permit requirements.
- (4) Allowed only where a maximum density of one unit per three acres or larger is required.

Development shall also be consistent, as applicable, with Chapters ~~2220~~.130 (~~Coastal Zoning Code~~ Definitions), ~~2220~~.32 (Standards for Specific Land Uses), ~~2220~~.64 (Coastal Zone Development and Resource Management Standards), ~~2220~~.65 (Coastal Zone Planned District Development Standards), ~~2220~~.66 (Coastal Zone Community Standards), and ~~2220~~.68 (Coastal ~~Development~~ Permit Requirements).

TABLE 5-2-b - ALLOWED USES AND PERMIT REQUIREMENTS FOR COASTAL RESIDENTIAL DISTRICTS (Continued)

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT						See <u>Permit Requirements</u> and Standards in Section:
	C-RA Residential Agri-cultural	C-R1 Single Family	C-R2 Two Family	C-RSPS Single Family Seadrift Sub-division	C-RSP Single Family Planned	C-RMP Multiple Planned	
RESOURCE, OPEN SPACE USES							
Nature preserves	P	P	P	P	P	P	
Solar energy systems, roof-mounted	PP	PP	PP	PP	PP	PP	2220 .32.161
Solar energy systems, free-standing	P	P	P	P	P	P	2220 .32.161
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES							
Community centers	U	U	U	U	U	U	
Equestrian facilities	U	—	—	—	U	U	2220 .32.030035
Horses, donkeys, mules, ponies	P	P	P	—	U	U	2220 .32.030035
Libraries and museums	U	U	U	U	U	U	
Private residential recreation facilities	U	U	U	U	U	U	
Public parks and playgrounds	U	U	U	U	U	P	
Public buildings	U	U	U	U	U	U	
Religious places of worship	U	U	U	U	U	U	
Schools	U	U	U	U	U	U	

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirements	Procedure is in Section:
PP	Principal permitted use	
P	Permitted use. (2)	
U	Conditional use, Use Permit required. (2)	Chapter 22.48
—	Use not allowed. (See 22.02.020.E (Allowable Uses of Land) regarding uses not listed.)	

Notes:

- (1) Listed land uses must be consistent with definitions in ~~Article VIII~~Chapter 20.130 (~~Development~~Coastal Zoning Code Definitions).
- (2) Design review requirements are contained in Chapter 22.42 (~~Design Review~~) rather than in the LCP and such design review requirements apply independent of, and in addition to, ~~coastal permit~~Coastal Development Permit requirements.

Development shall also be consistent, as applicable, with Chapters ~~2220~~.130 (~~Coastal Zoning Code~~ Definitions), ~~2220~~.32 (Standards for Specific Land Uses), ~~2220~~.64 (Coastal Zone Development and Resource Management

Standards), 2220.65 (Coastal Zone Planned District Development Standards), 2220.66 (Coastal Zone Community Standards), and 2220.68 (Coastal Development Permit Requirements).

TABLE 5-2-c - ALLOWED USES AND PERMIT REQUIREMENTS FOR COASTAL RESIDENTIAL DISTRICTS (Continued)

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT						See <u>Permit</u>
	C-RA Residential Agri- cultural	C-R1 Single Family	C-R2 Two Family	C-RSPS Single Family Seadrift Sub- division	C-RSP Single Family Planned	C-RMP Multiple Planned	<u>Requirements</u> and <u>Standards in</u> Section:
RESIDENTIAL USES							
Affordable housing	PP	PP	PP	PP	PP	PP	<u>2220</u> .32.080
Group homes, 6 or fewer residents	P	P	P	P	P	P	<u>2220</u> .32.080
Group homes, 7 or more residents	U	U	U	U	U	U	<u>2220</u> .32.080
Guest houses	P	P	P	P	P	P	<u>2220</u> .32.090
Home occupations	P	P	P	P	P	P	<u>2220</u> .32.100
Multi-family dwellings	—	—	—	—	—	PP	
Organizational houses	U	U	U	----	U	U	
Room rentals	PP	PP	PP	PP	PP	PP	
Residential accessory uses and structures	PP	PP	PP	PP	PP	PP	<u>2220</u> .32.130
Residential care facility, 6 or fewer individuals	P	P	P	P	P	P	
Residential care facility, 7 or more individuals	U	U	U	U	U	U	
<u>Residential second units</u> <u>Accessory Dwelling Units</u>	PP	PP	PP	PP	PP	PP	<u>2220</u> .32.140
Single-family dwellings	PP	PP	PP	PP	PP	PP	
Two-family dwellings	—	—	PP	—	—	PP	

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirements	Procedure is in Section:
PP	Principal permitted use	
P	Permitted use. (2)	
U	Conditional use, Use Permit required. (2)	Chapter 22.48
—	Use not allowed. (See 22.02.020.E <u>(Allowable Uses of Land)</u> regarding uses not listed.)	

Notes:

- (1) Listed land uses must be consistent with definitions in Article VIII Chapter 20.130 (Development Coastal Zoning Code Definitions).
- (2) Design review requirements are contained in Chapter 22.42 (Design Review) rather than in the LCP and such design review requirements apply independent of, and in addition to, coastal permit Coastal Development Permit requirements.

Development shall also be consistent, as applicable, with Chapters 2220.130 (Coastal Zoning Code Definitions), 2220.32 (Standards for Specific Land Uses), 2220.64 (Coastal Zone Development and Resource Management Standards), 2220.65 (Coastal Zone Planned District Development Standards), 2220.66 (Coastal Zone Community Standards), and 2220.68 (Coastal Development Permit Requirements).

TABLE 5-2-d - ALLOWED USES AND PERMIT REQUIREMENTS FOR COASTAL RESIDENTIAL DISTRICTS (Continued)

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT						See <u>Permit Requirements and Standards</u> in Section:
	C-RA Residential Agri- cultural	C-R1 Single Family	C-R2 Two Family	C-RSPS Single Family Seadrift Sub- division	C-RSP Single Family Planned	C-RMP Multiple Planned	
RETAIL TRADE USES							
Sale of agricultural products produced on site	U	U	U	—	U	U	
SERVICE USES							
Bed and breakfast, 3 or fewer guest rooms	P	P	P	P	P	P	<u>2220</u> .32.040
Bed and breakfast, 4 or 5 guest rooms	U	U	U	U	U	U	<u>2220</u> .32.040
Child day-care centers	U	U	U	U	U	U	<u>2220</u> .32.050
Child day-care, large family day-care homes	P	P	P	P	P	P	<u>2220</u> .32.050
Child day-care, small family day-care homes	P	P	P	P	P	P	<u>2220</u> .32.050
Kennels and animal boarding	U	—	—	—	—	—	
Public utility or safety facilities	U	U	U	U	U	U	
TRANSPORTATION & COMMUNICATIONS USES							
Pipelines and utility lines	U	U	U	U	U	U	
Telecommunications facilities	U	U	U	U	U	U	<u>2220</u> .32.165

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirements	Procedure is in Section:
PP	Principal permitted use	
P	Permitted use. (2)	
U	Conditional use, Use Permit required. (2)	Chapter 22.48
—	Use not allowed. (See 22.02.020.E (Allowable Uses of Land) regarding uses not listed.)	

Notes:

- (1) Listed land uses must be consistent with definitions in [Article VIII Chapter 20.130 \(Development Coastal Zoning Code Definitions\)](#).
- (2) Design review requirements are contained in Chapter 22.42 ([Design Review](#)) rather than in the LCP and such design review requirements apply independent of, and in addition to, ~~coastal permit~~ [Coastal Development Permit](#) requirements.

Development shall also be consistent, as applicable, with Chapters [2220.130 \(Coastal Zoning Code Definitions\)](#), [2220.32 \(Standards for Specific Land Uses\)](#), [2220.64 \(Coastal Zone Development and Resource Management Standards\)](#), [2220.65 \(Coastal Zone Planned District Development Standards\)](#), [2220.66 \(Coastal Zone Community Standards\)](#), and [2220.68 \(Coastal \[Development\]\(#\) Permit Requirements\)](#).

2220.62.080 – Coastal Commercial and Mixed-Use Districts

- A. Purpose of Section.** -This Section provides regulations for development, as defined in ~~Article VIII~~Chapter 20.130 (Coastal Zoning Code Definitions), in the coastal commercial and mixed-use zoning districts established by Section 2220.62.030 (Coastal Zoning Districts Established).
- B. Purposes of zoning districts.** -The purposes of the individual coastal commercial and mixed use zoning districts are as follows:
- 1. C-VCR (Coastal, Village Commercial/Residential) District.** -The C-VCR zoning district is intended to: -maintain the established historical character of village commercial areas; promote village commercial self-sufficiency; foster opportunities for village commercial growth, including land uses that serve coastal visitors; maintain a balance between resident-serving and non-resident-serving commercial uses; protect established residential, commercial, and light industrial uses; and maintain community scale. -The C-VCR zoning district is consistent with the Neighborhood Commercial land use category of the Marin County Land Use Plan.
 - 2. C-H1 (Coastal, Limited Roadside Business) District.** -The C-H1 zoning district is intended for rural areas suitable for businesses that serve the motoring public. -The C-H1 zoning district is consistent with the General Commercial/Mixed-Use land use category of the Marin County Land Use Plan.
 - 3. C-CP (Coastal, Planned Commercial) District.** -The C-CP zoning district is intended to create and protect areas suitable for a full range of commercial and institutional uses in compliance with the Marin County Local Coastal Program. The C-CP zoning district is consistent with the General Commercial/Mixed-Use land use category of the Marin County Land Use Plan.
 - 4. C-RMPC (Coastal, Residential/Commercial Multiple Planned) District.** The C-RMPC zoning district is intended to create and protect areas suitable for a mixture of residential and commercial uses in compliance with the Marin County Local Coastal Program. -The C-RMPC zoning district is consistent with the General Commercial/Mixed-Use land use category of the Marin County Land Use Plan.
 - 5. C-RCR (Coastal, Resort and Commercial Recreation) District.** -The C-RCR zoning district is intended to create and protect areas for resort facilities, with emphasis on public access to recreational areas within and adjacent to developed areas. -The C-RCR zoning district is consistent with the Recreational Commercial land use category of the Marin County Land Use Plan.
- C. Allowed land uses and permit requirements in commercial/mixed use districts.** Table 5-3 (Allowed Use and Permit Requirements for Coastal Commercial/Mixed-Use Districts) lists the land uses allowed in the commercial zoning districts within the Coastal Zone, in compliance with Section 2220.62.040 (Allowable Land Uses and Permit Requirements).
- D. Development standards for Commercial/Mixed-use districts.** Proposed development, as defined in ~~Article VIII~~Chapter 20.130 (Coastal Zoning Code

Definitions), shall comply with the LCP, including the provisions of Chapters 2220.32 as applicable (Standards for Specific Land Uses), 2220.64 (Coastal Zone Development and Resource Management Standards), 2220.65 (Coastal Zone Planned District Development Standards), 2220.66 (Coastal Zone Community Standards), and 2220.68 (Coastal Development Permit Requirements).

TABLE 5-3-a - ALLOWED USES AND PERMIT REQUIREMENTS FOR COASTAL COMMERCIAL/MIXED-USE DISTRICTS

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT					See <u>Permit Requirements and Standards</u> in Section
	C-VCR Village Commercial Residential	C-H1 Limited Roadside Business	C-CP Planned Commercial	C-RMPC Residential Commercial Multiple Planned	C-RCR Resort and Commercial Recreation	
AGRICULTURAL, RESOURCE & OPEN SPACE						
Agricultural production	P	P	P	P	—	
Commercial gardening	P	P	P	P	—	
Mariculture/aquaculture	P	P	P	P	—	<u>2220</u> .32.105
Plant nurseries, with or without on-site sales	P	P	P	P	—	
Solar energy systems, roof-mounted	PP	PP	PP	PP	PP	<u>2220</u> .32.161
Solar energy systems, free-standing	P	P	P	P	P	<u>2220</u> .32.161
MANUFACTURING & PROCESSING USES						
Beverage production	U	—	U	U	—	
Boat manufacturing and sales	U	—	U	U	—	
Cottage Industries	U	—	—	U	—	<u>2220</u> .32.060
Food products	U	U	U	U	—	
Furniture and fixtures	U	—	U	U	—	
Laundries and dry-cleaning plants	U	—	—	U	—	
Recycling facilities		U		U		
Recycling – Reverse vending machines	P	P	P	P	P	
Seafood processing and sales	U	—	U	U	—	

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirements	Procedure is in Section:
PP	Principal permitted use	
P	Permitted use. (2)	
U	Conditional use, Use Permit required. (2)	Chapter 22.48
—	Use not allowed. (See 22.02.020.E (<u>Allowable Uses of Land</u>) regarding uses not listed.)	

Notes:

- (1) Listed land uses must be consistent with definitions in Article VIII Chapter 20.130 (Development Coastal Zoning Code Definitions).
- (2) Design review requirements are contained in Chapter 22.42 (Design Review) rather than in the LCP and such design review requirements apply independent of, and in addition to, ~~coastal permit~~ Coastal Development Permit requirements.

Development shall also be consistent, as applicable, with Chapters 2220.130 (Coastal Zoning Code Definitions), 2220.32 (Standards for Specific Land Uses), 2220.64 (Coastal Zone Development and Resource Management

Standards), [2220.65](#) (Coastal Zone Planned District Development Standards), [2220.66](#) (Coastal Zone Community Standards), and [2220.68](#) (Coastal [Development](#) Permit Requirements).

TABLE 5-3-b – ALLOWED USES AND PERMIT REQUIREMENTS FOR COASTAL COMMERCIAL/MIXED USE DISTRICTS (Continued)

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT					See <u>Permit Requirements and Standards</u> in Section
	C-VCR Village Commercial Residential	C-H1 Limited Roadside Business	C-CP Planned Commercial	C-RMPC Residential Commercial Multiple Planned	C-RCR Resort and Commercial Recreation	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES						
Community centers	U	P	U	U	U	
Golf courses/country clubs	—	—	—	—	U	
Health/fitness facilities	U	—	U	U	U	
Indoor recreation centers	U	—	U	U	U	
Libraries and museums	U	P	U	U	U	
Membership organization facilities	U	U	U	U	—	
Outdoor commercial recreation	—	U	—	—	U	
Public parks and playgrounds	U	U	U	U	U	
Religious places of worship	U	U	U	U	U	
Schools	U	U	U	U	U	
Sport facilities and outdoor public assembly	U	U	U	U	U	
Studios for dance, art, music, photography, etc.	U	U	U	U	U	
Theaters and meeting halls	U	U	U	U	U	

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirements	Procedure is in Section:
PP	Principal permitted use	
P	Permitted use. (2)	
U	Conditional use, Use Permit required. (2)	Chapter 22.48
—	Use not allowed. (See 22.02.020.E (Allowable Uses of Land) regarding uses not listed.)	

Notes:

- (1) Listed land uses must be consistent with definitions in [Article VIII Chapter 20.130](#) ([Development Coastal Zoning Code](#) Definitions).
- (2) Design review requirements are contained in Chapter 22.42 ([Design Review](#)) rather than in the LCP and such design review requirements apply independent of, and in addition to, ~~coastal permit~~ [Coastal Development Permit](#) requirements.

Development shall also be consistent, as applicable, with Chapters [2220.130](#) ([Coastal Zoning Code](#) Definitions), [2220.32](#) (Standards for Specific Land Uses), [2220.64](#) (Coastal Zone Development and Resource Management Standards), [2220.65](#) (Coastal Zone Planned District Development Standards), [2220.66](#) (Coastal Zone Community Standards), and [2220.68](#) (Coastal [Development](#) Permit Requirements).

TABLE 5-3-c - ALLOWED USES AND PERMIT REQUIREMENTS FOR COASTAL COMMERCIAL/MIXED USE DISTRICTS (Continued)

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT					See Permit Requirements and Standards
	C-VCR Village	C-H1 Limited	C-CP Planned	C-RMPC Residential	C-RCR Resort and	

	Commercial Residential (3), (4)	Roadside Business	Commercial	Commercial Multiple Planned	Commercial Recreation	in Section
RESIDENTIAL USES						
Affordable housing	PP, PP	U	U	P	P (9)	
Group homes, 6 or fewer residents	PP, PP	U	—	P	—	2220.32.080
Group homes, 7 or more residents	U	U	—	U	—	2220.32.080
Guest houses	PP, PP	U	—	P	—	2220.32.090
Home occupations	PP, PP	U	—	P	—	2220.32.100
Multi-family dwellings	U	U	U	P	(9)	2220.32.150
Organizational houses	U	U	—	U	—	
Residential accessory uses and structures	PP, PP	U	—	P	—	2220.32.130
Residential Second Units Accessory Dwelling Units	PP, PP	P	P	P	—	2220.32.140
Room rentals	PP, PP	U	—	P	—	
Single-family dwellings	PP, PP	U	U	P	(9)	2220.32.150
Tennis and other recreational uses	U	U	U	P	—	2220.32.130
Two-family dwellings	U	U	U	P	(9)	2220.32.150

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirements	Procedure is in Section:
PP	Principal permitted use	
P	Permitted use. (2)	
U	Conditional use, Use Permit required. (2)	Chapter 22.48
—	Use not allowed. (See 22.02.020.E (<u>Allowable Uses of Land</u>) regarding uses not listed.)	

Notes:

- Listed land uses must be consistent with definitions in ~~Article VIII~~ Chapter 20.130 (~~Development~~ Coastal Zoning Code Definitions).
- Design review requirements are contained in Chapter 22.42 (Design Review) rather than in the LCP and such design review requirements apply independent of, and in addition to, ~~coastal permit~~ Coastal Development Permit requirements.
- Within the mapped village commercial core area of the C-VCR zone, Commercial shall be the principal permitted use and Residential shall be a permitted use. In this area Residential shall be limited to: (a) the upper floors, and/or (b) the lower floors if not located on the road-facing side of the property. Residential uses on the ground floor of a new or existing structure of the road-facing side of the property shall only be allowed provided that the development maintains and/or enhances the established character of village commercial core areas.
The maintenance and repair of any legal existing residential use shall be exempt from the above provision and shall be permitted.
- Outside of the mapped village commercial core area of the C-VCR zone, Residential shall be principal permitted use.
- ~~(8) All dwellings in these zoning districts shall be accessory to the primary commercial use. See 22.32.150 (Residential Uses in Commercial/Mixed Use Areas).~~
- Employee housing is permitted with Design Review requirements independent of and in addition to Coastal Development Permit requirements. See Chapter 22.42 (Design Review). Such housing would be a Conditional Use.

Development shall also be consistent, as applicable, with Chapters 2220.130 (Coastal Zoning Code Definitions), 2220.32 (Standards for Specific Land Uses), 2220.64 (Coastal Zone Development and Resource Management Standards), 2220.65 (Coastal Zone Planned District Development Standards), 2220.66 (Coastal Zone Community Standards), and 2220.68 (Coastal Development Permit Requirements).

TABLE 5-3-d - ALLOWED USES AND PERMIT REQUIREMENTS FOR COASTAL COMMERCIAL/MIXED USE DISTRICTS (Continued)

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT					See Permit Requirements and Standards in Section
	C-VCR Village Commercial Residential (3), (4)	C-H1 Limited Roadside Business	C-CP Planned Commercial	C-RMPC Residential Commercial Multiple Planned	C-RCR Resort and Commercial Recreation	
RETAIL TRADE USES						
Accessory retail uses	PP, P	U	PP	PP	—	2220 .32.020
Auto, mobile home, vehicle and parts sales, new	U	—	—	U	—	
Auto sales, used	U	—	—	U	—	
Bars and drinking places	U	—	U	U	U	
Building material stores	U	U	U	U	—	
Farmers' markets	U	U	U	U	—	
Fuel and ice dealers	U	U	U	U	—	
Furniture, furnishings, and equipment stores	PP, P	U	PP	PP	—	
Grocery stores	PP, P	U	PP	PP	—	
Liquor stores	PP, P	U	PP	PP	—	
Outdoor retail sales and activities	U	U	U	U	—	
Outdoor retail sales, temporary	U	U	U	U	—	
Restaurants, 40 patrons or less	PP, P	PP	PP	PP	U	
Restaurants, more than 40 patrons	U	U	U	U	U	
Restaurants, with liquor and/or entertainment	U	U	U	U	U	
Restaurants, take-out, fast food	U	U	U	U	U	
Retail stores, general merchandise	PP, P	U	PP	PP	—	
Retail stores, visitor/collector	U	U	U	U	—	
Second hand stores	U	U	U	U	—	
Shopping centers	U	U	U	U	—	
Tobacco retail establishments	—	U	U	—	—	2220 .32.170

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirements	Procedure is in Section:
PP	Principal permitted use	
P	Permitted use. (2)	
U	Conditional use, Use Permit required. (2)	Chapter 22.48
—	Use not allowed. (See 22.02.020.E <u>(Allowable Uses of Land)</u> regarding uses not listed.)	

Notes:

- (1) Listed land uses must be consistent with definitions in Article VIII Chapter 20.130 (Development Coastal Zoning Code Definitions).
- (2) Design review requirements are contained in Chapter 22.42 (Design Review) rather than in the LCP and such design review requirements apply independent of, and in addition to, coastal permit Coastal Development Permit requirements.
- (3) Within the mapped village commercial core area of the C-VCR zone, Commercial shall be the principal permitted use and Residential shall be a permitted use. In this area Residential shall be limited to: (a) the upper floors, and/or (b) the lower floors if not located on the road-facing side of the property. Residential uses on the ground floor of a new or existing structure of the road-facing side of the property shall only be allowed provided that the development

maintains and/or enhances the established character of village commercial core areas. The maintenance and repair of any legal existing residential use shall be exempt from the above provision and shall be permitted.

- (4) Outside of the mapped village commercial core area of the C-VCR zone, Residential shall be principal permitted use.

Development shall also be consistent, as applicable, with Chapters [2220.130](#) ([Coastal Zoning Code](#) Definitions), [2220.32](#) (Standards for Specific Land Uses), [2220.64](#) (Coastal Zone Development and Resource Management Standards), [2220.65](#) (Coastal Zone Planned District Development Standards), [2220.66](#) (Coastal Zone Community Standards), and [2220.68](#) (Coastal [Development](#) Permit Requirements).

TABLE 5-3-e - ALLOWED USES AND PERMIT REQUIREMENTS FOR COASTAL COMMERCIAL/MIXED USE DISTRICTS (Continued)

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT					See Permit Requirements and Standards in Section
	C-VCR Village Commercial Residential (3), (4)	C-H1 Limited Roadside Business	C-CP Planned Commercial	C-RMPC Residential Commercial Multiple Planned	C-RCR Resort and Commercial Recreation	
SERVICE USES						
Automatic teller machine (ATM), not at bank	PP, P	P	PP	PP	P	
Banks and financial services (no drive-thru)	PP, P	—	PP	PP	—	
Bed and breakfast, 3 or fewer guest rooms	PP, P	U	—	PP	—	2220.32.040
Bed and breakfast, 4 or 5 guest rooms	U	U	—	U	—	2220.32.040
Business support services	P	—	P	P	—	
Cemeteries, columbariums and mortuaries	—	U	—	U	—	
Child day-care centers	U	U	U	U	—	2220.32.050
Child day-care, large family day-care homes	P	P	P	P	—	2220.32.050
Child day-care, small family day-care homes	P	P	P	P	—	2220.32.050
Construction yards	—	—	—	U	—	
Homeless shelters	—	—	P	—	—	2220.32.095
Hotels and motels	U	U	U	U	PP	
Medical services - Clinics and laboratories	U	U	U	U	—	
Medical services - Hospitals and extended care	U	U	U	U	U	
Offices	PP, P	U	PP	PP	—	
Personal services	PP, P	—	PP	PP	—	
Public utility or safety facilities	U	U	U	U	U	
Repair and maintenance – consumer products	P	—	P	P	—	
Repair and maintenance – vehicles	U	U	U	U	—	
Service stations	U	U	U	U	U	2220.32.160
Storage, accessory	P	P	P	P	U	
Veterinary clinics and animal hospitals	U	U	U	U	—	
Warehousing	U	—	U	U	—	

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirements	Procedure is in Section:
PP	Principal permitted use	
P	Permitted use. (2)	
U	Conditional use, Use Permit required. (2)	Chapter 22.48
—	Use not allowed. (See 22.02.020.E (Allowable Uses of Land) regarding uses not listed.)	

Notes:

- (1) Listed land uses must be consistent with definitions in [Article VIII Chapter 20.130 \(Development Coastal Zoning Code Definitions\)](#).
- (2) Design review requirements are contained in Chapter 22.42 ([Design Review](#)) rather than in the LCP and such design review requirements apply independent of, and in addition to, ~~coastal permit~~ [Coastal Development Permit](#) requirements.
- (3) Within the mapped village commercial core area of the C-VCR zone, Commercial shall be the principal permitted use and Residential shall be a permitted use. In this area Residential shall be limited to: (a) the upper floors, and/or (b) the lower floors if not located on the road-facing side of the property. Residential uses on the ground floor of a new or existing structure of the road-facing side of the property shall only be allowed provided that the development maintains and/or enhances the established character of village commercial core areas. The maintenance and repair of any legal existing residential use shall be exempt from the above provision and shall be permitted.
- (4) Outside of the mapped village commercial core area of the C-VCR zone, Residential shall be principal permitted use.

Development shall also be consistent, as applicable, with Chapters [2220.130 \(Coastal Zoning Code Definitions\)](#), [2220.32 \(Standards for Specific Land Uses\)](#), [2220.64 \(Coastal Zone Development and Resource Management Standards\)](#), [2220.65 \(Coastal Zone Planned District Development Standards\)](#), [2220.66 \(Coastal Zone Community Standards\)](#), and [2220.68 \(Coastal \[Development\]\(#\) Permit Requirements\)](#).

TABLE 5-3-f - ALLOWED USES AND PERMIT REQUIREMENTS FOR COASTAL COMMERCIAL/MIXED USE DISTRICTS (Continued)

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT					See Permit Requirements and Standards in Section
	C-VCR Village Commercial Residential (3), (4)	C-H1 Limited Roadside Business	C-CP Planned Commercial	C-RMPC Residential Commercial Multiple Planned	C-RCR Resort and Commercial Recreation	
TRANSPORTATION & COMMUNICATIONS USES						
Commercial parking and vehicle storage	U	—	U	U	—	
Harbors	U	—	U	U	U	
Marinas	U	—	U	U	U	
Pipelines and utility lines	U	U	U	U	U	
Telecommunications facilities	U	U	U	U	U	2220.32.165
Transit stations and terminals	U	—	U	U	U	
Transit stop shelters	PP	P	P	P	P	
Vehicle and freight terminals	—	—	P	U	—	

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirements	Procedure is in Section:
PP	Principal permitted use	
P	Permitted use. (2)	
U	Conditional use, Use Permit required. (2)	Chapter 22.48
—	Use not allowed. (See 22.02.020.E (Allowable Uses of Land) regarding uses not listed.)	

Notes:

- (1) Listed land uses must be consistent with definitions in ~~Article VIII~~Chapter 20.130 (~~Development~~Coastal Zoning Code Definitions).
- (2) Design review requirements are contained in Chapter 22.42 (~~Design Review~~) rather than in the LCP and such design review requirements apply independent of, and in addition to, ~~coastal permit~~Coastal Development Permit requirements.
- (3) Within the mapped village commercial core area of the C-VCR zone, Commercial shall be the principal permitted use and Residential shall be a permitted use. In this area Residential shall be limited to: (a) the upper floors, and/or (b) the lower floors if not located on the road-facing side of the property. Residential uses on the ground floor of a new or existing structure of the road-facing side of the property shall only be allowed provided that the development maintains and/or enhances the established character of village commercial core areas. The maintenance and repair of any legal existing residential use shall be exempt from the above provision and shall be permitted.
- (4) Outside of the mapped village commercial core area of the C-VCR zone, Residential shall be principal permitted use.

Development shall also be consistent, as applicable, with Chapters 2220.130 (~~Coastal Zoning Code~~ Definitions), 2220.32 (Standards for Specific Land Uses), 2220.64 (Coastal Zone Development and Resource Management Standards), 2220.65 (Coastal Zone Planned District Development Standards), 2220.66 (Coastal Zone Community Standards), and 2220.68 (Coastal ~~Development~~ Permit Requirements).

2220.62.090 – Coastal Special Purpose and Combining Districts

A. Purpose of Section. This Section provides regulations for development, as defined in ~~Article VIII~~Chapter 20.130 (~~Coastal Zoning Code~~ Definitions), in the coastal special purpose and combining zoning districts established by Section 2220.62.030 (Coastal Zoning Districts Established).

B. Purpose and applicability of zoning districts.

1. General Applicability.

a. Special purpose districts. Special purpose zoning districts are intended to identify sites suitable for types of land uses that are different from but that can be accommodated along with certain land uses allowed within the other coastal agricultural, residential, and commercial zoning districts established by Section 2220.62.030 (~~Coastal Zoning Districts~~ Established).

b. Combining districts. Combining districts are applied to property together with one of the other agricultural, residential, or commercial zoning districts, to highlight areas where important site, neighborhood, or area characteristics require particular attention in project planning.

- (1) The combining districts established by this Chapter provide standards that apply to development, as defined in ~~Article VIII~~Chapter 20.130 (~~Coastal Zoning Code~~ Definitions), in addition to those of zoning districts.
- (2) The applicability of a combining district to property is shown by its map symbol established by Section 2220.62.030 (Coastal Zoning Districts Established) being shown as a suffix to the symbol for the primary zoning district. A site designated within a combining district shall be subject to all applicable provisions of this Chapter, in addition to the requirements of the primary zoning district. If provisions of this Chapter conflict with any

requirements of a primary zoning district, this Chapter shall control.

2. C-PF (Coastal, Public Facilities) Zoning/Combining District.

- a. The Coastal Public Facilities “C-PF” zoning/combining district is applied to land in the Coastal Zone suitable for public facilities and public institutional uses, including where a governmental, educational, or other institutional facility is the primary use of the site, in compliance with the Marin County Local Coastal Program. The C-PF district is consistent with the Public Facility and Quasi-Public Facility land use categories of the Marin County Land Use Plan.
- b. The C-PF district may be applied to property as a primary zoning district if it is sufficiently different from surrounding land uses as to warrant a separate C-PF zoning district, and as a combining district where a publicly-owned site accommodates land uses that are similar in scale, character, and activities, to surrounding land uses.

3. B (Coastal, Minimum Lot Size) Combining District. See Section 2220.64.040 (Coastal Minimum Lot Size (-B) Combining District) for the purpose and applicability of this district.

- C. Development standards for special purpose/combining districts.** Proposed development, as defined in ~~Article VII~~ Chapter 20.130 (Coastal Zoning Code Definitions), shall comply with the provisions of Chapter 2220.32 (Standards for Specific Land Uses) as applicable and all other applicable provisions of this ~~Article~~ Title.

Chapter 2220.64 – Coastal Zone Development and Resource Management Standards

Sections:

2220.64.010 – Purpose of Chapter
2220.64.020 – Applicability
2220.64.030 – General Site Development Standards
2220.64.040 – Coastal Minimum Lot Size (-B) Combining District
2220.64.050 – Biological Resources
2220.64.060 – Environmental Hazards
2220.64.080 – Water Resources
2220.64.100 – Community Design
2220.64.110 – Community Development
2220.64.120 – Energy
2220.64.130 – Housing
2220.64.140 – Public Facilities and Services
2220.64.150 – Transportation
2220.64.160 – Historical and Archaeological Resources
2220.64.170 – Parks and Recreation
2220.64.180 – Public Coastal Access

2220.64.010 – Purpose of Chapter

This chapter provides general standards for proposed development, including site planning, and appropriate land use, for the following coastal zoning districts: C-APZ (Coastal, Agricultural Production Zone), C-ARP (Coastal, Agricultural, Residential Planned), C-OA (Coastal, Open Area), C-RA (Coastal, Residential, Agricultural), C-R1 (Coastal, Residential, Single-Family), CRSP (Coastal, Residential, Single-Family Planned), C-RSPS (Coastal, Residential, Single-Family Planned, Seadrift Subdivision), C-R2 (Coastal, Residential, Two-Family), C-RMP (Coastal, Residential, Multiple Planned), C-VCR (Coastal, Village Commercial/ Residential), C-H1 (Coastal, Limited Roadside Business), C-CP (Coastal, Planned Commercial), C-RMPC (Coastal, Residential/Commercial Multiple Planned) zoning districts, and the -B (Minimum Lot Size) combining district.

2220.64.020 – Applicability

The provisions of this Chapter apply to proposed development, as defined in ~~Article VIII~~ Chapter 20.130 (Coastal Zoning Code Definitions), in all coastal zoning districts, which requires Coastal Development Permit approval in addition to the requirements of Chapters 2220.62 (Coastal Zoning Districts and Allowable Land Uses), 2220.65 (Coastal Zone Planned District Development Standards), 2220.66 (Coastal Zone Community Standards), and all other applicable provisions of this Development Code. In addition to specific standards applicable to a particular land use, all other LCP requirements also apply.

2220.64.030 –General Site Development Standards

Proposed development within the coastal zoning districts established by Section 2220.62.030 (Coastal Zoning Districts Established) shall be sited, designed, constructed in compliance with the minimum lot area, density, setback requirements, height, and floor area ratio requirements shown in Table 5-4 (Coastal Zone Development Standards), as well as all other applicable LCP requirements.

TABLE 5-4-a – COASTAL ZONE DEVELOPMENT STANDARDS

Zoning District	Minimum Lot Area (1)	Maximum Residential Density (6)	Minimum Setback Requirements (1, 3)			Maximum Height (4)		Maximum FAR (5,7)
			Front	Sides	Rear	Primary	Accessory	
C-RA	7,500 sq. ft.	1 unit per minimum lot area required	25 ft.	6 ft., 10 ft. on street side	20% of lot depth to 25 ft. max.	25 ft.	15 ft.	0.30
C-R1								
C-R2								
C-VCR		1 unit per 2,000 sq. ft. of lot area	0 ft.	0 ft. for commercial use, 5 ft. for residential use	0 ft. for commercial use, 15 ft. for residential use			
C-H1		1 unit per minimum lot area required	30 ft.	6 ft. adjacent to residential district, none otherwise	12 ft. adjacent to residential district, none otherwise			See Notes 5,7

Notes:

- (1) Minimum lot area and setback standards may change, as follows:
 - a. Minimum lot area and setback standards may change when such district is combined with a “-B” district in compliance with the provisions of Section ~~2220~~.64.040 (Coastal “-B” Combining District Development Standards).
 - b. Minimum lot area may change in areas of sloping terrain, including those districts combined with “-B” districts, in compliance with the provisions of Section 22.82.050 (Hillside Subdivision Design) (See also Appendix 9 of this Local Coastal Program)
- (3) See (1) above. See Section ~~2220~~.64.045.4 (Setback Requirements and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions to required setbacks. Setback exceptions for ~~ESHA~~Environmentally Sensitive Habitat Areas and hazards are only allowed per the LCP’s Biological Resources and Environmental Hazards policies, respectively.
- (4) See Section ~~2220~~.64.045.3 (Height Limits Exceptions) for height measurement and exceptions. Building height limits may change, as follows:
 - a. In C-R1 districts of the Stinson Beach Highlands, the primary building height limit is 17 feet.
 - b. Single-family dwellings over 25 feet in height shall require Design Review (in addition to and independent of Coastal Development Permit requirements) and Variance approval in compliance with Chapters 22.42 (Design Review) and ~~2220~~.70.150 (Coastal Zone Variances), in addition to a Coastal Development Permit.
 - c. All height limit exceptions must be found consistent with Land Use Plan Policies C-DES-1, 2, and 3.
 - ~~d. — As allowed by LUP Policy C EH 5 (Standards for Shoreline Development).~~
- (5) See Chapter 22.42 (Design Review) for other conditions that may require Design Review approval in addition to and independent of a Coastal Development Permit. In C-VCR and C-H1 districts, maximum floor area may be determined through the Design Review Process in compliance with Chapter 22.42 (Design Review) in addition to and independent of a Coastal Development Permit.
- (6) The maximum residential density for proposed divisions of land for that portion or portions of properties with Environmentally Sensitive Habitat Areas and buffers, and properties that lack public water or sewer systems, shall be calculated at the lowest end of the density range as established by the governing Land Use Category, except for projects that provide significant public benefits, as determined by the Review Authority, or lots proposed for affordable housing, and if it can be demonstrated that the development is consistent with applicable ~~ESHA~~Environmentally Sensitive Habitat Area -and hazard policies and will be served by on-site water and sewage disposal systems.

See ~~Article VIII~~Chapter 20.130 (DevelopmentCoastal Zoning Code Definitions) for definitions of the terms used above.

TABLE 5-4-b – COASTAL ZONE DEVELOPMENT STANDARDS (Continued)

Zoning District	Minimum Lot Area (1)	Maximum Residential Density (2, 6)	Minimum Setback Requirements (3)			Maximum Height (4)		Maximum FAR (5,7)
			Front	Sides	Rear	Primary	Accessory	
C-OA	See Note 1	See Notes 2 and 6	See Note 3			25 ft.	15 ft.	See Notes 5 and 7
C-APZ								
C-ARP								
C-RMP								
C-RMPC								
C-RSP								
C-RSPS		See 2220.656.070.D						

C-CP	Not permitted	25 ft.	15 ft.
C-RCR			

Notes:

- (1) Minimum lot area is determined through the Coastal Development Permit. The review authority will determine whether the lot area is adequate for a proposed land use.
- (2) Where dwellings are permitted, the following standards apply:
 - a. In C-OA districts, maximum density is determined through the Coastal Development Permit.
 - b. In C-APZ, C-ARP, C-RMP, C-RMPC, C-RSP, and C-RSPS districts, when determining the maximum density allowed, any fraction of a dwelling unit of 0.90 or greater will be counted as a whole unit.
 - c. C-APZ districts shall have a maximum density of one unit per 60 acres.
 - d. In considering division of agricultural lands in the Coastal Zone, the County may approve fewer parcels than the maximum number of parcels allowed by this Code, based on site characteristics such as topography, soil, water availability, environmental constraints, and the capacity to sustain viable agricultural operations. ~~See also LUP Land Use Plan Policy C-AG-6 (Non-Agricultural Development of Agricultural Lands)~~
- (3) Setbacks are determined through the Coastal Development Permit. Setback exceptions for ~~ESHA~~Environmentally Sensitive Habitat Areas and hazards are only allowed per the LCP's Biological Resources and Environmental Hazards policies, respectively.
- (4) See Section ~~2220.64.045.(3)~~ (Height Limits and Exceptions) for height measurement and exceptions. Building height limits may change, as follows:
 - a. In C-RSP districts on the shoreline of Tomales Bay, building height limits shall comply with Section ~~2220.65.060.C~~ (C-RSP Zoning District Height Limit - Tomales Bay).
 - b. In C-RSPS districts, building height limits shall comply with Section ~~2220.65.070.D~~ (C-RSPS Zoning District Height Limit - Seadrift Subdivision).
 - c. All height limit exceptions must be found consistent with Land Use Plan Policies C-DES-1, 2, and 3 (Compatible Design, Protection of Visual Resources, and Protection of Ridgeline Views).
 - ~~d. As allowed by LUP Policy C EH 5 (Standards for Shoreline Development).~~
- (5) Maximum floor area is determined through the Coastal Development Permit. In C-APZ, no more than a combined total of 7,000 sq. ft (plus 540 square feet of garage space and 500 square feet of office space in the farmhouse used in connection with the agricultural operation) may be permitted as an agricultural dwelling per farm tract, whether in a single farmhouse or in a combination of a farmhouse and intergenerational homes(s).
- (6) The maximum residential density for proposed divisions of land for that portion or portions of properties with Environmentally Sensitive Habitat Areas and buffers, and properties that lack public water or sewer systems, shall be calculated at the lowest end of the density range as established by the governing Land Use Category, except for projects that provide significant public benefits, as determined by the Review Authority, or lots proposed for affordable housing, and if it can be demonstrated that the development is consistent with applicable ~~ESHA~~Environmentally Sensitive Habitat Area and hazard policies and will be served by on-site water and sewage disposal systems.

2220.64.040 – Coastal Minimum Lot Size (-B) Combining District

- A. **Purpose.** The Coastal Minimum Lot Size “-B” combining district is intended to establish lot size, area, and setback requirements for division of land that are different from those normally applied by the primary zoning district applicable to a site; and to configure development on existing lots, where desirable, because of specific characteristics of the area.
- B. **Development standards.** Where the -B combining district is applied, the minimum lot area, average lot width, and depths of front, side, and rear yards in Table 5-5 (Coastal -B Combining District Development Standards) shall be required, instead of those that are normally required by the primary zoning district. The maximum residential density for

proposed division of land for that portion or portions of properties with Environmentally Sensitive Habitat Areas and buffers, hazardous areas and setbacks, and properties that lack public water or sewer systems, shall be calculated at the lowest end of the density range as established by the governing Land Use Category, except for projects that provide significant public benefits, as determined by the Review Authority, or lots proposed for affordable housing, and where it can be demonstrated that the development will avoid and protect all ~~ESHA~~Environmentally Sensitive Habitat -and Areas and ~~ESHA~~Environmentally Sensitive Hazard Area buffers, will avoid all hazardous areas and hazard setbacks, and will be served by on-site water and sewage disposal systems.

TABLE 5-5 – COASTAL-B COMBINING DISTRICT DEVELOPMENT STANDARDS

Zoning District	Minimum Lot Area (1)	Minimum Setback Requirements (2)			Maximum Height (3)		Maximum FAR (4, 5)
		Front	Sides	Rear	Primary	Accessory	
B1	6,000 sq. ft.	25 ft.	5 ft., 10 ft. on street side	20% of lot depth to 25 ft. max.	25ft.	15 ft.	0.30
B2	10,000 sq. ft.		10 ft.				
B3	20,000 sq. Ft.	30 ft.	15 ft.				
B4	1 acre		20 ft.				
B5	2 acres		20 ft., 30 ft. on street side	30 ft.			
B6	3 acres						
BD	See Section 2220.66.110 (Dillon Beach Community Standards)						

Notes:

- (1) Minimum lot area shown applies except where Section 22.82.050 (Hillside Subdivision Design) establishes a lower minimum lot area standard (See also Appendix 9).
- (2) See (Setback Requirements and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions to required setbacks. Setback exceptions for ESHA Environmentally Sensitive Habitat Areas and hazards are only allowed per the LCP's Biological Resources and Environmental Hazards policies, respectively.
- (3) See Section 2220.64.045(3) (Height Limits and Exceptions) for height measurement and exceptions. Primary building height limit in the Stinson Beach Highlands is 17 feet, not 25 feet. Single-family dwellings over 25 feet in height shall require approval in compliance with 2220.70.150 (Coastal Zone Variances), in addition to a Coastal Development Permit. All height limit exceptions must be found consistent with Land Use Plan Policies C-DES-1, -2, and -3 (Compatible Design, Protection of Visual Resources, and Protection of Ridgeline Views).
- (4) Design review requirements are contained in Chapter 22.42 (Design Review) rather than in the LCP and such design review requirements apply independent of, and in addition to, ~~coastal permit~~ Coastal Development Permit -requirements.
- (5) The maximum residential density for proposed divisions of land for that portion or portions of properties with Environmentally Sensitive Habitat Areas and buffers, and properties that lack public water or sewer systems, shall be calculated at the lowest end of the density range as established by the governing Land Use Category, except for projects that provide significant public benefits, as determined by the Review Authority, or lots proposed for affordable housing, and if it can be demonstrated that the development is consistent with applicable ESHA Environmentally Sensitive Habitat Area and hazard policies and will be served by on-site water and sewage disposal systems.

See ~~Article VIII~~ Chapter 20.130 (Development Coastal Zoning Code Definitions) for definitions of the terms used above.

2220.64.045--Property Development and Use Standards

1. Applicability—General Standards.

- A. All proposed development, including new land uses, shall conform with all of the standards of this Chapter and all applicable LCP provisions unless exempted

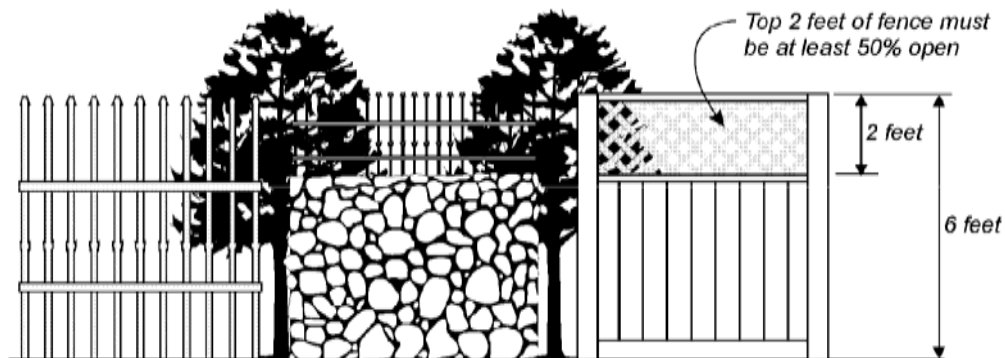
from ~~coastal permit~~ Coastal Development Permit requirements by Chapter ~~2220.68~~ (Coastal Development Permit Requirements).

2. Fencing and Similar Structure Standards

In addition to other applicable LCP provisions, the following standards shall apply to the installation of all fences, walls, trellises, and similar structures:

- A. **Height limitations.** Fences, walls, trellises, and similar structures are subject to the following height limitations.
1. **General height limit.** A fence or wall having a maximum height of four feet or less above grade may be located within a required setback for a front yard or side yard that abuts a street. A fence or wall having a maximum height exceeding four feet but no more than six feet above grade may be located within a required setback for a front yard or side yard that abuts a street if the entire section or portion of the fence or wall above four feet in height above grade has a surface area that is at least 50% open and unobstructed by structural elements. ~~(See see~~ Figure 3-1 (Examples of Fence, Wall, Trellis, and Similar Structures with the Area Above Four Feet at Least 50% Open.) ~~)~~ A solid fence or wall having a maximum height of six feet above grade may be located within a required interior yard setback, a rear yard setback, a rear yard setback of a through lot, or on the property line defining such yards. A trellis above a gate or opening along the line of a fence, not exceeding a maximum height of eight feet above grade and a width of six feet, is permitted within a required setback for a front, side, or rear yard that abuts a street. In all cases, such fences, walls, trellises, or other similar structures shall only be allowed so long as such structures adequately protect significant public views.

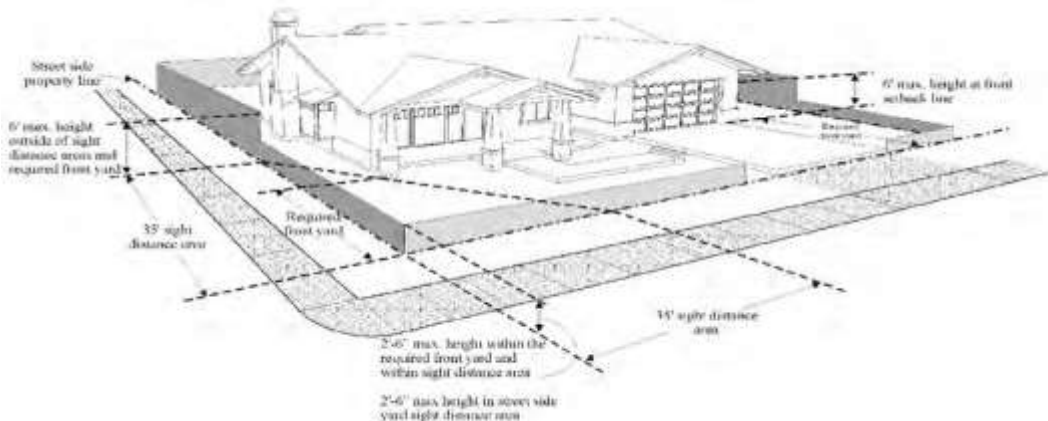
FIGURE 3-1
EXAMPLES OF FENCE, WALL, TRELLIS, AND SIMILAR STRUCTURES WITH
THE AREA ABOVE FOUR FEET AT LEAST 50 % OPEN



2. **Corner lots.** In addition to the general provisions described above, fences within the front and/or street side setbacks of a corner lot shall not exceed a height of two feet, six inches above the street level of an adjacent intersection, within the area between the property lines and a diagonal line joining points on the property lines which are 35 feet from

their intersection. See Figure 3-2 ([Height Limitations for Fences, Wall, Trellis, and Similar Structures on Corner Lots](#)).

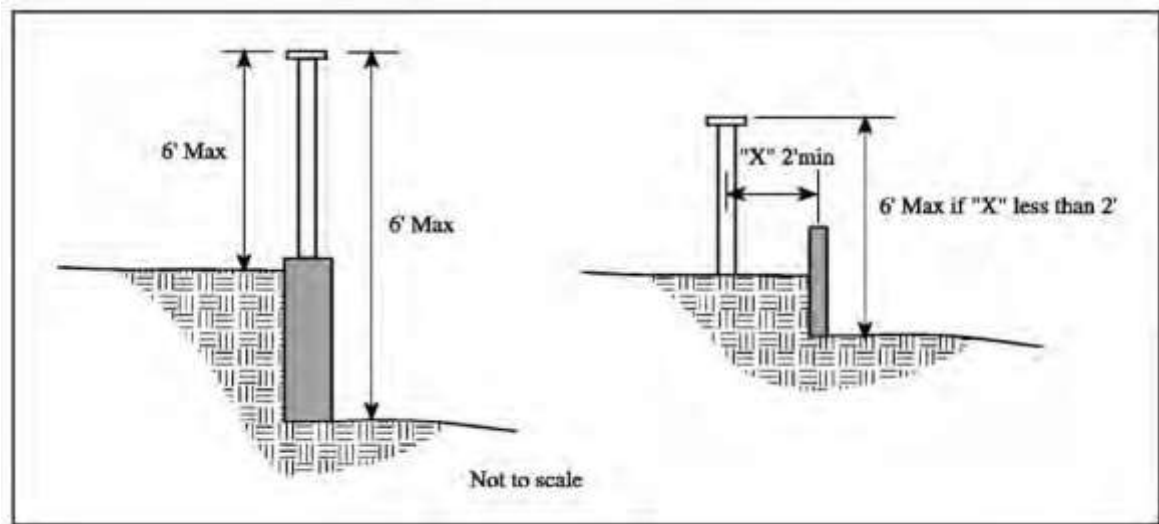
FIGURE 3-2
HEIGHT LIMITATIONS FOR FENCES, WALL, TRELLIS, AND SIMILAR STRUCTURES ON CORNER LOTS



3. **Lots with grade differential.** In addition to the general provisions described above, where there is a difference in the ground level between two adjoining lots, the height of the fence, wall, trellis, or other similar structure shall not exceed six feet as measured from grade on either side of the structure. See Figure 3-3 (Fence Height Limits).
4. **Parallel fences and walls.** In addition to the general provisions described above, two approximately parallel fences, walls, trellises, or other similar structures shall maintain a separation of at least two feet to encourage landscaping between the separation, or the height of both structures shall be computed as one structure, subject to the six-foot height limitation. See Figure 3-3 (Fence Height Limits).

- B. **Setback requirements.** Fences, walls, trellises, or other similar structures up to four feet in height or six feet in height above grade may be located within a required setback or on property lines in compliance with the height limits of Subsection A., above. Fences, walls, trellises, or other similar detached structures exceeding the height limits specified in Subsection A, shall be subject to the same setback requirements of this Implementation Plan applicable to the primary structure. Fences, walls, trellises, or other similar structures shall be sited and designed to adequately protect significant public views.

FIGURE 3-3
FENCING AND SIMILAR STRUCTURES HEIGHT LIMITS

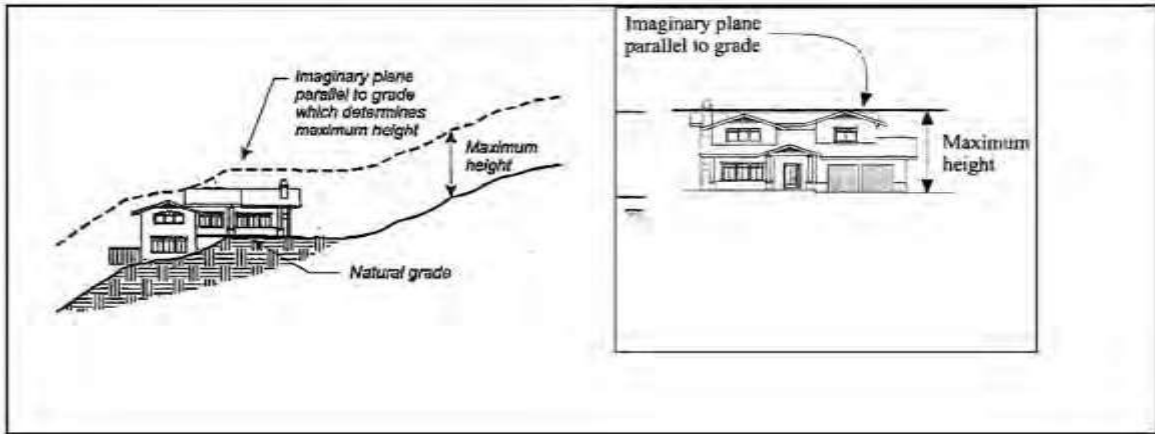


3. Height Limits and Exceptions.

In addition to other applicable LCP provisions, all structures shall meet the following standards relating to height, except for fences, walls, trellises, and similar structures, which shall comply with Fencing and Similar Structure Standards, above.

- A. Maximum height.** The height of any structure shall not exceed the maximum height standard established by the applicable zoning district in the LCP. Maximum height shall be measured as the vertical distance from grade to an imaginary plane located the maximum number of feet above and parallel to the grade. See Figure 3-4 (Measurement of Maximum Height) and definition of “Grade” in [Article VIII Chapter 20.130 \(Coastal Zoning Code Definitions\)](#).

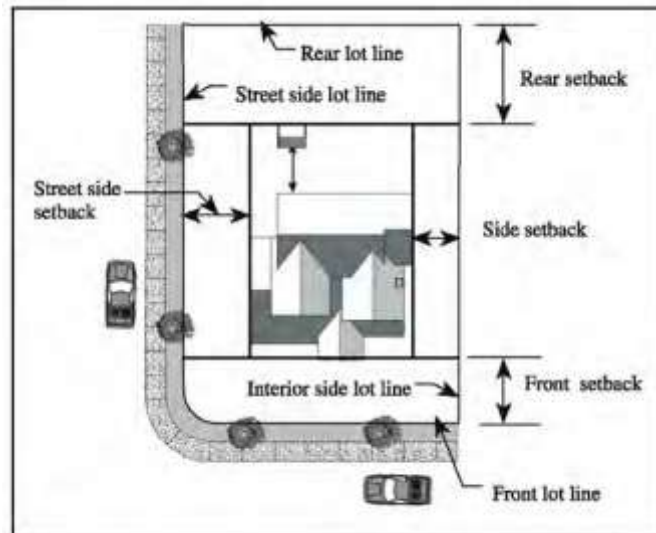
FIGURE 3-4
MEASUREMENT OF MAXIMUM HEIGHT



- B. Detached accessory structures.** A detached accessory structure shall not exceed 15 feet in height above grade. However, a detached accessory structure may be constructed to the height allowed for primary structures by the applicable zoning district if the accessory structure is located at least 40 feet from all property lines.
- C. Structures for parking.** A detached parking structure is subject to the same maximum height limit as detached accessory structures, above.
- D. Height Exceptions:**
1. **Spires, towers, water tanks, etc.** Chimneys, cupolas, flag poles, gables, monuments, spires, towers (e.g., transmission, utility, etc.), water tanks, necessary mechanical appurtenances, and similar structures may be allowed to exceed the height limit established for the applicable zoning district, subject to all of the following standards:
 - a. The structure shall not cover more than 15 percent of the lot area at any level.
 - b. The area of the base of the structure shall not exceed 1,600 square feet.
 - c. No gable, spire, tower or similar structure shall be used for sleeping or eating quarters or for any commercial purpose other than that which is incidental to the allowed uses of the primary structure.
 - d. No structure shall exceed a maximum height of 150 feet above grade.
 - e. Such height shall be found consistent with all other applicable LCP policies, including policies C-DES-1, 2, and 3 ([Compatible Design, Protection of Visual Resources, and Protection of Ridgeline Views](#)).
 2. **Roof-mounted Solar Energy Systems.** Roof-mounted solar energy systems may exceed the required height limit by no more than two feet.

3. **Flood Hazard and Sea Level Rise Safety.** As allowed by Environmental Hazard Policies contained in the Land Use Plan~~LUP Policy C-EH-5 (Standards for Shoreline Development)~~.
4. **Setback Requirements and Exceptions.**
- A. In addition to other applicable LCP provisions, this section establishes setback standards, including those related to allowed uses in setbacks, minimum sizes for setbacks, and exceptions to setback standards (Additional setbacks may be required by ~~Marin County Development Code~~ Section 22.82.050 (Hillside Subdivision Design). ~~(See also Appendix 9 of this Local Coastal Program)~~. These standards are intended to provide for open areas around structures, including but not limited for: visibility and traffic safety; access to and around structures; access to natural light, ventilation and direct sunlight; separation of incompatible land uses; space for privacy, landscaping, and recreation; water quality protection; space to account for fire safety; and protection of significant public views, including views both to and along the ocean and scenic coastal areas as seen from public viewing areas. All setbacks are minimums and may be increased in order to meet LCP provisions, including those related to water quality and community character. Setback requirements and exceptions for ~~coastal permits~~Coastal Development Permits involving ~~ESHA-Environmentally Sensitive Habitat Area~~ and coastal hazards are listed in Section 22.64.050 (Biological Resources)~~and 22.64.060, respectively.~~

FIGURE 3-5
LOCATION AND MEASUREMENT OF SETBACKS



- B. **Measurement of Setbacks.** Setbacks shall be measured from property lines, as shown by Figure 3-5 (Location and Measurement of Setbacks), and as follows; however, if an access easement or street right-of-way line extends into or through a yard setback, the measurement shall be taken from the nearest point of

the easement or right-of-way line, not the more distant property line. See Figure 3-6 (Front and Side Setbacks with Easements).

1. **Front yard setbacks.** The front yard setback shall be measured at right angles in from the front property line of the lot, establishing a setback line parallel to the front property line.
 - a. **Flag lots.** For a lot with a fee ownership strip extending from a street or right-of-way to the building area of the parcel, the measurement shall be taken in from the point where the access strip meets the bulk of the lot along a continuous line, establishing a setback line parallel to it. See Figure 3-7 (Flag Lot Setbacks).

FIGURE 3-6
FRONT AND SIDE SETBACKS WITH EASEMENTS

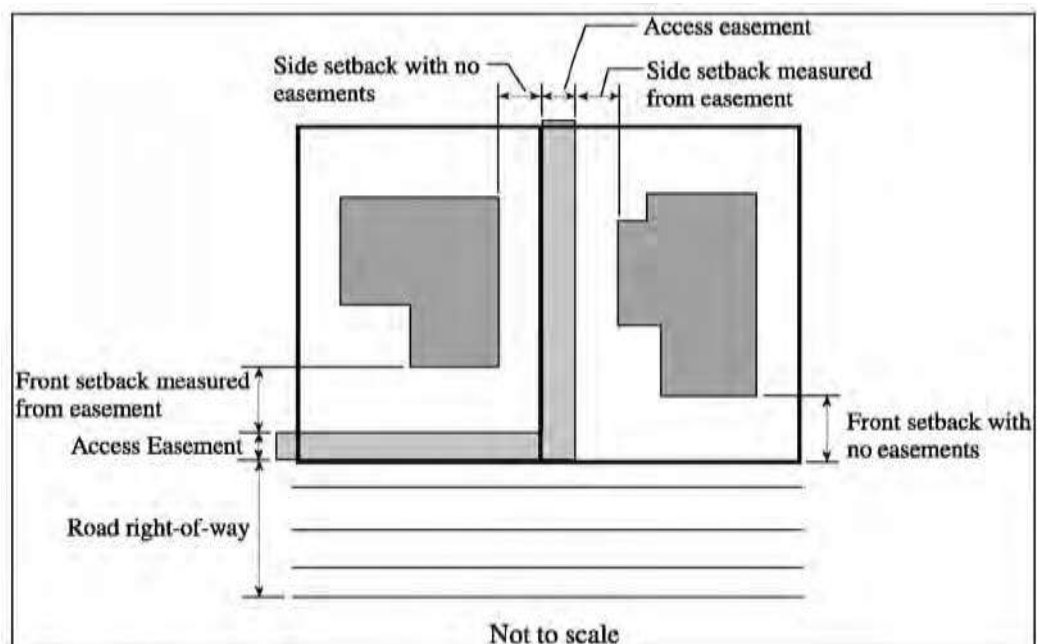
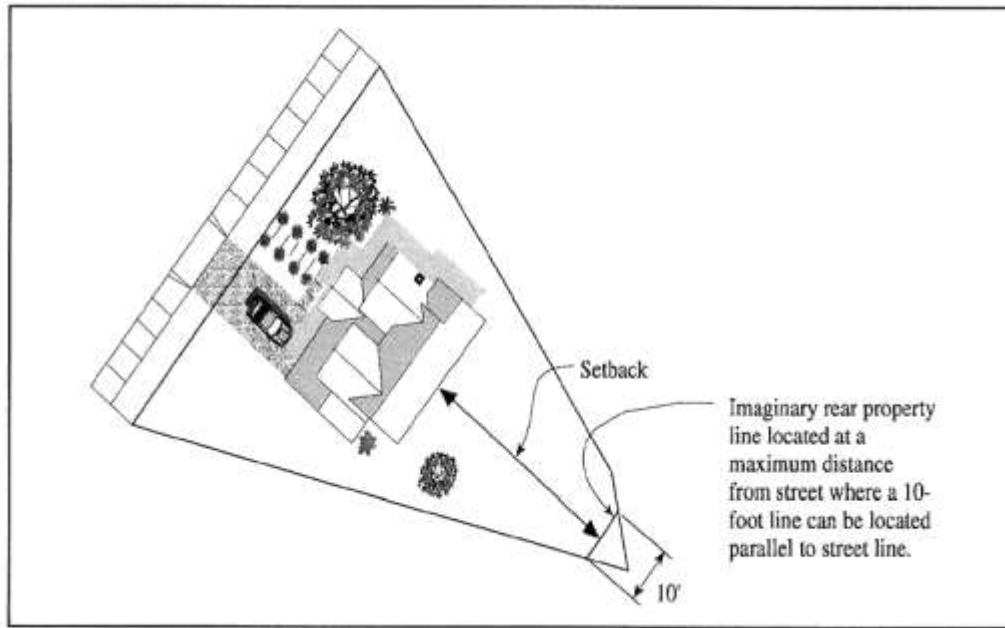


FIGURE 3-7
FLAG LOT SETBACKS



C. **Setback requirements.** Unless exempted in compliance with Subsections D and E, below, all structures shall conform with the setback requirements established for each zoning district by ~~Article V~~this Chapter (Coastal Zone Development and Resource Management Standards), and with any special setbacks established for specific uses by this ~~Development~~Coastal Zoning Code, except as otherwise provided by this Section.

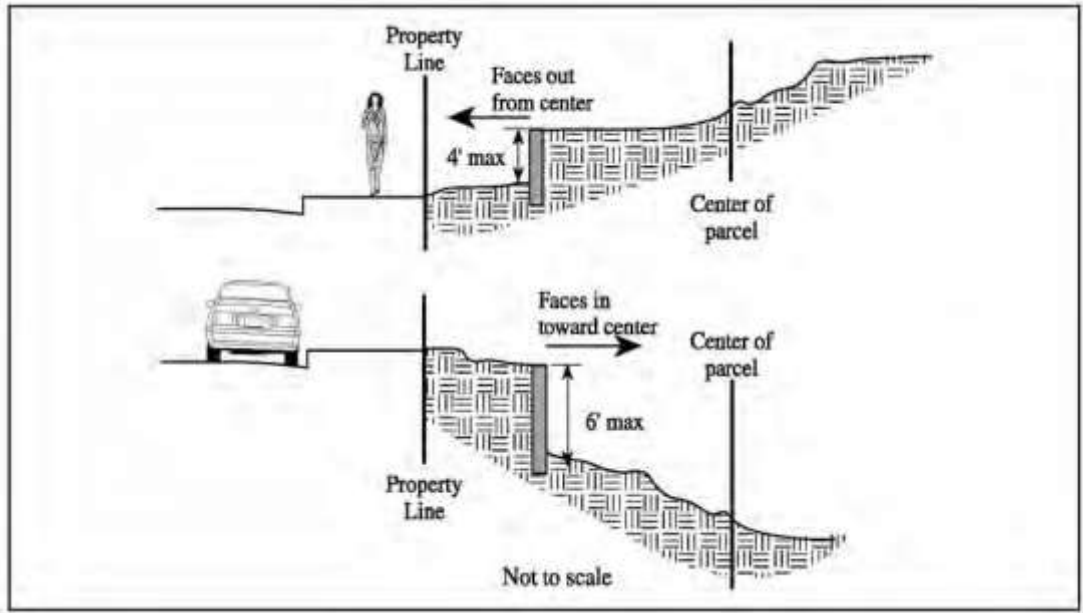
1. **General requirements.** In no case shall any portion of a structure, including eaves or roof overhangs, extend beyond a property line, or into an access easement or street right-of-way.
2. **Accessory structures.** Detached accessory structures shall comply with the same setback requirements established by the applicable zoning district for primary structures, except as follows:
 - a. The minimum rear yard setback for a detached accessory structure shall equal the minimum side setback, and no less than ten feet; except that the rear setback on a through lot shall be 20 percent of the lot depth to a maximum of 25 feet.
 - b. The total aggregate floor area of all detached accessory structures shall not exceed 30 percent of the area contained within the boundaries of the setback required in the rear yard.
3. **Detached site elements.** Detached decks, swimming pools and spas, steps, terraces, and other site design elements that are placed at or below grade, and which exceed a height of 18 inches above grade at any point, shall conform with the setback requirements of this Chapter for detached accessory structures. Hand railings and other safety features required by the Uniform Building Code and attached directly to a detached site element shall not be included in the measurement of the maximum height of the detached site element.

4. Site design elements less than 18 inches above grade are exempt from setback requirements in compliance with Subsection D (Exemptions from setback requirements), below. Examples of site design elements less than 18 inches above grade include ponds, shuffleboard courts, and water elements (e.g., fountains, sprays, etc.).

D. Exceptions from setback requirements. The minimum setback requirements of this ~~Development~~ Coastal Zoning Code shall apply to all development except the following, provided the following complies with all hazard and ~~ESHA~~ Environmentally Sensitive Habitat Area setback requirements.

1. Fences, walls, trellises, and similar structures that comply with the height limits specified in Fencing and Similar Structure Standards;
2. Detached energy efficiency devices located within required rear yard and side yards that do not exceed a height of four feet in height above grade;
3. Decks, freestanding solar devices, swimming pools and spas, steps, terraces, and other site design elements which are placed at or below grade and do not exceed a height of 18 inches above grade at any point. Hand railings and other safety features required by the Uniform Building Code and attached directly to a detached site element which meets the criteria herein are exempt from the minimum setback requirements;
4. Flag poles that do not exceed a height of 30 feet above grade; and
5. Retaining walls. The following standards shall apply to all retaining walls provided they are not acting as a shoreline protective device. See Figure 3-9 (Maximum Height for Retaining Walls Exempt from Setbacks):
 - a. Retaining walls greater than six feet in height above grade shall be subject to the same setback requirements as the primary structure if the exposed face of the retaining wall faces into the center of the property.
 - b. Retaining walls greater than four feet in height above grade shall be subject to the same setback requirements as the primary structure if the exposed face of the retaining wall faces outward from the center of the property.
6. As allowed by Environmental Hazard Policies contained in the Land Use Plan. LUP Policy C-EH 5 (Standards for Shoreline Development).

FIGURE 3-9
MAXIMUM HEIGHT FOR RETAINING WALLS EXEMPT FROM SETBACKS



E. **Allowed projections into setbacks.** Attached architectural features and certain detached structures may project into or be placed within a required setback, as long as it is not a hazard or [ESHA-Environmentally Sensitive Habitat Area](#) setback, in compliance with the following requirements:

1. **Architectural features.** Architectural features attached to the primary structure may extend beyond the wall of the structure and into the front, side and rear yard setbacks, in compliance with Table 3-1 (Allowed Projections into Setbacks). See also Figure 3-10 (Examples of Allowed Projections into Required Setbacks).

**TABLE 3-1
ALLOWED PROJECTIONS INTO SETBACKS**

Feature	Allowed Projection into Specified Setback		
	Front Setback	Side Setback	Rear Setback
Chimney (1)	30 in.	30 in.	30 in.
Cantilevered architectural features (2)	30 in.	30 in.	30 in.
Deck (3)	6 ft.	3 ft. (1)	6 ft.
Porch (4)	6 ft.	3 ft. (1)	6 ft.
Solar devices and tankless water heaters	30 in.	30 in.	30 in.
Stairway (5)	6 ft.	3 ft. (1)	6 ft.

- Notes: (1) Feature may project no closer than three feet to the property line.
 (2) Cantilevered architectural features including balconies, bay windows, cornices, eaves and roof overhangs may project into setbacks as shown.
 (3) Decks less than 18 inches above grade are exempt, in compliance with Exceptions from Setback Requirements, above.

- ~~(4) A stairway may project into a setback, provided it is not roofed or enclosed above the steps. (5)~~
A stairway may project into a setback, provided it is not roofed or enclosed above the steps

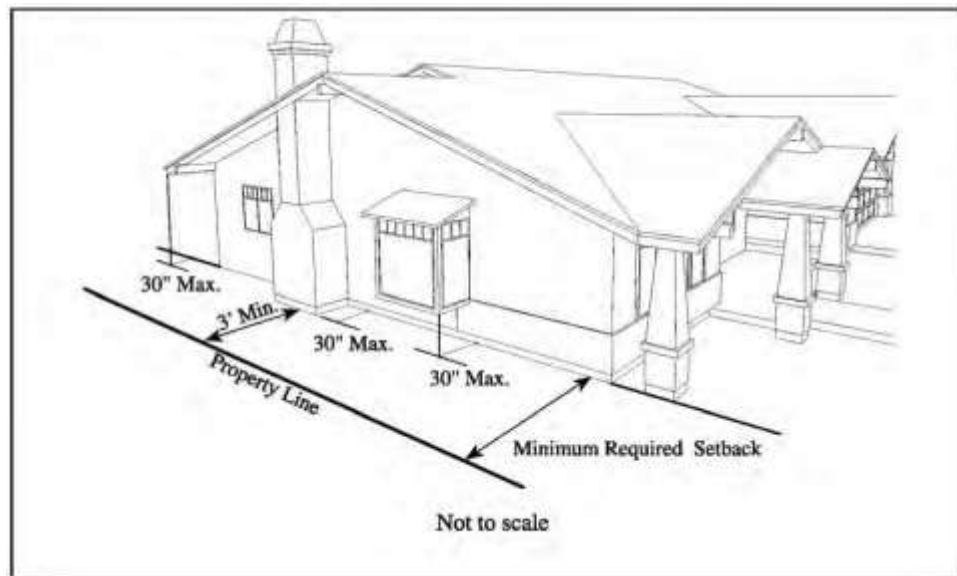


FIGURE 3-10
EXAMPLES OF ALLOWED PROJECTIONS INTO REQUIRED SETBACKS

2. **Parking structures on steep lots.** In any zoning district allowing residential uses, where the slope of the one-half of the parcel beginning at the street-access side is 20 percent or more, or where the elevation of the parcel at the property line from which vehicular access is taken is five feet or more above or below the elevation of the adjoining street, a parking structure may be built to within three feet of the front and side property lines that abut the adjoining street from which vehicular access is taken.
3. **Trellises.** See Fencing and Similar Structure Standards - Height Limitations.

FIGURE 3-10
EXAMPLES OF ALLOWED PROJECTIONS INTO REQUIRED SETBACKS

- F. **Restrictions on the use of front yard setbacks in residential districts.** No junk or scrap shall be allowed in the front yard on any lot in any residential zoning district. This restriction includes the storage of operable or inoperable vehicles in other than improved parking or driveway areas.
- G. Additional setbacks may be required by Section 22.82.050 (Hillside Subdivision Design), the Hillside Ordinance (Marin County Development Code Section 22.82.050).

2220.64.050 – Biological Resources

A. Submittal requirements.

1. Biological studies.

- a. Initial Site Assessment Screening.** The Marin County Community Development Agency (CDA) shall conduct an initial site assessment screening of all development proposals to determine the potential presence of an Environmentally Sensitive Habitat Area (ESHA). ~~The~~ initial site assessment screening shall include a review of reports, resource maps, aerial photographs, site inspection and additional resources as necessary to determine the presence of ESHA.
- b. Site Assessment.** A site assessment shall be submitted for those Coastal Development Permit applications where the initial site assessment screening reveals the potential presence of an ~~Environmentally Sensitive Habitat Area (ESHA)~~ within 100 feet of any portion of the proposed development. The permit will be subject to a level of review that is commensurate with the nature and scope of the development. A site assessment shall be prepared by a qualified biologist and shall confirm the extent of the ESHA, document any site constraints and the presence of other sensitive resources, recommend setbacks, and development timing, including required buffers, and provide other information, analysis and potential modifications necessary to protect the resource. If the site assessment identifies impacts, then the report shall analyze alternatives to avoid impacts to ESHA; shall, if ESHA impacts cannot be avoided, include findings identifying why there are no feasible alternatives to avoid ESHA impacts, and shall identify appropriate mitigation measures. Where habitat restoration or creation is required to eliminate or offset potential impacts to an ESHA, a detailed Restoration and Monitoring Plan shall be required, as provided in this section.
- c. Buffer Areas.** Buffers shall be provided for ESHAs in accordance with the policies of C-BIO-3 (ESHA Buffers), C-BIO-18 (Wetland Buffers), or C-BIO-23 (Coastal Streams and Riparian Vegetation), in combination with the findings of a site assessment, as necessary to ensure the biological integrity and preservation of the habitat they are designed to protect. Maintain ESHA buffers in their natural condition, except as provided in C-BIO-19 (Wetland Buffer Adjustments), C-BIO-25 (Stream Buffer Adjustments) or C-BIO-4 (Protect Major Vegetation).

Determination of ESHA buffer requirements shall consider the following:

- 1) Habitat requirements of the ESHA, including the migratory patterns of affected species and tendency to return each season to the same nest site or breeding colony;

- 2) Sensitivity of the ESHA to disturbance;
- 3) Topography of the site;
- 4) Movement of stormwater;
- 5) Permeability of the soils and depth to water table;
- 6) Vegetation present;
- 7) Unique site conditions;
- 8) Whether vegetative, natural topographic, or built features (e.g., roads, structures) provide a physical barrier between the proposed development and the ESHA; and
- 9) The likelihood of increased human activity and disturbance resulting from the project relative to existing development.
- 10) A buffer reduction shall be considered only when supported by evidence that the reduction is unavoidable, is the minimum necessary, will prevent impacts that degrade the ESHA, and will be compatible with the continuance of ESHA.

d. Habitat Mitigation. New development shall be sited and designed to avoid impacts to ESHA. If proposed development is a permissible use in ESHA, but there is no feasible alternative, including the no project alternative, that can avoid significant impacts to ESHA, then the alternative that would result in the fewest or least significant impacts shall be selected. Residual adverse impacts to ESHA shall be fully mitigated, with priority given to on-site habitat mitigation. Off-site or fee-in-lieu habitat mitigation measures shall only be approved when it is not feasible to fully mitigate impacts on-site or where off-site habitat mitigation is more protective in the context of a biological analysis prepared by a qualified scientist and approved by the County of Marin. Any determination that it is infeasible to mitigate impacts onsite shall be supported by written findings. Mitigation shall not substitute for implementation of the project alternative that would avoid impacts to ESHA.

Allowable habitat mitigation shall occur in accordance with the provisions of C-BIO-20 (Wetland Impact Mitigation) for wetlands and the findings of a site assessment and shall be provided at a minimum ratio of 2:1 for on-site mitigation; 3:1 for off-site mitigation or 4:1 for an in-lieu fee where applicable. In determining required mitigation, the acreage of habitat impacted shall be determined based on the size of the approved development area, road/driveway area, and required fuel modification on the project site, as well as required vegetation clearance and other disturbance, if any, on adjacent properties. Habitat mitigation may be required at an adjusted ratio or through other appropriate techniques as commensurate with the extent of habitat disruption, based

on the specific requirements of the ESHA as determined through the site assessment.

2. **Site map.** Coastal Permit applications shall contain a detailed site plan showing existing and proposed construction, with major vegetation, water courses, natural features, and other probable wildlife areas.
3. **Restoration and Monitoring Plan.** Restoration and Monitoring Plans shall include the following:
 - a. A clear statement of the ESHA habitat restoration goals. Characterization of the desired habitat, including an actual habitat, that can act both as a model for the restoration and as a reference site for developing success criteria.
 - b. Sampling of reference habitat using the methods that will be applied to the restoration site with reporting of resultant data.
 - c. Quantitative and qualitative description of the chosen restoration site.
 - d. Requirements for designation of a qualified restoration biologist as the restoration manager who will be personally responsible for all phases of the restoration. Phases of the restoration shall not be assigned to different contractors without onsite supervision by the restoration manager.
 - e. A specific Grading Plan if the topography must be altered.
 - f. A specific Erosion Control plan if soil or other substrate will be significantly disturbed during the course of the restoration.
 - g. A Weed Eradication Plan designed to eradicate existing weeds and to control future invasion by exotic species that is carried out by hand weeding and supervised by a restoration biologist.
 - h. A Planting Plan that specifies a detailed plant palette based on the natural habitat type that is the model for the restoration, using local native and non-invasive stock and requiring that if plants, cuttings, or seed are obtained from a nursery, the nursery must certify that they are of local origin and are not cultivars. The Planting Plan should provide specifications for preparation of nursery stock and include technical details of planting methods (e.g., spacing, mycorrhizal inoculation, etc.)
 - i. An Irrigation Plan that describes the method and timing of watering and ensures removal of watering infrastructure by the end of the monitoring period.
 - j. An Interim Monitoring Plan that includes maintenance and remediation activities, interim performance goals, assessment methods, and schedule.

- k. A Final Monitoring Plan to determine whether the restoration has been successful that specifies:
 - 1) A basis for selection of the performance criteria,
 - 2) Types of performance criteria,
 - 3) Procedure for judging success,
 - 4) Formal sampling design,
 - 5) Sample size,
 - 6) Approval of a final report, and
 - 7) Provision for possible further action if monitoring indicates that initial restoration has failed.

4. **Additional information.** Based on review of the provided information, the County may request additional information to address site-specific conditions and/or as part of the environmental review process.

B. Biological Resource standards. Development shall be consistent with the Biological Resources Policies of the LUP Land Use Plan, including, but not limited to:

1. **Environmentally Sensitive Habitat Areas (ESHAs).** The resource values of ESHAs shall be protected by limiting development per Land Use Plan Policies C-BIO-1 (Environmentally Sensitive Habitat Areas (ESHAs)), C-BIO-2 (ESHA Protection), and C-BIO-3 (ESHA Buffers).
2. **Habitats of rare or endangered species and unique plant communities.** Habitats of rare and endangered species and unique plant communities shall be protected by limiting development in those areas and providing adequate buffers surrounding those areas per Land Use Plan Policy C-BIO-3 (ESHA Buffers).
3. **Ecological restoration.** Encourage restoration of degraded ESHAs per Land Use Plan Policy C-BIO-5 (Ecological Restoration).
4. **Invasive plants.** Where feasible, require the removal of non-native, invasive plant species, revegetation of denuded areas with native and non-invasive plants, and provision of primarily native, drought-tolerant plant species for areas of new or replacement planting, per Land Use Plan Policy C-BIO-6 (Invasive Plants).
5. **Coastal dunes and beaches.** Coastal dunes and beaches shall be preserved by limiting development in those areas per Land Use Plan Policies C-BIO-7 (Coastal Dunes), C-BIO-8 (Stringline Method of Preventing Beach Encroachment), and C-BIO-9 (Stinson Beach Dune and Beach Areas).
6. **Roosting and nesting habitat.** Roosting and nesting habitat and the grassy shorebird feeding areas adjacent to Bolinas Lagoon shall be protected by limiting development per Land Use Plan Policies C-BIO-10 (Roosting and

Nesting Habitat) and C-BIO-11 (Development Adjacent to Roosting and Nesting Habitat).

7. **Biological productivity.** The biological productivity and quality of coastal waters, coastal streams, coastal wetlands, coastal estuaries and coastal lakes shall be maintained, and where feasible, enhanced.
8. **Coastal wetlands.** Coastal wetlands shall be preserved and maintained as productive wildlife habitats, water filtering and storage areas, and, as appropriate, recreational open space, by limiting diking, dredging, and draining per Land Use Plan Policies C-BIO-14 (Wetlands), CBIO-15 (Diking, Filling, Draining, and Dredging), ~~C-BIO-16~~, and C-BIO-16 (Conditions and Standards for Diking, Filling, Draining, and Dredging), disposing of dredged materials per Land Use Plan Policy C-BIO-17 (Disposal of Dredged Materials) and mitigating wetland impacts per Land Use Plan Policy C-BIO-20 (Wetland Impact Mitigation).
9. **Coastal wetland buffers.** Adequate buffers shall be maintained surrounding coastal wetlands per Land Use Policy C-BIO-18 (Wetland Buffers) unless an adjustment to standard buffers is granted per Land Use Plan Policy C-BIO-19 (Wetland Buffer Adjustments and Exceptions).
10. **Marine resources.** Marine resources shall be maintained, enhanced, and where feasible, restored and special protection shall be provided to areas and species of special biological or economic significance per Land Use Plan Policy C-BIO-22 (Marine Resources).
11. **Coastal streams, riparian vegetation, and buffers.** Alterations to coastal streams and riparian vegetation shall be limited to the uses specified in Land Use Plan Policy C-BIO-23 (Coastal Streams and Riparian Vegetation), and adequate buffers shall be provided surrounding those resources per Land Use Plan Policy C-BIO-25 (Stream Buffer Adjustments and Exceptions), unless an adjustment to the standard buffers is granted per Land Use Plan Policy C-BIO-25 (Stream Buffer Adjustment Exceptions). Any alteration of riparian vegetation which is allowed under these policies shall require an erosion control plan and re-vegetation plan that incorporates native species to the maximum extent feasible.

2220.64.060 – Environmental Hazards

22.56.130I

A. ~~H~~ Dune Protection.

1. No development, including grading, erection of fences, signs or other primary of accessory structures shall be permitted seaward of that undeveloped right-of-way known as Mira Vista Street in Stinson Beach.
2. Except for those shoreline protective works otherwise permitted by this chapter, development, including signs, fences, and grading activities shall not be permitted seaward of the established building setback lines established by zoning districts for shoreline parcels.

3. Development of shorefront lots within the Stinson Beach and Seadrift area shall assure preservation of the existing sand dune formations in order to protect environmentally sensitive dune habitat, vegetation and to maintain the natural protection from wave runoff which such natural dunes provide. Where no dunes are evident, new development shall, to the maximum extent feasible, be set back behind the first line of terrestrial vegetation. Development approvals for new projects located along such shorefront parcels shall be accompanied by findings, including mitigation conditions, establishing the project's design and location, minimizing the need for shoreline protective works, protective works, protecting sandy beach habitat, providing a buffer area between public and private use areas, protecting the scenic and recreational character of the beach and maintaining the public rights of access to and use of beach dry sand areas. Permits authorizing repair and maintenance to existing shoreline structures shall to the extent feasible, provide for the above standards and objectives.
4. Project proposals for the subdivision of beach front lots shall be permitted only upon explicit findings that the increased development density and/or location is consistent with the standards and objectives established in subdivision 3 of this subsection.
5. No development shall be permitted in the sensitive coastal dune habitats in order to preserve dune formations, vegetation and wildlife habitats. Overuse in dune areas shall be prevented by such mechanisms as restricting parking, directing pedestrian traffic to areas capable of sustaining increased use, and fencing. No motor vehicles shall be permitted in beach or dune areas except for emergency purposes.

B. ~~K.~~ Shoreline Protection

1. Bluff Top Setbacks. New structures shall be set back from coastal bluff areas a sufficient distance to ensure with reasonable certainty that they are not threatened from cliff retreat within their economic life expectancies. Adequate setback distances will be determined for information contained in required geologic reports and the setback formula established below. These setbacks will be of sufficient distance to eliminate the need for shoreline protective works. The following formula will be used to determine setbacks from the bluff for new structures:

Setback (meters) = structure of life (years, normally at least 40 years) X retreat rate (meters/year). In areas where vigorous sliding is taking place, and additional 15 meters should be added as a safety factor.

The retreat rate shall be determined by a geotechnical investigation conducted by a professional engineer or registered geologist which explicitly examines the site's geotechnical capability to adequately support the proposed development. The report shall include the historic and projected rate(s) of bluff retreat attributable to wave and/or surface runoff erosion. The geotechnical report shall be required in either of the following:

- a. The building or proposed development site is within one hundred fifty feet of a blufftop.
- b. The building site is located within stability zones 3 or 4 as indicated on the slope stability maps for the Bolinas and Tomales areas, which maps accompany Wagner's 1977 report, "Geology for Planning, Western Marin County." This report and accompanying maps are incorporated

by reference as part of this chapter.

2. Standards and requirements for shoreline protective works. Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline process shall be permitted only when:
 - a. Required to serve coastal-dependent uses or to protect existing structures (constructed before adoption of the LCP).
 - b. No other nonstructural alternative is practical or preferred.
 - c. The condition causing the problem is site specific and not attributable to a general erosion trend, or the project reduces the need for a number of individual projects and solves a regional erosion problem.
 - d. The structure will not be located in wetlands or other significant resource or habitat area, and will not cause significant adverse impacts to fish or wildlife.
 - e. There will be no reduction in public access, use and enjoyment of the natural shoreline environment, and construction of a structure will preserve or provide access to relates public recreational lands or facilities.
 - f. The structure will not restrict navigation, mariculture or other coastal use and will not create a hazard in the area in which it is built.

In the absence of an overall wave hazard/shoreline erosion study, any permit application for seawalls, riprap or other protective structures on beaches, shall be accompanied by engineering reports stating the nature and extent of wave erosion hazard along the beach area and an explanation of how the proposed protective works will mitigate the hazard, both on and off the project site. This requirement shall not apply to emergency permit applications applied for prior to January 1, 1983. Emergency permit applications after that date shall be subject to report requirement or shall specifically establish why the need for such protective devices was not foreseen and previously addressed through nonemergency permit applications.

Applications for placement of protective structures on beaches shall be accompanied by an engineer's report unless an overall wave hazard/shoreline erosion report exists. ~~Sa~~The engineers report shall include:

- a. A statement of the nature and extent of wave erosion hazard;
- b. An analysis of how the proposed protective works will mitigate the hazard both on and off the site;
- c. An assessment of any adverse impacts on adjacent properties or resources that might reasonably be expected to result from construction of the protective structure.

Design standards for all shoreline structure. The design and construction of any shoreline structure shall:

- a. Make it as visually unobtrusive as possible;

- b. Respect the natural landforms to the greatest degree possible;
- c. Include mitigation measures to offset any impacts on fish and wildlife resources caused by the project;
- d. Minimize the impairment and movement of sand supply and the circulation of coastal waters;
- e. Address the geologic hazards presented by construction in or near Alquist-Priola earthquake hazard zones;
- f. Provide for the reestablishment of the former dune contour and appearance.

C. ~~L~~ Geologic Hazardous Areas.

1. Prior to the issuance of a ~~coastal development permit~~ **Coastal Development Permit** for projects located in areas depicted by the Unit I LCP geologic hazards maps, the owner (applicant) shall:
 - a. Execute and record a waiver of public liability holding the county, other governmental agencies and the public harmless because of loss experienced by geologic activities. The waiver of liability shall be in a form approved by county counsel and run with the property; and
 - b. Submit along with the permit application, a report from a registered civil or structural engineer briefly describing the extent of potential geologic hazards and those construction, siting and other recommended techniques to mitigate those possible geologic hazards.

The planning commission, following consultation with the director of public works, may modify the said requirement in subdivision 1 above for selected areas or types of projects where the commission finds that:

- i. The project area is of the same general geologic nature and sufficient data has been developed (such as by a "Master Engineering Report") to adequately judge the risk and resulting standards necessary for such areas; or
 - ii. The type of project is a minor structure, not for human habitation, which presents little risk on or off site, by possible geologic hazards.
2. Floodplain Development. Coastal Project permit applications adjacent to streams which periodically flood shall include a site plan that identifies the one hundred-year floodplain (as described by the Army Corps of Engineers). Development of permanent structures and other significant improvements shall not be permitted within the limits of the one hundred-year floodplain.

~~2220~~.64.080 – Water Resources

A. Application requirements.

1. **Water Quality Impairment Assessment.** The Reviewing Authority shall conduct a water quality assessment of all development proposals, including for both new development and modifications to existing development, to identify potential water quality impacts. Where the assessment reveals the potential for water quality impairment, the project shall be required to have a Drainage Plan (see below) which addresses both temporary (during construction) and permanent (post-construction) measures to control erosion and sedimentation, to reduce or prevent pollutants from entering storm drains, drainage systems and watercourses, and to minimize increases in stormwater runoff volume and rate.
2. **Drainage plans.** ~~Coastal permit~~ Coastal Development Permit applications for development that would add or create a total of 10,000 square feet or more of impervious surface (collectively over the entire project site) or would alter drainage patterns, or for which the Preliminary Water Quality Impairment Assessment (see above) indicates a potential for water quality impairment, shall be accompanied by a preliminary drainage plan. The plan shall include existing and proposed drainage patterns and storm drain improvements for the site, all structures and impervious areas, and any other improvements. The plan must indicate the direction of surface runoff and method of on-site runoff dispersal for existing and proposed drainage channels or facilities. Draining to existing watercourses or detention basins may be allowed if negative impacts to biological resources, water quality, channel stability and flooding of surrounding properties can be avoided or if soil conditions do not allow infiltration. Hydrologic calculations shall be required to determine whether there would be any additional surface run-off resulting from the development.
3. **Structural and/or treatment control facilities: monitoring and maintenance plans.** If structural and/or treatment control facilities are incorporated in a project, the applicant shall submit a monitoring and maintenance plan indicating how such facilities will be adequately maintained by the applicant and any subsequent property owner after construction is complete. ~~(See~~ Policy C-WR-12)(Maintenance of Water Quality Control Facilities).
4. **Site Plan – Post Construction Element.** At the discretion of the County based on the scale or potential water quality impacts of a proposed project, the applicant shall submit a site plan containing a Post-Construction Element. This plan shall detail how stormwater and polluted runoff will be managed or mitigated following project construction, utilizing both source control and treatment control measures, and both structural and non-structural measures. ~~(See~~ Policy C-WR-13)(Site Plan Contents – Post Construction Element).
5. **Grading plans.** ~~Coastal permit~~ Coastal Development Permit applications for any cut, fill, or grading above 50 cubic yards shall be accompanied by a preliminary grading plan that indicates existing and proposed contours across the building site and existing and proposed average lot slope.
6. **Geotechnical reports.** A geotechnical report may be required if the reviewing authority determines that proposed cut and fill slopes would be steeper than is safe for the subject material or determines that the report is necessary for the intended use. The geotechnical report shall be subject to review and approval by the reviewing authority, in consultation with Department of Public Works. ~~(See~~ Policy C-WR-5)(Cut and Fill Slopes).

7. **Erosion and sedimentation control plans.** An erosion and sedimentation control plan, subject to approval by the Department of Public Works, shall be required for development of any site of 1 acre or more in size or, at the discretion of the Department of Public Works, for any site of less than 1 acre because of a high risk of erosion and sedimentation. Such plan is also required for projects listed under Policy C-WR-14 that involve grading. ~~See~~ Policy C-WR-6) (Soil Exposure).
8. **Site Plan Contents – Construction Phase.** All projects that would add or create a total of 10,000 square feet or more of impervious surface (collectively over the entire project site), projects that may impact environmentally sensitive habitat (i.e. projects within, directly adjacent to or discharging directly to an environmentally sensitive habitat area), county defined high-impact projects or other projects that the county staff finds to be a threat to coastal water quality, shall require a Construction-Phase element shown on the site plan. The Construction-Phase element shall specify which interim Best Management Practices (BMPs) will be implemented to minimize erosion and sedimentation during construction and address potential construction runoff contamination with fuels, lubricants, cleaning agents and/or other potential construction-related pollutants or chemicals.

In the application and initial planning process, the applicant shall submit for review and approval a Construction-Phase element that shall include, at a minimum, a narrative report describing all interim erosion, sedimentation, and polluted runoff control BMPs to be implemented during construction, including the following where applicable:

- (a) Controls to be implemented on the amount and timing of grading;
- (b) BMPs to be implemented for staging, storage, and disposal of excavated materials;
- (c) Design specifications for treatment control BMPs, such as sedimentation basins;
- (d) Revegetation or landscaping plans for graded or disturbed areas;
- (e) Methods to manage affected onsite soils;
- (f) Other soil stabilization BMPs to be implemented;
- (g) Methods to infiltrate or treat stormwater prior to conveyance off-site during construction;
- (h) Methods to eliminate, or if possible to eliminate then to reduce, the discharge of other stormwater pollutants resulting from construction activities (e.g., paints, solvents, vehicle fluids, asphalt and cement compounds, and debris) into stormwater runoff;
- (i) Plans for the clean-up of spills and leaks;

- (j) BMPs to be implemented for staging, storage, and disposal of construction chemicals and materials;
- (k) Proposed methods for minimizing land disturbance activities, soil compaction, and disturbance of natural vegetation;
- (l) A site plan showing the location of all temporary erosion control measures; and
- (m) A schedule for installation and removal of the temporary erosion control measures.

B. Water quality standards. Development shall be consistent with the Water Quality Policies of the LUP Land Use Plan, including, but not limited to:

- 1. **Water quality protection.** The quality of coastal waters shall be monitored, protected, and enhanced for the benefit of natural communities, human health, recreational users, and the local economy. See (Land Use Plan Policy C-WR-1 (Water Quality Protection and Biological Productivity));
- 2. **Site design and source control measures.** Development shall meet the standards contained in Land Use Plan Policy C-WR-2 (Water Quality Impacts of Development Projects).
- 3. **Drainage standards.** Development shall meet the standards contained in Land Use Plan Policy C-WR-3 (Storm Water Runoff).
- 4. **Structural and/or treatment control facilities: proper maintenance.** Structural and/or treatment control facilities shall meet the requirements of Land Use Plan Policy C-WR-12 (Maintenance of Water Quality Control Facilities).
- 5. **High impact projects: design standards.** Development that has a high potential for generating pollutants (High Impact Projects) shall incorporate treatment control Best Management Practices (BMPs) or ensure that the requirements of the current National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater permit are met, whichever is stricter, to address the particular pollutants of concern, including the requirements of Land Use Plan Policy C-WR-14 (Design Standards for High-Impact Projects).
- 6. **Construction Non-sediment Pollution.** Construction site practices shall be carried out consistent with Land Use Plan Policy C-WR-16 (Construction Non-sediment Pollution).
- 7. **Construction Phase Pollution.** The construction site shall be managed to prevent contact between runoff and chemicals, fuel and lubricants, cleansers, and other potentially harmful materials.

C. Grading and excavation standards.

- 1. **Site planning.** Development shall meet the standards contained in Land Use Plan Policy C-WR-4 (Grading and Vegetation Removal).

2. **Preservation of landforms and native vegetation.** Development shall meet the standards contained in Land Use Plan Policies C-WR-4 (Grading and Vegetation Removal) and C-WR-5 (Cut and Fill Slopes). Grading shall not take place on slopes greater than 35%, to the extent feasible.
3. **Extent and timing of grading.** Development shall meet the standards contained in Land Use Plan Policies C-WR-6 (Soil Exposure) and C-WR-7 (Wintertime Clearing and Grading).
4. **Erosion and sedimentation control.** Development shall meet the standards contained in Land Use Plan Policies C-WR-10 (Construction-Phase Sediment Basins) and C-WR-8 (Disturbed Soils).
5. **Impervious surfaces, runoff control.** Development shall meet the standards contained in Land Use Plan Policy C-WR-2 (Water Quality Impacts of Development Projects).
6. **Sediment basins during construction.** Development shall meet the requirements of Land Use Plan Policy C-WR-10 (Construction-Phase Sediment Basins).
7. **Pollutants.** Pollutants, including chemicals, fuels and other harmful materials shall be collected and disposed of in an approved manner.
8. **Topsoil.** Development shall meet the requirements of Land Use Plan Policy C-WR-9 (Topsoil).
9. **Removal of construction debris.** All debris shall be removed from the site upon the completion of the project.
10. **Erosion and Flood Control Facilities.** Consider placement of sediments collected by erosion and flood control facilities at appropriate points on the shoreline, consistent with Land Use Plan Policy C-WR-17 (Erosion and Flood Control Facilities).

2220.64.100 – Community Design

A. Community Design standards. Development shall be consistent with the Community Design policies of the ~~LUP~~Land Use Plan, including, but not limited to:

1. **Compatible Design.** The height, scale, and design of new structures shall be compatible with the character of the surrounding natural or built environment per Land use Policy CDES-1 (Compatible Design).
2. **Protection of visual resources.** Development shall be sited and designed to protect visual resources per Land Use Policy C-DES-2 (Protection of Visual Resources).
3. **Protection of ridgeline views.** New development proposed on or near visually prominent ridgelines shall be sited and designed per Land Use Policy C-DES-3 (Protection of Ridgeline Views).
4. **Height limits.** Structures in the Coastal Zone shall be limited as provided in Tables 5-4-a, 5-4-b, and 5-5, with the exceptions provided for by Land Use Policies C-DES-4 (Limited Height of New Structures), ~~C-EH-5~~ and by this Code.
5. **New Signs.** New Signs shall be of a size, location, and appearance so as not to detract from scenic areas or views from public roads and other viewing points, ~~see (Land Use Policy C-DES-5 (New Signs))~~. A Coastal Development Permit is required for any sign that could impact public recreational access, including parking opportunities near beach access points or parklands, such as any changes in parking cost, timing or availability, and any signage prohibiting public parking, trespassing, and/or public coastal access. Coastal Development Permits for signs shall be consistent with all applicable LCP provisions, including the following additional objectives and standards:

A. Objective: Signs shall be sited and designed to:

- Protect public safety within the County and the visual quality of its communities;
- Protect uses, which are adequately and appropriately identified and advertised, from the installation of too many and too large signs;
- Protect commercial districts from visual chaos and economic detriment;
- Protect the public's ability to identify uses and premises without confusion;
- Eliminate unnecessary distractions that may diminish driving and pedestrian safety;
- Enhance and improve properties and their neighborhoods by encouraging signs that are compatible with and complementary to related structures and uses and harmonious with their surroundings; and

- Protect and enhance coastal resources, including, but not limited to, significant public views and community character.

B. Standards:

1. **Freestanding signs.** Freestanding signs shall be designed and located to be viewed primarily from the immediately surrounding public streets.
2. **Prohibited Signs.** The following types of signs, including in terms of illumination, sound, materials, and forms are prohibited:

A. Prohibited types of signs.

1. Private use signs located on public land or in a public right-of-way;
2. Signs cut, burned or otherwise marked on a cliff, hillside or tree;
3. Signs in storage or in the process of assemblage or repair, that are located outside of the premises other than that advertised in the sign, and are visible from a public right-of-way;
4. Billboards;
5. Digital commercial displays that can distract drivers;
6. Signs advertising a use no longer in operation; and
7. Roof top signs.

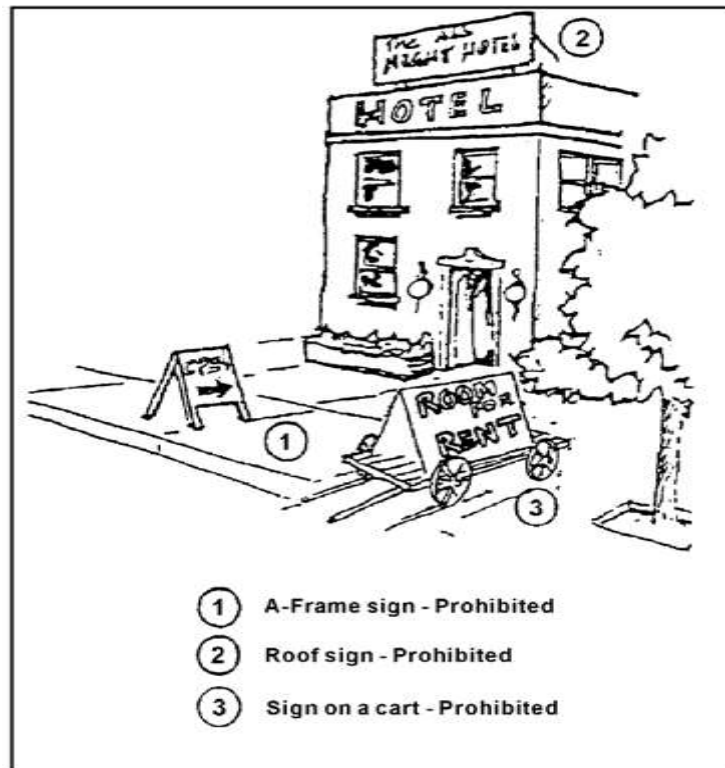
- B. Prohibited types of illumination and sound.** No electrical sign shall blink, flash or emit a varying intensity of color or light which would cause glare, momentary blindness or other annoyance, disability or discomfort to persons on surrounding properties or passing by.

C. Prohibited types of material and form.

1. Sign with reflective material;
2. Banners, pennants, streamers except in conjunction with an athletic event, carnival, circus, fair, or during the first 30 days of occupancy of a new structure or operation of a new business;
3. Signs, other than clocks or meteorological devices, having moving parts or parts so devised that the sign appears to move or to be animated; and
4. Portable signs including "A" frame sign, or a sign on a balloon, boat, float, vehicle, or other

movable object designed primarily for the purpose of advertising.

FIGURE 3-11
PROHIBITED TYPES OF SIGNS



6. **Underground Utilities.** -Utility lines should be undergrounded per Land Use Policy C-DES-6 ([Underground Utilities](#)).
7. **Minimized exterior lighting.** -Exterior lighting shall be the minimum consistent with safety and shall be low wattage, hooded, and downcast to prevent glare and shall limit visibility from public viewing places as much as possible. [See](#) (Land Use Policy C-DES-7 ([Minimized Exterior Lighting](#))).
8. **Protection of trees.** -Structures and roads shall be sited to avoid tree removal per Land Use Policy C-DES-8 ([Protection of Trees](#)).
9. **Landscaping.** -Required landscaping shall predominantly use native species of trees and plants and shall avoid using non-native, invasive trees and plants. [See](#) (Land Use Policy C-DES-9 ([Landscaping](#))).
10. **Prohibition of Gated Communities.** -The establishment of gated communities shall be prohibited. [See](#) (Land Use Policy C-DES-10 ([Prohibition of Gated Communities](#))).

11. **Minimization of fuel modification.** -New development shall be sited and designed to avoid the need for fuel modification per Land Use Policy C-DES-11 (Avoidance of Fuel Modifications).

2220.64.110 – Community Development

- A. **Community development standards.** Development, as defined in ~~Article VIII~~Chapter 20.130 (Coastal Zoning Code Definitions), shall be consistent with all Community Design Policies of the ~~LUP~~Land Use Plan, including, but not limited to:
 1. **Location of new development.** -New development shall be located within, next to, or in close proximity to developed areas with adequate public services and where it will not have significant adverse impacts, either individually or cumulatively, on environmental and natural resources, including coastal resources. ~~See-~~ (Land Use Policy C-CD-1 (Location of New Development)).
 2. **Appropriate new development.** -The type and intensity of new development, including land divisions, shall conform to the land use categories and density provisions of the LCP -Land Use Maps. -Allowable densities are stated as maximums and do not establish an entitlement to buildout potential. ~~See~~ (Land Use Policy C-CD-2 (Appropriate New Development)).
 3. **Non-conforming structures and uses.** -Allow lawfully established non-conforming structures and uses to be maintained or continued in conformance with the requirements of Section 2220.70.160 (Nonconforming Uses and Infrastructure).
 4. **Development standards for Tomales Bay shoreline.** -New construction along the shoreline of Tomales Bay shall be limited in height to a maximum of 15 feet above grade except as provided for per Land Use Policy C-CD-5 (Standards of Development on the Shoreline of Tomales Bay), ~~-except as allowed by LUP Policy C-EH-5 (Standards for Shoreline Development).~~
 5. **Structures on public trust lands.** -The construction of new residential dwellings shall not be permitted on public trust lands. -Along the shoreline of Tomales Bay, existing legally established structures on public trust lands may be rebuilt if destroyed by natural disaster per Land Use Policy C-CD-6 (Structures of Public Trust Lands).
 6. **Shoreline Structures and Piers.** -The location of piers and other recreational or commercial shoreline structures shall be limited per Land Use Policy C-CD-7 (Shoreline Structures and Piers) and public access to such structures shall be required per Land Use Policy C-CD-8 (Access to Shoreline Structures).
 7. **Division of beachfront lots.** The division of beachfront lots shall be restricted per Land Use Policy C-CD-9 (Division of Beachfront Lots).

8. **Maintenance of village limit boundaries.** -Village limit boundaries shall be set and maintained per Land Use Policies C-CD-10 ([Maintenance of Village Limit Boundaries](#)) and C-CD-11 ([Describe Village Limit Boundaries](#)).
9. **Chain store operations.** -Discourage the establishment of chain store operations that are not consistent with the existing character and scale of the surrounding community. [See](#) ~~Land Use Policy C-CD-12~~ ([Chain Store Operations](#)).
10. **Limit conversion of overnight visitor-serving enterprises.** -Visitor-serving uses shall remain available to the public on a space available basis; proposed conversion of overnight accommodations into a more limited type of occupancy shall be discouraged. [See](#) ~~Land Use Policy C-CD-13~~ ([Limited Conversion of Overnight Visitor-Serving Enterprises](#)).
11. **Residential character in villages.** -Consistent with the limitations outlined in C-PK-3 ([Mixed Uses in the Coastal Village Commercial/Residential Zone](#)), discourage the conversion of residential to commercial uses in coastal villages per Land Use Policy C-CD-14 ([Residential Character in Villages](#)).
12. **Rural character of roadways.** -Roadways, accessways and bridges shall reflect the character of coastal communities and shall be context and location sensitive. The primary areas to be considered for sidewalks, curbs, and similar roadway improvements shall be within designated village limit boundaries. [See](#) ~~Land Use Policy C-CD-15~~ ([Maintenance of Rural Character of Roadways](#)).
13. **Windbreaks.** -Discourage new wind breaks along Highway One to preserve public views. -Consider the effects of proposed wind breaks at initial planting as well as at maturity on sunlight, public views, and traffic safety related to visibility. [See](#) ~~Land Use Policy C-CD-17~~ ([Windbreaks](#)).
14. **Lighting for recreational use.** -Prohibit night lighting for privately-owned recreational facilities per Land Use Policy C-CD-18 ([Lighting for Recreational Use](#)).

2220.64.120 – Energy

- A. **Energy efficiency standards.** Development, as defined in ~~Article VIII~~ [Chapter 20.130 \(Coastal Zoning Code Definitions\)](#), shall be consistent with all Energy Policies of the ~~LUP~~ [Land Use Plan](#), including, but not limited to:
 1. **Energy efficiency standards.** -Complement ~~coastal permit~~ [Coastal Development Permit](#) requirements with the application of Marin County Energy Efficiency Ordinance 3494 and Green Building Requirements to integrate energy efficiency and conservation, and renewable energy requirements into the development review and building permit process per Land Use Policy C-EN-1 ([Energy Efficiency Standards](#)).
 2. **Renewable energy resource priority.** -Utilize renewable energy resources and support appropriate renewable energy technologies per Land Use Policy C-EN-4 ([Renewable Energy Resource Priority](#)).

3. **Energy production facility impacts.** -Energy production facilities shall be designed and constructed to minimize impacts to public health and coastal resources per Land Use Policy C-EN-5 ([Energy Production Facility Impacts](#)).
4. **Energy and Industrial Development.** -Major energy or industrial development, both on and offshore, shall be prohibited consistent with the limitations of Public Resources Code Sections 30260, 30262, and 30515. The development of alternative energy sources such as solar or wind energy shall be exempted from this policy.

2220.64.130 – Housing

- A. **Affordable housing standards.** Development, as defined in ~~Article VIII~~[Chapter 20.130 \(Coastal Zoning Code Definitions\)](#), shall be consistent with all Housing Policies of the ~~LUP~~[Land Use Plan](#), including, but not limited to:
 1. **Protection of existing affordable housing.** -Protect and provide affordable housing opportunities for very low, low, and moderate income households. The demolition of existing deed restricted very low, low, and moderate income housing is prohibited except as provided for per Land Use Policy C-HS-1 ([Protection of Existing Affordable Housing](#)).
 2. **Density for affordable housing.** -Allow the maximum range of density for deed-restricted housing developments that are affordable to extremely low, very low or low income households and that have access to adequate water and sewer services, provided that such density will not result in adverse coastal resource impacts and is consistent with all applicable LCP policies, ~~see-~~ (Land Use Policy C-HS-2 ([Density for Affordable Housing](#))). -Density bonuses for affordable housing consistent with Coastal Act Section 30604(f) and Government Code Section 65915 may be provided to the extent that such increases in density are consistent with the provisions of the LCP per Land Use Policy C--HS-9 ([Density Bonuses](#)). The reviewing authority may approve a density greater than that allowed by the underlying land use and zone district designations for affordable residential projects only if the following criteria are met:
 - (a) The housing development is located in a residential or commercial/mixed-use land use and zone district designation; and
 - (b) The project is found to be in conformity with the Local Coastal Program (including but not limited to sensitive habitat, agriculture, public viewshed, public services, public recreational access and open space protections), with the exception of the density provisions.
 3. **Affordable housing requirement.** -Residential developments in the Coastal Zone consisting of 2 or more units shall be required to provide 20 percent of the total number of units to be affordable by households of very low or low income or a proportional “in-lieu” fee to increase affordable housing construction. ~~See~~ (Land Use Policy C-HS-3 ([Affordable Housing Requirements](#))).

4. **Retention of small lot zoning.** -Preserve small lot zoning (6,000 to 10,000 square feet) in Tomales, Point Reyes Station, and Olema for the purposes of providing housing opportunities at less expense than available in large-lot zones. See ~~(Land Use Policy C-HS-4~~ (Retention of Small Lot Zoning).
5. ~~Second units~~**Accessory Dwelling Units.** -Enable the construction of well-designed ~~second units~~ Accessory Dwelling Units in single-family and multifamily residential zoning districts consistent with Land Use Policy C-HS-5 (Accessory Dwelling Units) and the standards below. ~~Second units~~Accessory Dwelling Units shall be consistent with all lot coverage and other site development standards per the applicable residential zoning district where such standards are considered on a cumulative basis that include accounting for any existing buildings on site. ~~Second Units~~ Accessory Dwelling Units shall conform to all of the zoning and development standards (lot coverage, height, setbacks, design, floor area ratio, etc.) of the residential zoning district, which governs the lot.

2220.64.140 – Public Facilities and Services

- A. **Public facility and service standards.** Development, as defined in ~~Article VIII~~Chapter 20.130 (Coastal Zoning Code Definitions), shall be consistent with all Public Facilities and Services Policies of the ~~LUP~~Land Use Plan, including, but not limited to:

1. **Adequate public services.** -Adequate public services (that is, water supply, on-site sewage disposal or sewer systems, and transportation, including public transit as well as road access and capacity if appropriate) shall be available prior to approving new development per Land Use Policy C-PFS-1 (Adequate Public Services).

No permit for development may be approved unless it can be demonstrated, in writing and supported by substantial evidence that it will be served with adequate water supplies and wastewater treatment facilities, consistent with the subsections below:

- a. Development receiving water from a water system operator and/or wastewater treatment from a public/community sewer system shall only be approved if there is: (i) sufficient water and wastewater public works capacity within the system to serve the development given the outstanding commitments by the service provider; or, (ii) evidence that the entity providing the service can provide such service for the development. Such evidence may include a will-serve letter from the service provider.
- b. An application for new or increased well production shall include a report prepared by State Licensed Well Drilling Contractors, General (Class A License) Engineering Contractors, Civil Engineers, or Geologists which demonstrates, to the satisfaction of the Director, that:
 - 1) The sustainable yield of the well meets the LCP-required sustained pumping rate (minimum of 1.5 gallons per minute) and must be equal to or exceed the project's estimated water demand.

- 2) The water quality meets safe drinking water standards.
 - 3) For public water supply projects, projects proposing the subdivision or rezoning of land that would increase the intensity of use, or projects on developed lots that would increase the amount of water use by more than 50 percent, the extraction will not adversely impact other wells located within 300 feet of the proposed well; adversely impact adjacent biological and hydrogeologically-connected resources including streams, riparian habitats, and wetlands that are located on the subject lot or neighboring lots; and will not adversely impact water supply available for existing and continued agricultural production or for other priority land uses that are located on the subject parcel or served by the same water source.
- d. The application for development utilizing a private sewage disposal system shall only be approved if the disposal system:
- 1) Is approved by the Environmental Health Services Division of the Community Development Agency or other applicable authorities.
 - 2) Complies with all applicable requirements for individual septic disposal systems by the Regional Water Quality Control Board.
- e. Limited Public Service Capacity. -Limited service capacity shall be defined as follows:
- 1) For water system operators, when projected demand for service based upon both outstanding water commitments to existing development and projected development exceeds available supply.
 - 2) For public/community sewer systems, when projected demand for service based upon both outstanding sewer commitments to existing development and projected development exceeds available capacity.

In areas with limited water service capacity, when otherwise allowable, new development for a non-Coastal Act and LCP priority use (i.e., a use other than agricultural production, coastal-dependent uses, public recreation, essential public services, and, within village limit boundaries only, visitor-serving uses and commercial recreation uses) shall only be allowed if adequate capacity remains for the above-listed priority land uses. In such limited service capacity areas, in order to minimize the reduction in service for and reserve capacity to priority land uses, applications for non-priority uses shall be required to offset their anticipated water usage through the retrofit of existing water fixtures or other appropriate measures within the same service area of the water system operator or the public/community sewer system of the proposed development, whichever is applicable. All Coastal Development Permits authorizing development that results in increased water usage shall be conditioned to require applicants to provide to the Reviewing Authority for review and approval the following:

- 1) A list of all existing fixtures to be retrofitted and their present associated water flow (e.g. gallons/second);
- 2) A list of all proposed fixtures to be installed and their associated water flow; and;
- 3) The estimated annual water savings resulting from the proposed retrofit, showing all calculations and assumptions.

The County shall require certification from water service providers that all measures to reduce existing water usage has been implemented in an amount equal or greater to the anticipated water use of the proposed project.

2. **Expansion of public services.** -Limit new or expanded roads, flood control projects, utility services, and other public service facilities, whether publicly owned or not, to the minimum necessary to adequately serve planned development per Land Use Policy C-PFS-2 (Expansion of Public Services).
- a. Permit requirements: Every new major public works facility or capacity expansion shall be required to go through the Coastal Development Permit review process. Expansion of public works facilities, including but not limited to water supply and transmission, sewage treatment and transmission, and the regional transportation system, shall only be permitted after considering the availability of other public works facilities, and establishing whether capacity increases would overburden the existing and probable future capacity of those other public works facilities.
3. **Formation of special districts.** -Ensure that special districts are formed or expanded only where assessment for, and provision of, the service would not induce new development inconsistent with the policies of the LCP. See (Land Use Policy C-PFS-3 (Formation of Special Districts)).
4. **High-priority visitor-serving and Coastal Act priority land uses.** -In acting on any ~~coastal permit~~ Coastal Development Permit for the extension or enlargement of community water or community sewage treatment facilities, adequate capacity shall be made available and reserved in the system to serve VCR- and RCR-zoned property, other visitor-serving uses, and other Coastal Act priority land uses (i.e., coastal-dependent uses, agriculture, essential public services, public recreation, etc.). See (Land Use Policy C-PFS-4 (High-Priority Visitor-Serving and Coastal Act Priority Land Uses)).
5. **Community sewer systems.** -New development within a village limit boundary shall connect to a public sewer system within 400 feet of the parcel, unless such connection is prohibited, physically impossible, or otherwise infeasible, see (Land Use Policy C-PFS-5 (Community Sewer Systems)). Any determination that connection to the public sewer system is infeasible shall be made in writing.
6. **Sewage disposal systems and protection of water quality.** -Require new and expanded sewage disposal systems to be designed, constructed, and maintained so as to protect the biological productivity and quality of coastal streams,

wetlands, and other waters. See ~~(Land Use Policy C-PFS-6~~ (Sewage Disposal Systems and Protection of Water Quality).

7. **Adequately sized sewage disposal systems.** -New and expanded sewage disposal systems shall be sized adequately to meet the needs of development that can be approved consistent with the certified LCP. See ~~(Land Use Policy C-PFS-7)~~ (Adequately Sized Sewage Disposal Systems).
8. **Sewage disposal system requirements for new lots.** -All sewage disposal systems on newly created lots shall comply in all respects, without ~~V~~variance, with applicable County and state regulations. See ~~(Land Use Policy C-PFS-8)~~ (Sewage Disposal System Requirements for New Lots).
9. **Preference for on-site individual sewage disposal systems.** -An individual sewage disposal system shall be located on the same parcel as the building or buildings it serves per Land Use Policy C-PFS-9 (Preference for On-Site Individual Sewage Disposal Systems).
10. **Adequate on-site sewage disposal systems for existing development.** -Ensure that existing on-site sewage disposal systems function properly by complying with all rules and regulations of the Regional Water Quality Control Board, including any requirements adopted pursuant to AB885, so long as such requirements are consistent with the LCP. -Where repairs to existing systems are necessary, corrective actions shall be taken per Land Use Policy C-PFS-10 (Adequate On-Site Sewage Disposal Systems for Existing Development).
11. **Alternative on-site sewage disposal systems.** -Alternative on-site sewage disposal systems shall be considered and approved per Land Use Policy C-PFS-11 (Alternate On-Site Sewage Disposal Systems).
12. **Limited use of off-site septic systems.** -Allow construction of off-site individual or community septic systems only in compliance with Land Use Policy C-PFS-12 (Limited Use of Off-Site Septic Systems).
13. **New water sources serving five or more parcels.** -Applicants for new water wells or other sources serving 5 or more parcels shall demonstrate that no adverse impacts on coastal resources shall result per Land Use Policy C-PFS-13 (New Water Sources Serving Five or More Parcels).
14. **Adequacy of water supply within water system service areas.** -Development of individual domestic water wells or other individual water sources to serve new development in areas served by public or private water systems is prohibited except in limited cases per Land Use Policy C-PFS-14 (Adequacy of Water Supply Within Water System Service Areas).
15. **Development of water sources including wells, streams and springs.** -Coastal Development Permit approval is required for wells and borings unless otherwise exempt or categorically excluded per Land Use Policy C-PFS-15 (Development of Water Sources including Wells, Streams, and Springs).
16. **Standards for water supply wells and other water sources.** -Water supply wells and other water sources shall comply with the standards contained in the

LCP, including Land Use Policy C-PFS-16 (Standards of Water Supply Wells and Other Water Sources).

17. **Conservation of water.** -To minimize the generation of wastewater and to encourage the conservation of coastal water resources, the use of water saving devices, including as prescribed by the local water provider, shall be required in all new development. See (Land Use Policy C-PFS-17) (Conservation of Water).
18. **Desalination facilities.** -Due to the Coastal Zone's unique natural resources and recreational opportunities of nationwide significance, development of desalination facilities shall be prohibited, consistent with the limitations of Public Resources Code sections 30260, 30262 and 30515, with the exception of treatment of existing surface or ground water supplies for purposes of maintaining water quality. See (Land Use Policy C-PFS-18) (Desalination Facilities).
19. **Telecommunications facilities.** -Ensure through siting, co-location, "stealth" design, and other measures that telecommunications facilities are designed and constructed to protect coastal resources, including significant public views, consistent with all applicable LCP policies and development standards, including those specified in ~~2220~~.32.165. See (Land Use Policy C-PFS-19) (Telecommunications Facilities).

~~2220~~.64.150 – Transportation

- A. **Transportation standards.** Development, as defined in ~~Article VIII~~ Chapter 20.130 (Coastal Zoning Code Definitions), shall be consistent with all Transportation Policies of the ~~LUP~~ Land Use Plan, including, but not limited to:
 1. **Roads in the Coastal Zone.** -The motorized vehicular capacity of roads in the Coastal Zone shall be limited per Land Use Policy C-TR-1 (Roads in the Coastal Zone).
 2. **Scenic quality of Highway One.** -The scenic quality of Highway One shall be maintained consistent with LCP provisions, including per Land Use Policy C-TR-2 (Scenic Quality of Highway One).
 3. **New bicycle and pedestrian facilities.** -New development shall be encouraged or required to provide new bicycle and pedestrian facilities per Land Use Policy C-TR-6 (New Bicycle and Pedestrian Facilities). -Where appropriate, the installation of bike racks, lockers and other bike storage facilities shall be encouraged per Land Use Policy C-TR-7 (New Bicycle Storage Facilities).
 - (a) Bikeway Design Guidelines. For bikeway planning and design requirements, refer to the Marin County Unincorporated Area Bicycle and Pedestrian Master Plan Supplemental Bikeway Design Guidelines, where otherwise LCP consistent.
 4. **Expansion of the Countywide Trail System.** -Acquire additional trails to complete the proposed countywide trail system, providing access to or between public lands and enhancing public trail use opportunities for all user groups,

including multi-use trails, as appropriate. See (Land Use Policy C-TR-8) (Expansion of the Countywide Trail System).

5. **Complete Streets.** -Consistent with the local implementation of the State of California's Complete Streets policy, at the outset of all projects, other than routine maintenance, an analysis shall be performed to ensure the inclusion of all necessary, appropriate and reasonable multi-modal facilities and improvements, including transit, bike and pedestrian access, disabled access, and traffic safety. ~~(See also Department of Public Works Directive 2006-1, dated January 23, 2006).~~
6. **Roads, Driveways, Parking, Sidewalks.** Roads, driveways, parking, and sidewalks shall be provided in a manner that best protects coastal resources and is consistent with all applicable LCP provisions, including by meeting applicable agricultural, biological resources, environmental hazards, visual resources, transportation, and public facilities and services policies. Adequate parking and transportation facilities (including bicycle and pedestrian facilities) shall be provided. -New development shall not adversely impact existing public parking facilities nor the ability to access existing development or existing coastal resource areas.

2220.64.160 – Historical and Archaeological Resources

A. Application requirements.

1. **Archaeological Resource Survey.** -Coastal ~~Development permit~~Permit applications for development proposed within an area of known or likely archaeological or paleontological significance shall include a field survey by a state-qualified archaeologist recommended by the Sacred Sites Protection Committee of the Federated Indians of Graton Rancheria or by a qualified paleontologist which determines the extent of archaeological or paleontological resources on the site and evaluates the project's potential impacts to those resources. -Where adverse impacts are possible, the report shall identify reasonable mitigation measures, including avoidance and permanent protection as open space, if feasible. ~~(See Land Use Plan Policy C-HAR-2)~~(Potential Impacts of Development on Archaeological and Paleontological Resources).

B. Historical and Archaeological Resource standards. Development, as defined in ~~Article VIII~~Chapter 20.130 (Coastal Zoning Code Definitions), shall be consistent with all Historical and Archaeological Resources Policies of the ~~LUP~~Land Use Plan, including, but not limited to:

1. **Implementation of mitigation measures.** -Implement appropriate mitigation measures, including avoidance and permanent protection as open space, if feasible, as recommended in the field survey prepared per Land Use Plan Policy C-HAR-2 (Potential Impacts of Development on Archaeological and Paleontological Resources).
2. **Monitoring of construction activities on archaeological sites.** -New development on sites identified as archaeologically sensitive shall be monitored

per Land Use Plan Policy C-HAR-3 (Monitoring of Construction on Archaeological Sites by Appropriate Experts).

3. **Structures of special character and visitor appeal.** -Preserve and restore structures with special character and visitor appeal in coastal communities. See (Land Use Plan Policy C-HAR-4) (structures of Special Character and Visitor Appeal).
4. **Development affecting structures and areas of special character and visitor appeal.** -Coastal Development Permit applications for projects that involve pre-1930 buildings or are located in areas designated as having special character and visitor appeal, including historic areas, shall be evaluated per Land Use Plan Policy C-HAR-5 (Proposed Development that Affects Areas and Structures of Special Character and Visitor Appeal).
5. **Alterations and additions to structures of special character and visitor appeal.** -Applications for substantial alterations or additions to any structure built prior to 1930 shall be evaluated per Land Use Plan Policy C-HAR-6 (Alterations and Additions to Structures of Special Character and Visitor Appeal).
6. **Proposed demolition of structures of special character and visitor appeal.** Proposed demolition of any structure built prior to 1930 shall be evaluated and processed per Land Use Plan Policy C-HAR-7 (Proposed Demolition of Structures of Special Character and Visitor Appeal).
7. **Villages with special character and visitor appeal.** -New construction in mapped areas having special character and visitor appeal, including historic areas, shall comply with Land Use Plan Policy C-HAR-8 (Village Areas with Special Character and Visitor Appeal).

2220.64.170 – Parks, Recreation, and Visitor-Serving Uses

- A. **Parks and Recreation and Visitor-Serving Use standards.** Development, as defined in Article VIII Chapter 20.130 (Coastal Zoning Code Definitions), shall be consistent with all Parks, Recreation and Visitor Serving Use Policies of the LUP Land Use Plan, including, but not limited to:
 1. **Coastal recreation opportunities.** -The development of visitor-serving and commercial recreation facilities shall have priority over residential or general commercial development per Land Use Plan Policy C-PK-1 (Opportunities for Coastal Recreation).
 2. **Compatible commercial recreation facilities.** -New visitor-serving and commercial development shall be sited and designed per Land Use Plan Policy C-PK-2 (Compatible Commercial Recreation Facilities).
 3. **Mixed uses in coastal village commercial/residential zones.** A mixture of residential and commercial uses shall be permitted in the C-VCR zoning district as follows:

Continue to permit a mixture of residential and commercial uses in the C-VCR zoning district to maintain the established character of village commercial areas. Within the mapped village commercial core area of the C-VCR zone, commercial shall be the principal permitted use ~~and~~ residential shall be a permitted use. ~~In this core area, residential uses shall be limited to: (a) the upper floors, and/or (b) the lower floors if not located on the road-facing side of the property within the commercial core area (i.e. the central portion of each village that is predominantly commercial). Residential uses on the ground floor of a new or existing structure on the road-facing side of the property shall only be allowed provided that the development maintains and/or enhances the established character of village commercial core areas.~~

Outside of the village commercial core area of the C-VCR zone, Residential shall be the principal permitted use, and Commercial shall be a permitted use.

Maintenance and repair of any legal existing residential use shall be exempt from the above provision and shall be permitted.

4. **Balance of visitor-serving and local-serving facilities.** ~~-Support a level of local-serving facilities such that an adequate infrastructure can be maintained to ensure the health, vitality, and survival of the visitor-serving segment of the coastal economy. See (Land Use Plan Policy C-PK-4) (Balance of Visitor-Serving and Local-Serving Facilities).~~
5. **Small-scale tourist facilities.** ~~-Small-scale tourist-oriented businesses, rather than large tourist facilities, shall be permitted per Land Use Plan Policy C-PK-5 (Small-Scale Tourist Facilities).~~
6. **Bed and breakfast inns.** ~~-Support bed and breakfast facilities in the Coastal Zone as a means of providing visitor accommodations per Land Use Plan Policy C-PK-6 (Bed and Breakfast Inns).~~
7. **Lower-cost recreational facilities.** ~~-Lower cost visitor and recreational facilities shall be protected and encouraged per Land Use Plan Policy C-PK-7 (Lower Cost Recreational Facilities).~~
8. **Appropriate public recreation opportunities.** ~~-Public recreational development shall be undertaken in a manner which preserves the unique qualities of Marin's coast per Land Use Plan Policy C-PK-8 (Appropriate Public Recreation Opportunities).~~
9. **Appropriate uses of federal parks.** ~~-Uses and facilities within federal parklands should comply with Land Use Plan Policy C-PK-10 (Appropriate Uses of Federal Parks).~~
10. **State parks.** ~~-Support management of Tomales Bay State Park and Mount Tamalpais State Park consistent with the adopted General Plan per Land Use Plan Policy C-PK-11 (State Parks).~~
11. **County parks in the Coastal Zone.** ~~-Continue to operate existing Marin County park facilities in the Coastal Zone per Land Use Plan Policy C-PK-12 (Existing~~

County Parks in the Coastal Zone) and support future acquisition of park areas per Land Use Plan Policy C-PK-13 (Future Acquisition of County Coastal Parks through the County Parks Master Plan).

12. **California Coastal Trail.** -Support completion of the California Coastal Trail through Marin County per Land Use Plan Policy C-PK-14 (Appropriate Alignment of the California Coastal Trail).
13. **Commercial fishing and recreational boating.** -Support and protect commercial fishing and recreational boating on Tomales Bay per Land Use Plan Policy C-PK-15 (Commercial Fishing and Recreational Boating).
14. **Standards for new boating facilities.** -The development of new boating facilities on Tomales Bay shall comply with the standards contained in Land Use Plan Policy C-PK-16 (Standards for New Boating Facilities).

2220.64.180 – Public Coastal Access

A. Application requirements.

1. **Site Plan.** -Coastal ~~Development permit~~Permit applications for development on property located between the shoreline and the first public road shall include a site plan showing the location of the property and proposed development in relation to the shoreline, tidelands, submerged lands or public trust lands. -All easements and/or other similar restrictions associated with the property shall be mapped, and the associated legal document provided. Any evidence of historic public use should also be indicated.

B. Public Coastal Access standards. Development, as defined in ~~Article VIII~~Chapter 20.130 (Coastal Zoning Code Definitions), shall be consistent with all Public Coastal Access Policies of the ~~LUP~~Land Use Plan, including, but not limited to:

1. **Avoid and Mitigate Public Coastal Access Impacts.** If possible, development shall avoid negatively impacting existing public recreational access facilities and opportunities. If unavoidable impacts are identified, require commensurate and proportional public access mitigation, such as requiring new or enhanced public trails or facilities, and potentially in lieu fees. Impacts on public access include, but are not limited to, intensification of land use resulting in overuse of existing public accessways, creation of physical obstructions or perceived deterrence to public access, and creation of conflicts between private land uses and public access.
2. **Public coastal access in new developments.** -New public access from the nearest public roadway to the shoreline and along the coast shall be provided per Land Use Plan Policy C-PA-2 (Provide New Public Coastal Access in New Development). -Where a requirement to dedicate public access is related in nature and extent to the impacts of the proposed development, the dedication of a lateral, vertical and/or bluff top accessway shall be required per Land Use Plan Policy C-PA-9 Variety of Public Coastal Accessways), unless Land Use Plan Policy C-PA-3 (Exemptions to Providing New Public Coastal Access) provides an exemption. -A finding that an accessway can be located ten feet or more from

an existing single-family residence or be separated by a landscape buffer or fencing if necessary shall be considered to provide adequately for the privacy of existing homes. All ~~coastal development permits~~ Coastal Development Permits subject to conditions of approval pertaining to public access and open space or conservation easements shall be subject to the procedures specified in Section 13574 of the Coastal Commission's Administrative Regulations.

2. **Direct dedication of public coastal access.** -If feasible, direct dedication of an easement or fee title interest for a required coastal accessway is preferred per Land Use Plan Policy C-PA-4 (Direct Dedication of Public Coastal Access, if Feasible).
3. **Acquisition of new public coastal accessways.** -The acquisition of additional public coastal accessways shall be pursued through available means per Land Use Plan Policy C-PA-6 (Acquisition and Location of New Public Coastal Accessways through Suitable Means).
4. **Protection of prescriptive rights.** -New development shall be evaluated to ensure that it does not interfere with the public's right of access to the sea where acquired through historic use per Land Use Plan Policy C-PA-7 (Protection of Prescriptive Rights).
5. **Bolinas Mesa.** -Public use of the two access trails across Bolinas Mesa to the RCA beach and of the RCA beach area itself shall be protected per Land Use Plan Policy C-PA-8 (Bolinas Mesa).
6. **Impacts of public coastal accessways on their surroundings.** -Coastal accessways and their support facilities shall be sited and designed to avoid impacts to environmental resources, agriculture, and surrounding neighbors per Land Use Plan Policy C-PA-10 (Impacts of Public Coastal Accessways on their Surroundings) and C-PA-11 (Privacy of Neighbors).
7. **Public coastal accessway maintenance and liability agreements.** Maintenance and liability responsibilities for coastal accessways shall conform to Land Use Plan Policy C-PA-12 (Agreements for Maintenance and Liability Before Opening Public Coastal Accessways).
8. **Accessibility of public coastal accessways.** -New public coastal accessways shall comply with California Title 24 and be accessible to persons with disabilities to the maximum extent feasible (Land Use Plan Policy C-PA-13).
9. **Impacts of new development on public coastal accessways.** -New development shall be sited and designed to avoid impacts to users of coastal access and recreation areas per Land Use Plan Policy C-PA-15 (Impacts of New Development on Public Use of Coastal Accessways).
10. **Parking, signage, and support facilities at public coastal accessways.** -Where appropriate and feasible, parking, signage, and support facilities shall be provided in conjunction with public coastal accessways per Land Use Policy C-PA-18 (Parking and Support Facilities at Public Coastal Accessways) and C-PA-19 (Explanatory Signs at Public Coastal Accessways). -Proposals to restrict public parking near beach access points or parklands shall be evaluated per Land

Use Plan Policy C-PA-20 (Effects of Parking Restrictions on Public Coastal Access Opportunities).

11. **Shoreline protection structures near public coastal accessways.** -The construction of shoreline protection structures shall maintain or enhance existing shoreline access per Land Use Plan Policy C-PA-21 (Shoreline Structures on or Near Public Coastal Accessways).

Chapter 2220.65 – Coastal Zone Planned District Development Standards

Sections:

2220.65.010 – Purpose of Chapter
2220.65.020 – Applicability of Planned District Standards
2220.65.030 – Planned District General Development Standards
2220.65.040 – C-APZ Zoning District Standards
2220.65.050 – C-ARP Zoning District Standards
2220.65.060 – C-RSP Zoning District Standards
2220.65.070 – C-RSPS Zoning District Standards (Seadrift Subdivision)

2220.65.010 – Purpose of Chapter

- A. This Chapter provides detailed site planning, development, and land use standards for the planned zoning districts within the Coastal Zone. -These districts include C-APZ, C-ARP, CRSP, C-RSPS, C-RMP, C-CP, C-RMPC, and C-RCR.
- B. These standards are intended to ensure that proposed development is designed and constructed in a manner compatible with, and sensitive to, the important environmental characteristics and visual features of lands designated within coastal planned zoning districts.

2220.65.020 – Applicability of Planned District Standards

- A. **Compliance with standards required.** -Proposed development, as defined in Article VIII Chapter 20.130 (Coastal Zoning Code Definitions), shall be designed and constructed in conformity with:
 1. All standards and requirements established through the approval of a Coastal Development Permit;
 2. Any provisions of this Chapter applicable to a specific planned coastal zoning district;
 3. The provisions of Chapter 2220.64 (Coastal Zone Development and Resource Management Standards); and
 4. All provisions of Sections 2220.62.060 (Coastal Agricultural and Resource Related Districts), 2220.62.070 (Coastal Residential Districts), or 2220.62.080 (Coastal Commercial and Mixed-Use Districts).

5. All applicable provisions of the Implementation Plan, as defined in ~~22.60.010~~ Chapter 20.01 (Purpose and Applicability of Coastal Zone Regulations) and ~~Article VIII~~ Chapter 20.130 (Coastal Zoning Code Definition).

2220.65.030 – Planned District General Development Standards

A. Access:

1. **Roads.** -Road designs shall minimize road length and maximize the amount of undivided agricultural land, except that longer road extensions may be necessary in highly visible areas in order to avoid or minimize other impacts. Roads shall be designed with not more than 18 feet pavement width, except when safety requirements require otherwise. -If otherwise LCP consistent, a minimum of 16 feet may be permitted in certain very low use areas, as provided in the improvement standards established in compliance with Sections 24.04.020 et seq. of the County Code (Roads).
2. **Driveways.** Driveways shall be designed in compliance with Sections 24.04.240 et seq. of the County Code (Driveways), in addition to and independent of Coastal Development Permit requirements. Driveway length shall be minimized, consistent with the clustering requirements of Subsection D.1 below (Building Location - Clustering Requirement). Applicants are encouraged, to the extent permitted by applicable laws, to utilize pervious surface materials (e.g., turfblock, pavers, porous asphalt and gravel) for new or modified driveways to reduce the area of impervious surface and the extent of storm water runoff.

- B. Fire protection.** In areas without water systems, on-site water storage capacity may be required for each single-family dwelling, subject to the requirements of the County Fire Department or local Fire Protection District, as applicable. -Where feasible, the design of planned or cluster developments should include provisions for common water storage facilities and distribution systems. Maintenance of these water storage facilities and distribution systems should be performed according to a plan prepared by the applicant and approved by the County Fire Department or local Fire Protection District, as applicable.

C. Building design:

1. Height limits for structures:

- (a) The height limit is 25 feet for primary structures and 15 feet for accessory structures. (See also height limit provisions for the Seadrift Subdivision in Section 2220.65.070.D (Seadrift Subdivision Height Limit) and the shoreline of Tomales Bay in Sections 2220.66.080.DC and 2220.66.090.B (Tomales Bay Shoreline Development Standards)).
- (b) The floor level of the first floor shall not exceed 10 feet above natural grade at the lowest corner. ~~-, unless otherwise allowed by LUP Policy C-EH-5 (Standards for Shoreline Development).~~

- (c) Structures located within the ridgeline areas pursuant to Subsection D.2 below shall be limited to a maximum height of 18 feet.

2. **Materials and colors.** -Building materials and colors should incorporate earth tones and be chosen to blend into the natural and built environment unobtrusively, to the greatest extent possible. -Traditional colors for agricultural structures (natural wood, red, whitewash, etc.) are appropriate for these structures in agricultural zoning districts.

D. Building location:

1. **Clustering requirement.** -Structures shall be clustered in a geologically stable, accessible location on the site where their visual prominence is minimized, consistent with the maximum protection of agricultural lands and other coastal resources. -Clustering is especially important on open grassy hillsides; however, a greater scattering of buildings on wooded hillsides may be approved, if consistent with all other applicable provisions of the LCP. -Construction shall be minimized by placing buildings so that they will be screened by existing vegetation, rock outcroppings or depressions in topography.

Proposed development shall be located close to existing roads and shall not require new road construction or improvements resulting in significant impacts on agriculture, significant vegetation, significant scenic resources, or natural topography of the site. Proposed development shall be sited to minimize impacts on scenic resources, wildlife habitat and streams, and adjacent agricultural operations.

2. **Development near ridgelines.** -No construction shall occur on top of, or within 300 feet horizontally, or within 100 feet vertically, of visually prominent ridgelines, whichever is more restrictive, unless no other suitable locations are available on the site or the lot is located substantially within the ridgeline area as defined herein. If structures must be placed within this restricted area because of site constraints or because siting the development outside of the ridgeline area will result in greater visual or environmental impacts, they shall be in locations that are the least visible from public viewing areas.
3. **Energy conservation.** -Solar access shall be considered in the location, design, height and setbacks of all structures. -Generally, structures should be oriented in a north/south fashion with the majority of glazing on the south wall or walls of the buildings.
4. **Noise mitigation.** -Noise impacts on residents in nearby areas shall be minimized through the placement of buildings, recreation areas, roads and landscaping.

- E. **Division of Agricultural Lands.** Permissible divisions of land affecting agricultural lands shall be designed consistent with the requirements of both Titles 20 and 22 this Article and the LUP Land Use Plan. In considering divisions of agricultural lands in the Coastal Zone, the County may approve fewer parcels than the maximum number of parcels allowed by both the Development Code and the LUP Land Use Plan, based on site characteristics such as topography, soil, water availability, environmental constraints

and the capacity to sustain viable agricultural operations, and coastal resource protection.

F. Landscaping. -Introduced landscaping shall be designed to minimally disturb natural areas and shall be compatible with the native plant setting. -Landscaping plans shall be prepared with consideration for fire protection, water quality protection, solar access, the use of native and drought tolerant species, and minimal water use. -Planting should not block public views or scenic views from adjacent properties or disturb wildlife trails.

G. Open space areas:

1. **Dedication required.** -Land to be preserved as open space may be dedicated by fee title to the County or an agency or organization designated by the County before issuance of any construction permit or may remain in private ownership with appropriate scenic and/or open space easements or other encumbrances acceptable to the County, and the County may require reasonable public access across lands remaining in private ownership, consistent with federal and state law.
2. **Maintenance.** -The County or other designated agency or organization shall maintain all open space lands accepted in fee title, as well as public access and trail easements across private property. -Where open space lands remain in private ownership with scenic easements, these lands shall be maintained in compliance with the adopted policies of the Marin County Open Space District and may require the creation of a homeowners' association or other organization to maintain private open space lands where appropriate.
3. **Open space uses.** -Uses in open space areas shall be in compliance with policies of the Marin County Open Space District, in addition to complying with the LCP, and shall have no significant impact on the natural environment and coastal resources. -Pedestrian and equestrian access shall be provided where possible and reasonable and LCP consistent.

H. Site preparation:

1. **Grading.** -Grading is permitted in compliance with ~~Chapter~~Section 2220.64.080(C) (Grading and Excavation Standards) and shall be minimized. Every reasonable effort shall be made to retain the natural features of the land: skylines and ridgetops, rolling land forms, knolls, native vegetation, trees, rock outcroppings, and watercourses. Where grading is required, it shall not create flat planes and sharp angles of intersection with natural terrain. Slopes shall be rounded and contoured to blend with existing topography.
2. **Drainage.** The areas adjacent to creeks shall be kept as much as possible in their natural state. All construction shall ensure drainage into the natural watershed in a manner that will avoid significant erosion or damage to creeks and adjacent properties. Impervious surfaces shall be minimized. At creek crossings, bridges shall be utilized instead of culverts consistent with Section 2220.64.050.B.11 (Coastal Streams, Riparian Vegetation, and Buffers).

3. **Trees and vegetation.** -Every effort shall be made to avoid tree removal, and changes or construction that would cause the death of existing trees, rare plant communities, and wildlife habitats.
 4. **Fire hazards.** -Development shall be permitted in areas subject to wildfire threat only where it is consistent with the requirements of C-BIO-4 (Protect Major Vegetation), ~~C-EH-9~~ and C-DES-11 (Avoidance of Fuel Modification) and the review authority determines there are good access roads, and adequate water supply, and vegetation management plans are required and adopted.
 5. **Geologic hazards.** -Construction shall not be permitted on identified seismic or geologic hazards, including slides, natural springs, identified fault zones, or on bay mud, without approval from the Department of Public Works, based on acceptable soils and geologic reports. Development subject to coastal hazards shall be sited and designed to avoid such hazards consistent with Chapter 2220.64.060 (Environmental Hazards).
 6. **Watershed areas.** -All projects within water district watershed areas shall be referred to the appropriate district for review and comment. -Damaging impoundments of water shall be avoided.
- I. **Utilities.** -In ridge land areas, street lights shall be of low-level intensity and low in profile. -In all areas, power and telephone lines shall be underground where feasible. Any determination that undergrounding of utilities is not feasible shall be made in writing.

2220.65.040 – C-APZ Zoning District Standards

- A. **Purpose.** This Section provides additional development standards for the C-APZ zoning district designed to preserve productive lands for agricultural use, and ensure that development is accessory and incidental to, in support of, and compatible with agricultural production. “Appurtenant and necessary for agricultural production” means that the proposed development is needed to sustain an efficient and productive agricultural operation and to ensure continued agricultural viability.
- B. **Applicability.** -The requirements of this Section apply to proposed development in addition to the standards established by Section 2220.65.030 (Planned District General Development Standards) and Chapter 2220.64 (Coastal Zone Development and Resource Management Standards), and all other applicable provisions of this ~~Development~~Coastal Zoning Code.
- C. **Development standards.** -Development permits in the C-APZ district shall be subject to the following standards and requirements in addition to ~~s~~Section 2220.65.030 (Planned District General Development Standards):

1. Standards for all development in the C-APZ:

- a. Permitted development shall protect and maintain renewed and continued agricultural production and agricultural viability on-site and shall not impact adjacent agricultural lands. Permitted development shall be sited to avoid land suitable for agricultural production (i.e., prime agricultural land or other land suitable for agriculture) whenever possible, consistent with the operational needs of agricultural production. If use of such land is necessary, prime agricultural land shall not be utilized if it is possible to utilize

other lands suitable for agricultural use. In addition, as little agricultural land as possible shall be used for structural development.

- b. Development shall be permitted only where adequate water supply, sewage disposal, road access and capacity and other public services are available to support the proposed development after provision has been made for existing and continued agricultural production. Water diversions or use for a proposed development shall not adversely impact stream or wetland habitats, have significant effects on groundwater resources, or significantly reduce freshwater inflows to water bodies including Tomales Bay, either individually or cumulatively.
- c. Permitted development shall have no significant adverse impacts on environmental quality or natural habitats, and shall meet all other applicable policies, consistent with the LCP.
- d. In order to retain the maximum amount of land in agricultural production or available for future agricultural use, farmhouses, intergenerational homes, agricultural worker housing, agricultural accessory structures, and agricultural product processing facilities shall be placed within a clustered development area, except when:
 - (1) Placement outside such areas is necessary for agricultural operations (e.g., when a more remote barn is required in a different part of the property to allow for efficient agricultural operations or a retail sales facility needs to be close to a public road); or
 - (2) When placement inside such areas would be inconsistent with applicable LCP standards (e.g., when such placement would be within a required stream setback area). In this case, new development shall be placed as close as possible to the existing clustered development area in a way that also meets applicable LCP standards.

The clustered development area, in combination with roads, agricultural sales facilities, and other structure development shall total no more than five percent of the gross acreage, to the extent feasible with the remaining acreage retained in or available for agricultural production or open space.

Development shall be located close to existing roads and shall not require new road construction or improvements resulting in significant impacts on agriculture, natural topography, major vegetation, or significant natural visual qualities of the site. Development shall be sited to minimize impacts on coastal resources and adjacent agricultural operations and shall be designed and sited to avoid hazardous areas.

- e. Agricultural dwelling units shall meet the standards, specified in ~~Chapter 22~~Section 20.32.024 (Agricultural Dwelling Units).

2. Standards for Non-Principally Permitted Uses and Development

In addition to the standards of Section 1, above, all of the following development standards apply to non-principally permitted uses and development

- a. Non-principally permitted uses and development shall only be allowed when such uses will serve to maintain and enhance agricultural production.

- b. The creation of a homeowners' or other organization and/or the submission of an Agricultural Production and Stewardship Plan (APSP) may be required to provide for the proper utilization of agricultural lands, including their availability on a lease basis or for the maintenance of the community's roads, septic or water systems.

3. Standards for Non-Agricultural Conditional Uses and Development

In addition to the standards of Sections 1 and 2 above, all of the following development standards apply to non-agricultural conditional uses and development.

- a. **Conservation easements.** ~~Consistent with state and federal laws, the approval of non-agricultural conditional development, including land divisions, shall include measures for the long-term preservation of lands proposed or required to remain undeveloped. Preservation shall be accomplished by permanent conservation easements or other encumbrances acceptable to the County. Only agricultural uses shall be allowed under these encumbrances.~~ ~~In addition, the County shall require the execution of a covenant prohibiting further division of parcels created in compliance with this Section and Article VI (Subdivisions), so that each is retained as a single unit.~~
- b. **Agricultural Production and Stewardship Plans.** ~~The creation of a homeowners' association or other organization and/or the submission of an Agricultural Production and Stewardship Plan (APSP) may be required to provide for the proper use and management of agricultural lands, including their availability for lease, and/or for the maintenance of community roads or mutual water systems. Submission of an APSP shall be required for approval of all land division and shall be required for all other non-agricultural development of C-APZ lands, except as provided for in (2) below.~~
 - (1) The purpose of an Agricultural Production and Stewardship Plan prepared and submitted for land division or other non-agricultural development of C-APZ lands is to ensure that long-term agricultural productivity will occur and will substantially contribute to Marin's agricultural industry. Such a plan shall clearly identify and describe existing and planned agricultural uses for the property, explain in detail their implementation, identify on-site resources and agricultural infrastructure, identify product markets and processing facilities (if appropriate), and demonstrate how the planned agricultural uses substantially contribute to Marin's agricultural industry. An APSP shall provide evidence that at least 95% of the land will remain in agricultural production or natural resource protection and shall identify stewardship activities to be undertaken to protect agriculture and natural resources. An APSP shall be prepared by qualified professionals with appropriate expertise in agriculture, land stewardship, range management, and natural resource protection. The approval of a development proposal that includes an APSP shall include conditions ensuring the proper, long-term implementation of the plan.
 - (2) The requirement for an Agricultural Production and Stewardship Plan shall not apply to the farmhouse, agricultural worker housing or to intergenerational homes. The ~~ASPS~~APSP may also be waived for non-agricultural land uses. when the County finds that the proposal will enhance current or future agricultural use of the property and will not convert the property to primarily residential or other non-agricultural use, as evidenced by such factors as bona fide commercial agricultural production on the property, the applicant's history and experience in production agriculture, and the fact that agricultural infrastructure (such as fencing, processing facilities, marketing mechanisms, agricultural worker housing, or agricultural land leasing opportunities) has been established or will be enhanced.

- (3) Projects subject to the potential requirement of preparing an Agricultural Production and Stewardship Plan shall be referred to such individuals or groups with agricultural expertise as appropriate for analysis and a recommendation. Such individuals or groups shall also be requested to periodically review and evaluate the effectiveness of the APSP program.

c. **Required findings.** Review and approval of Coastal Development Permits for non-agricultural development, including land divisions and determinations of allowed density in the C-APZ zoning district, shall be subject to the following written findings, in addition to others required by this LCP.

1. The proposed development is necessary because the agricultural use of the property is no longer feasible. Any determination that agricultural use of the property is no longer feasible shall be made in writing and be supported by evidence. -The purpose of this standard is to permit agricultural landowners who face economic hardship to demonstrate how development on a portion of their land would ease the hardship and enhance agricultural operations on the remainder of the property.
2. The proposed development will not conflict with the continuation or initiation of agricultural uses on the portion of the property that is not proposed for such development, on adjacent parcels, or on other agricultural parcels within one mile of the perimeter of the proposed development.
3. Appropriate public agencies are able to provide necessary services (fire protection, police protection, schools, etc.) to serve the proposed development without extending urban services.
4. No land division shall result in any parcel less than 60 acres. -Land divisions are prohibited unless the agricultural productivity of any resulting lots and on adjacent parcels is not reduced. -Land divisions shall only be allowed upon demonstration that the long-term agricultural productivity, including on each parcel to be created, would be maintained and enhanced and that agricultural productivity on adjacent parcels would be maintained.
6. Land divisions shall only be permitted where 50% of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels, except that lease of a legal parcel at a level of agricultural use that will sustain the agricultural capacity of the site is not prohibited.
7. Land divisions shall be prohibited if the resulting lots cannot be developed consistent with the LCP.

d. **Transfer of development rights (TDR).** -Proposed development within the C-APZ district may use the TDR provisions of Chapter 22.34 (Transfer of Development Rights), so long as such a transfer is otherwise LCP consistent.

4. Agricultural Dwelling Unit Impacts and Agricultural Use. Ensure that lands designated for agricultural use are not de facto converted to residential use, thereby losing the long-term productivity of such lands, by the following means:

1. Agricultural dwelling units, other than principally permitted agricultural dwelling units, shall be reviewed to ensure they serve to maintain and enhance agricultural production and do not diminish current or future agricultural production on the property or convert it to primarily residential use.
2. Any proposed agricultural dwelling unit and related development subject to a Coastal Development Permit shall comply with LCP policies including ensuring that the mass and scale of new or expanded structures respect environmental site constraints and the character of the surrounding area. Such development must be compatible with ridge protection policies and avoid tree-cutting and grading wherever possible. All such development shall be clustered with existing structures and development on the farm, pursuant to Section ~~2220.65.040, (C)(1)(d)~~ (Standards for All Development in the C-APZ) and shall be sited and designed to protect significant public views.

When considering proposed agricultural dwelling units, other than principally permitted agricultural dwelling units, the reviewing authority shall exercise its discretion in light of some or all of the following criteria for the purpose of ensuring that the land does not de facto convert to residential use:

- a. The applicant's history of production agriculture.
 - b. How long term agricultural use of the property will be preserved — for example, whether there is an existing or proposed dedication or sale of permanent agricultural easements or other similar protective agricultural restrictions such as Williamson Act contract or farmland security zone.
 - c. Whether long term capital investments in agriculture and related infrastructure, such as fencing, processing facilities, market mechanisms, agricultural worker housing or agricultural leasing opportunities has been established or is proposed to be established.
 - d. Whether sound land stewardship practices, such as organic certification, riparian habitat restoration, water recharge projects, fish-friendly farming practices, or erosion control measures, have been or will be implemented.
 - e. Whether the proposed development will facilitate the ongoing viability of agriculture such as through the intergenerational transfer or lease of existing agricultural operations.
3. In no event shall an agricultural dwelling subject to these provisions exceed 7,000 square feet in size. Where a farmhouse and one or two intergenerational dwellings are allowed in the C-APZ zone, the aggregate development of all such agricultural dwellings on the subject farm tract shall not exceed 7,000 square feet. However, agricultural worker housing, up to 540 square feet of garage space for each farmhouse, agricultural accessory structures, and up to 500 square feet of office space in the farmhouse used in connection with the agricultural operation on the property shall be excluded from the 7,000 square foot limitation.
 4. The square footage limitations noted in the above criteria represent maximum agricultural dwelling unit sizes and do not establish a mandatory entitlement or guaranteed right to development; rather, site constraints and resource protection standards may require reduced size limits in any particular case.
 5. Agricultural homestays, bed & breakfasts, home occupations, care facilities, group homes and similar permissible uses allowed in the C-APZ zone may only occur

within otherwise allowable agricultural dwelling units and not within additional separate structures.

2220.65.050 – C-ARP Zoning District Standards

- A. Purpose.** -This Section provides development standards for the C-ARP zoning district designed to preserve productive lands for agricultural use through the clustering of allowed development.
- B. Applicability.** -Proposed development shall comply with the provisions of Section 2220.65.030 (Planned District General Development Standards), and Chapter 2220.64 (Coastal Zone Development and Resource Management Standards).
- C. Allowable land uses.** Residential use shall be the principal permitted use in all parcels with the land use designation of C-AG3. Agriculture shall be the principal permitted use in all parcels with the C-AG1 and C-AG2 land use designations.
- D. Land division requirements.** Where otherwise consistent with the standards specified in Chapter 2220.70.190 (Land Divisions), land divisions of small agricultural holdings within the C-ARP zoning district shall conform to the following standards:

1. Land division applications shall include information demonstrating to the Director that the design of proposed parcels provides the maximum feasible concentration of clustering.
2. Clustered development shall be located both to provide for the retention of the maximum amount of land in agricultural use and to protect important wildlife habitat areas.

Development clusters shall also be located to maintain the visual resources and environmentally sensitive areas of the site and surrounding areas.

3. Open space easements or other restrictions shall be required to designate intended use and restrictions on the property being subdivided.

- E. Agricultural and open space uses.** Agricultural uses shall be encouraged in the C-ARP zoning district.

1. As part of the Coastal Development Permit review process, usable agricultural land should be identified, and efforts made to preserve and/or promote its use to the maximum extent feasible. Agricultural land not presently in production shall be preserved to the maximum extent feasible as undeveloped private open space to be made available on a lease basis in the future for compatible agricultural uses. -The primary intent shall be to preserve open lands for agricultural use, not to provide open space/recreational land uses that will interfere or be in conflict with agricultural operations.
2. Lands to be preserved for agriculture and/or open space use may require the creation of a homeowners' association or other organization for their maintenance.
3. The nature and intensity of large scale agricultural uses should be described in the form of an Agricultural Production and Stewardship Plan (APSP). -The APSP should consider intensity of grazing, runoff protection, chemical and fertilizer use and, in order to preserve agricultural land practices, separation from existing or proposed residential uses.

4. Pedestrian and/or equestrian access shall be provided across lands remaining in private ownership where consistent with adopted County and coastal plans, and where consistent with federal and state law.

2220.65.060 – C-RSP Zoning District Standards

- A. **Purpose.** -This Section provides development standards for the C-RSP zoning district that are intended to allow for site planning with careful consideration to sensitive site characteristics.
- B. **Applicability.** -Proposed development, as defined in ~~Article VIII~~Chapter 20.130 (~~Coastal Zoning Code Definitions~~), shall comply with the provisions of Section 2220.65.030 (Planned District General Development Standards), and Chapter 2220.64 (Coastal Zone Development and Resource Management Standards).
- C. **C-RSP zoning district height limit - Tomales Bay.** -New residential construction on the shoreline of Tomales Bay shall be limited in height to 15 feet, ~~except as allowed by LUP Policy C-EH-5 (Standards for Shoreline Development).~~

2220.65.070 – C-RSPS Zoning District Standards (Seadrift Subdivision)

- A. **Purpose.** -This Section provides development standards for the C-RSPS zoning district (Seadrift Subdivision) that provide for site planning with careful consideration of sensitive site characteristics.
- B. **Applicability.** -Proposed development, as defined in ~~Article VIII~~Chapter 20.130 (~~Coastal Zoning Code Definitions~~), shall comply with the provisions of Section 2220.65.030 (Planned District General Development Standards) and Chapter 2220.64 (Coastal Zone Development and Resource Management Standards).
- C. **Ocean setbacks.** -On those lots fronting the ocean and south of Seadrift Road, no development shall be located seaward of the building setback line as shown on the map of Seadrift Subdivision Number One, RM, Bk. 6, Pg. 92 and Seadrift Subdivision Number Two, RM, Bk. 9, Pg. 62, and as described in the Subdivision's covenants, conditions and restrictions in effect as of June 19, 1981 (Ordinance 2637).
- D. **Height limit.** -Development on all lots in Seadrift shall be limited to a maximum height as follows:
 1. In Seadrift Subdivision One (with the exception of lots 01 through 03) and Two, and lots 01 and 02 of Parcel 1 in the Lands of Sidney J. Hendrick, finished floor elevations shall not exceed 19.14 feet above NAVD (North American Vertical Datum), ~~except as allowed by LUP Policy C-EH-5 (Standards for Shoreline Development).~~ -In the areas of lots or parcels where FEMA requires minimum finished floor elevations to be set at levels higher than 19.14 feet above NAVD, minimum floor elevations shall comply with FEMA requirements. -The height of any structure shall not exceed 34.14 feet above NAVD, provided that in those portions of lots and parcels where FEMA requires minimum finished floor elevations to be set at a level higher than 19.14 feet above NAVD, the height of any structure shall not be greater than 15 feet above the level of the minimum

finished floor elevation required by FEMA. Maximum allowable heights identified above may be modified.

2. In Seadrift Lagoon Subdivisions One and Two, Seadrift Subdivision Three, Norman's Seadrift Subdivisions, and Lots 01 through 03 in Seadrift Subdivision One, finished floor elevation shall not exceed 14.14 feet above NAVD. Total height of a structure shall not exceed 29.14 feet above NAVD. Maximum allowable heights identified above may be modified as allowed by Environmental Hazard policies outlined in the LUP, Policy C-EH-5 (Standards for Shoreline Development).

- E. **Public access requirements.** Public access within the Seadrift Subdivision and on the ocean beach adjacent to Seadrift shall comply with the provisions of this LCP and the March 16, 1994 Settlement Agreement between the Seadrift Association and the County of Marin, et al., in Kelley et al. v. California Coastal Commission, Marin County Superior Court Case No. 152998, and as set forth in that certain Deed of Open Space and Limited Pedestrian Easement and Declaration of Restrictions dated November 1, 1985, and recorded March 26, 1986, Marin County Recorder's Office.

Chapter 2220.66 – Coastal Zone Community Standards

Sections:

2220.66.010 – Purpose of Chapter
2220.66.020 – Applicability
2220.66.030 – Muir Beach Community Standards
2220.66.040 – Stinson Beach Community Standards
2220.66.050 – Bolinas Community Standards
2220.66.060 – Olema Community Standards
2220.66.070 – Point Reyes Station Community Standards
2220.66.080 – Inverness Community Standards
2220.66.090 – East Shore Community Standards
2220.66.100 – Tomales Community Standards
2220.66.110 – Dillon Beach Community Standards

2220.66.010 – Purpose of Chapter

This Chapter provides development standards for Coastal Development Permits in specific communities within the Coastal Zone where the preservation of unique community character requires standards for development in addition to the general coastal zoning district requirements of ~~this Article~~ this Title.

2220.66.020 – Applicability

The provisions of this Chapter apply to Coastal Development Permits for proposed development, as defined in ~~Article VIII Chapter 20.130 (Coastal Zoning Code Definitions)~~, in addition to the general site planning standards for the coastal zoning districts in Chapter 2220.64 (Coastal Zone Development and

Resource Management Standards) and all other applicable provisions of Title 22, this ~~Development~~Coastal Zoning Code and LCP.

2220.66.030 – Muir Beach Community Standards

- A. **Community character.** -Maintain the small-scale character of Muir Beach as a primarily residential community with recreational, small-scale visitor-serving and limited agricultural use (Land Use Policy C-MB-1).

2220.66.040 – Stinson Beach Community Standards

- A. **Community character.** -Maintain the existing character of residential, small-scale commercial and visitor-serving recreational development in Stinson Beach. ~~(See~~ Land Use Policy C-SB-1) (Community Character of Stinson Beach).
- B. **Limited access in Seadrift.** -Allow only limited public access across the open space area generally located north of Dipsea Road and adjacent to Bolinas Lagoon in the Seadrift Subdivision to protect wildlife habitat, subject to the Deed of an Open Space and Limited Pedestrian Easement and Declaration of Restrictions as recorded March 26, 1986 as Instrument No. 86-15531. -This area includes parcels 195-070-35 and 36; 195-080-29; 195090-44; 195-320-62 and 78; and 195-340-71, 72, and 73. ~~(See~~ Land Use Plan Policy C-SB-2) (Limited Access in Seadrift).
- C. **Density and location of development in Seadrift.** -Development within the Seadrift Subdivision shall be subject to the standards contained in Land Use Plan Policy C-SB-3 (Density and Location of Development in Seadrift).
- D. **Easkoot Creek.** -Easkoot Creek shall be restored, as feasible, to improve habitat and support natural processes. ~~(See~~ Land Use Plan Policy C-SB-4) (Easkoot Creek).
- E. **Stinson Beach dune and beach areas.** -Development of shorefront lots within the Stinson Beach and Seadrift areas shall be limited per Land Use Plan Policy C-BIO-9 (Stinson Beach Dune and Beach Areas).
- F. **R-2 zoning.** -Existing R-2 zoning in Stinson Beach shall be maintained per Land Use Plan Policy C-SB-6 (R-2 Zoning).
- G. **Repair or Replacement of Structures.** -The repair or replacement of existing duplex residential structures shall be permitted per Land Use Plan Policy C-SB-7 (Repair and Replacement of Structures).

2220.66.050 – Bolinas Community Standards

- A. **Community character.** -Maintain the existing character of small-scale residential, commercial, and agricultural uses in Bolinas. ~~(See~~ Land Use Plan Policy C-BOL-1) (Community Character of Bolinas).
- B. **New development on the Bolinas Gridded Mesa.** -New construction and the redevelopment and rehabilitation of existing structures on the Bolinas Mesa shall be

permitted in accordance with the policies of the Bolinas Gridded Mesa Plan which has been certified by the California Coastal Commission. ~~See~~ Land Use Plan Policy C-BOL-3 (New Development on the Bolinas Gridded Mesa).

2220.66.060 – Olema Community Standards

- A. **Community character.** -Maintain Olema’s existing mix of residential, commercial, and open space land uses and the small-scale, historic community character. -The impacts of future development on the hillside area of Olema shall be minimized through application of the design standards contained in Land Use Plan Policy C-OL-1 (Community Character of Olema).

2220.66.070 – Point Reyes Station Community Standards

- A. **Community character.** -Maintain the existing mix of residential and small-scale commercial development and the small-scale, historic community character in Point Reyes Station. ~~See~~ Land Use Plan Policy C-PRS-1 (Community Character of Point Reyes Station).
- B. **Commercial infill.** -Commercial infill development should be promoted within and adjacent to existing commercial uses per Land Use Plan Policy C-PRS-2 (Commercial Infill).
- C. **Visitor-serving and commercial facilities.** -The development of additional visitor-serving and commercial facilities, especially overnight accommodations, shall be encouraged per Land Use Plan Policy C-PRS-3 (Visitor Serving and Commercial Facilities).
- D. **Junction of Highway One and Point Reyes Petaluma Road (APN 119-240-55).** -The development of APN 119-240-55 shall comply with standards contained in Land Use Plan Policy C-PRS-4 (Junction of Highway “One and Point Reyes - Petaluma Road).
- E. **New residential development in Point Reyes station.** -New residential development in Point Reyes Station shall comply with the building height, building size, and landscaping criteria specified in Land Use Plan Policy C-PRS-5 (Criteria for New Development in Point Reyes Station).
- F. **Lighting.** -Exterior lighting shall comply with Land Use Plan Policy C-PRS-6 (Lighting).
- G. **Point Reyes Affordable Homes Project.** -Development of the 18.59 acre property consisting of Assessor’s parcels 119-260-02 through -06 (formerly 119-240-45) and 119240-02 through -13 (formerly 119-240-46, 57 and 58) shall conform to the provisions of Land Use Plan Policy C-PRS-7 (Point Reyes Affordable Homes Project).

2220.66.080 – Inverness Community Standards

- A. Community character.** -Maintain the existing character of residential and small-scale commercial development in the Inverness Ridge communities. ~~See~~ Land Use Plan Policy C-INV-1 ~~(Community Character of Inverness)~~.
- B. Paradise Ranch Estates design guidelines.** -Development in Paradise Ranch Estates should maintain the existing exclusively residential nature of the community and should consider the community's unique factors such as substandard roads and the need to protect public views from adjacent parklands and other public areas. -The guidelines contained in Land Use Plan Policy C-INV-3 (Paradise Ranch Estates Design Guidelines) regarding protection of visual resources, public services, and tree protection shall apply to development within Paradise Ranch Estates.
- C. Tomales Bay shoreline development standards.** -New construction along the shoreline of Tomales Bay shall be limited in height to 15 feet above grade except as provided for per Land Use Plan ~~Policies~~ Policy C-CD-5 (Standards for Development on the Shoreline of Tomales Bay). ~~and LUP Policy C-EH-5 (Standards for Shoreline Development)~~.
- D. Road and Path Maintenance.** -Existing residential streets and pathways shall be maintained consistent with Land Use Plan Policy C-INV-4 (Non-Conforming Structures and Uses).

2220.66.090 – East Shore Community Standards

- A. Community character.** -Maintain the existing character of low-density residential, agriculture, mariculture and fishing or boating-related uses. -The expansion or modification of visitor-serving or commercial development on previously developed lots along the east shore of Tomales Bay should be allowed consistent with Land Use Plan Policy C-ES-1 (Community Character of the East Shore of Tomales Bay).
- B. Tomales Bay shoreline development standards.** -New construction along the shoreline of Tomales Bay shall be limited in height to 15 feet above grade except as provided for per Land Use Plan ~~Policies~~ Policy C-CD-5 (Standards of Development on the Shoreline of Tomales Bay). ~~and LUP Policy C-EH-5 (Standards for Shoreline Development)~~.
- C. Protection of trees.** -Significant stands of trees should be identified and protected. ~~See~~ Land Use Plan Policy C-ES-2 (Protection of Trees).
- D. Prioritization of water-related uses.** -Mariculture, boat repair, fishing, water-related public recreation and scenic resources shall have priority over other uses along the shoreline. ~~See~~ Land Use Plan Policy C-ES-3 (Prioritization of Water-Related Uses).
- E. Commercial land use.** -The development of commercial and public facilities should be limited to existing activity centers, such as Nick's Cove, historic Marshall or near the Post Office/Marshall Boatworks and Marconi area. ~~See~~ Land Use Plan Policy C-ES-4 (Commercial Land Use).
- F. Local serving facilities.** -Local serving facilities should be incorporated in new development, where appropriate. ~~See~~ Land Use Plan Policy C-ES-5 (Local-Serving Facilities).

- G. **New marina development.** -New marina developments shall make provisions for the use of the facilities by local commercial and recreational boats. ~~(See Land Use Plan Policy C-ES-6)~~ (New Marina Development).

2220.66.100 – Tomales Community Standards

- A. **Community character.** -Maintain the existing character of residential and small-scale commercial development in the community of Tomales consistent with the provisions of Land Use Plan Policy C-TOM-1 (Community Character of Tomales).

2220.66.110 – Dillon Beach Community Standards

- A. **Community character.** -Maintain the existing character of residential and small-scale commercial development in Dillon Beach and Oceana Marin consistent with the provisions of Land Use Plan Policy C-DB-1 (Community Character of Dillon Beach) and C-DB-3 (Oceana Marin).

- B. **C-R-1:B-D Zoning standards.** -The following standards shall apply in those areas of Dillon Beach governed by the C-R-1:B-D zoning district.

1. **Minimum lot size.** -Parcels proposed in new land divisions shall have a minimum area of 1,750 square feet for each single-family dwelling.
2. **Setback requirements.** Structures shall be located in compliance with the following minimum setbacks (See Section 2220.64.045 ~~(4)~~, Setback Requirements and Exceptions):
 - (a) **Front.** -The minimum front yard setback shall be 10 feet.
 - (b) **Sides.** -The minimum side yard setbacks shall be 5 feet; 10 feet for a street side setback on a corner lot.
 - (c) **Rear.** -The minimum rear yard setback shall be 10 feet.
3. **Height limits.** -Structures shall not exceed a maximum height of 20 feet (See Section 2220.64.045 ~~(3)~~, (Height Limits and Exceptions))
4. **Floor area ratio (FAR).** Parcels in this district are exempt from this limitation.

- C. **Lawson's Landing.** -Lawson's Landing shall be retained as an important lower cost visitor serving facility per Land Use Plan Policy C-DB-2 (Lawson's Landing).

- D. **Dillon Beach Community Plan.** -Refer to the Dillon Beach Community Plan, which has been certified by the California Coastal Commission, when reviewing Coastal Development Permits per Land Use Plan Policy C-DB-4 (Dillon Beach Community Plan).

CHAPTER ~~2220~~.68 – COASTAL Development PERMIT REQUIREMENTS

Sections:

- ~~2220~~.68.010 – Purpose of Chapter
- ~~2220~~.68.020 – Applicability
- ~~2220~~.68.030 – Coastal Development Permit Required
- ~~2220~~.68.040 – Coastal Development Permit Not Required: Categorically Excluded Development
- ~~2220~~.68.050 – Coastal Development Permit Not Required: Exempt Development
- ~~2220~~.68.060 – Coastal Development Permit Required: Non-Exempt Development
- ~~2220~~.68.070 – De Minimis Waiver of Coastal Development Permit
- ~~2220~~.68.080 – Development Requiring a Coastal Commission Coastal Development Permit
- ~~2220~~.68.090 – Consolidated Coastal Development Permit

~~2220~~.68.010 – Purpose of Chapter

This Chapter identifies Coastal Development Permit requirements for proposed development in the County's Coastal Zone.

~~2220~~.68.020 – Applicability

The provisions of this Chapter apply to proposed development in the Coastal Zone as defined by ~~Article VIII~~ Chapter 20.130 (Coastal Zoning Code Definitions).

~~2220~~.68.030 – Coastal Development Permit Required

A Coastal Development Permit is required for development in the Coastal Zone that is undertaken by any person, including a private entity or a state or local agency, unless the development is categorically excluded (per Section ~~2220~~.68.040 (Coastal Development Permit Not Required: Categorically Excluded Development)), exempt (per Section ~~2220~~.68.050 (Coastal Development Permit Not Required: Exempt Development)), or qualifies for a De Minimis Waiver (per Section ~~2220~~.68.070 (De Minimis Waiver of Coastal Development Permit)).

Development, defined in ~~Article VIII~~, Chapter ~~2220~~.130 (Coastal Zoning Code Definitions) of this Development-Coastal Zoning Code, means:

On land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511 of the Public Resources Code).

As used in this section, "structure" includes any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

2220.68.040 – Coastal Development Permit Not Required: Categorically Excluded Development

- A. Development specifically designated as categorically excluded from the requirement for a Coastal Development Permit by Public Resources Code Section 30610(e) and implementing regulations is not subject to Coastal Development Permit requirements if such development is consistent with all terms and conditions of the Categorical Exclusion Order. A Coastal Development Permit is not required for the categories of development identified in Categorical Exclusion Orders E-81-2, E-81-6, and E-82-6 (see Appendix 7) and are only excluded provided that the Exclusion Orders themselves remain valid, the development is proposed to be located within the approved categorical exclusion area, and provided that the terms and conditions of the Exclusion Orders are met. For those Categorical Exclusion Orders that require development to be consistent with the zoning ordinances in effect at the time the Categorical Exclusion Order was adopted, all local zoning ordinance in effect at the time each Categorical Exclusion Order was adopted are provided within Appendix 7a.
- B. **Categorical Exclusion Noticing.** The County shall post on the Community Development Agency's website and on the same day transmit to the applicant, the Coastal Commission, and any known interested parties (including those who have specifically requested such notice) a notice of development projects determined to be categorically excluded from the requirements of obtaining a Coastal Development Permit. The notice shall include the applicant's name, project description and location, the reasons supporting the categorical exclusion, including appropriate supporting evidentiary information and other materials ~~(i.e., location maps, site plans, etc.)~~ (i.e., location maps, site plans, etc.), and the date of the Director's exclusion determination for each project, and the procedures for challenging the Director's determination.
- C. **Categorical Exclusion Challenge.** The determination of whether a development is categorically excluded from the requirements for a Coastal Development Permit can be challenged pursuant to Section 2220.70.040 (Challenges to Processing Category Determination).

2220.68.050 – Coastal Development Permit Not Required: Exempt Development

- A. The following development shall be exempt from the requirements of Section 2220.68.030 (Coastal Development Permit Required) unless listed as non-exempt by Section 2220.68.060 (Coastal Development Permit Required: Non-Exempt Development).
1. **Improvements to existing single-family residences.** Improvements to existing single-family residences are exempt from Coastal Development Permit requirements (see ~~See Section~~ 2220.68.060 (Coastal Development Permit Required: Non-Exempt Development) for limitations). An existing single-family residence includes:
- a. -All fixtures and other structures directly attached to a residence;
 - b. Structures on the property normally associated with a single-family residence, such as garages, swimming pools, fences, and storage sheds, but not including guest houses or self-contained residential units; and
 - c. -Landscaping on the lot.

2. **Improvements to existing structures other than a single-family residence or public works facility.** Improvements to existing structures other than a single-family residence or public works facility are exempt from Coastal Development Permit requirements (see See Section 2220.68.060 (Coastal Development Permit Required: Non-Exempt Development) for limitations). An existing structure includes:

- a. All fixtures and other structures directly attached to the structure.
- b. Landscaping on the lot.

3. **Repair and maintenance.** Repair and maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of repair or maintenance are exempt from Coastal Development Permit requirements (see See Section 2220.68.060 (Coastal Development Permit Required: Non-Exempt Development) for limitations).

4. **Replacement after disaster.** The replacement of any legal structure destroyed by a disaster. The replacement structure shall:

1. Conform to applicable existing zoning requirements;
2. Be for the same legal use as the destroyed structure;
3. Not exceed the floor area of the destroyed structure by more than 10 percent or 500 square feet, whichever is less, or the height or bulk of the destroyed structure by more than 10 percent (the applicant must provide proof of pre-existing floor area, height and bulk); and
4. Be sited in the same location on the site as the destroyed structure.

As used in this section:

(A)÷ “Disaster” means any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owner.

(B)÷ “Bulk” means total interior cubic volume as measured from the exterior surface of the structure.

(C)÷ “Structure” includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster.

5. **Emergency work.** -Immediate emergency ~~work necessary to protect life or property or~~ work necessary to protect life or property or immediate emergency repairs to public service facilities necessary to maintain service as a result of a disaster in a disaster-stricken area in which a state of emergency has been proclaimed by the Governor pursuant to Chapter 7 (commencing with Section 8550) of Division 1 of Title 2 of the Calif. Government Code.

6. **Emergency highway repair.** Emergency projects undertaken, carried out, or approved by a public agency to maintain, repair, or restore an existing highway, as defined in Section 360 of the Vehicle Code, except for a highway designated as an official state scenic highway pursuant to Section 262 of the Streets and Highways Code, within the existing right-of-way of the highway, damaged as a result of fire, flood, storm, earthquake, land subsidence, gradual earth movement, or landslide, within one year of the damage. -This paragraph does not exempt any

project undertaken, carried out, or approved by a public agency to expand or widen a highway damaged by fire, flood, storm, earthquake, land subsidence, gradual earth movement, or landslide.

7. **Time-Share.** Any activity that involves the conversion of any existing multiple-unit residential structure to a time-share project, estate, or use, as defined in Section 11212 of the Calif. Business and Professions Code.
9. **Utility connection.** The installation, testing, and placement in service or the replacement of any necessary utility connection between an existing service facility and any development for which a Coastal Development Permit has been approved, which included the review of utilities connections, provided, however, that the Director may, where necessary, require reasonable conditions to mitigate any adverse impacts on coastal resources, including scenic resources.
10. **Temporary event.** All temporary events, except those which meet all of the following criteria:
 1. Are held between Memorial Day weekend and Labor Day; and
 2. Would occupy all or a portion of a sandy beach; and
 3. Would involve a charge for general public admission or seating where no fee is currently charged for use of the same area (not including booth or entry fees).

The Planning Director (or the Coastal Commission's Executive Director if the Planning Director's determination is challenged) may determine that a temporary event, even an event that might otherwise not require a Coastal Development Permit per this section, shall require a Coastal Development Permit if ~~he/she/they~~ determines that the exercise of jurisdiction is necessary to implement the coastal resource protection policies of Chapter 3 of the Coastal Act, and/or that unique or changing circumstances exist relative to a particular temporary event that have the potential for significant adverse impacts on coastal resources. Such circumstances may include the following:

- a) The event, either individually or together with other temporary events scheduled before or after the particular event, precludes the general public from use of a public recreational area for a significant period of time;
- b) The event and its associated activities or access requirements will either directly or indirectly impact environmentally sensitive habitat areas, rare or endangered species, significant scenic resources, or other coastal resources as defined in Chapter ~~2220~~.130 (Coastal Zoning Code Definitions).
- c) The event is scheduled between Memorial Day weekend and Labor Day and would restrict public use of roadways or parking areas or otherwise significantly impact public use or access to coastal waters;
- d) The ~~event has historically required a Coastal Permit to address and monitor~~ event has historically required a Coastal Development Permit to address and monitor associated impacts to coastal resources.

11. **Nuisance Abatement.** Nuisance abatement actions by the County that are necessary to protect public health and safety, when such abatement must occur more quickly than could occur if authorized by a Coastal Development Permit. If exempt from a Coastal Development

Permit, a nuisance abatement action shall involve the minimum level of development activity necessary to successfully abate the nuisance.

12. Ongoing Agricultural Activities. See Chapter 2220.130 (Coastal Zoning Code Definitions) for definition.

B. Exemption Challenge. The determination of whether a development is exempt from the requirements for a Coastal Development Permit can be challenged pursuant to Coastal Act Section 30625 and Section 13569 of the Commission's regulations.

2220.68.060 – Coastal Development Permit Required: Non-Exempt Development

Notwithstanding the provisions of Section 2220.68.050 (Coastal Development Permit Not Required: Exempt Development)—~~Exempt Development~~, a Coastal Development Permit shall be required for all of the following types of development unless the specific type of development in the specific geographic area is otherwise categorically excluded by a Commission adopted categorical exclusion order:

A. Improvements to existing structures including single family residences. Improvements to any structure if the structure or improvement is located on a beach; in a wetland, stream, or lake; seaward of the mean high tide line; in an ~~ESHA~~ Environmentally Sensitive Habitat Area (ESHA); or within 50 feet of the edge of a coastal bluff.

B. Improvements to a public works facility.

C. Improvements to an existing structure including single family residences not included in Paragraph A above. On property that is located between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance, or in significant scenic resource areas as designated by the Coastal Commission, an improvement that would result in an increase of 10 percent or more of ~~internal floor~~ internal floor area of an existing structure (or an additional improvement of 10 percent or less where an improvement to the structure had previously been exempt from Coastal Development Permit requirements), an increase in height by more than 10 percent of an existing structure.

D. Changes in intensity of use. Improvements to a structure, which changes the intensity of use of the structure,

E. Conversions. Improvements carried out in conjunction with the conversion of an existing structure from a multiunit rental use or visitor-serving commercial use to a use involving a fee ownership or long-term leasehold, including but not limited to a condominium conversion, stock cooperative conversion or motel/hotel timesharing conversion.

F. Structures of special character and visitor appeal. Demolition of, or substantial alterations or additions to any structure built prior to 1930, except for maintenance or repair consistent with its original architectural character and maintenance or repair that includes replacement-in-kind of building components.

G. Water wells and septic systems. The expansion or construction of water wells or septic systems.

H. Landform alterations. Any significant alteration of land forms, including grading ~~(as defined in Section Chapter 2220.130-030 (Coastal Zoning Code Definitions)~~ and the removal or placement of vegetation, on a beach, or sand dune; in a wetland or stream; within 100 feet of the edge of a coastal bluff or stream or in ~~environmentally sensitive habitat areas (ESHA).~~

I. Future Improvements. Any improvements to a single-family residence or other structure where the ~~Coastal Permit issued for the original structure indicated that any future Coastal Development Permit issued for the original structure indicated that any future~~ improvements would require a Coastal Development Permit.

J. Critically short water supply. In areas which the Coastal Commission has previously declared by resolution after public hearing to have a critically short water supply that must be maintained for the protection of coastal resources or public recreational use, the construction of any specified major water using development not essential to residential use but not limited to swimming pools, or the construction and extension of any landscaping irrigation system.

K. Repair and maintenance activities. Repair and maintenance activities as follows:

1. Any method of repair or maintenance of a seawall, revetment, bluff retaining wall, breakwater, groin, culvert, outfall, or similar shoreline work that involves¹:
 - (a) Repair or maintenance involving substantial alteration of the foundation of the protective work including pilings and other surface or subsurface structures;
 - (b) The placement, whether temporary or permanent, of rip-rap, artificial berms of sand or other beach materials, or any other forms of solid materials, on a beach or in coastal waters, streams, wetlands, estuaries and lakes or on a shoreline protective work except for agricultural dikes within enclosed bays or estuaries;
 - (c) The replacement of 20 percent or more of the materials of an existing structure with materials of a different kind; or
 - (d) The presence, whether temporary or permanent, of mechanized construction equipment or construction materials on any sand area, bluff, or ESHA, or within 20 feet of coastal waters or streams.
2. Any method of routine maintenance dredging that involves:
 - (a) The dredging of 100,000 cubic yards or more within a twelve ~~(12)~~-month period;
 - (b) The placement of dredged spoils of any quantity within an ESHA, on any sand area, within 50 feet of the edge of a coastal bluff or ESHA, or within 20 feet of coastal waters or streams; or
 - (c) The removal, sale, or disposal of dredged spoils of any quantity that would be suitable for beach nourishment in an area the Coastal Commission has declared by resolution to have a critically short sand supply that must be maintained for protection of structures, coastal access or public recreational use.

¹~~Inquiries regarding permit requirements for maintenance of the Seadrift rock revetment permitted by Coastal Commission Permit #A-1 MAR-87-235-A issued August 31, 1994 should be referred to the Coastal Commission.~~

3. Any repair or maintenance to facilities or structures or work located in an ESHA, any sand area, within 50 feet of the edge of a coastal bluff or ESHA, or within 20 feet of coastal waters or streams that includes:
 - (a) The placement or removal, whether temporary or permanent, of rip-rap, rocks, sand or other beach materials or any other forms of solid materials; or
 - (b) The presence, whether temporary or permanent, of mechanized equipment or construction materials.
4. Unless destroyed by a natural disaster, the replacement of 50 percent or more of a single-family residence, seawall, revetment, bluff retaining wall, breakwater, groin, or any other structure is not considered repair and maintenance, but instead constitutes a replacement structure requiring a Coastal Development Permit.

L. Redevelopment, as defined in ~~Section~~Chapter 2220.130 (Coastal Zoning Code Definitions).

M. Any other development that is not explicitly and specifically exempt from coastal development permit requirements by Section 2220.68.050 (Coastal Development Permit Not Required: Exempt Development) above.

2220.68.070 – De Minimis Waiver of Coastal Development Permit

The Director may waive the requirement for a Coastal Development Permit through a De Minimis Coastal Development Permit Waiver in compliance with this Section upon a written determination that the development meets all the criteria and procedural requirements set forth in A. through G. below:

- A. No Adverse Coastal Resource Impacts.** The development has no potential for adverse effects, either individually or cumulatively, on coastal resources.
- B. LCP Consistency.** -The development is consistent with the certified Marin County Local Coastal Program,
- C. Not Appealable to CCC.** The development is not of a type or in a location where an action on the development would be appealable to the Coastal Commission. ~~(For development appealable to the Coastal Commission, see Section 2220.70.030(B)(6) (Public Hearing Waiver for Minor Development)).~~
- D. Notice.** Public notice of the proposed De Minimis Waiver of Coastal Development Permit and opportunities for public comment shall be provided as required by Section 2220.70.050 (Public Notice), including provision of notice to the Coastal Commission.
- E. Executive Director Determination.** The Director shall provide a notice of determination to issue a De Minimis Waiver to the Executive Director of the Coastal Commission no later than 10 days prior to the required Board of Supervisors hearing. If the Executive Director notifies the Director that a waiver should not be issued, the applicant shall be required to obtain a Coastal Development Permit if the applicant wishes to proceed with the development.
- F. Review and Concurrence.** The Director's determination to issue a De Minimis Waiver shall be subject to review and concurrence by the Board of Supervisors. -The Director shall not issue

a De Minimis Waiver until the public comment period, including at a minimum through and including the required Board of Supervisor hearing, has expired. -No De Minimis Waiver may be issued unless it has been reported to the Board of Supervisors at a regularly scheduled meeting where the public shall have the opportunity to testify and otherwise participate in a hearing on the De Minimis Waiver. If two or more Supervisors so request at this hearing, the De Minimis Waiver shall not be issued and, instead, an application for a Coastal Development Permit shall be required and processed in accordance with the provisions of this chapter. Otherwise, the Waiver shall be deemed approved, effective, and issued the day of the Board of Supervisors hearing. -In addition to the noticing requirements above, within seven (7) calendar days of effective date of a De Minimis Waiver of Coastal Development Permit, the Director shall notify the Coastal Commission and any persons who specifically requested notice of such action via first class mail; a Notice of Final Action describing the issuance and effectiveness of the De Minimis Waiver.

- G. Waiver Expiration.** A De Minimis Waiver shall expire and be of no further force and effect if the authorized development is not completed within three years of the effective date of the waiver. In this event, a Coastal Development Permit shall be required for the development.

2220.68.080 – Projects Requiring a Coastal Commission Coastal Permit

- A. Coastal Commission approval required.** Development, as defined in ~~Article VIII~~ Chapter 20.130 (Coastal Zoning Code Definitions), proposed on tidelands, submerged lands, or public trust lands, shall require a Coastal Development Permit from the Coastal Commission in compliance with Public Resources Code Section 30519(b). Also, under the Coastal Commission's continuing jurisdiction are amendments or extensions ~~to Coastal Permits issued by the Coastal~~ to Coastal Development Permits issued by the Coastal Commission; thermal power plants of 50 megawatts or greater along with the transmission lines, fuel supply lines, and related facilities to serve them; state university or college projects; and both federal and non-federal projects on federal land.
- B. Determination of jurisdiction.** -The determination of jurisdiction shall be made by the Coastal Commission based upon maps and other descriptive information that the Applicant, the County, Coastal Commission and/or State Lands Commission may supply.
- C. County land use designations and zoning districts.** ~~The LCP, including County~~ The LCP, including County land use designations and zoning districts on lands defined ~~above in Subsection (A) above~~, shall be advisory only for purposes of the Coastal Commission's review of a ~~coastal permit~~ Coastal Development Permit application, other than for extensions and amendments of Coastal Development Permits within the County's jurisdictions where the LCP shall be the standard of review.
- D. County Approvals.** For Coastal Commission Coastal Development Permit applications, the Applicant shall still be required to obtain all other non-Coastal Development Permit approvals necessary for a proposed development, and any required non-ministerial approvals must be obtained and submitted as part of the Coastal Development Permit application to the Commission.

2220.68.090 – Consolidated Coastal Development Permit

Consolidated Coastal Development Permit. If a proposed development requires two separate Coastal Development Permits, one from the County and one from the Coastal Commission, a

consolidated Coastal Development Permit application may be considered by the Coastal Commission according to the following procedure:

- A. The Director, with agreement of the applicant, may request the Coastal Commission, through its executive director, to process a consolidated Coastal Development Permit. The standard of review for a consolidated Coastal Development Permit application shall follow Chapter 3 of the Coastal Act (commencing with Public Resources Code Section 30200), with the Marin County Local Coastal Program used as guidance. The application fee for a consolidated Coastal Development Permit shall be determined by reference to the Coastal Commission's permit fee schedule.
- B. Prior to making a request for a consolidated Coastal Development Permit, the Director shall first determine that public participation would not be substantially impaired by that review process.

CHAPTER **2220.70** – COASTAL Development PERMIT ADMINISTRATION

Sections:

- 2220.70.010** – Purpose of Chapter
- 2220.70.020** – Applicability
- 2220.70.030** – Coastal Development Permit Filing, Initial Processing
- 2220.70.040** – Challenges to Processing Category Determination
- 2220.70.050** – Public Notice
- 2220.70.060** – Decision on Coastal Development Permit
- 2220.70.070** – Required Findings
- 2220.70.080** – Appeal of Coastal Development Permit Decision
- 2220.70.090** – Notice of Final Action
- 2220.70.100** – Notice of Failure to Act
- 2220.70.110** – Effective Date of Final Action
- 2220.70.120** – Expiration Date and Time Extensions
- 2220.70.130** – Amendments to Coastal Development Permits
- 2220.70.140** – Emergency Coastal Development Permits
- 2220.70.150** – Coastal Zone Variances
- 2220.70.160** – Non-Conforming Uses and Structures
- 2220.70.175** – Violations of Coastal Zone Regulations and Enforcement of LCP Provisions and Penalties
- 2220.70.180** – Potential Takings Evaluation
- 2220.70.190** – Land Divisions

2220.70.010 – Purpose of Chapter

This Chapter provides procedures for processing Coastal Development Permit applications, as well as for processing Coastal Development Permit Exclusions, Exemptions, and De Minimis Waivers as described in Chapter **2220.68** (Coastal Development Permit Requirements).

2220.70.020 – Applicability

The provisions of this Chapter apply to the preparation, filing, review, and approval or denial of all applications for development in Marin County, whether such approval or denial occurs through a Coastal Development Permit, De Minimis Waiver, Exemption, or Categorical Exclusion.

2220.70.030 – Coastal Development Permit Filing, Initial Processing

A. Application and filing. Coastal Development Permit application submittals shall include all information and other materials required by the Coastal Development Permit application forms, provided by the Agency, including any information identified as necessary for specific categories of development or for development proposed in specific geographic areas. The application and accompanying materials shall be filed with the Agency before or concurrent with an application for any land use permit required by ~~this Article~~ Title 22. –The Coastal Development Permit application shall include:

1. Project plans and supporting materials sufficient to determine whether the project complies with all relevant policies of the Local Coastal Program;
2. Documentation of the applicant's legal interest in all the property upon which work is proposed to be performed, and all contiguous properties under the same ownership. –The

area subject to the Coastal Development Permit may include such contiguous properties where the Director finds that necessary to achieve the requirements of the Local Coastal Program. The reviewing authority shall consider all contiguous properties under the same ownership when reviewing development in the C-APZ zoning district. The area covered by a proposed project may also include multiple ownerships.

3. A dated signature by or on behalf of each of the applicants, attesting to the truth, completeness and accuracy of the contents of the application and, if the signer of the application is not the applicant, written evidence that the signer is authorized to act as the applicant's representative ~~and to bind the applicant in all matters concerning the~~ and to bind the applicant in all matters concerning the application: and

B. Determination of processing category. The Director shall determine if the proposed development is categorically excluded, exempt, qualifies for a De Minimis Waiver, is or is not appealable to the Coastal Commission and/or requires a Coastal Development Permit that does or does not require a public hearing as set forth below. Notice of processing category determination shall be sent in compliance with the requirements specified for the particular permit category. All such determinations regarding permit category may be challenged in compliance with Section 2220.70.040—(Challenges to Processing Category Determination).

1. **Categorical exclusion.** A determination that development is categorically excluded shall comply with Section 2220.68.040—(Coastal Development Permit Not Required: Categorically Excluded Development-).
2. **Exemption.** A determination that development is exempt from the requirement to obtain a Coastal Development Permit shall comply with Section 2220.68.050—(Coastal Development Permit Not Required: Exempt Development) and with Section 2220.68.060—(Coastal Development Permit Required: Non-Exempt Development).
3. **De Minimis Waiver.** A determination that a project qualifies for a De Minimis Waiver shall comply with Section 2220.68.070— (De Minimis Waiver of Coastal Development Permit).
4. **Non-public hearing applications.** A public hearing shall not be required when an application is not appealable to the Coastal Commission by Section 2220.70.080— (Appeal of Coastal Development Permit Decision), unless a public hearing is required for another discretionary planning permit for the same project or as determined by the Director.
5. **Public hearing applications.** ~~A~~ public hearing shall be required when a project is defined as appealable to the Coastal Commission by Section 2220.70.080— (Appeal of Coastal Development Permit Decision), unless the proposed project only entails the approval of ~~a second-unit~~ an Accessory Dwelling Unit in a residential zone or if it qualifies for a public hearing waiver.
6. **Public hearing waiver for minor development.** A public hearing that would otherwise be required for the below identified minor development shall be waived if both the following occur:
 - (a) Notice is provided as required by Section 2220.70.050 (Public Notice) that a public hearing shall be held upon request by any person, and

- (b) No request for a public hearing is received within 15 working days from the date of sending the notice required by Section 2220.70.050 (Public Notice).

In addition to the requirements of Section 2220.70.050 (Public Notice), the notice shall include a statement that the hearing will be cancelled if no person submits a request for a public hearing as provided above, and a statement that failure by a person to request a public hearing may result in the loss of that person's ability to appeal to the Coastal Commission any action taken by the County of Marin on the Coastal Development Permit application.

For purposes of this Section, "minor development" means a development that the Director determines satisfies all of the following requirements:

- (1) As proposed, is consistent with the certified Local Coastal Program,
- (2) Requires no discretionary approvals other than a Coastal Development Permit, and
- (3) As proposed, has no adverse effect either individually or cumulatively on coastal resources or public access to the shoreline or along the coast.

Notwithstanding the waiver of a public hearing, any written comments submitted regarding a ~~coastal permit~~ Coastal Development Permit application shall be made part of the permit application record.

- C. Initial processing.** -A Coastal Development Permit shall be processed concurrently with other permit applications required for the project, and shall be evaluated as provided by Chapter 22.40 (Application Filing and Processing, Fees).

2220.70.040— Challenges to Processing Category Determination

Where an applicant or interested person disputes the Director's processing category determination, ~~see~~ Section 2220.70.030.B —(Determination of Processing Category), the determination may be challenged as follows:

- A. Challenges to Processing Category Determination.** The Director's determination that a proposed development is to be processed as a categorical exclusion, exemption, de minimis waiver, non-public hearing application, or public hearing application may be challenged to the Coastal Commission within 10 working days after the date of the Commission receiving the public notice as required by this Chapter. The Director's determination that a proposed development is to be processed as a public hearing waiver for minor development may be challenged to the Coastal Commission within 15 working days after the date of the Commission receiving the public notice as required by this Chapter. ~~The Director's determination that a proposed development is to be processed as a public hearing waiver for minor development may be challenged to the Coastal Commission within 15 working days after the date of the Commission receiving the public notice as required by this Chapter.~~

- ~~C.B.~~ Coastal Commission Challenge Procedures.** Where an applicant, interested person, the County, or the Coastal Commission's Executive Director has a question as to any processing category determination under Section 2220.70.030 (Coastal Development Permit Filing, Initial

Processing) for a proposed development, the following procedures shall provide an administrative resolution process for determining the appropriate permit category:

- (1) The County shall make its determination as to the processing category for the proposed development in accordance with the procedure set forth in Section 2220.70.030 (Coastal Development Permit Filing, Initial Processing).
- (2) If the County's processing category determination is challenged by the applicant, an interested person, or the Coastal Commission's Executive Director, or if the County wishes to have a Coastal Commission determination as to the appropriate processing category, the County shall notify the Commission of the dispute/question and shall request an Executive Director's opinion. County processing of the permit application shall cease if a challenge is received by the County and/or the Coastal Commission.
- (3) The Executive Director shall provide his or her opinion to the County, the applicant and any other known interested parties within 10 working days of the County's request unless the applicant and the County agree to an extension.
 - (a) If the Executive Director agrees with the County's determination, then the determination shall be final and shall apply to the proposed development;
 - (b) If the Executive Director disagrees with the County's determination, and the County then agrees with the Executive Director's opinion, then the review and permit procedures associated with the Executive Director's opinion shall apply to the proposed development; or
 - (c) If the Executive Director disagrees with the County's determination, and the County disagrees with the Executive Director's opinion, then the matter shall be set for public hearing for the Coastal Commission to make the final determination of applicable review and permit procedures, and the Coastal Commission's determination shall apply to the proposed development.
- (4) The challenge period shall be deemed concluded if no challenge is received within the time periods specified in Section 2220.70.040(B), or when the Executive Director provides his or her opinion to the County in outcomes (a) or (b) above, or when the Executive Director provides the Coastal Commission's determination to the County in outcome (c) above.

The operation and effect of any application shall be stayed until the challenge period is concluded.

2220.70.050 – Public Notice

Notice to the public of a pending action on a Coastal Development Permit or De Minimis Waiver or on a public hearing waiver for minor development shall be given as follows:

A. Form of notice. –Permit applications shall be noticed at least 10 days prior (15 working days for public hearing waiver applications) to a hearing or action on the proposed project by posting one (or more as necessary to ensure the public is made aware) notice in at least one location that is conspicuously visible to the general public on or adjacent to the property which is the subject of the permit and by mailing notice to:

1. –The owner(s) or owner's agent of all properties for which development is proposed, the applicant, and any applicant representatives;

2. -Each local agency expected to provide essential facilities or services to the project;
3. -Any person who has filed a written request for notice for a specific project or for a specific geographic area, or a particular type of development with the Director;
4. -All owners of real property within three hundred feet of the properties on which the development is proposed, as shown on the County's latest equalized assessment roll, if the zoning for such property requires a minimum lot area of less than twenty thousand square feet or a maximum density higher than two units per acre, or all owners of real property within six hundred feet of the properties on which development is proposed, as shown on the County's latest equalized assessment roll, if the zoning for such property requires a minimum lot area of twenty thousand square feet or greater, or a maximum density of two units per acre or lower.
5. -Where home mail delivery is available, all occupants of real property located within 100 feet (not including roads) of the perimeter of the real properties on which the development is proposed.
6. -All agencies for which an approval for the proposed development may be required.
7. The Coastal Commission.

Notices to the above recipients shall be provided whether or not a public hearing is required on the permit. If a public hearing is required, notice shall also be published at least once in a local newspaper of general circulation in the County.

The Director may also require additional means of notice that is reasonably determined necessary to provide adequate public notice of the application for the proposed project.

B. Content of notice. -The required notice may be combined with other required project permit notice(s), shall be mailed by First Class mail and shall include the following information:

1. -A statement that the project is within the Coastal Zone, and that the project decision will include a determination on a Coastal Development Permit;
2. -The date of filing of the application;
3. -The name of the applicant;
4. -The number assigned to the application;
5. -A description of the proposed project and its location;
6. -A determination of whether the project is appealable to the Coastal Commission under Section 30603(a) of the Public Resources Code;
7. -The date, time and place of the hearing and/or decision on the application;
8. -A brief description of the procedures for public comment and decision on the application, including listing which review authority is to decide on the Coastal Development Permit application, as well as the system of challenge and appeal if applicable;

9. -If no public hearing is held, a description of the applicable public comment -period sufficient to allow for the submission of comments by mail prior to the local decision; and
 10. If a public hearing is proposed to be waived, a description of the public hearing waiver process as provided in Section 2220.70.030.B.5 (Public Hearing Applications).
- C. **Renoticing required.** If a decision on a Coastal Development Permit is continued by the review authority to a date or time not specific, the item shall be renoticed in the same manner and within the same time limits established by this Section. If a decision on a Coastal Development Permit is continued to a specific date and time, then no renoticing is required.
- D. **State Lands Commission notification.** Notice shall be provided to the State Lands Commission when an application for a Coastal Development Permit is submitted to the County on property identified as potentially subject to the public trust.

2220.70.060 – Decision on Coastal Development Permit

- A. **Review authority.** A decision to approve, conditionally approve, or deny a Coastal Development Permit shall be by the applicable review authority.
1. The Director shall take action on a non-hearing Coastal Development Permit application.
 2. Where the decision required for the permit by this DevelopmentCoastal Zoning Code or other County Code provision is to be by the Zoning Administrator, Planning Commission, or Board, that review authority shall conduct a public hearing and take action on the Coastal Development Permit application.
 3. Where the decision required for the permit by this DevelopmentCoastal Zoning Code or other County Code provision is to be by the Director or other County officer, and a public hearing is required, the Zoning Administrator shall hold a public hearing and approve or deny the Coastal Development Permit application.
 4. For projects requiring multiple approvals under various provisions of the County Code, and where at least one approval is required by the Zoning Administrator or Planning Commission, the Zoning Administrator or Planning Commission may hold the public hearing and approve or deny the Coastal Development Permit application at the same time as taking action on the other applications.
 5. For appealable projects or other public hearing coastal projects for which the County permit requirements do not identify a review authority, the Coastal Development Permit application shall be heard, and approved or denied by the Zoning Administrator.

2220.70.070 – Required Findings

Findings. -The applicable review authority shall approve a Coastal Development Permit only when it first makes the findings below in addition to any findings required by the Marin County Local Coastal Program. Findings of fact establishing that the project conforms to all requirements of the Marin County Local Coastal Program shall be made and shall include all of the findings enumerated below. The findings shall reference applicable policies of the Marin County Local

Coastal Program where necessary or appropriate in addition to the development standards identified below.

- A. Coastal Access.** -The proposed project, as conditioned, is consistent with the applicable policies contained in the Public Coastal Access section of the Marin County Land Use Plan and the applicable standards contained in Section 2220.64.180 (Public Coastal Access). Where the project is located between the nearest public road and the sea, a specific finding must be made that the proposed project, as conditioned, is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act (commencing with Section 30200 of the Public Resources Code).
- B. Biological Resources.** The proposed project, as conditioned, is consistent with the applicable policies contained in the Biological Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 2220.64.050 (Biological Resources).
- C. Environmental Hazards.** The proposed project, as conditioned, is consistent with the applicable policies contained in the Environmental Hazards section of the Marin County Land Use Plan and the applicable standards contained in Section 2220.64.060 (Environmental Hazards).
- D. Agriculture and Mariculture.** The proposed project, as conditioned, is consistent with the applicable policies contained in the Agriculture and Mariculture sections of the Marin County Land Use Plan and the applicable agricultural and maricultural standards contained in Chapter 2220.32 (Standards for Specific Land Uses).
- E. Water Resources.** The proposed project, as conditioned, is consistent with the applicable policies contained in the Water Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 2220.64.080 (Water Resources).
- F. Community Design.** The proposed project, as conditioned, is consistent with the applicable policies contained in the Community Design section of the Marin County Land Use Plan and the applicable standards contained in Section 2220.64.100 (Community Design).
- G. Community Development.** The proposed project, as conditioned, is consistent with the applicable policies contained in the Community Development section of the Marin County Land Use Plan and the applicable standards contained in Section 2220.64.110 (Community Development).
- H. Energy.** The proposed project, as conditioned, is consistent with the applicable policies contained in the Energy section of the Marin County Land Use Plan and the applicable standards contained in Section 2220.64.120 (Energy).
- I. Housing.** The -proposed project, as conditioned, is consistent with the applicable policies contained in the Housing section of the Marin County Land Use Plan and the applicable standards contained in Section 2220.64.130 (Housing).
- J. Public Facilities and Services.** The proposed project, as conditioned, is consistent with the applicable policies contained in the Public Facilities and Services section of the Marin County Land Use Plan and the applicable standards contained in Section 2220.64.140 (Public Facilities and Services).

K. Transportation. The proposed project, as conditioned, is consistent with the applicable policies contained in the Transportation section of the Marin County Land Use Plan and the applicable standards contained in Section 2220.64.150 (Transportation).

L. Historical and Archaeological Resources. The proposed project, as conditioned, is consistent with the applicable policies contained in the Historical and Archaeological Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 2220.64.160 (Historical and Archaeological Resources).

M. Parks, Recreation, and Visitor-Serving Uses. The proposed project, as conditioned, is consistent with the applicable policies contained in the Parks, Recreation, and Visitor-Serving Uses section of the Marin County Land Use Plan and the applicable standards contained in Section 2220.64.170 (Parks, Recreation, and Visitor-Serving Uses).

2220.70.080 – Appeal of Coastal Development Permit Decision

A. County appeal procedure. Decisions of the County on a Coastal Development Permit, see ~~(Section 2220.70.060 —(Decision on Coastal Development Permit),~~ may be appealed to the Planning Commission and Board as follows:

1. Decisions made by the Director or Zoning Administrator may be appealed to the Planning Commission, and decisions made by the Planning Commission may be appealed to the Board of Supervisors. However, the Director may refer an appeal directly to the Board of Supervisors.
2. An appeal may be filed by any person.
3. All appeals for Coastal Development Permit decisions per 2220.70.060 (Decision on Coastal Permit) shall be filed with the Agency, in writing on a County appeal application form, prior to close of the Planning Division's public information counter on the tenth working ~~working~~ day after the decision that is the subject of the appeal, and shall specifically state the pertinent facts of the case and the basis for the appeal.
4. When an appeal is filed, the Director shall prepare a staff report on the matter, and schedule the matter for a public hearing by the appropriate appeal authority. At the public hearing, the appeal authority may consider any issue involving the matter that is the subject of the appeal, in addition to the specific grounds for the appeal.
 - a. The appeal authority may affirm, affirm in part, or reverse the decision or determination that is the subject of the appeal, based upon findings of fact about the particular case. The findings shall identify the reasons for the action on the appeal, and verify the compliance or noncompliance of the subject of the appeal with the provisions of the LCP.
 - b. When reviewing a decision on a Coastal Development Permit application, the appeal authority may adopt additional conditions of approval that may address other issues or concerns than the basis of the appeal.
 - c. The action from which an appeal is taken may be reversed or modified only by the affirmative vote of a majority of the full membership of the Planning Commission (i.e. four affirmative votes). The action or appellate determination from which an

appeal is taken may be reversed or modified by the affirmative vote of a majority of the membership of the Board.

B. Appeals to the Coastal Commission. An action on a Coastal Development Permit, including amendments and extensions, may be appealed to the Coastal Commission by an aggrieved person, including the applicant, or two members of the Coastal Commission, as follows:

1. Appealable Development. For purposes of appeal to the Coastal Commission, appealable development includes the following:

- (a) Development approved between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tideline of the sea where there is no beach, whichever is the greater distance;
- (b) Development approved, not included in paragraph (a) above, that is located on tidelands, submerged lands, public trust lands, within 100 feet of any coastal wetland, estuary, or coastal stream, or within 300 feet of the top of the seaward face of any coastal bluff;
- (c) Development approved that is not designated as the Principal Permitted Use (PP) by Tables 5-1, 5-2, or 5-3 in Chapter 2220.62 —(Coastal Zoning Districts and Allowable Land Uses) (land divisions are a type of development that is not designated as the principally permitted use in any zoning district); and
- (d) Development approved or denied that constitutes a major public works project or a major energy facility.

2. Filing. Appeals must be filed in the office of the Coastal Commission prior to the close of business on the 10th working day after receipt by the Coastal Commission of the notice of final County action on the Coastal Development Permit that is the subject of the appeal. In the case of an appeal by an applicant or other aggrieved person as defined in Article VIII, Chapter 2220.130 (Coastal Zoning Code Definitions), the appellant must exhaust all appeals to the County in compliance with Subsection A above (County Appeal Procedure), unless:

- (a) The County requires an appellant to appeal to more local appellate bodies than have been recognized by the Local Coastal Program as appellate bodies for permits in the coastal zone.
- (b) An appellant was denied the right of the initial local appeal by a local ordinance, which restricts the class of person who may appeal a local decision.
- (c) An appellant was denied the right of local appeal because local notice and hearing procedures for the development did not comply with the provisions of this Chapter.
- (d) The County charges an appeal fee for the filing or processing of appeals.

3. Appeal by Coastal Commissioners. —When two Coastal Commissioners file an appeal of a County action by other than the Board of Supervisors, the Board of Supervisors may elect to consider the appeal before any action by the Coastal Commission. The Board of Supervisors shall notify the Coastal Commission of its decision to consider such an appeal within 12 days of the County's receipt of notice of an appeal by two Coastal Commissioners.

County action on an appealable project shall not be deemed final if the Board elects to consider the appeal. Notice and hearing on these appeals by the Board of Supervisors shall comply with Chapter ~~2220~~.70.080 ~~—(Appeals of Coastal Development Permit Decision)~~. After action by the Board of Supervisors (or failure or refusal to act within sixty days of the County's receipt of the appeal), a new notice of final action shall be provided to the Coastal Commission pursuant to Section ~~2220~~.70.090 (Notice of Final Action), which shall trigger a new Coastal Commission appeal period. If the decision of the Board modifies or reverses the previous County decision, the Commissioners may be required to file a new appeal.

C. Stay of Approval. The operation and effect of an approved Coastal Development Permit shall be stayed until all applicable appeal periods expire or, if appealed, until all appeals, including any appeals to the Coastal Commission, have been exhausted.

D. Delivery of Relevant Documents. Upon receipt of a Notice of Appeal from the Coastal Commission, the County shall, within five (5) working days, deliver to the Executive Director of the Coastal Commission all relevant documents used by the local government in its consideration of the Coastal Development Permit application.

2220.70.090 – Notice of Final Action

Within seven calendar days of a final County decision on an application for a Coastal Development Permit, the Director shall provide notice of the action by certified mail to the Coastal Commission, and by first class mail to any persons who specifically requested notice and provided a self-addressed stamped envelope or other designated fee covering mailing costs and shall provide additional public notice via the Community Development Agency's webpage. Both mailed and webpage notice shall include conditions of approval, written findings and the procedures for appeal of the County decision to the Coastal Commission. The notice shall be in two parts: (1) a cover sheet or memo summarizing the relevant action information, and (2) materials that further explain and define the action taken, which shall be submitted electronically or by mail. ~~The cover sheet / memo shall be sent to all recipients of the notice, and the cover sheet/memo shall be mailed to the Coastal Commission, with supporting documents sent either via hard copy or electronically (see below).~~

A. Cover Sheet/Memo. ~~The cover sheet/memo shall be dated and shall clearly identify the following information:~~

1. All project applicants and project representatives and their address and other contact information.
2. Project description and location.
3. County decision-making body, County decision, and date of decision.
4. All local appeal periods and disposition of any local appeals filed.
5. Whether the County decision is appealable to the Coastal Commission, the reason why the development is or is not appealable to the Coastal Commission, and procedures for appeal to the Coastal Commission.
6. A list of all supporting materials provided to the Coastal Commission as part of the final local action notice (see subsection B below).
7. All recipients of the notice.

B. Supporting Materials. ~~The supporting materials shall include the following information:~~

1. Final adopted findings and final adopted conditions.
2. Final staff report.
3. Approved project plans.
4. All other substantive documents cited and/or relied upon in the decision including any environmental review documents prepared in accordance with the California Environmental Quality Act, technical reports (geologic reports, biological reports, etc.), correspondence, etc.

A 10 working day appeal period to the Commission shall commence the day following receipt by the Commission of a valid Notice of Final Local Action that meets all requirements of this Chapter.

2220.70.100 – Notice of Failure to Act

A. Notification by applicant. If the County has failed to act on an application within the time limits set forth in Government Code Sections 65950 et seq. any person claiming a right to proceed in compliance with Government Code Section 65950 et seq. (i.e., the Applicant), shall notify the County and the Coastal Commission in writing of the claim that the development has been approved by operation of law. The notice shall specify the application, which is claimed to be approved. Even if deemed approved in compliance with Government Code Section 65950, the development must still comply with all applicable standards of the LCP and this ~~Development~~Coastal Zoning Code.

B. Notification by County. Upon a determination that the time limits established in compliance with Government Code Section 65950 et. seq. have expired, and the notice required by Government Code Section 65950 et seq. has been provided by the Applicant, the Director shall, within five days of the determination, notify persons entitled to receive notice in compliance with Section 2220.70.050 (Public Notice) that it has taken final action by operation of law in compliance with Government Code Section 65956. The Coastal Commission appeal period for development approved by operation of law shall begin only upon receipt of the County's final action notice (which notice shall comply with all requirements of Section 2220.70.090 (Notice of Final Action)) in the office of the Coastal Commission.

2220.70.110 – Effective Date of Final Action

A final decision by the applicable review authority on an application for an appealable development shall become effective after the 10 working day appeal period to the Coastal Commission has expired unless either of the following occur:

A. An appeal is filed in compliance with Section 2220.70.080 —(~~Appeal of Coastal Development Permit Decision~~).

B. The notice of final Coastal Development Permit approval does not meet the requirements of Section 2220.70.090 (Notice of Final Action) or Section 2220.70.100 (Notice of Failure to Act).

Where any of the above circumstances occur, the Coastal Commission shall, within five days of receiving notice of that circumstance, notify the County and the applicant that the effective date of the County action has been suspended.

2220.70.120 – Expiration Date and Time Extensions

A. Time limits, vesting, extensions. ~~Coastal permit~~ Coastal Development Permit time limits, vesting requirements, and extension provisions shall comply with the following:

1. Time limits, vesting. ~~Coastal permits~~ Coastal Development Permits not vested within three years of the date of approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained a Building Permit or other construction permit and has substantially completed improvements in accordance with the approved permits, or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval, or has recorded a Parcel or Final Map.
2. Extensions of time. Upon request by the applicant, the Director may extend the time for an approved permit to be vested.
 - a. Filing. The applicant shall file a written request for an extension of time with the Agency, at least ten days prior to the expiration of the permit, together with the filing fee required by the County Fee Ordinance.
 - b. Review of extension request. The Director shall determine whether the permit holder has attempted to comply with the conditions of the permit. The burden of proof is on the permittee to establish, with substantial evidence, that the permit should not expire. The Director may instead refer the extension request to the Planning Commission for review.
3. Action on extension.
 - a. If the Director (or the Planning Commission if the request is referred) determines that the applicant has proceeded in good faith and has exercised due diligence in complying with the conditions in a timely manner, the Director (or Planning Commission) may extend the ~~permit for a maximum period of three years~~ following ~~the original~~ expiration date. If the approval was granted concurrently with a Tentative Map, the maximum amount of time extensions would be determined by Section 22.84.140 (Extensions of Time for Tentative Maps).
4. Hearing on extension. If the Director finds that significant policy questions are at issue, including changed circumstances that may affect the consistency of the development with the policies of the LCP, the Director may refer the application to the Planning Commission for a public hearing in compliance with Section 2220.70.060 (Decision on Coastal Development Permit) and noticing requirements of Section 2220.70.050 (Public Notice).
5. Coordination of expiration date among multiple permits. If a Building Permit, or other permit or entitlement, is issued during the time the Coastal Development Permit remains in effect, the expiration date of the Building Permit or other permit or entitlement shall be automatically extended to coincide with the expiration date of the Coastal Development Permit.

B. Findings. In addition to the requirements of Section 2220.70.120.A of this Chapter, Coastal Development Permit extensions may be granted by the Director upon a finding that the project continues to be in conformance with the requirements and objectives of the Marin County Local Coastal Program and Coastal Act as applicable.

C. Appeal. Coastal Development Permit extensions must be noticed ~~(in conformance with~~ Section 2220.70.090) (Notice of Final Action) and may be appealed in compliance with Section 2220.70.080 (Appeal of Coastal Development Permit Decision).

2220.70.130 – Amendments to Coastal Development Permits

A Coastal Development Permit may be amended in the same manner required for initial approval. Amendment requests shall be subject to the appeal provisions of Section 2220.70.080 (Appeal of Coastal Development Permit Decision).

2220.70.140 – Emergency Coastal Development Permits

In the event of an emergency, the Director may issue an Emergency Coastal Development Permit to authorize emergency work in compliance with this Section, Section 30624 of the Coastal Act and Section 13329 of Title 14 of the California Code of Regulations. The Director shall not issue an Emergency Coastal Development Permit for any work to be conducted on any tidelands, submerged lands, on public trust lands, whether filled or unfilled, or any other area within the Coastal Commission's retained ~~coastal permit-Coastal Development Permit~~ jurisdiction; requests for emergency work in these areas shall be referred to the Coastal Commission. The emergency approval shall conform to the objectives of this chapter and the Local Coastal Program. The emergency permit process is intended to allow for emergency situations to be abated through use of the minimum measures necessary to address the emergency in the least environmentally damaging, short- and long-term manner. The Director may request, at the applicant's expense, verification by a qualified professional of the nature of the emergency and the range of potential solutions to the emergency situation, including the ways such solutions meet these criteria.

A. Application. –An application for an Emergency Coastal Development Permit shall be filed with the

Director in writing if time allows, or in person or by telephone if time does not allow.

B. Required information. –The applicant shall report to the Director the following information, either during or as soon after the emergency as possible (and in all cases before the Emergency Coastal Development Permit expires):

1. The nature and location of the emergency;
2. The cause of the emergency, insofar as this can be established;
3. The remedial, protective, or preventive work required to deal with the emergency; and
4. The circumstances during the emergency that appeared to justify the course(s) of action taken, including the probable consequences of failing to take action.

5. An application for an emergency shoreline protective device shall be accompanied by an engineering report, ~~as described in Section 22.64.060.A.4.~~ If the applicant is unable to provide all such information due to the nature of the emergency, then the applicant shall provide at a minimum: (a) a description of what measures, if any, were taken in advance in order to mitigate the hazard and (b) an analysis of alternatives, including the “no action” alternative.
6. All required technical reports and project plans.

The Director shall verify the facts, including the existence and nature of the emergency, as time allows.

C. **Notice.** The Director shall ~~provide public notice of the proposed emergency work, and~~ determine the extent and type of notice based on the nature of the emergency. The Director shall notify the Executive Director of the Coastal Commission as soon as possible about potential emergency ~~coastal permits~~ Coastal Development Permits, and shall report, in writing, to the Executive Director after the emergency ~~coastal permit~~ Coastal Development Permit has been issued, the nature of the emergency, and the work involved.

D. **Emergency permit approval.** ~~The Director may grant an emergency permit upon reasonable terms and conditions, including an expiration date and the necessity for a Coastal~~ Development Permit application later, if the Director finds that:

1. An emergency ~~(defined as a sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property or essential services)~~ exists that requires action more quickly than permitted by the procedures of this ~~Article~~ Title for a Coastal Development Permit, and the work can and will be completed within 30 days unless otherwise specified by the emergency ~~permit~~;
2. Public comment on the proposed emergency action has been reviewed, if time allows; and
3. The proposed work is consistent with applicable Marin County Local Coastal Program policies.
4. The proposed work is the minimum amount of temporary development necessary to abate the emergency in the least environmentally damaging short- and long-term manner.

The decision to issue an Emergency Coastal Development ~~Coastal~~ Permit is at the sole discretion of the Director, provided that subsequent Coastal Development Permits required for the project shall comply with all applicable provisions of this ~~Development~~ Coastal Zoning Code.

E. **Coastal Development Permit required.** All emergency Coastal Development Permits shall expire ninety (90) days after issuance, unless extended for good cause by the Planning Director, such extension is limited as much as possible in duration, and such extension is subject to challenge provisions per Section 2220.70.040 (Challenges to Processing Category Determination). All emergency development pursuant to this section is considered temporary and must be removed and the affected area restored if it is not recognized by a regular Coastal Development Permit within 6 (six) months of the date of permit issuance, unless the Director authorizes an extension of time for good cause. Within 30 days of issuance of the Emergency Coastal Development Permit, the applicant shall apply for a regular Coastal

Development Permit. Failure to file the applications and obtain the required permits shall result in enforcement action in compliance with Chapter 2220.70.175 (Enforcement Violations of Coastal Zone Regulations and Enforcement of LCP Provisions and Penalties).

2220.70.150 – Coastal Zone Variances

- A. This Section provides procedures for the adjustment from the development standards of Article V of this Development this Coastal Zoning Code only when, because of special circumstances applicable to the property, including location, shape, size, surroundings, or topography, the strict application of this Article Title denies the property owner privileges enjoyed by other property owners in the vicinity and under identical zoning districts. Any Coastal Zone Variance granted shall be subject to conditions that will ensure that the Variance does not constitute a granting of special privilege(s) inconsistent with the limitations upon other properties in the vicinity and zoning district in which the property is situated.

Coastal Zone Variances provide relief from standards relating to height, floor area ratio, and yard setbacks. Coastal Zone Variances shall not be granted for relief from use limitations or minimum lot size and density requirements, or any other LCP requirements.

1. **Filing.** An application for a Coastal Zone Variance shall be submitted, filed, and processed in compliance with and in the manner described in Chapter 2220.70.030 (Coastal Development Permit Filing, Initial Processing). It is the responsibility of the applicant to establish evidence in support of the findings required by Section 2220.70.070 —(Required Findings).
2. **Project review procedure.** Each application shall be analyzed by the Agency to ensure that the application is consistent with the purpose and intent of this Section.
3. **Action on Variances.** Decisions on Coastal Zone Variances shall be issued by the Director or the same review authority that issues the decision on the Coastal Development Permit for the project.
4. **Notice of action and/or hearing date.** Administrative decisions and public hearings on a proposed Coastal Zone Variance application shall be noticed in compliance with Chapter Section 2220.70.050 (Public Notice).

- B. **Decision and Findings on Coastal Zone Variance.** Following notice for an administrative Coastal Zone Variance, or a public hearing for a Public Hearing Coastal Zone Variance, the Review Authority shall issue a notice of decision in writing with the findings upon which the decision is based, in compliance with state law (Government Code Section 65906). The Review Authority may approve an application, with or without conditions, only if all of the following findings are made:

1. There are special circumstances unique to the property (e.g., location, shape, size, surroundings, or topography), so that the strict application of this Coastal Zoning Development Code denies the property owner privileges enjoyed by other property owners in the vicinity and under identical zoning districts.
2. Granting the Variance may only provide relief from standards relating to height, floor area ratio, and yard setbacks, and does not grant relief from the use limitations,

minimum lot size, density requirements, or any other LCP requirements, governing the subject development.

3. Granting ~~the Variance does not result in special privileges inconsistent with the~~ limitations upon other properties in the vicinity and zoning district in which the real property is located.
4. Granting the Variance will not be detrimental to the public interest, health, safety, convenience, or welfare of the County, or injurious to the property or improvements in the vicinity and zoning district in which the real property is located.

2220.70.160. Nonconforming Uses and Structures.

- A. **Application.** This section shall apply to: (1) any existing and lawfully established and authorized use of land that do not conform to the policies and development standards of the certified LCP; or (2) any existing and lawfully established and authorized structures, that do not conform to the policies and development standards of the certified LCP. Development that occurred after the effective date of the Coastal Act or its predecessor, the Coastal Zone Conservation Act, if applicable, that was not authorized in a ~~coastal permit~~ Coastal Development Permit or otherwise authorized under the Coastal Act, is not lawfully established or lawfully authorized development, is not subject to the provisions of Section 2220.70.160 (Nonconforming Uses and Structures), but is subject to the provisions of Section 2220.70.030 (Coastal Development Permit Filing, Initial Processing).
- B. **Burden to Establish Legal Status on Owner.** ~~Nonconforming uses and structures may be~~ continued only in conformity with the provisions of this Section. The owner of property on which a nonconforming use or structure is claimed shall have the burden of proof in establishing to the satisfaction of the Director the legal nonconforming status claimed. The Director may charge a fee, as established in the County Fee Schedule, for the review of evidence submitted to meet the owner's burden of proof.
- C. **Nonconforming Uses.** A nonconforming use means a use of a structure or land that was legally established and maintained prior to the adoption, revision, or amendment of the Coastal Act and its predecessor statute (see Section A above) and certified LCP, but does not conform to the certified LCP use and/or density standards. A nonconforming use is not a nonconforming structure. Nonconforming uses shall not be expanded nor intensified. For nonresidential uses, intensification shall include, but not be limited to, any change or expansion which is determined by the Director likely to result in a significant new or increased impact due to potential traffic generation, noise, smoke, glare, odors, hazardous materials, water use, and/or sewage generation. If any nonconforming use is abandoned for a continuous period of 12 months or longer, the use shall relinquish its legal nonconforming status and any subsequent use of such land shall be in conformity with the regulations specified by the LCP.
- D. **Nonconforming Structures.** A nonconforming structure means a structure that was lawfully erected prior to the adoption, revision, or amendment of the Coastal act and its predecessor statute (see Section A above) and the certified LCP, but that does not conform with standards of the LCP, including for lot coverage, setbacks, height, distance between structures, or floor area ratio prescribed in the certified LCP. Nonconforming structures may be repaired and maintained as defined in ~~Article VIII, Chapter 2220.130~~ (Coastal Zoning Code Definitions). However, replacement of 50 percent or more of the nonconforming structure, ~~or that constitutes "Redevelopment" as defined in Chapter 22.130,~~ is not repair and maintenance but

instead constitutes a replacement structure that must be brought into conformance with the policies and standards of the LCP. The 50 percent calculation shall be cumulative, so that any repair and maintenance of a structure after the effective date of this ordinance shall be counted towards the total calculation figure. For blufftop and shoreline structures, see Subsection F, below.

E. Additions and Improvements. Improvements which enlarge and/or expand a legal nonconforming structure, including additions, may be authorized, provided that the additions and/or improvements themselves comply with the current policies and standards of the LCP. However, improvements involving demolition and/or replacement of 50 percent or more of the existing structure, are not permitted unless the entire structure is brought into conformance with all applicable LCP policies. The 50 percent calculation shall be cumulative over time from the date of certification of this ordinance. For blufftop and shoreline structures, see Subsection F, below.

F. Blufftop and Shoreline Development. For legal nonconforming structures located on a blufftop or along the shoreline, including such structures that are nonconforming with respect to required blufftop and shoreline setbacks, such structures may be repaired, and maintained as defined in ~~Article VIII, Chapter 2220.130~~ (Coastal Zoning Code Definitions). However, replacement of 50 percent or more of the nonconforming structure is not repair and maintenance but instead constitutes a replacement structure that must be brought into conformance with the policies and standards of the LCP.

G. Natural Disasters. If a nonconforming use or structure is destroyed by natural disaster, replacement shall be subject to provisions of 2220.68.050(C) (Coastal Development Permit Not Required: Exempt Development).

2220.70.175---Violations of Coastal Zone Regulations and Enforcement of LCP Provisions and Penalties

- A. Any person who performs or undertakes development in violation of the LCP or inconsistent with any ~~coastal permit~~ Coastal Development Permit previously issued may, in addition to any other penalties, be civilly liable in accordance with the provisions of Public Resources Code section 30820.
- B. In addition to all other available remedies, the County may seek to enforce the provisions of the LCP and the Coastal Act pursuant to the provisions of Public Resources Code section 30800-30822.
- C. Development may only be undertaken on a legal lot.
- D. No ~~coastal development permit~~ Coastal Development Permit application (including all ~~coastal permits~~ Coastal Development Permits, ~~coastal permit exclusions and exemptions, and de minimis waivers~~ Coastal Development Permit Exclusions and Exemptions, and De Minimis Waivers) shall be approved unless all unpermitted development on the property that is functionally related to the proposed development is proposed to be removed or retained consistent with the requirements of the certified LCP.

2220.70.180 – Potential Takings Evaluation

If the application of the policies, standards or provisions of the Local Coastal Program to proposed development would potentially constitute a taking of private property, then a development that is not consistent with the LCP may be allowed on the property to avoid a taking, provided such development is as consistent as possible with all applicable policies and is the minimum amount of development necessary to avoid a taking as determined through a takings evaluation, including an evaluation of the materials required to be provided by the applicant as set forth below. The applicant shall supplement their application materials to provide the required information and analysis as specified below.

A. Filing. The evaluation shall, at a minimum, include the entirety of all parcels that are geographically contiguous and held by the applicant in common ownership at the time of the application. All other nearby property owned by the Applicant may also be considered. Before any decision on a ~~coastal development permit~~Coastal Development Permit, the applicant shall provide the following information, unless the Director determines that one or more of the particular categories of information is not relevant to the analysis:

1. The date the applicant purchased or otherwise acquired the properties, and from whom.
2. The purchase price paid by the applicant for the properties.
3. The fair market value of the properties at the time the applicant acquired them, describing the basis upon which the fair market value is derived, including any appraisals done at the time.
4. The general plan, zoning or similar land use designations applicable to the properties at the time the applicant acquired them, as well as any changes to these designations that occurred after acquisition.
5. Any development restrictions or other restrictions on use, other than government regulatory restrictions described in subsection (4) above, that applied to the properties at the time the applicant acquired it them, or which have been imposed after acquisition.
6. Any change in the size of the properties since the time the applicant acquired them, including a discussion of the nature of the change, the circumstances and the relevant dates.
7. A discussion of whether the applicant has sold or leased a portion of, or interest in, the properties since the time of purchase, indicating the relevant dates, sales prices, rents, and nature of the portion or interests in the properties that were sold or leased.
8. Any title reports, litigation guarantees or similar documents in connection with all or a portion of the properties of which the applicant is aware.
9. Any offers to buy all or a portion of the properties which the applicant solicited or received, including the approximate date of the offers and offered price.
10. The applicant's costs associated with the ownership of the properties, annualized for each of the last five (5) calendar years, including property taxes, property assessments, debt service costs (such as mortgage and interest costs), and operation and management costs.
11. Apart from any rents received from the leasing of all or a portion of the properties, any income generated by the use of all or a portion of the properties over the last five (5)

calendar years. If there is any such income to report it should be listed on an annualized basis along with a description of the uses that generate or has generated such income.

12. Any additional information that the County requires to make the determination.

- B. Evaluation.** To evaluate whether application of the LCP would potentially result in a taking, an applicant shall provide information about coastal resources present on the properties and/or affected by the application sufficient to determine whether all of the properties, or which specific area of the properties, is subject to the restriction on development, so that the scope and nature of development that could be allowed on any portions of the properties that are not subject to the restriction can be determined.

Based upon this analysis, the least environmentally damaging feasible alternative shall be identified. Impacts to coastal resources that cannot be avoided through the implementation of siting and design alternatives shall be mitigated to the maximum extent feasible, with priority given to on-site mitigation. Off-site mitigation measures shall only be approved when it is not feasible to mitigate impacts on-site. Mitigation shall not substitute for implementation of the feasible project alternative that would avoid LCP inconsistencies, including adverse coastal resource impacts.

- C. Supplemental Findings for Approval of Coastal Development Permit.** A Coastal Development Permit that allows a deviation from a policy or standard of the LCP to avoid a taking may be approved or conditionally approved only if the appropriate governing body, either the Planning Commission or Board of Supervisors, makes the following supplemental findings in addition to the findings required in Section 2220.70.070 (Required Findings):

1. Based on the information provided by the applicant, as well as any other relevant evidence, there is no potential development consistent with the LCP policies, standards and provisions that would avoid a taking of the applicant's property.
2. The use proposed by the applicant is consistent with the applicable zoning.
3. The use and project design, siting, and size are the minimum necessary to avoid a taking.
4. The project is the least environmentally damaging alternative and is consistent with all provisions of the certified LCP other than the provisions for which the exception(s) is (are) necessary to avoid a taking.
5. The development will not result in a public nuisance. If it would be a public nuisance, the development shall be denied.

2220.70.190 – Land Divisions

This section shall provide standards for the issuance of ~~coastal permits~~ Coastal Development Permits for land divisions. Land division is a type of development, defined to include subdivisions (through parcel map, tract map, grant deed), ~~lot~~ line adjustments, and certificates of compliance.

- A. Certificates of Compliance.** A conditional certificate of compliance issued pursuant to Government Code section 66499.35 shall include a condition that requires any necessary Coastal Development Permit.
- B. Criteria for Land Divisions**

- 1) Land divisions shall be designed to minimize impacts on coastal resources. ~~a~~A land division shall not be approved if it creates a parcel that would not contain an identified building site that can be developed consistent with all policies of the certified LCP.
- 2) Land divisions outside existing developed areas shall be permitted only in areas with adequate public services, and where they will not have a significant adverse effect, either individually or cumulatively, on coastal resources. In addition, land divisions outside village limit boundaries shall only be permitted where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding legal parcels, except that lease of a legal parcel at a level of agricultural use that will sustain the agricultural capacity of the site is not prohibited, and lot line adjustments that do not increase potential development intensity are allowed.
- 3) Land divisions shall be designed to cluster development in order to minimize site disturbance, landform alteration, and fuel modification.
- 4) Land divisions are development that is not designated as the principally permitted use in any zoning district.

C. Criteria for Lot Line Adjustments

Lot line adjustments are limited to four or fewer parcels. A Coastal Development Permit for a lot line adjustment shall not be approved or conditionally approved unless the existing parcels are legal and the new parcels resulting from the lot line adjustment will conform to the Local Coastal Program. In addition to all applicable LCP standards, a lot line adjustment shall only be approved with a finding that the resulting parcels protect coastal resources in a manner equal to or better than their existing configuration.

Article VIII

Chapter ~~2220~~.130 – Coastal Zoning Code Definitions

Sections:

- ~~2220~~.130.010 – Purpose of Chapter
- ~~2220~~.130.020 – Applicability
- ~~2220~~.130.030 – Definitions of Specialized Terms and Phrases

~~2220~~.130.010 – Purpose of Chapter

This Chapter provides definitions of terms and phrases used in this ~~Development~~Coastal Zoning Code that are technical or specialized, or that may not reflect common usage.

~~2220~~.130.020 – Applicability

If any of the definitions in this Chapter conflict with definitions in other chapters of the Marin County Code, these definitions shall prevail for the purposes of determining the conformity of development in the Coastal Zone with the Marin County Local Coastal Program. If a word used in this ~~Development~~ Coastal Zoning Code is not defined in this Chapter, or other Titles of the County Code, the most common dictionary definition is presumed to be correct.

2220.130.030 – Definitions of Specialized Terms and Phrases

Definitions are listed in alphabetical order

A. Definitions, "A."

Accessory Retail Uses (land use). This land use consists of the retail sale of various products (including food) in a store or similar facility that is located within a health care, hotel, office, or industrial complex, for the purpose of serving employees or customers, and is not visible from a public street. These uses include pharmacies, gift shops, food service establishments within hospitals, convenience stores and food service establishments within hotels, and office and industrial complexes.

Accessory Structure. A structure that is physically detached from, secondary and incidental to, and commonly associated with the primary structure or use. Physically detached means independent of any type of substantial connection with the primary structure. A substantial connection means having a continuous foundation and a connecting roof.

Accessory Dwelling Unit (land use). This land use consists of a second permanent dwelling that is accessory to a primary dwelling on the same site. An Accessory Dwelling Unit provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, food preparation, sanitation, and parking. The primary criterion for defining an Accessory Dwelling Unit shall be the existence of separate food preparation facilities which may include but are not limited to stove, oven, hot plate, refrigerator or sink. See also, "Existing Accessory Dwelling Unit."

Acres, Gross and Net. See "Lot Area."

Actively and directly engaged. means making day-to-day management decisions for the agricultural operation and being directly engaged in production of agricultural commodities for commercial purposes on the property or maintaining a lease to a bona fide commercial agricultural producer.

Adult Entertainment Establishment (land use). This land use consists of any adult bookstore, adult hotel or motel, adult motion picture arcade, adult motion picture theater, cabaret, sexual encounter center, or any other business or establishment that offers its patrons services or entertainment characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas," but not including those uses or activities, the regulation of which is preempted by state law.

Affordable Housing. Dwelling units that are income restricted and rented or sold at rates that are affordable to households with income qualifying as low, very low or extremely low income, as described in Chapter 22.22 (Affordable Housing Regulations) or Chapter 22.24 (Affordable Housing Incentives) and defined by Health and Safety Code Sections 50052.5 and 50053. Affordable Housing includes Transitional and Supportive housing consistent with qualifying income requirements.

Affordable Ownership Cost. Figure at which affordable housing must be provided for purchase, which is calculated as annual housing costs, during the first calendar year of a household's occupancy, including mortgage payments, property taxes, homeowners insurance, and homeowners association dues, if any, which do not exceed the following:

1. For inclusionary units required by Chapter 22.22 ([Affordable Housing Regulations](#)), annual housing costs cannot exceed 30 percent of 60 percent of area median income, adjusted for household size.
2. For affordable housing that qualifies a project for a state density bonus, annual housing costs cannot exceed the following:
 - (a) for moderate income households: 35 percent of 110 percent of area median income, adjusted for household size.
 - (b) for low income households: 30 percent of 70 percent of area median income, adjusted for household size.
 - (c) for very low-income households: 30 percent of 50 percent of area median income, adjusted for household size.

Affordable Rent. Annual rent, including utilities and all fees for housing services, which does not exceed the following:

1. For inclusionary units required by Chapter 22.22 ([Affordable Housing Regulations](#)), annual rent cannot exceed 30 percent of 50 percent of median area income, adjusted for household size.
2. For affordable housing that qualifies a project for a state density bonus, annual rent cannot exceed the following:
 - (a) for low income households: 30 percent of 60 percent of area median income, adjusted for household size.
 - (b) for very low income households: 30 percent of 50 percent of area median income, adjusted for household size.

Agency. The Marin County Community Development Agency.

Agent. A person authorized in writing by the property owner to represent and act for a property owner in contacts with County employees, committees, Commissions, and the Board, regarding matters regulated by this [DevelopmentCoastal Zoning](#) Code.

Aggrieved Person. Any person who, in person or through a representative, appeared at a public hearing of the Coastal Commission or County of Marin in connection with a decision or action appealed, or who, by other appropriate means prior to a hearing, informed the Coastal Commission or County of Marin of the nature of his concerns or who for good cause was unable to do either. "Aggrieved person" includes the applicant for a permit.

Agricultural Accessory Activities (land use). Activities accessory and incidental to, in support of, compatible with, and, within the C--APZ zone, necessary for agricultural production, and which involve agricultural products produced on site or elsewhere in Marin County, including:

- corn shelling
- custom milling of flour, feed and grain
- drying of corn, rice, hay, fruits, and vegetables
- sorting and packaging of fruits and vegetables
- grain cleaning and grinding
- hay baling and cubing
- pre-cooling and packaging of fresh or farm dried fruits and vegetables

- tree nut hulling and shelling
- preparation and packaging of animal byproduct
- (such as eggs and wool) produced on site

Any of the above activities performed in the field with mobile equipment not involving permanent structures are included under the definition of "Crop Production".

Agricultural Accessory Structures (land use). Uninhabited structures that are accessory and incidental to, in support of, compatible with, and, within the C-APZ zone, appurtenant and necessary for agricultural production, and that are for the storage of farm animals, implements, supplies or products, and contains no residential use, are not accessory to a residential use, and are not open to the public, including:

- barns
- coops
- corrals
- grain elevators
- facilities for milking
- fences
- pens
- silos
- stables
- facilities for cleaning, drying, pre-cooling, and packaging of fruits and vegetables produced on site
- greenhouses
- utility facilities
- other similar structures

Agricultural accessory structures do not include commercial greenhouses (which are under "Plant Nurseries") or structures for agricultural processing activities (which are under "Agricultural Processing") or retail sales of agricultural products.

Agricultural District or Zone. Any of the agricultural zoning districts established by ~~Chapter 22.08 (Agricultural and Resource Related Districts), or Coastal Zoning Districts established by Article V (Coastal Zones — Permit Requirements and Development Standards) Chapter 20.62 (Coastal Zoning Districts and Allowable Land Uses),~~ including ~~A (Agriculture and Conservation), A2 (Limited Agriculture), ARP (Agricultural, Residential Planned),~~ C-APZ (Coastal, Agricultural Production Zone); and C-ARP (Coastal, Agricultural, Residential Planned).

Agricultural Dwelling Cluster. A farmhouse or a combination of one farmhouse and up to two intergenerational homes with the combined total of 7,000 square feet, plus up to 540 square feet of garage space and up to 500 square feet of office space in the farmhouse used in connection with the agricultural operation. (see 22.02.32.024 (Agricultural Dwelling Units) for development standards). No more than one Agricultural Dwelling Cluster may be permitted per farm tract, whether it contains a single farmhouse or in a combination of a farmhouse and one or two intergenerational homes.

Agricultural Dwelling Unit. A farmhouse, intergenerational house, or agricultural worker housing located in the C-APZ district.

Agricultural Homestays. An agriculturally oriented overnight accommodation operation that meets all of the following requirements: (a) Has not more than five guest rooms and accommodates not more than

15 guests; (b) Provides overnight transient accommodations; (c) Serves food only to its registered guests and serves meals at any time, and includes the price of food in the price of the overnight transient occupancy accommodation; and (d) occurs only within otherwise allowable agricultural dwelling units and not within additional separate structures.

Agricultural Processing (land use). Agricultural Processing consists of the processing of harvested crops and other agricultural products, appurtenant and necessary to the operation of agriculture, including the following:

- production of butter, cheese, and other dairy products
- processing of milk
- milling
- processing of fruit products
- food oil production, including olive oil
- shellfish processing
- wine production
- processing of honey

Agricultural processing also includes structures used in connection with the above activities.

Agricultural Production (land use). Breeding, raising, pasturing, and grazing of animals or the planting, growing and/or producing and harvesting of food, fiber and agricultural commodities for commercial purposes, including the following and substantially similar uses of an equivalent nature and intensity:

1. Livestock and poultry- cattle, sheep, poultry, goats, rabbits, and horses provided that horses are accessory and incidental to, in support of, and compatible with the property's agricultural production.
2. Livestock and poultry products (such as milk, wool, eggs).
3. Field, fruit, nut, and vegetable crops – hay, grain, silage, pasture, fruits, nuts, seeds, and vegetables.
4. Plant nurseries and nursery products - nursery crops, cut plants.
5. Aquaculture and mariculture
6. Viticulture
7. Vermiculture
8. Forestry crops (not including Timber Harvesting)
9. Commercial gardening
10. Beekeeping

Agricultural Production and Stewardship Plan (APSP). A plan that is required for approval of land division or other non-agricultural development of Agricultural Production Zone (C-APZ) lands. The plan shall be prepared by qualified individuals with appropriate expertise in agriculture, land stewardship, range management and natural resource protection and shall identify and describe existing and proposed agricultural uses for a property, explain in detail their implementation, and identify on-site resources and agricultural infrastructure, including product markets and processing facilities, if appropriate, and demonstrate how the planned agricultural uses substantially contribute to Marin's agricultural industry. The plan must provide evidence that at least 95% of the land will remain in agricultural production or natural resource protection and shall identify stewardship activities to be undertaken to protect agriculture and natural resources.

Agricultural Retail Sales Facility/Farm Stand. A temporary or permanent structure used for the display and sale of agricultural products, appurtenant and necessary to the operation of agriculture.

Agricultural use. The breeding, raising, pasturing, and grazing livestock of every nature and description for the production of food and fiber; breeding and raising bees, fish, poultry, and other fowl; planting, raising, harvesting, and producing agricultural, aquacultural, horticultural, and forestry crops and products of every

nature and description; and the processing, storage, and sale, including direct retail sale to the public, of crops and products harvested and produced principally on the farm; further provided, however, that all agricultural uses and activities are consistent with applicable laws, including those of the Local Coastal Program.

Agricultural Worker. An employee who is engaged in services associated with an agricultural use, including: cultivation and tillage of soil; dairying; the production, cultivation, growing, and harvesting of any agricultural or horticultural commodity; and the preparation, delivery, or storage of any agricultural or horticultural commodity for market.

Agricultural Worker Housing. Any attached or detached dwelling unit required to house agricultural workers and their family members, including temporary mobile homes. For the purpose of calculating density, no more than one food preparation area shall be provided for each agricultural worker housing unit.

Agriculture. This land use consists of the "Agriculture, Mariculture" category of Table 5-1-a ([Allowed Uses and Permit Requirements for Coastal Agriculture & Resource-Related Districts](#)) including but not limited to agricultural production for commercial purposes, and the facilities that are accessory and incidental to, in support of, and compatible with the property's agricultural production: agricultural accessory structures and agricultural accessory activities, agricultural dwelling units, agricultural product sales and processing, non-profit and owner-operator conducted agricultural tours, and agricultural homestay facilities.

Agriculture, Ongoing. ~~means the following agricultural activities:~~

Agricultural production activities (including crop rotation, plowing, tilling, planting, harvesting, seeding, grazing, and raising of animals and other production activities the Director of CDA determines are similar in nature and intensity) which have not been expanded into areas never before used for agriculture areas. Determinations of such ongoing activities may be supported by Marin County Department of Agriculture, Weights and Measures information on such past activities

The following types of activities are not considered ongoing agriculture:

- Development of new water sources (such as construction of a new or expanded well or surface impoundment)
- Installation of new irrigation systems or the extension of existing irrigation systems,
- Terracing of land for agricultural production
- Preparation or planting of land for viticulture
- Preparation or planting of land for cannabis
- Preparation or planting of land with an average slope exceeding 15%
- Other agricultural production activities that the Director of CDA determines will have significant impacts to coastal resources.

A Coastal Development Permit will not be required if the County determines the activity qualifies for a de minimis waiver pursuant to the requirements Section [2220.68.070](#), or is categorically excluded pursuant to Categorical Exclusion Order 81-2 or 81-6.

Airpark (land use). This land use consists of airfields, landing strips, and/or heliports, in compliance with the regulations of the Federal Aviation Administration (FAA), and California Division of Aeronautics.

Alley. A public or private roadway, not intended for general vehicle traffic circulation, that provides secondary vehicle access to the rear or side of lots having other public street frontage.

Alteration. Any construction or physical change in the internal arrangement of rooms or the supporting members of a structure, or a change in the external appearance of any structure, not including painting.

Animal Sales Lot. See "Livestock Operations, Sales Lots, Feedlots, Stockyards."

Antennas. See "Telecommunications Facilities."

Apartment. See "Multi-Family Housing."

Appealable Area. The areas described by Public Resources Code 30603.a.1 and .a.2, within which a County decision to approve a Coastal Development Permit for development may be appealed to the California Coastal Commission.

Appealable Development. Any local action on a Coastal Development Permit application for development that is approved (1) between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tideline of the sea where there is no beach, whichever is the greater distance; (2) within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff; and/or (3) on tidelands, submerged lands, or public trust lands. In addition, any local action on a Coastal Development Permit ~~Coastal Permit~~ application for the following types of development is also appealable: (1) approval of a Coastal Development Permits for any development that is not designated as the principal permitted use under the zoning ordinance; and (2) approval or denial of a Coastal Development Permit for any development which constitutes a major public works project or a major energy facility.

Appeals Area Maps. For geographically-based appeals, the official Coastal Commission certified maps on file with the Community Development Agency which identify areas within the Coastal Zone where County decisions on Coastal Development Permit applications may be appealed to the Coastal Commission. Maps are illustrative but not determinative and Title 14 CCR Section 13577 is also utilized to determine the boundaries of appeal areas.

Applicant. Any person, firm, partnership, association, joint venture, corporation, or any entity or combination of entities, which seeks County permits and approvals.

~~**Applicant.** Any “person” applying for a coastal permit Coastal Development Permit as required by Public Resources Code~~
Section 30600 in order to undertake development. See also definition of “pPerson.”

Approval. An official sanction that includes both approval and approval with conditions.

Aquaculture (land use). A form of agriculture devoted to the propagation, cultivation, maintenance, and harvesting of aquatic plants and animals in marine, brackish, and fresh water. Aquaculture products are agricultural products and aquaculture facilities and land uses shall be treated as agricultural facilities and land uses in all planning and permit- issuing decisions.

Arborist. An arborist is 1) a person currently certified by the Western Chapter of the International Society of Arboriculture as an expert on the care of trees; 2) a consulting arborist who satisfies the requirements of the American Society of Consulting Arborists; or 3) such other qualified professionals who the Director determines has gained through experience the qualifications to evaluate (a) tree health and necessary steps to protect same, and/or (b) safety issues with tree health and configuration, including to identify when hazardous tree removal may be necessary, including developing recommendations on when and how to remove or replace trees.

~~**Architectural Deviation.** A discretionary land use permit established by Chapter 22.46 (Floating Home Adjustments and Deviations) to evaluate floating homes that are between 16 and 20 feet in height. The review considers the appropriateness of project design as it relates to the aesthetics and scale of neighboring floating homes, as well as views within and to the marina.~~

Area Median Income. Median income for Marin County as published by the U.S. Department of Housing and Urban Development (HUD) or the California Department of Housing and Community Development (HCD) with adjustments for household size. Applicable schedule to be applied at the discretion of the Director.

Ark. Any vessel, boat, craft, or structure originally designed to float that is now permanently grounded or supported by a foundation or piling.

Armoring Project. See “Shoreline Protective Device.”;

Assessor's Parcel. A unit of real property recognized by the Marin County Assessor's Office for tax purposes, mapped and assigned an Assessor's Parcel Number by the Assessor's Office.

Auto, Mobile Home, Vehicle, Parts Sales (land use). This land use consists of the retail sale and/or rental of the following (vehicles may be new or used):

- | | |
|----------------------------|-------------------------------------|
| - automobiles | - recreational and utility trailers |
| - boats | - repair shops with new car |
| - campers | - snowmobiles |
| - dealerships | - tires |
| - golf carts | - trucks |
| - jet skis | - vans |
| - mobile homes | - vehicle accessories |
| - motorcycles | - vehicle parts |
| - motorized farm equipment | |

Does not include: bicycle and moped sales (see "Retail Stores, General Merchandise"); tire recapping establishments (see "Repair and Maintenance - Vehicle"); businesses dealing exclusively in used parts, (see "Recycling, Scrap and Dismantling Yards"); or "Service Stations," which are separately defined.

Automatic Teller Machine (ATM) (land use). This land use consists of machines used by bank and financial service patrons for conducting transactions, including deposits, withdrawals and fund transfers, without contact with financial institution personnel. The machines may be located at or within banks, or in other locations, in compliance with this ~~Development~~Coastal Zoning Code.

Automobile Dismantling Yard. See "Recycling Facilities, ~~#6~~, Scrap, and Dismantling Yards."

Automobile Repair. See "Repair and Maintenance, Vehicle."

Average agricultural slope. The average percent slope of new or existing agricultural land prior to the commencement of any agricultural planting work. All average slopes shall be calculated using the most recent data from the United States Geological Survey (USGS), field-based documentation surveyed cross-sections, or computer generated topographic mapping.

Avian Migratory Concentration Point. Avian migratory concentration point refers to both the place of departure and the destination of birds from one region to another, especially as a result of seasonal or periodic movement in order to breed, seek food, or to avoid unsuitable weather conditions.

B. Definitions, "B."

Banks and Financial Services (land use). This land use consists of financial institutions including:

- | | |
|---|---|
| - banks and trust companies | - securities/commodity contract brokers |
| - credit agencies | and dealers |
| - holding (but not primarily operating) companies | - security and commodity exchanges |
| - lending and thrift institutions | - vehicle finance (equity) leasing agencies |
| - other investment companies | |

see also, "Automatic Teller Machine," above.

Bars and Drinking Places (land use). This land use consists of the sale of alcoholic beverages for on- site consumption, not as part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. ~~May include entertainment (e.g., live music and/or dancing). May also include beer brewing as part of a microbrewery, and other beverage tasting facilities.~~

Base Density. This definition applies only to projects that seek a density bonus as defined in this Chapter. The base density is either 1) otherwise maximum allowable residential density associated with the zoning district, after taking into consideration all building constraints (e.g. including LCP requirements for steep slopes, buffers for wetlands and sensitive habitats, and setbacks for geologic hazards); ~~or, outside the coastal zone, 2) the maximum density allowed by the Built Environment Element of the Countywide Plan including provisions applicable to sites with sensitive habitat, or located within the Ridge and Upland Greenbelt, or lacking public water or sewer systems, or if the project will result in an exceedance to the Level of Service Standards. Where the density allowed outside the coastal zone under the zoning ordinance is inconsistent with the density allowed under the Built Environment Element, the Built Environment Element density shall prevail.~~

Basement. A story which is partly or completely below grade.

Bay Window. A window enclosure that projects from an exterior wall and is at least 18 inches above the adjoining finished floor as measured to the lowest horizontal plane of the projection. To be considered a bay window for the purposes of allowed exemptions and floor area, the windowed enclosure shall not occupy an area greater than 25 percent of any individual wall element of the building for each story or extend more than 30 inches from the exterior wall.

Beach. ~~The expanse of sand, gravel, cobble or other loose material that extends landward from the low water line to the place where there is distinguishable change in physiographic form, or to the line of permanent vegetation. The seaward limit of a beach (unless specified otherwise) is the mean low water line.~~

Bed and Breakfast Inns (land use). This land use consists of providing up to five guest bedrooms for overnight lodging, where the use is clearly secondary and incidental to the use of the property as a single-family residence, or, in certain agricultural zoning districts and agricultural dwelling units, permissible only within otherwise allowable agricultural dwelling units and clearly secondary and incidental to the use of the property for agricultural production. ~~County requirements applicable to Bed and Breakfast Inns are in Section 2220.32.040 (Bed and Breakfast Inns), and applicable Health Department regulations, and the LCP. A Bed and Breakfast Inn with more than five guest rooms is considered a hotel or motel and is not permitted in a residential or agricultural zoning district. Refer to the definition of "Room Rental" to distinguish between a Bed and Breakfast Inn and room rental in a "boarding house" situation.~~

Below Market Rate. Housing that is sold or rented at a price which is below the prevailing rate for equivalent housing units within the same community.

Beneficial Use of Water. ~~Use of waters of the state including domestic, municipal, agricultural and industrial supply; power generation; recreation; aesthetic enjoyment; navigation; and preservation and enhancement of fish, wildlife, and other aquatic resources or preserves.~~

Best Management Practices (BMPs). Methods that have been determined to be the most effective, practical means of preventing, reducing, and treating pollutants found in runoff-such as pollutants carried by stormwater and irrigation runoff.

Beverage Production (land use). ~~This land use consists of manufacturing facilities including bottling plants, breweries, coffee roasting, soft drink production, and wineries. Does not include milk processing; see "Food Products." May include tasting and accessory retail sales of beverages produced on site. A tasting facility~~

separate from the manufacturing facility is included under the definition of "Bars and Drinking Places" if alcoholic beverages are tasted, and under "Restaurant" if beverages are non-alcoholic.

Billboard. —Any sign advertising, indicating, or identifying a use, activity, or other entity not on the same premises as the sign.

Block. A group of lots surrounded by streets or roads, or streets or roads and railroad right-of-way, mean high tide line or unsubdivided acreage.

Blue Line Stream. A watercourse shown as a blue line (perennial or intermittent) on the most recent appropriate USGS data.

Bluff. Those bluffs, the toe of which is now or was historically (generally within the last 200 years) subject to marine erosion; and those bluffs the toe of which is not now or was not historically subject to marine erosion, but the toe of which lies within an area otherwise identified in Public Resources Code Section 30603(a)(1) or (2).

Bluff Edge. The upper termination of a bluff, cliff, or seacliff. In cases where the top edge of the bluff is rounded away from the face of the bluff as a result of erosional processes related to the presence of the steep bluff face, the bluff line or edge shall be defined as that point nearest the bluff beyond which the downward gradient of the surface increases more or less continuously until it reaches the general gradient of the bluff. In a case where there is a steplike feature at the top of the bluff face, the landward edge of the topmost riser shall be taken to be the bluff edge. The termini of the bluff line, or edge along the seaward face of the bluff, shall be defined as a point reached by bisecting the angle formed by a line coinciding with the general trend of the bluff line along the seaward face of the bluff, and a line coinciding with the general trend of the bluff line along the inland facing portion of the bluff. Five hundred feet shall be the minimum length of bluff line or edge to be used in making these determinations. Bluff edges typically retreat landward due to coastal erosion, landslides, development of gullies, or by grading (cut). In areas where the bluff top or bluff face has been cut or notched by grading, the bluff edge shall be the landwardmost position of either the current or historic bluff edge. In areas where fill has been placed near or over the historic bluff edge, the original natural bluff edge, even if buried beneath fill, shall be taken to be the bluff edge.

Blufftop. The upper surface of a bluff extending inland from the bluff edge.

Blufftop Parcel. A parcel located wholly or partially on a blufftop.

Board, Board of Supervisors. The Board of Supervisors of the County of Marin, State of California.

Board, Board of Commissioners of the Housing Authority. The Board of Commissioners of the Housing Authority of the County of Marin, State of California.

Broadcasting Studios (land use). This land use consists of commercial and public communications facilities entirely within buildings, including radio and television broadcasting and receiving stations and studios. Transmission and receiving apparatus, including antennas and towers, are included under the definition of "Telecommunications Facilities."

Buffer Zone. An area which separates development from some identified constraint and/or resource for purposes of safety, environmental protection or compatibility.

Building. Any structure, having a roof supported by columns or walls and usable for shelter, housing, or enclosure of any person, animal, equipment or material.

Building Area. The sum of the floor area of all floors in all buildings on a site. Unlike "Floor Area", building area includes all the floor area of garages, ~~carports, storage buildings,~~ and other ~~attached or enclosed~~ detached accessory ~~structures~~buildings. Further, building area includes covered carports.

Building Envelope. An area of real property identified for the construction of buildings.

Building, Main. See "Structure, primary."

Building Material Stores (land use). This land use consists of the retail sale of lumber and other large building materials, where most display and sales activities occur indoors. Products sold may include paint, wallpaper, glass, fixtures, nursery stock, and lawn and garden supplies. Includes stores selling to the general public, even if contractor sales account for a major proportion of total sales. Includes incidental retail ready-mix concrete operations, except where excluded by a specific zoning district. Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in "Wholesaling and Distribution." Hardware stores are listed in the definition of "Retail Stores, General Merchandise," even if they sell some building materials.

Building Site. A lot or parcel that is recognized by the Community Development Agency as having been created in compliance with the governing zoning and development standards that includes an area where LCP consistent development can occur.

Bulk. When quantified, total interior cubic volume as measured from the exterior surfaces of the structure.

Business Support Services (land use). This land use consists of establishments located primarily within buildings, providing other businesses with services including maintenance, repair and service, testing, rental, etc. Examples of these services include:

- blueprinting
- business equipment repair services (except vehicle repair, see "Repair and Maintenance - Vehicle")
- commercial art and design (production)
- computer-related services (rental, repair)
- copying, quick printing, and blueprinting services
- equipment rental businesses within buildings (rental yards are "Storage Yards and Sales Lots")
- equipment repair services where repair occurs on the client site
- film processing laboratories
- graphic design
- janitorial services
- mail advertising services (reproduction and shipping)
- outdoor advertising services
- photocopying
- photofinishing
- secretarial and personnel services
- security services
- soils and materials testing laboratories
- window cleaning

C. Definitions, "C."

Cabinet Shop. See "Furniture and Fixtures" (land use).

California Environmental Quality Act (CEQA). See California Public Resources Code Sections 21000 et seq.

Campground (land use). This land use consists of land that is used or intended for use by camping parties, which may include individual campsites, but where utility hookups for recreational vehicles are typically not provided at campsites. See also "Recreational Vehicle Parks."

Car Deck. See "Parking Structure."

Cargo Container. A portable, rectangular metal storage container, generally with a height greater than five feet and with doors on one end, designed to be transported on trucks, rail cars, or ships, individually or stacked.

Carport. See "Parking Structure."

Categorical Exclusion. Any category of development, or any category of development within a specifically defined geographic area, that the Coastal Commission, after public hearing, and by two-thirds vote of its appointed members, has described or identified and with respect to which the Coastal Commission has found that there is no potential for any significant adverse effect, either individually or cumulatively, on coastal resources including public access to or along the coast, subject to the terms and conditions of the adopted exclusion.

Cemeteries, Columbariums and Mortuaries (land use). This land use consists of internment establishments engaged in subdividing property into cemetery lots and offering burial plots or air space for sale. Includes animal cemeteries; cemetery, mausoleum, crematorium and columbarium operations, and full-service funeral parlors, whether accessory to or separate from a cemetery or columbarium.

CEQA. See "California Environmental Quality Act (CEQA)."

Certificate of Compliance. A Certificate of Compliance is a document recorded by the County Recorder, which acknowledges that the subject parcel, which was typically created prior to current subdivision map requirements, is considered by the County to be a legal lot of record pursuant to the Subdivision Map Act. A Conditional Certificate of Compliance is a document recorded by the County Recorder, which acknowledges that a parcel was not legally divided pursuant to the Subdivision Map Act. Procedures for Certificates of Compliance may be found in Chapter 22.96 (Certificates of Compliance) of ~~this Development Code~~ Title 22. In the coastal zone, approval of a certificate of compliance does not alter the need for any required ~~coastal permit~~ Coastal Development Permit.

Chemical Products (land use). This land use consists of the manufacture of chemicals and other products created predominantly by chemical processes. This definition includes the manufacture of three general classes of products: (1) basic chemicals, such as acids, alkalies, salts, and organic chemicals; (2) chemical products to be used in further manufacture, such as synthetic fibers, plastic materials, dry colors, and pigments; and (3) finished chemical products to be used for ultimate consumption, such as drugs and cosmetics, or to be used as materials or supplies in other industries such as paints, fertilizers, and explosives. Also includes sales and transportation establishments handling the chemicals described above in other than one of the uses included in the Retail Trade Group on the land use and permit tables.

Child Day-Care Facilities (land use). This land use consists of the provision of nonmedical care and supervision of minor children for periods of less than 24 hours. This land use includes the following types of facilities, all of which are required to be licensed by the California State Department of Social Services:

1. **Child Day-Care Center (land use).** —This land use consists of commercial or non-profit child day-care facilities designed and approved to accommodate 15 or more children. Includes infant centers, preschools, sick-child centers, and school-age day-care facilities. These may be operated in conjunction with other approved land uses, or as an independent land use.
2. **Large Family Day-Care Home (land use).** —This land use consists of a day-care facility located in a single-family residence where an occupant of the residence provides care and supervision for eight to 14 children. —Children under the age of 10 years who reside in the home count as children served by the day-care facility.
3. **Small Family Day-Care Home (land use).** —This land use consists of a day-care facility located in a single-family residence where an occupant of the residence provides care and

supervision for either six or fewer children, or eight or fewer children provided that no more than two of the children are under the age of two and at least two of the children are over the age of six. ~~Children under the age of 10 years who reside in the home count as children served by the day-care facility.~~

Churches. See "Religious Places of Worship."

Clothing Products (land use). ~~This land use consists of the manufacture of clothing, and the fabrication of products by cutting and sewing purchased textile fabrics, and related materials such as leather, rubberized fabrics, plastics and furs. Custom tailors and dressmakers not operating as a factory and not located on the site of a clothing store ("Retail Stores, General Merchandise") are instead included under "Personal Services." See also, "Textile and Leather Products."~~

Coastal Act. The California Coastal Act of 1976, enacted by the legislature in response to the 1972 ballot initiative known as Proposition 20. ~~See Public Resources Code Section 30000 et seq.~~

Coastal Commission. The California Coastal Commission as established by the California Coastal Act of 1976.

Coastal Dependent Use. ~~Any development or use that requires a site on, or adjacent to the ocean to function.~~

Coastal Development Permit. ~~A discretionary land use permit, also referred to as a Coastal Development Permit, also referred to as a coastal development permit,~~ required pursuant to Public Resources Code Section 30600(a), that may be granted in compliance with ~~Article V~~ Title 20 and related provisions cited within ~~Chapters 2220.32 (Standards for Specific Land Uses) and 22.130 (Coastal Zones — Permit Requirements and Development Standards),~~ and which authorizes development on a specific site, subject to compliance with any conditions of approval imposed on the permit.

Coastal-Related Development. ~~Any use that is dependent on a coastal-dependent development or use.~~

Coastal Resources. Include, but are not limited to: public access and public access facilities and opportunities, recreation ~~areas and recreational facilities and opportunities (including for recreational water-oriented activities),~~ public views, natural landforms, marine resources, watercourses (e.g., rivers, streams, creeks) and their related corridors, waterbodies (e.g., wetlands, estuaries, lakes) and their related uplands, groundwater resources, biological resources, environmentally sensitive habitat areas, agricultural lands, and archaeological or paleontological resources, all as addressed in Chapter 3 of the California Coastal Act (Public Resources Code Section 30200 et. Seq.).

Coastal Stream. See "Stream."

Coastal Zone. ~~That land and water area, which includes parts of the County of Marin, specified on the maps identified and set forth in Section 17 of that chapter of the Statutes of the 1975-76 Regular Session enacting the California Coastal Act of 1976, extending seaward to the state's outer limit of jurisdiction, including all offshore islands, and extending inland generally 1,000 yards from the mean high tide line of the sea. In significant coastal estuarine, habitat, and recreational areas it extends inland to the first major ridgeline paralleling the sea or five miles from the mean high tide line of the sea, whichever is less, and in developed urban areas the zone generally extends inland less than 1,000 yards. The coastal zone does not include the area of jurisdiction of the San Francisco Bay Conservation and Development Commission, established pursuant to Title 7.2 (commencing with Section 66600) of the Government Code, nor any area contiguous thereto, including any river, stream, tributary, creek, or flood control or drainage channel flowing into such area.~~

Coastal Zoning Code. Title 20, which includes Sections 20.01 through 20.130 and all associated zoning maps, constitutes the LCP Implementation Plan.

Coastal Zoning Districts. Any of the coastal zoning districts established by ~~Article V~~ Title 20 (Coastal Zoning Code Zones — Permit Requirements and Development Standards), including:

C-ARP (Coastal, Agricultural Residential Planned) C-APZ (Coastal, Agricultural Production Zone)
 C-RA (Coastal, Residential Agricultural) C-R1 (Coastal, Single-Family Residence) C-R2 (Coastal, Two-Family Residence)
 C-RMP (Coastal, Residential Multiple Planned)
 C-RSP (Coastal, Residential Single-Family Planned) C-RSPS (Coastal, Residential Single-Family Planned, Seadrift Subdivision)
 C-CP (Coastal, Planned Commercial)
 C-H1 (Coastal, Limited Roadside Business) C-VCR (Coastal, Village Commercial Residential)
 C-OA (Coastal, Open Area)
 C-RMPC (Coastal, Residential Multiple Planned Commercial)
 C-RCR (Coastal, Resort Commercial Recreation)

Co-Located. —A telecommunications facility site where a structure contains antennas for more than one telecommunications service or service providers.

Combining District. —A combining district is a supplementary zoning designation that is applied to property in addition to a primary zoning district to highlight special regulations that apply to properties within the combining district. —The combining districts established by Section ~~22.06.020~~ 20.62.030 (Coastal Zoning Districts Established), include -B (Minimum Lot Size), ~~and -BFC (Bayfront Conservation).~~ ~~In the coastal zone, e~~Combining districts are specified in Section 22.06.090 — (Coastal Special Purpose and Combining District)s.

Commercial District or Zone. Any of the commercial zoning districts established by Title 20 (Coastal Zoning Code), Sections 22.06.020 (Zoning Districts Established), or Article V (Coastal Zones Permit Requirements and Development Standards) including:

VCR (Village Commercial/Residential)	C-VCR (Coastal, Village Commercial/Residential)
RMPC (Residential/Commercial Multiple Planned)	C-RMPC (Coastal, Residential/Commercial Multiple Planned)
C1 (Retail Business)	C-H1 (Coastal, Limited Roadside Business)
CP (Planned Commercial)	C-CP (Coastal, Planned Commercial)
AP (Administrative and Professional)	C-RCR (Coastal, Resort and Commercial Recreation)
OP (Planned Office)	
H1 (Limited Roadside Business)	
RCR (Resort and Commercial Recreation)	

Commercial Gardening (land use). —This land use consists of small-scale truck gardening, tree farming, and other similar agricultural production activities, where products are sold off-site.

Commercial Parking and Vehicle Storage (land use). —This land use consists of service establishments in the business of storing operative cars, buses, recreational vehicles, and other motor vehicles for clients. Includes both day use and long-term public and commercial garages, parking lots and structures, except when accessory to a principal use. Includes sites where vehicles are stored for rental or leasing. —All principal

uses are considered to include any customer or public use off-street parking required by this ~~Development~~Coastal Zoning Code. Does not include dismantling yards; see "Recycling, Scrap and Dismantling Yards."

Commercial Recreational Facilities. –Facilities such as riding stables, chartered fishing boats, amusement or marine parks, operated for private profit.

Commission. See "Planning Commission."

Common Interest Development. —A condominium, community apartment project, planned development or stock cooperative, as provided by California Civil Code Section 1351, where individually-owned housing units are located together on a parcel or within a building that is owned in common by all owners of individual units.

Community Apartment Project. —A development in which an undivided interest in land is coupled with the right of exclusive occupancy of any apartment located thereon; as defined in Business and Professions Code Section 11004 and Civil Code Section 1351(d).

Community Centers (land use). —This land use consists of multi-purpose meeting and recreational facilities that are designed to enhance public recreational access and visitor-serving opportunities, and typically consist of one or more meeting or multi-purpose rooms, kitchen and/or outdoor barbecue facilities, that are available for use by various groups for such activities as meetings, parties, receptions, dances, etc.

Community Garden (land use). —This land use consists of public or private gardening for non- commercial neighborhood or community use where there is usually a formal or informal sharing of cultivation and maintenance responsibilities. —Unlike parks and playgrounds, where plantings are often ornamental and ecological, community gardens emphasize planting of -vegetables and -agricultural crops.

Community Plan. —A planning document which sets forth goals, objectives, policies, and programs to address specific issues related to a particular unincorporated community. —Community Plans are considered part of the Marin Countywide Plan.

Completeness Determination. —The -review -of -a -land -use -permit -application -and -all -supporting materials to determine whether the submittal includes all information and materials required by the Agency to analyze a proposed development's compliance with the relevant standard of review.

Concrete, Gypsum, and Plaster Products (land use). —This land use consists of the manufacture of bulk concrete, concrete building block, brick and all types of precast and prefab concrete products. Also includes ready-mix concrete batch plants, lime manufacturing, and the manufacture of gypsum products, —such —as plasterboard. —A -retail -ready-mix -concrete -operation -as -an -incidental -use -in conjunction with a building materials outlet is defined under "Building Material Stores."

Conditional Use. —A land use allowed in the applicable zoning district by Title 22, Article V (Zoning Districts and Allowable Land uses) which is not otherwise permitted in that district, but which may be permitted by the County through a Use Permit under conditions set forth in the Development Codethis Coastal Zoning Code or Title 22. County decisions on Coastal Development Permits allowing such uses are appealable to -the California Coastal Commission. See Section 20.70.080.B.1 (Appealable Development for Appeal of Coastal Development Permit Decisions)
~~Commission. [See Section 22.70.080.B.1 for Appeal of Coastal Permit Decisions]~~

Conditions, Covenants, and Restrictions (CC&Rs). —A declaration recorded with the title to a parcel that may establish private provisions governing how a property shall be held, conveyed, encumbered, leased, rented, used, occupied, and/or improved. —Private CC&Rs are not administered or enforced by the County, but CC&Rs emanating from permitting terms and conditions may be-

Condominium. —As defined by Civil Code Section 1351.f, a development where undivided interest in common in a portion of real property is coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map, parcel map, or condominium plan. The area within the boundaries may be filled with air, earth, or water, or any combination, and need not be physically attached to any land except by easements for access and, if necessary, support.

Construction Equipment Sales (land use). —This land use consists of the retail sale or rental of heavy construction equipment, including cranes, earth moving equipment, heavy trucks, etc.

Construction Yard (land use). —This land use consists of the outdoor storage of vehicles and large equipment, or other materials commonly used in the construction business; storage of scrap materials used for repair and maintenance of construction equipment; and buildings or structures for uses including offices and repair facilities.

Contiguous Properties. —For the purposes of Chapter 22.92 (Merger of Parcels) and for all certified LCP purposes, all adjoining land owned or controlled by the applicant, the property lines of which touch or join at one or more points, or the property lines of which are separated only by a public or private street, road or other public or private right-of-way, or separated only by other land owned by the applicant.

Conventional District. —Any zoning district established by ~~Sections 22.06.020 (Zoning Districts Established), and Article V (Coastal Zones — Permit Requirements and Development Standards)~~ Title 20 (Coastal Zoning Code), that is not included under the definition of "Planned District" provided by this Chapter. —The conventional districts include:

A (Agriculture and Conservation)	C-R2 (Coastal, Residential, Two-Family)
A2 (Limited Agriculture)	VCR (Village Commercial/Residential)
RA (Residential, Agricultural)	C1 (Retail Business)
C-RA (Coastal, Residential, Agricultural)	AP (Administrative and Professional) H1
RR (Residential, Restricted)	(Limited Roadside Business)
RE (Residential, Estate)	C-VCR (Coastal, Village Commercial/Residential)
R1 (Residential, Single Family)	C-H1 (Coastal, Limited Roadside Business)
	OA (Open Area)
C-R1 (Coastal, Residential, Single-Family)	C-OA (Coastal, Open Area)
R2 (Residential, Two Family)	PF (Public Facilities)

Cottage Industry (land use). —This land use consists of the design, light manufacturing or product assembly, and the sale of products and services inside a dwelling or within an accessory building located on the same site as the dwelling, by the inhabitants of the dwelling. —This land use involves the design, manufacture, and sale of the following products and services, or other uses determined by the Director to be similar in nature including: See Section ~~22.06.020~~.32.060 (Cottage Industries).

- | | |
|--|--------------------------|
| - antique repair and refinishing | - jewelry making |
| - baking & food preparation for off-site consumption | - painting and sculpture |
| - batik and tie dyeing | - photography |
| - catering | - sewing |
| - ceramics | - weaving |
| - dress making, cloth decoration, etc. | - other handcrafts |
| - furniture and cabinet making, other woodworking | |

County. –The County of Marin, State of California, referred to in this ~~Development~~Coastal Zoning Code as "the ~~County~~"
~~County.~~"

County Boundary. The boundary of the unincorporated limits of the County of Marin.

County Code. The Marin County Code.

Countywide Plan. The Marin Countywide Plan, including all of its elements and amendments, and all Community Plans, as adopted by the Board of Supervisors under the provisions of the Government Code (Sections 65300 et seq.), and referred to in this ~~Development~~Coastal Zoning Code as the "Countywide Plan." The Countywide Plan is not a part of the LCP.

Coverage. See "Site Coverage."

Crop Production (land use). This land use consists of commercial agricultural field and orchard uses, including production of:

- | | |
|---------------------|--------------------|
| - field crops | - melons |
| - flowers and seeds | - ornamental crops |
| - fruits | - tree nuts |
| - grains | - trees and sod |
| | - vegetables |

Also includes associated crop preparation services and harvesting activities, such as mechanical soil preparation, irrigation system construction, spraying, and crop harvesting

Cumulative Effects. The incremental effects of an individual project reviewed in connection with the effects of past projects, the effects of other current projects, and the effects of planned or probable future projects.

D. Definitions, "D."

DBH. See "Diameter at breast height"

Dairy Operations (land use). –This land use consists of specialized and intensive commercial animal facilities for the raising and keeping of dairy animals, including facilities for milking.

Demolition. –The act of tearing down, removing, or replacing an existing building, structure, or other physical improvement.

Density. The number of dwellings per acre of lot area, unless otherwise stated, for residential uses.

Density Bonus. An increase in the number of dwelling units over the -otherwise maximum allowable residential density as of the date of application by the Applicant.

Design Review. –See Chapter 22.42 (Design Review). –Design review requirements are contained in Chapter 22.42 (Design Review) rather than in the LCP and such design review requirements apply independent of, and in addition to, ~~coastal permit~~Coastal Development Permit requirements.

Development. –On land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations

which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973(commencing with Section 4511 of the Public Resources Code).

As used in this section, "structure" includes any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

Development Code. ~~–The Marin County Development Code, Title 22 of the Marin County Code, referred to herein as "this Development Code." Development Code Sections 22.60 through 22.70, the portions of 22.32 and 22.130 that apply in the coastal zone, and all associated zoning maps, constitutes the LCP Implementation Plan.~~

Development Permit. See "Land Use Permit."

Development Project. ~~"~~"Development project" includes a project involving the issuance of a permit for construction or reconstruction but not a permit to operate. ~~–~~"Development project" does not include any ministerial projects proposed to be carried out or approved by public agencies.

Diameter at Breast Height (DBH). -DBH means the diameter of a tree trunk measured in inches at a height of 4.5 feet above ground while standing on level ground or from the uphill side of the tree. -If a tree splits into multiple trunks below 4.5 feet, the trunk is measured at its most narrow point beneath the split.

Director. ~~–~~The Director of the Marin County Community Development Agency or designee of the Director, referred to throughout this ~~Development~~Coastal Zoning Code as "Director."

Disabled. -A person with: (1) a physical or mental impairment which substantially limits one or more of a person's major life activities; (2) a record of having such an impairment; or (3) being regarded as having such an impairment.

Discretionary Permit. ~~–~~A permit granted by a review authority in response to a land use permit application after applying the exercise of judgment or deliberation prior to making a decision. ~~Includes any of the following entitlements/approvals established by Title 22,–Article IV (Land Use and Development Permits) and/or Title 20 (Coastal Zoning Code):~~ ~~–~~Coastal ~~Development~~ Permits, Design Review, Floating Home Adjustment Permits, Floating Home Architectural Deviations, Master Plans and Precise Development Plans, Use Permits, Sign Review, Temporary Use Permits, Tentative Maps, Tidelands Permits, and Variances. ~~–~~See also "Ministerial Permit."

Discretionary Project. -A development project which requires the exercise of judgment or deliberation when the public agency or body decides to approve or disapprove a particular activity, as distinguished from situations where the public agency or body merely determines whether there has been ~~–~~conformity ~~–~~with ~~–~~applicable statutes, ~~–~~ordinances, ~~–~~or ~~–~~regulations. ~~–~~A ~~–~~timber ~~–~~harvesting ~~–~~plan submitted to the State Forester for approval under the requirements of the Z'berg-Nejedly Forest Practice Act of 1973 (Pub. Res. Code Sections 4511 et seq.) constitutes a discretionary project within the meaning of the California Environmental Quality Act Section 21065(c).

Disruption of habitat values. ~~–~~Disruption of habitat values may ~~occurs~~occur when the physical habitat is significantly altered or when species diversity or the abundance or viability of species populations is reduced. The type of the proposed development, the particulars of its design, and location in relation to the habitat area, will affect the determination of disruption.

Division of Land. -A change in the intensity or density of use of land, including subdivision (through parcel map, tract map, grant deed), lot line adjustments, redivisions, mergers and certificates of compliance.

Domestic Water Use. ~~–~~Domestic water use is approved, potable water used for indoor and outdoor household and other non-residential purposes including drinking, cooking, personal hygiene, irrigation and the general operation of plumbing fixtures.

Dripline. A vertical line extending from the outermost edge of the tree canopy to the ground.

Drive-in and Drive-thru Sales (land use). -This land use consists of the retail sale of food or other products to -motorists who do not leave their vehicles to -complete their purchases. -Examples of facilities -included under -this -land -use -are -fast-food -restaurants, -drive-through -photo -processing facilities, coffee sales, dairy product stores, pharmacies, etc.

Drive-in and Drive-thru Services (land use). -This land use consists of services provided to motorists who do not leave their vehicles to obtain the services. -Examples of facilities included under this land use are drive-up bank teller windows, dry cleaners, etc. -Does not include: -automatic teller machines (ATMs) or automobile service stations, which are separately defined; or car washes (see "Repair and Maintenance - Vehicle").

Driveway. -A vehicular access extending from an improved street to a building site.

Dune. -Ridges or mounds of loose, wind-blown material, usually sand. A dune structure often has a back and foredune area. Stable dunes are often colonized by vegetation.

Dwelling, or Dwelling Unit. -A room or group of internally connected rooms that have sleeping, food preparation, eating, and sanitation facilities, but typically not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis. Types of dwellings include single-family dwellings, two-family dwellings, multi-family dwellings, mobile homes, condominiums and townhouses, floating homes, and independent living units for the elderly

E. Definitions, "E."

Easement, Conservation or Scenic. -A grant of partial title from a landowner to a public or nonprofit agency for the purpose of protecting on-site environmental resources or scenic features by limiting the future development of the property.

Educational Tours (land use). -Interactive excursion for groups and organizations for the purpose of informing them of the unique aspects of a property, including agricultural operations and environmental resources.

Effective Date of the Coastal Act. -February 1, 1973 for areas subject to the Coastal Zone Conservation Act and January 1, 1977 for areas identified as the Coastal Zone and subject to the Coastal Act.

Electrical and Electronic Equipment, Instruments (land use). -This land use consists of the manufacture of manufacturing machinery, apparatus, and supplies for the generation, storage, transmission, transformation and use of electrical energy. Examples of these products include:

- appliances including stoves/ovens, refrigerators, freezers, laundry equipment, fans, vacuum cleaners, sewing machines
- aviation instruments
- computers, computer components, peripherals
- electrical transmission and distribution equipment
- electronic components and accessories, semiconductors, integrated circuits, related devices
- electrical welding apparatus
- lighting and wiring equipment such as lamps and fixtures, wiring devices, vehicle lighting
- industrial controls, instruments for measurement, testing, analysis and control, associated sensors and accessories, miscellaneous electrical machinery, equipment and supplies such as batteries, X-ray apparatus and tubes, electromedical and electrotherapeutic apparatus, electrical equipment for internal combustion engines

- motors and generators
- optical instruments and lenses
- photographic equipment and supplies
- radio and television receive equipment
- surgical, medical and dental instruments, equipment, and supplies
- ~~storage media, blank and pre-recorded, including magnetic, magneto-optical, and~~
- optical products such as compact disks (CDs), computer diskettes and hard drives, digital versatile disks (DVDs), magnetic tape products, phonograph records, etc.
- surveying and drafting instruments
- telephone and telegraph apparatus
- transformers, switch gear and switchboards
- watches and clocks

Does not include testing laboratories (soils, materials testing, etc.) (see "Business Support Services"), or research and development facilities separate from manufacturing (see "Research and Development").

Emergency. A sudden, unexpected occurrence demanding immediate action to prevent or mitigate loss of, or damage to life, health, property, or essential public services.

Employee Housing. —An accessory residential dwelling unit located in a commercial building on a parcel having a primary commercial land use and occupied by an employee of the commercial use on the same property or a family member who is actively engaged in such commercial use.

Endangered Species. An Endangered Species is an animal or plant species in danger of extinction throughout all or a significant portion of its range, as determined by the U.S. Fish and Wildlife Service or National Oceanic and Atmospheric Administration consistent with the Endangered Species Act of 1973, or as designated by the California Department of Fish and Wildlife consistent with the California Endangered Species Act.

Energy Production Facility. —Any public or private processing, producing, generating, storing, ~~transmitting, or recovering~~ ~~facility~~ ~~for~~ ~~renewable~~ ~~or~~ ~~non-renewable~~ ~~energy~~ ~~resources~~, electricity, natural gas, petroleum, coals, solar or wind conversion, wave and tidal energy, biogas, or other source of energy.

Environmental Impact Report (EIR). —An informational document prepared pursuant to the California Environmental Quality Act (CEQA). ~~Please refer to CEQA Section 21061 for a complete definition of an EIR.~~

Environmental Impact Statement (EIS). —An informational document that analyzes a project's significant environmental effects and identifies mitigation measures and reasonable alternatives, prepared pursuant to the National Environmental Policy Act (NEPA).

Environmentally Sensitive Habitat Area (ESHA). —Areas in which plant or animal life or their habitats are either ~~rare~~ ~~or~~ ~~especially~~ valuable because of ~~their~~ ~~special~~ nature ~~or~~ ~~role~~ ~~in~~ ~~an~~ ecosystem and which could be easily disturbed or degraded by human activities and developments. ESHAs include wetlands, coastal streams and riparian vegetation, and terrestrial ESHA.

Environmentally Sensitive Habitat Area (ESHA), Terrestrial. —Includes non-aquatic ESHA, including habitats of plant and animal species listed under the Federal or California Endangered Species Act and existing populations of the plants listed as 1b or 2 by the California Native Plant Society; coastal dunes; groves of trees that provide colonial nesting and roosting habitat for butterflies or other wildlife; and riparian vegetation that is not associated with watercourse. Does not include "Stream" or "Wetland". See also, "Environmentally Sensitive Habitat Area (ESHA)" and "Riparian Vegetation".

Equestrian Facilities (land use). -This land use consists of the commercial keeping of horses, donkeys, and mules in facilities, including:

- horse ranches
- boarding stables
- riding schools and academies
- horse exhibition facilities
- pack stations

This land use includes barns, stables, corrals, and paddocks accessory and incidental to the above uses. Noncommercial facilities of this type are included in the definition of "Agricultural Accessory Structures." This land use does not include the boarding of up to five horses on property in the ~~ARP~~, C-ARP and C-APZ zones as indicated in Standard 5 of Table 3-7 (General Requirements for the Keeping of Large Animals).

ESHA. See "Environmentally Sensitive Habitat Area."

Estuarine Habitats. A habitat made up of a mixture of fresh and salt waters.

Estuary. —A coastal water body, usually semi-enclosed by land, having open, partially obstructed, or intermittent exchange with the open ocean, and in which ocean water is at least occasionally diluted by freshwater from the land. The salinity level may be periodically increased to above that of the open ocean due to evaporation. The mean high tide line shall be defined as the statistical mean of all the high tides over the cyclical period of 18.6 years, and shall be determined by reference to the records and elevations of tidal benchmarks established by the National Ocean Survey. In areas where observations covering a period of 18.6 years are not available, a determination may be made based on observations covering a shorter period, provided they are corrected to a mean value by comparison with observations made at some suitably located control tide station.

Existing. Extant at the time an application is filed with the County.

Existing ~~Residential Second Unit~~ Accessory Dwelling Unit. —A legally constructed and established ~~second unit~~ Accessory Dwelling Unit existing prior to March 27, 1987, or the effective dates of resolutions establishing Second Unit Use Permit standards in specific communities (September 29, 1983 in Bolinas, ~~January 10, 1984 in the Tamalpais Area~~, and June 25, 1985 in Stinson Beach). ~~Also, see Residential Second Unit~~ See also, "Accessory Dwelling Unit."

Exotic Animals. —Non-domesticated animals that are carnivorous, poisonous, or not native to North America, commonly displayed in zoos as per Chapter 8.04 of the Marin County Code

F. Definitions, "F."

Factor of Safety. -The quotient of the forces tending to resist a potential landslide divided by the forces tending to drive a potential landslide.

Family. One or more persons occupying a dwelling and living as a single, domestic housekeeping unit, as distinguished from a group occupying a hotel or motel, club, fraternity or sorority house.

Farm. —A place of agricultural production for commercial purposes which has annual sales of agricultural products of one thousand dollars (\$1,000) or more. For the C-APZ zoning district, the farm shall consist of all parcels owned (in either total or partial fee ownership) by the same owner of the property upon which a farmhouse is located. A farm shall consist of no less than all contiguous properties under common ownership.

Farm Equipment and Supplies Sales (land use). -This land use consists of the retail sale, rental, or repair of agricultural machinery, equipment, and supplies for use in soil preparation and maintenance, the planting and harvesting of crops, and other operations and processes pertaining to farming and ranching.

Farm Operator. The farm operator is the property owner or lessee who makes the day to day management decisions for the agricultural operation and is directly engaged in the production of agricultural commodities on the property.

Farm tract. -All contiguous legal lots under a common ownership within a C-APZ zoning district. No -more -than one Agricultural Dwelling Cluster may -be -permitted -per farm tract, whether -it contains a single farmhouse or in a combination of a farmhouse and one or two intergenerational homes.

~~**Farm tract (coastal).** -All contiguous legal lots under a common ownership within a C-APZ zoning district~~

Farm Worker Housing. See "Agricultural Worker Housing."

Farmer's Markets (land use). -This land use consists of the temporary and/or occasional outdoor retail sale of farm produce from vehicles or temporary stands, located within a parking lot, or a public right- of-way (where authorized by encroachment permit).

Farmhouse. -A farmhouse consists of a building owned by the farm owner or operator actively and directly engaged in agricultural use of the property. Such buildings may include factory built, modular housing units, constructed in compliance with the Uniform Building Code (UBC), and mobile homes/manufactured housing on permanent foundations.

Feasible. -That which is capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.

Fill. -Earth or any other substance or material, including pilings placed for the purpose of placing structures thereon, placed in a submerged area. Also, a deposit of earth material placed by artificial means; any act by which earth, sand, gravel, rock, or any other material is placed, pushed, dumped, pulled, transported, or moved to a new location above the natural surface of the ground, on top of the stripped surface, or in a submerged area.

Final Map. -A subdivision map prepared in compliance with Subdivision Map Act, Title 22, Article 2II, Chapter 2, and approved in compliance with Subdivision Map Act, Article IV, Chapter 3.

Fire Inspector. -A person empowered by the chief of a fire department to inspect property for fire safe landscape, wildland management or fire protection.

First Public Road Paralleling the Sea. The "first public road paralleling the sea" means that road nearest to the sea, as defined in Section 30115 of the Public Resources Code, which:

- (a) Is lawfully open to uninterrupted public use and is suitable for such use;
- (b) Is publicly maintained;
- (c) Is an improved, all-weather road open to motor vehicle traffic in at least one direction;
- (d) Is not subject to any restrictions on use by the public except when closed due to an emergency or when closed temporarily for military purposes; and
- (e) Does in fact connect with other public roads providing a continuous access system, and generally parallels and follows the shoreline of the sea so as to include all portions of the sea where the physical features such as bays, lagoons, estuaries, and wetlands cause the waters of the sea to extend landward of the generally continuous coastline.

Fish Hatcheries and Game Reserves (land use). This land use consists of commercial fish hatcheries, rearing ponds, aquaculture, fish and game preserves, and game propagation. -See "Mariculture" for shellfish, kelp, algae, etc.)

Flag lot. See "Lot or Parcel."

Floating Home (land use).—This land use consists of any boat, craft, living accommodation, or structure supported by means of flotation, designed to be used without a permanent foundation, that is used or intended for human habitation.

~~**Floating Home Adjustment Permit.**—See Chapter 22.46 (Floating Home Adjustments and Deviations).~~

~~**Floating Home Architectural Deviation.**—See Chapter 22.46 (Floating Home Adjustments and Deviations).~~

~~**Floating Home Fairway.**—An area of water within a floating-home marina that is used exclusively for access to other waters for vessels permanently moored in the floating-home marina. A fairway shall not be used for the permanent mooring of any vessel or for piers, docks, ramps, walkways or other exit ways.~~

Floating Home Marina (land use).—This land use consists of a facility that contains one or more berthing spaces for floating homes.

Flood Hazard Zone.—Geographic areas defined by the Federal Emergency Management Agency according to varying levels of flood risk which are depicted on a community's Flood Insurance Rate Map (FIRM). Flood Hazard Zones with a "V" designation are located in coastal areas which have a one percent or greater chance of annual flooding and an additional hazard associated with storm waves (also referred to as the "V Zone").

Flood Velocity Zone. See "Flood Hazard Zone."

Floodproofing. Any combination of structural and non-structural additions, changes, or adjustments to structures, which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

The National Flood Insurance Program (NFIP) allows a new or substantially improved non-residential building in an A Zone (Zone A, AE, A1-30, AR, AO or AH) to have a lowest floor below the Base Flood Elevation (BFE), provided that the design and methods of construction have been certified by a registered professional engineer or architect as being dry floodproofed in accordance with established criteria. Floodproofing of areas below the BFE in residential buildings is not permitted under the NFIP except in communities that have been granted an exception to permit floodproofed basements. Floodproofing is not permitted in Coastal High Hazard Areas (Zone V, VE, or V1-30). It is recommended that floodproofing be implemented up to one foot above BFE for a factor of safety and to receive full credit for flood insurance rating.

~~**Floor Area.**—Except as specified by the Tamalpais Area Community Plan for development in that Plan area,~~
Floor Area. The sum of the gross area of all floors in all buildings on a site, measured from the exterior faces of the exterior walls, including enclosed understory, basement, and attic space that can be easily converted to living area, but excluding:

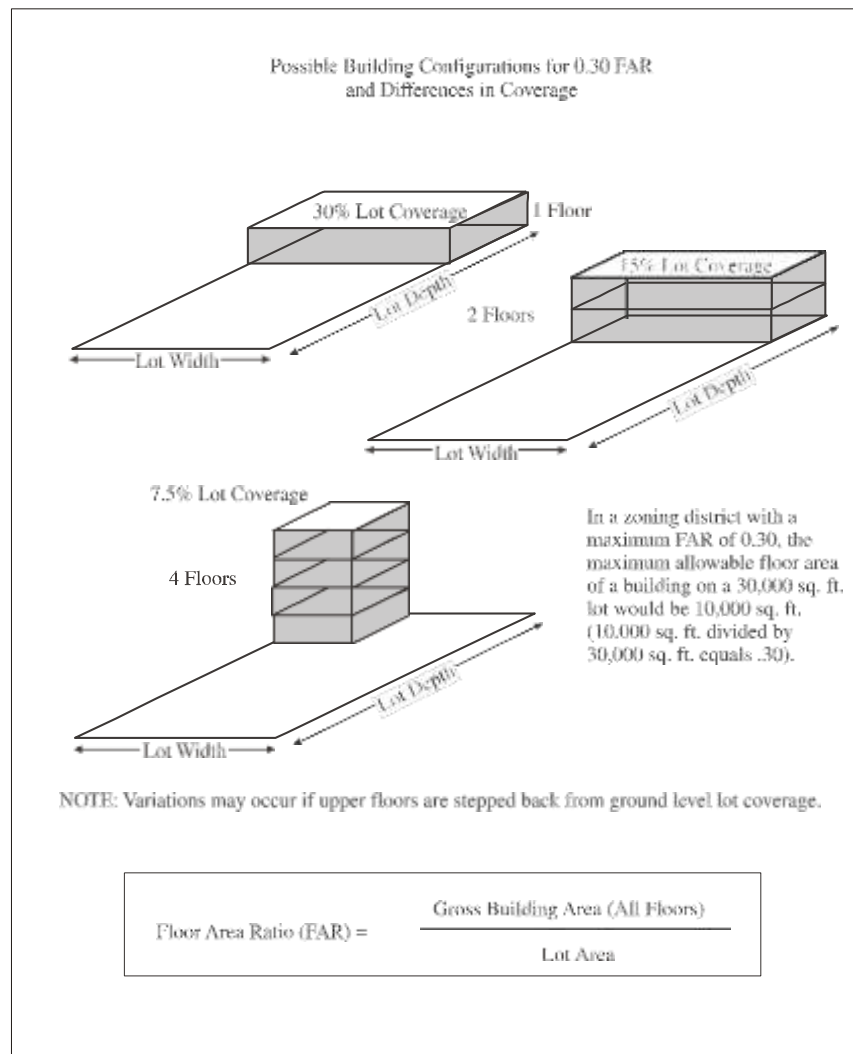
1. All unenclosed horizontal surfaces, including balconies, courts, decks, porches, terraces;
2. For single-family residential structures, the first 250 square feet of floor area of all detached accessory structures not designed for and/or used for habitable space;
3. For single-family residential structures, the first 540 square feet of garage areas permanently allocated for vehicle parking;
4. For two-family, multi-family, and non-residential structures, all floor area that is required to meet minimum parking standards under Title 24;
5. Exterior wall thickness of greater than 6 inches, where the additional wall thickness results in greater energy efficiency (e.g. straw bale construction or earthen wall construction), as demonstrated by the applicant and subject to the approval of the Director; and
6. Bay windows.

The floor area of stairways, elevators, and other vertical accesses is included in the total floor area only as to the "footprint" (area at the base) of the vertical access, and is not counted at each floor of a building. In order to qualify as an unenclosed horizontal surface, at least one of the longest wall planes of the space shall be kept open with the exception that railings with a surface area that is at least 50%

open and unobstructed by structural elements and that are necessary for safety or convenience purposes may be allowed within the open wall plane. -As defined herein, understory, basement, and attic space that can be easily converted to living area include: (1) unconditioned and unimproved spaces that yield a minimum clear room area of 7 feet by 7 feet and a minimum ceiling height of 7 ½ feet or higher; and (2) all attic areas with a minimum ceiling height of 5 feet or higher.

Floor Area Ratio (FAR). -The total floor area of all buildings on a lot, divided by the area of that lot. For example, a building with 3,000 square feet of floor area on a 10,000 square foot lot has a FAR of 0.30. See Figure 8-1 (Floor Area Ratio).

**FIGURE 8-1
FLOOR AREA RATIO**



Food Preparation Facilities. -Food preparation facilities may include, but are not limited to, a stove, oven, microwave, hot plate, refrigerator, sink, counters, or cabinets. Wet bars and snack bars are not considered food preparation facilities.

Food Products (land use). -This land use consists of the manufacture of or processing foods for human consumption, and certain other related products. Examples of the products included in this land use are:

- bakery products
- candy, sugar and confectionery products
- catering services separate from stores or restaurants
- dairy products
- fats and oil products
- fruit and vegetable canning, preserving, related processing
- grain mill products and by-products
- meat, poultry, and seafood canning, curing, byproduct processing
- miscellaneous food item preparation from raw products

Does not include: bakeries which sell all products on site (see "Retail Stores, General Merchandise"); beer brewing as part of a brew pub, bar or restaurant (see "Bars and Drinking Places"); beverage production other than dairy products (see "Beverage Production"); slaughterhouses and rendering plants (see "Slaughterhouses and Rendering Plants"); or operations on crops after harvest (see "Agricultural Processing Uses").

Footprint. The horizontal surface area covered by a structure.

Forestry. The practice of cultivating, managing, using, and conserving forests.

Front Wall. The wall of the building or other structure nearest the street upon which the building faces.

Front Wall (Signs). For the purposes of Chapter 22.28 (Signs), the front wall is the wall of a structure that contains the primary entrance or entrances to the premises. If there are entrances in more than one wall, the longest of the walls in which primary entrances are located shall be the front wall. The front wall includes not only the wall itself, but all doors, windows, and other openings and projections. See Figure 8-2.

Frontage. See "Lot Frontage."

Fuel and Ice Dealers (land use). This land use consists of the retail sale to consumers of ice, bottled water, fuel oil, butane, propane and liquefied petroleum gas (LPG), bottled or in bulk, as a principal use.

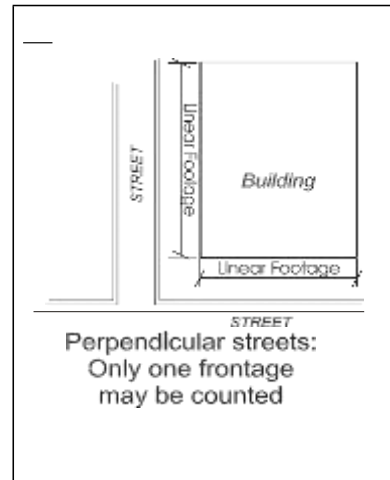
Fully Protected Species. Fully Protected species is a classification of fish, amphibians, reptiles, birds and mammals established by the California Department of Fish and Wildlife prior to the

Federal Endangered Species Act of 1973, to identify and provide additional protection to those animals that were rare or faced possible extinction at the time. Fully Protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock. Species provided this classification are listed under the California Fish and Wildlife Code Sections 3511, 4700, 5050, and 5515, however some of the listed species names are no longer consistent with current scientific nomenclature.

Functional Capacity, Self-Sustaining Habitat. The ability of a habitat to be self-sustaining and to maintain natural species diversity or special-status species.

Furniture and Fixtures Manufacturing (land use). This land use consists of the manufacture of products including:

- bedsprings and mattresses
- drapery hardware
- household appliances
- lockers
- office furniture
- partitions
- shades
- shelving
- store furniture
- window blinds
- wood and metal household furniture



Includes wood and cabinet shops, but not sawmills or planing mills, which are instead included under "Lumber and Wood Products."

Furniture, Furnishings and Equipment Stores (land use). -This land use consists of the retail sale of products including:

- | | |
|-----------------------------|---|
| - draperies | - movable spas and hot tubs |
| - floor coverings | - office furniture |
| - furniture | - other household electrical and gas appliances |
| - glass and chinaware | - outdoor furniture |
| - home furnishings | - refrigerators |
| - home sound systems | - stoves |
| - large musical instruments | - televisions |
| - lawn furniture | |

G. Definitions, "G."

Garage, Carport, or Car Deck. See "Parking Structure."

General Plan. See "Marin Countywide Plan."

Glass Products (land use). -This land use consists of the manufacture of flat glass and other glass products that are pressed, blown, or shaped from glass produced in the same establishment. -Does not include artisan and craftsman type operations of a larger scale than home occupations; see "Handcraft Industries and Small Scale Manufacturing."

Golf Courses/Country Clubs (land use). -This land use consists of golf courses, and accessory facilities and uses including: -clubhouses with bar and restaurant, locker and shower facilities; driving ranges; "pro shops" for on-site sales of golfing equipment and clothing; and golf cart storage and sales facilities.

~~**Grade.** The ground elevation used as the basis for measurement of allowed structure height. Grade shall be the elevation of the natural or finished grade at the exterior surface of the structure, whichever is more restrictive, using a topographic map prepared by a licensed Civil Engineer or Land Surveyor. Retaining walls cannot be used to raise the "Grade" and increase the allowable height of a structure.~~

Grade. The ground elevation used as the basis for measurement of allowed structure height. Grade shall be the elevation of the natural or finished grade at the exterior of the structure, whichever is more restrictive, and the elevation of the natural grade within the footprint of the structure. In those instances where a structure, or a portion of a structure, is seaward of the mean high tide line then mean sea level shall be treated as grade in that location. Retaining walls cannot be used to raise the Grade and increase the allowable height of a structure.

Grading. -Any excavation, stripping, cutting, filling, or stockpiling of soil material, or any combination thereof. As used in this ~~Development~~Coastal Zoning Code, grading does not include plowing, tilling, harrowing, aerating, disking, planting, seeding, weeding, fertilizing or other similar routine agricultural cultivation practices for ongoing agricultural operations (see "Agricultural Production Activities, Ongoing").

Grantee/Grantor Index. -The index to real property transfer transactions maintained by the Marin County Recorder.

Group Homes (land use). -This land use consists of a dwelling unit licensed or supervised by any federal, state, or local health/welfare agency which provides 24-hour nonmedical care of unrelated persons who are not

disabled but are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. -Includes: children's homes; rehabilitation centers; self-help group homes. -Medical care may be provided in conjunction with group homes that provide alcoholism or drug abuse recovery or treatment services. -Convalescent homes, nursing homes and similar facilities providing medical care are included under the definition of "Medical Services - Extended Care."

Guest House (land use). -This land use consists of a detached structure that has a bathroom and that contains more than 400 square feet of floor area that is subject to building permit requirements under the residential occupancy code. -To be a guest house, the structure cannot contain food preparation facilities.

H. Definitions, "H."

Handcraft Industries, Small-Scale Manufacturing (land use). -This land use consists of the manufacture of products not classified in another major manufacturing group, including: -jewelry; musical instruments; toys; sporting and athletic goods; pens, pencils, and other office and artists' materials; buttons, costume novelties, miscellaneous notions; brooms and brushes; and other miscellaneous manufacturing industries.

Harbors (land use). -This land use consists of facilities providing a full range of services related to: commercial -and -recreational -fishing; -fisheries -and -hatcheries; -seafood -processing; -ship -and -boat building and repair; marine hardware sales and service; petroleum storage and handling; boat storage and miscellaneous storage activities. -Facilities primarily oriented toward recreational activities are included under the definition of "Marinas."

Hazardous Waste Facility. -A state-licensed facility for the temporary storage and/or processing of hazardous waste.

Health/Fitness Facilities (land use). -This land use consists of fitness centers, gymnasiums, health and athletic clubs including sauna, spa or hot tub facilities; tennis, handball, racquetball, archery and shooting ranges and other sports activities.

Health Officer. The Marin County Health Officer.

Height, Structure. The vertical distance from grade, as defined herein, to the highest point of a structure. Maximum height shall be measured as the vertical distance from grade to an imaginary plane located the allowed number of feet above and parallel to the grade. -The maximum height of buildings located in areas subject to tidal action shall be measured from mean sea level (MSL)-.

Highway. State Route 1, State Route 101, and Panoramic Highway.

Historic Area. -Areas mapped and described as historic areas in the Marin County Local Coastal Program, including those within Bolinas, Inverness, Marshall, Olema, Point Reyes Station, Stinson Beach, and Tomales.

Historic Lot. A unit of real property that was formerly a legal lot of record.

Home Occupation (land use). -This land use consists of the conduct of a business within a dwelling, or, within an accessory building located on the same site as the dwelling, employing the occupant of the dwelling, with the business activity being subordinate to the residential use of the property. See Section ~~2220~~.32.100 (Home Occupations).

Historic Public Use. -Use of private land as if it were public land in a manner that is substantial (rather than minimal) and continual, although not necessarily continuous, over a long period of time.

Historic Structure. -As determined by the Marin County Local Coastal Program, any building constructed prior to 1930, including any accessory structures on a site.

Holiday Product Sales. See "Outdoor Retail Sales, Temporary."

Home Occupation (land use). –This land use consists of the conduct of a business within a dwelling, or, within an accessory building located on the same site as the dwelling, employing the occupant of the dwelling, with the business activity being subordinate to the residential use of the property, where the use is clearly secondary and incidental to the use of the property as a single-family residence, or, in agricultural zoning districts and agricultural dwelling units, permissible only within otherwise allowable agricultural dwelling units and clearly secondary and incidental to the use of the property for agricultural production. See Section ~~2220~~.32.100 (Home Occupations).

Homeless Shelter. –Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. –In order for a facility to be a homeless shelter, no person may be denied emergency shelter because of an inability to pay, per Health and Safety Code Section 50801(e).

Homestay. See “Agricultural Homestay Facility.”

Horses, Donkeys, Mules, Ponies (land use). –This land use consists of the raising or keeping of horses, donkeys, mules, and/or ponies for domestic/recreational or agricultural purposes.

Hotel or Motel (land use). –This land use consists of facilities with guest rooms and/or suites, provided with or without meals or kitchen facilities, rented to the general public for overnight or other temporary lodging (less than 30 days). –Hotels provide access to most guest rooms from an interior walkway. Motels provide access to most guest rooms from an exterior walkway. –Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

Household Income. –The gross annual household income considering household size, income of all wage earners, elderly or disabled family members, and all other sources of household income.

Household Pets (land use). –This land use consists of the keeping of cats, dogs, and other domesticated animals, determined by the Director to be comparable based on factors including size, sanitation requirements, odor, noise, etc., accessory and incidental to a residential use.

Housing Authority. The Marin County Housing Authority, a nonprofit public corporation.

Housing Costs. –The monthly mortgage principal and interest, property taxes, homeowners insurance, and condominium fees, where applicable, for ownership units; and the monthly rent for rental units.

Housing Director. The Executive Director of the Marin County Housing Authority.

Housing Project. A development of housing units at one location, including all units for which permits have been applied for or approved within a 12-month period.

HUD. The United States Department of Housing and Urban Development, or its successor.

Hunting and Fishing Clubs - Private (land use). –This land use consists of hunting of wildlife, fishing, and accessory structures where such activities are undertaken by the property owner(s) and their guests without a fee being charged.

Hunting and Fishing Clubs - Public (land use). –This land use consists of hunting of wildlife, fishing, and accessory structures where such activities are undertaken by guests or members of the public for a fee.

I. Definitions, "I."

Illegal Lot, Use or Structure. –A lot, use or structure that did not receive a required ~~coastal permit~~ Coastal Development Permit or did not lawfully exist on the effective date of the Coastal Act.

Implementation Plan. ~~Development Code Sections 22.60 through 22.70, the portions of 22.32 and 22.130 that apply in the coastal zone, Title 20~~ and all associated zoning maps, constitutes the LCP Implementation Plan. See "Coastal Zoning Code."

Impoundments and Diversions. -Impoundments and diversions refers to alterations in stream flows through holding or diverting water supply.

Including. Means "including but not limited to . . ."

Inclusionary Unit/Lot. -A housing unit or lot that is required by Chapter 22.22 (Affordable Housing Regulations) to be affordable to extremely low, very low or low income households, as specified or that has been proposed by an applicant and approved by the County to meet the requirements of Chapter 22.22 (Affordable Housing).

Income Qualifying Household. -Household whose income is defined as extremely low, very low, low or moderate-income for Marin County as published by the U.S. Department of Housing and Urban Development (HUD) or the California Department of Housing and Community Development (HCD) with adjustments for household size. Current or applicable schedule to be applied is at the discretion of the Director.

- a. Moderate income, 80 to 120 percent of area median income.
- b. Low income, 50 to 60 percent of area median income.
- c. Very low income, 30 to 50 percent of area median income.
- d. Extremely low income, 30 percent and less of area median income.

Income -Restricted -Housing. -Dwelling -units -with -long-term -income -restriction -which -restrict occupancy to households at or below a specific income.

Individual Sewage Disposal System. The term "individual sewage disposal system" means and includes any system of piping, treatment devices or other facilities (excluding chemical toilets) that store, convey, treat or dispose of sewage onsite, which is discharged anywhere other than into a public sewer system.

A. Standard Individual Sewage Disposal System. Any individual sewage disposal system which includes a septic tank (with or without the use of sump chamber and pump) by which method subsurface effluent is disposed of through leach lines.

B. Alternative Individual Sewage Disposal System. Any individual sewage disposal system which may or may not include a standard septic tank for treatment, or does not include standard leaching trenches for effluent disposal, which has been demonstrated to function in such a manner as to protect water quality and preclude health hazards and nuisance conditions.

Indoor Recreation Centers (land use). —This land use consists of facilities providing indoor amusement/entertainment services for a fee or admission charge, such as:

- bowling alleys
- card rooms
- coin-operated amusement arcades
- dance halls, clubs and ballrooms
- electronic game arcades
- ice skating and roller skating rinks
- pool and billiard rooms

Five or more electronic games or coin-operated amusements in any establishment is considered an electronic game arcade as described above. —Four or less machines are not considered a land use separate from the primary use of the site.

Infant. An infant is a child less than 12 months of age.

Initial Study. -A preliminary analysis to determine whether an Environmental Impact Report (EIR), Mitigated Negative Declaration or a Negative Declaration must be prepared, and to identify any potentially significant environmental effects that are to either be mitigated or further analyzed.

Initial vineyard planting work. The removal of existing vegetation or agricultural plants, vines, or trees, grading, disking, ripping, soil chiseling, terracing, and other major soil conditioning and recontouring, vineyard field road construction, installation of underground drainage systems, grassed waterways, diversion ditches, and other drainage improvements, installation/development of vineyard water supply systems, installation of temporary and permanent erosion and sediment control measures and other activities undertaken as part of the initial land preparation phase of an authorized vineyard planting or re-planting.

In-Lieu Fee. -A fee paid to the County by developers in lieu of providing required on-site inclusionary units or lots, or a fee paid to the County by developers in lieu of dedicating parkland, or a fee paid to the County to comply with other Code requirements.

Institutional Structure, or Use. -A publicly-owned structure accommodating a public facility; or a private structure designed and operated as a church, hospital, school, or similar facility

Intergenerational Home. -In the C-APZ land use designation and zoning district, a type of agricultural dwelling unit allowed subject to certain criteria and which may only be occupied by occupants authorized by the farm owner or operator actively and directly engaged in agricultural use of the property.

Internal Floor Area. -The sum of the gross area of all floors in all buildings on a site, measured from the interior faces of the exterior walls, including enclosed understory, basement, and attic space that can be easily converted to living area, but excluding all unenclosed horizontal surfaces, including balconies, courts, decks, porches, terraces;

The floor area of stairways, elevators, and other vertical accesses, is included in the total floor area only as to the "footprint" (area at the base) of the vertical access, and is not counted at each floor of a building. -In order to qualify as an unenclosed horizontal surface, at least one of the longest wall planes of the space shall be kept open with the exception that railings with a surface area that is at least 50% open and unobstructed by structural elements and that are necessary for safety or convenience purposes may be allowed within the open wall plane. -As defined herein, understory, basement, and attic space that can be easily converted to living area include: (1) unconditioned and unimproved spaces that yield a minimum clear room area of 7 feet by 7 feet and a minimum ceiling height of 7 ½ feet or higher; and (2) all attic areas with a minimum ceiling height of 5 feet or higher.

J. Definitions, "J."

Junk. —Materials —that —characterize —junk —typically —include —automotive —parts, —vehicle —body —parts, inoperable vehicles, household furniture, appliances, household trash, building materials, scrap wood, scrap metal, and machine parts.

Junk Yard (land use). -This land use consists of outdoor storage occupying an area of 200 square feet or more, or the storage of junk in any yard adjoining a street, for collecting and assembling, storing, breaking up, sorting, and the temporary storage and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap, and the incidental wholesale or retail sales of parts from those vehicles. -In no case shall the stored junk exceed a height of five feet.

K. Definitions, "K."

Kennels and Animal Boarding (land use). -This land use consists of the keeping, boarding or maintaining of six or more household pets at least four months of age or older, except for household pets in pet shops or animal hospitals. -"Kennel" does not mean and does not include any lot or premises on which a -person has

been issued a ~~dog hobbyist or ranch dog~~ permit in compliance with the provisions of Sections 8.04.245 (~~Dog Hobbyists~~) or 8.04.246 (~~Ranch Dog Permittees~~) of the Marin County Code.

Kitchen. See "Food Preparation Facilities."

L. Definitions, "L."

Lagoon. -A shallow body of water, such as a pond, ~~lake~~ or seasonally closed river mouth, usually located near or connected to the sea.

Lake. -A relatively large and deep confined perennial water body that is mapped by the USGS.

Land Division. See "Division of Land."

Land Use. The purpose for which land or a building or other development thereon is occupied.

Land Use Permit. -Any of the entitlements/approvals described by ~~Article IV (Land Use and Development Permits)~~ Title 20 (Coastal Zoning Code), including Design Review, Floating Home Adjustment Permits, Use Permits, Temporary Use Permits, Tidelands Permits, Variances, Master Plans, or Precise Development Plans.

Landscaped Area. -The entire planting area within a parcel affected by new plantings and supporting irrigation, excluding building footprints, paved driveways, parking areas, decks, patios, walkways and undisturbed natural areas. Water features may be included in the landscaped area.

Large Family Day Care Home (land use). See "Child Day Care Facilities."

Laundries and Dry Cleaning Plants (land use). -This land use consists of service facilities engaged primarily in high volume laundry and garment services, including: ~~power~~ laundries (family and commercial); garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; and carpet and upholstery cleaners. Does not include coin-operated laundries or dry cleaning pick-up stores without dry cleaning equipment; see "Personal Services."

LCP. See "Local Coastal Program."

Lead Agency. The public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment.

Legal Lot. -See "Legal Lot of Record."

Legal Lot of Record. -A parcel is considered to be a legal lot of record under the Subdivision Map Act if it was created in conformance with any of the following criteria:

A. Recorded subdivision. -The lot was created through a subdivision Final map or Parcel map recorded on or after January 1, 1930. Antiquated subdivisions shall not be deemed to have created lots. A lot depicted on a subdivision Final map or Parcel map recorded before January 1, 1930 may be considered a legal lot only if it has been reconveyed subsequent to January 1, 1930—with references made to the original subdivision Final map or Parcel map.

B. Individual lot legally created by deed. -The lot was legally created by deed conveyance into separate ownership and was in compliance with the zoning and subdivision requirements that applied at the time of creation.

C. Merged lots. -Notwithstanding A through B above, when historic lots were merged by agency action or pursuant to applicable state law, the merged historic lots comprise a single legal lot of record.

D. Lots created after the effective date of the Coastal Act. -After the effective date of Coastal Act regulation, a lot located within the Coastal Zone, lawfully created, and consistent with the requirements prescribed under A, B, or C above and also pursuant to an applicable Coastal Development Permit.

Libraries and Museums (land use). -This land use consists of public or quasi-public facilities including aquariums, arboretums, art exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, and planetariums, which are generally non-commercial in nature.

Liquor Store (land use). -A retail store offering beer, wine, and/or distilled spirits for off-premise consumption which either devotes 20% or more of the floor area or display area to, or derives 75% or more of gross sales receipts from, the sale of these products.

Livestock Operations, Grazing (land use). -This land use consists of the raising or keeping of cattle, or other animals of similar size, where feed is provided primarily by grazing when on-site resources are available. Does not include the keeping of horses, donkeys, mules, or ponies, (see "Horses, Donkeys, Mules and Ponies").

Livestock Operations, Large Animals (land use). -This land use consists of the raising or keeping of cattle, goats, ostriches, sheep, hogs, or other farm or exotic animals of similar size, in corrals or other similar enclosures. Does not include the keeping of horses, donkeys, mules, or ponies, (see "Horses, Donkeys, Mules and Ponies") or the grazing or pasturing of large animals on open rangeland (see "Livestock Operations, Grazing"). See also, "Dairy Operations."

Livestock Operations, Sales/Feed Lots, Stockyards (land use). -This land use consists of specialized and intensive commercial animal facilities including animal sales yards, stockyards, and cattle feedlots. Feedlots are any site where cattle are held and maintained for the purposes of feeding/fattening, for market, and where at least 60 percent of the feed is imported or purchased. -Does not include slaughterhouses or rendering plants; see "Slaughterhouses and Rendering Plants." -See also, "Dairy Operations."

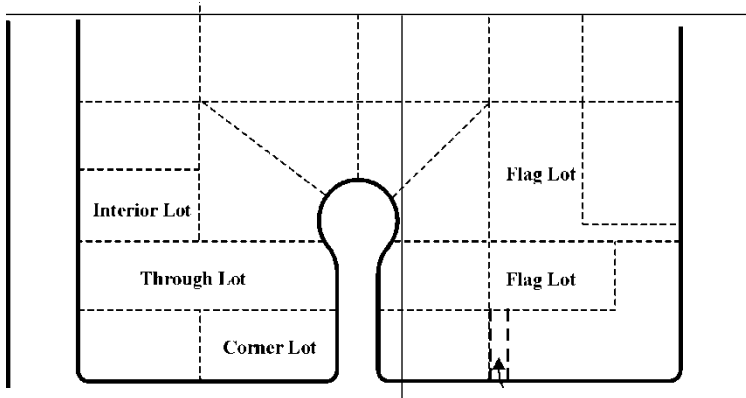
Livestock Operations, Small Animals (land use). -This land use consists of the raising or keeping of up to 12 fowl and/or 12 rabbits or similar animals. -Does not include hog raising, dairying or the raising or keeping for commercial purposes of cattle, horses, or similar livestock, as determined by the Director; see "Livestock Operations, Large Animals."

Local Coastal Program (LCP). -A document that consists of a Land Use Plan and Implementing actions consisting of relevant portions of the County's Development Code, zoning Ordinances and Zoning District maps prepared and adopted by the County and certified by the Coastal Commission in compliance with the California Coastal Act of 1976 (Division 20 of the Public Resources Code).

Lot. Types of lots include the following. See Figure 8-3 (Lot Types).

1. **Corner Lot.** -A lot located at the intersection of two or more streets, bounded on two or more sides by street lines.
2. **Flag Lot.** -A lot having access from the building site to a public street by means of private right-of-way strip that is owned in fee or by means of an access easement.
3. **Interior Lot.** A lot abutting only one street.
4. **Through Lot.** -A lot with frontage on two generally parallel streets.

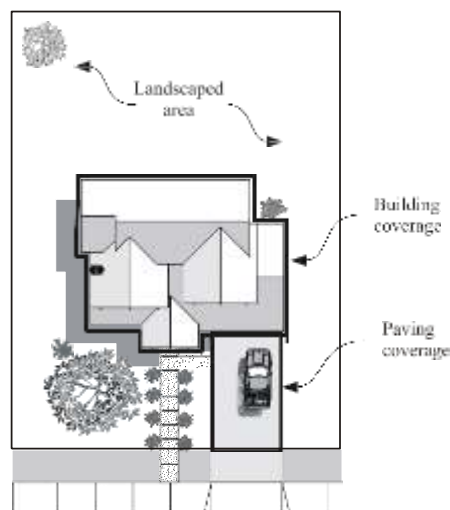
**FIGURE 8-3
LOT TYPES**



Lot Area. -Lot area is the total area included within the lot lines of a lot, exclusive of adjacent street rights of way and any portion of the property located below mean high tide that is subject to tidal action.

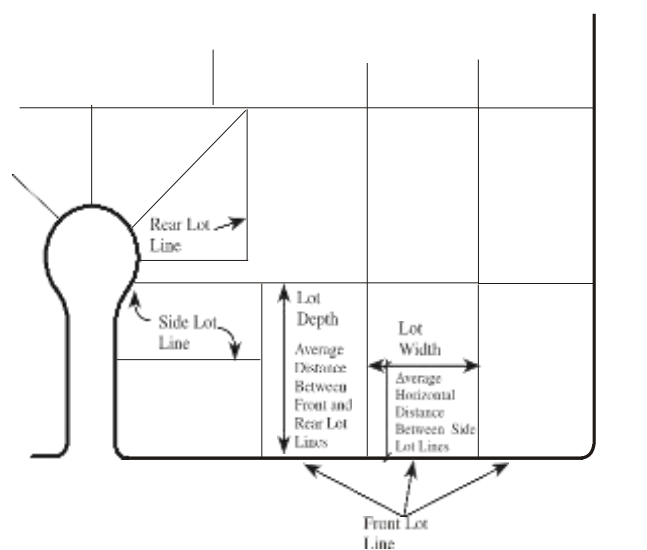
Lot Coverage. -Lot coverage is the percentage of total site area occupied by structures, and paving for vehicle and pedestrian use. -Structure/building coverage includes the primary structure, all accessory structures (e.g., carports, garages, patio covers, storage sheds, trash dumpster enclosures, etc.) and architectural features (e.g., chimneys, balconies, decks, porches, stairs, etc.). -Structure/building coverage is measured from exterior wall to exterior wall. -Pavement coverage includes areas necessary for the ingress, egress, outdoor parking, and circulation of motor vehicles and pedestrians. -See Figure 8-4 (Lot Coverage).

**FIGURE 8-4
LOT COVERAGE**



Lot Depth. The average linear distance between the front and the rear lot lines or the intersection of the two side lot lines if there is no rear line. -See Figure 8-5 (Lot Lines and Lot Features). -The Director shall determine lot depth for parcels of irregular configuration.

FIGURE 8-5
LOT LINES AND LOT FEATURES



Lot Frontage. The boundary of a lot adjacent to a public or private street right-of-way.

Lot Line, or Property Line. -Any recorded boundary of a lot. -Types of lot lines are as follows. ~~(see See~~ Figure 8-5 (Lot Lines and Lot Features)):

1. **Front Lot Line.** -On an interior lot, the property line separating the parcel from the street. The front lot line on a corner lot is the property line bounding the street to which the property is addressed and the street from which access is taken. -On a through lot, both lot lines are front lot lines and the lot is considered to have no rear lot line.
2. **Interior Lot Line.** Any lot line not abutting a street.
3. **Rear Lot Line.** -A property line that does not intersect the front lot line, which is most distant from and most closely parallel to the front lot line.
4. **Side Lot Line.** Any lot line that is not a front or rear lot line.

Lot Width. -The average horizontal distance between the side lot lines. -See Figure 8-5 (Lot Lines and Lot Features). The Director shall determine lot width for parcels of irregular shape.

Low Impact Development (LID): -A development site-design strategy with a goal of maintaining or reproducing the site's pre-development hydrologic functions of storage, infiltration, and groundwater recharge, as well as maintaining the volume and rate of stormwater discharges and protecting water quality. Low Impact Development strategies use small-scale integrated and distributed management practices, including minimizing impervious surfaces, infiltrating stormwater close to its source, and preserving permeable soils and native vegetation.

Low Income. See "Income Qualifying Household."

Lumber and Wood Products (land use). -This land use consists of the manufacture, processing, and sale of milled forest products, including rough and finished lumber and other wood materials for use in other manufacturing, craft, or construction processes. Includes the following processes and products:

- containers, pallets and skids
- milling operations
- trusses and structural beams
- turning and shaping of wood products
- wholesaling of basic wood products
- wood product assembly

Craft-type shops are included in "Handcraft Industries and Small-Scale Manufacturing." -Other wood and cabinet shops are included under "Furniture and Fixture Manufacturing." -The indoor retail sale of building materials, construction tools and equipment is included under "Building Material Stores."

M. Definitions, "M."

Machinery Manufacturing (land use). -This land use consists of the manufacture of machinery and equipment for purposes and products including the following:

- | | |
|--|-----------------------------------|
| - bulldozers | - industrial furnaces and ovens |
| - carburetors | - industrial molds |
| - construction | - laundry and dry cleaning |
| - conveyors | - materials handling |
| - cranes | - mining |
| - die casting | - oil field equipment |
| - dies | - paper manufacturing |
| - dredging | - passenger and freight elevators |
| - engines and turbines | - pistons |
| - farm and garden | - printing |
| - food products manufacturing | - pumps |
| - gear cutting | - refrigeration equipment |
| - heating, ventilation, air conditioning | - textile manufacturing |
| - industrial trucks and tractors | |

Major Energy Facility. —Any public or private processing, producing, generating, storing, transmitting, or recovering facility for electricity, natural gas, petroleum, coal, or other source of energy that costs more than one hundred thousand dollars (\$100,000) with an automatic annual increase in accordance with the Engineering News Record Construction Cost Index, except for those governed by the provisions of Public Resources Code Section 30610, 30610.5, 30611 or 30624.

Major Public Works. —(1) Publicly financed recreational facilities that serve, affect, or otherwise impact regional or statewide use of the coast by increasing or decreasing public recreational opportunities or facilities; and (2) Public Works facilities (see definition of “Public Works”) that cost more than one hundred thousand dollars (\$100,000) with an automatic annual increase in accordance with the Engineering News Record Construction Cost Index, except for those governed by the provisions of Public Resources Code Section 30610, 30610.5, 30611 or 30624.

Major Vegetation. Any vegetation that is a sensitive species, defined as species listed by the state or federal government as threatened, endangered, or as a species of special concern. or that is located, on a beach or sand dune, within fifty feet of the edge of a coastal bluff, in an ~~e~~Environmentally ~~s~~Sensitive ~~h~~Habitat ~~a~~Area (ESHA) or its buffer, or heritage trees or vegetation that is visually prominent and/or a—significant part of the public viewshed. .

Map Act. See "Subdivision Map Act."

Mariculture (land use). —This land use consists of agricultural activities dedicated to the culture and husbandry of aquatic organisms including shellfish, mollusks, crustaceans, kelp, and algae. ~~—(See "Fish Hatcheries and Game Reserves," for activities related to fish.)~~

Marin Countywide Plan. The Marin Countywide Plan, including all its elements and all amendments, adopted as the General Plan by the Board of Supervisors under the provisions of Government Code Sections 65300 et seq.

Marinas (land use). —This land use consists of recreationally-oriented small craft harbors that may include mooring and launching facilities and accessory facilities for boat servicing. —Mooring, launching, and service facilities oriented primarily toward the needs of commercial fishing are included under the definition of "Harbors." —Marinas accommodating floating homes are defined as "Floating Home Marinas."

Marine Environment. —The marine environment consists of the ocean, the high-energy coastline, and bays, inlets, lagoons, and estuaries subject to the tides. Marine habitats are affected by the waves and currents of the open ocean and the water regimes are determined primarily by the ebb and flow of oceanic tides.

Master Plan. See Chapter 22.44 (Master Plans and Precise Development Plans).

Medical Services—~~—~~Clinics and Laboratories (land use). —This land use consists of businesses primarily engaged in furnishing outpatient medical, mental health, surgical and other personal health services, but which are separate from hospitals, including:

- health management organizations (HMOs)
- medical and dental laboratories
- medical, dental and psychiatric offices
- out-patient care facilities
- other allied health services

Counseling services by other than medical doctors or psychiatrists are included under "Offices."

Medical Services – Extended Care (land use). —This land use consists of the provision of nursing and health-related care as a principal use, with in-patient beds. —This land use includes: board and care homes; convalescent and rest homes; extended care facilities; and skilled nursing facilities that are licensed or

supervised by any federal, state, or local health/welfare agency. Long-term personal care facilities that do not emphasize medical treatment are included under "Residential Care Facilities," and "Group Homes."

Medical Services - Hospitals (land use). -This land use consists of the provision of diagnostic services and extensive medical treatment, including surgical and other related services. These establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care services. May include on-site accessory clinics and laboratories, accessory retail uses and emergency heliports (see the separate definition of "Accessory Retail Uses").

Membership Organization Facilities (land use). -This land use consists of permanent headquarters and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for:

- business associations
- civic, social and fraternal organizations
- country clubs (golf courses separately defined)
- labor unions and similar organizations
- political organizations
- professional membership organizations
- other membership organizations

Metal Fabrication, Machine and Welding Shops (land use). -This land use consists of the assembly of metal parts, including the following uses that produce metal duct work, tanks, towers, cabinets and enclosures, metal doors and gates, and similar products.

- blacksmith and welding shops
- sheet metal shops
- machine shops and boiler shops

Mezzanine. -An intermediate floor placed within any story or room. -If the total floor area of a mezzanine is more than one-third of the total floor area of the room, it shall be considered an additional story.

Mineral Resource Extraction (land use). -This land use consists of the extraction from the ground of hydrocarbons, gravel, or sand resources, or other commercial surface mining or underground mining and processing activity. -Oil and gas well drilling, geothermal wells, production operations and related facilities are not permitted.

Mini Mart. -A convenience retail store on the site of a service station, which typically sells food products and other products serving the needs of travelers.

Ministerial Permit. -A permit granted for a development after applying fixed, objective standards with little or no subjective evaluation as to the wisdom or manner of carrying out the project. Examples are Sign Permit, Large Family Day-care Permit, Homeless Shelter Permit, -Final Map approval, and Building Permits. See also "Discretionary Permit."

Minor. Any person under 18 years of age.

Mixed Use. An existing or proposed development that includes more than one type of land use.

Mobile Home. -A trailer, transportable in one or more sections, that is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, which is over eight feet in width

and 40 feet in length, with or without a permanent foundation and not including recreational vehicle, commercial coach or factory-built housing. —A mobile home on a permanent foundation is included under the definition of "Single-Family Dwellings."

Mobile Home Park (land use). —This land use consists of any site that is planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes.

Moor. —The fixing of a vessel in one location, temporarily or permanently, by mooring, anchoring, grounding, or any other means.

Motel. See "Hotel or Motel."

Multi-Family Dwellings (land use). —This land use consists of multiple detached dwellings on the same lot, or a building or a portion of a building used and/or designed as residences for two or more families living independently of each other. Includes: duplexes, triplexes, fourplexes and apartments (five or more units under one ownership in a single building); and townhouse development (three or more attached single-family dwellings where no unit is located over another unit. ~~Second~~Accessory Dwelling Units and farm worker housing are not considered in the calculation of the number of units for this definition and do not convert a single-family development into a multi-family development.

Mutual Water Company. —A state-licensed water purveyor providing domestic water to multiple residences, where the owners of property being served are shareholders in the company.

N. Definitions, "N."

NAVD (North American Vertical Datum). —A vertical elevation control datum used in height measurements.

Native Tree. —See "Protected Tree and Heritage Tree."

Native Tree Removal. Generally means the destruction of any protected tree or the alteration of any protected tree which may adversely affect the health and survival of the tree. —Includes "removal of a tree." Routine trimming and pruning is not considered tree removal for the purpose of this Chapter.

Natural Disaster. —Any situation in which the natural force or forces which destroyed a structure were beyond the control of the owner.

Nature Preserves (land use). —This land use consists of sites with environmental resources intended to be preserved in their natural state.

Negative Declaration. —A written statement describing the reasons that a proposed project that is not otherwise exempt from the California Environmental Quality Act (CEQA) will not have a significant adverse effect on the environment and, therefore, does not require the preparation of an Environmental Impact Report (EIR). Please refer to CEQA Guidelines Section 15369.5 for a complete definition of a Negative Declaration.

New Development. —For purposes of applying Section 30212 of the Coastal Act only, new development consists of any development other than the following:

- (1) Replacement of any structure pursuant to the provisions of subdivision (g) of Coastal Act Section 30610
- (2) The demolition and reconstruction of a single-family residence; provided, that the reconstructed residence shall not exceed either the floor area, height or bulk of the former structure by more than 10 percent, and that the reconstructed residence shall be sited in the same location on the affected property as the former structure.

(3) Improvements to any structure which do not change the intensity of its use, which do not increase either the floor area, height, or bulk of the structure by more than 10 percent, which do not block or impede public access, and which do not result in a seaward encroachment by the structure.

(4) The reconstruction or repair of any seawall; provided, however, that the reconstructed or repaired seawall is not seaward of the location of the former structure.

(5) Any repair or maintenance activity for which the Coastal Commission has determined by regulation, pursuant to Coastal Act Section 30610, that a ~~coastal development permit~~Coastal Development Permit will be required unless the Coastal Commission determines that the activity will have an adverse impact on lateral public access along the beach.

As used in this definition "bulk" means total interior cubic volume as measured from the exterior surface of the structure.

Nonconforming Lot. -A lot of record that was legally created, but does not conform with this LCP because the lot is of a size, shape, or configuration no longer allowed in the zoning district that applies to the site, as a result of the adoption of, or amendments to this LCP.

Nonconforming Structure. A structure that was legally constructed, but does not conform with this LCP because the structure does not meet LCP requirements.

Nonconforming Use. -A use of land, and/or within a structure, that was legally established, but does not conform with this LCP because the use is no longer allowed in the zoning district that applies to the site, as a result of amendments to this LCP Ordinance.

O. Definitions, "O."

~~**Oak Woodland Management Guidelines.** The Oak Woodland Management Guidelines adopted by the Board and on file with the Agency.~~

Occupancy. The use or operation of a site or structure for an approved land use.

Off-Road Vehicle Courses (land use). -This land use consists of areas set aside for the use of off-road vehicles, including dirt bikes, motorcycles, and four-wheel drive vehicles. -Does not include sports assembly facilities (see "Sports Facilities and Outdoor Public Assembly"), or simple access roads that are usable only by four-wheel or two-wheel drive vehicles in conjunction with a permitted land use.

Off-Site Product. A product that is produced on property other than the site where it is offered for sale.

Offices, Business (land use). -This land use consists of the provision of direct services to consumers. This land use includes establishments such as insurance agencies, real estate offices, and post offices (not including bulk mailing distribution centers, which are included under "Vehicle and Freight Terminals").

Does not include: -medical offices (see "Medical Services - Clinics and Laboratories"); or offices that are incidental and accessory to another business or sales activity that is the principal use. -Incidental offices that are customarily accessory to another use are allowed as part of an approved principal use.

Offices, Professional (land use). -This land use consists of professional or government offices including:

- | | |
|---|--|
| - accounting, -auditing -and -bookkeeping services | - educational, scientific and research organizations |
| - advertising agencies | - employment, stenographic, secretarial and word processing services |
| - architectural, engineering, planning and surveying services | - government -offices -including -agency -and administrative office facilities |
| - attorneys | - management, public relations and consulting services |
| - counseling services | - photography and commercial art studios |
| - court reporting services | |
| - data processing and computer services | |
| - detective agencies and similar services | |

- writers and artists offices outside the home

Does not include: -medical offices (see "Medical Services - Clinics and Laboratories") or offices that are incidental and accessory to another business or sales activity that is the principal use. -Incidental offices that are customarily accessory to another use are allowed as part of an approved principal use.

Offices, Property Management (land use). -This land use consists of accessory offices on the site of an apartment complex, mobile home park, or commercial facility, for the purpose of providing tenant services.

Offices, Temporary (land use). -This land use consists of a mobile home, recreational vehicle or modular unit used as a temporary office facility. -Temporary Offices may include: -construction supervision offices on a construction site or off-site construction yard; a temporary on-site real estate office for a development project; or a temporary business office in advance of permanent facility construction.

Offices, Temporary Real Estate (land use). -This land use consists of the temporary use of a dwelling unit within a residential development project as a sales office for the units on the same site, which is converted to residential use at the conclusion of its office use.

On-Site Product. A product that is produced on the same property where it is offered for sale.

Open Coastal Waters. The marine environment in the Coastal Zone.

Open Water. In conjunction with a Floating Home Marina, a privately owned or controlled water area, which is devoid of any structure or appurtenances including mooring facilities for any vessels or piers, docks, ramps, walkways or other exit ways.

Organizational Houses (land use). -This land use consists of residential lodging houses operated by membership organizations for their members and not open to the general public. -Includes fraternity and sorority houses.

Original Lot. -A contiguous area of real property under one ownership, which is proposed for division in compliance with Title 22, Article VI (Subdivisions), ~~of this Development Code.~~

Outdoor Commercial Recreation (land use). -This land use consists of facilities for various outdoor participant sports and types of recreation where a fee is charged for use, including:

- amusement and theme parks
- drive-in theaters
- go-cart and miniature auto race tracks
- golf -driving -ranges -separate -from -golf courses
- health and athletic club outdoor facilities
- miniature golf courses
- skateboard parks
- swim and tennis clubs
- tennis courts
- water slides
- ZOOS

May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, including bars and restaurants, fast-food restaurants, video game arcades, etc. Spectator facilities are included in the definition of "Sport Facilities and Outdoor Public Assembly."

Outdoor Retail Sales and Activities (land use). -This land use consists of the outdoor retail sale or rental of autos and other vehicles and equipment, lumber, and other uses where the business is not conducted entirely within a structure.

Outdoor Retail Sales, Temporary (land use). -This land use consists of the temporary outdoor retail sales activities, examples of which include:

- Christmas trees, pumpkins or the sale of other seasonal items

- semi-annual sales of art/handcrafted items in conjunction with community festivals or art shows
- sidewalk or parking lot sales longer than one weekend
- retail sales in temporary locations outside the public right-of-way

Farmer's markets are separately defined.

P. Definitions, "P."

Paper Products (land use). -This land use consists of the manufacture of paper and paperboard, from both raw and recycled materials, and their conversion into products such as paper bags, boxes, envelopes, wallpaper, etc.

Paper Street. -Any street, -road, or public vehicular access, or portion thereof, shown on a subdivision map which is undeveloped and/or unimproved, excluding "driveways", as previously defined.

Parcel. A unit of real property.

Parcel. A unit of real property.

Parcel Map. -The subdivision map described by the Subdivision Map Act, Title 22, Article III, Chapter 2, which is required by Title 22, Article VI (Subdivisions) ~~of this Development Code~~ to complete a subdivision of four or fewer lots.

Parking Structure. Parking space or shelter for automobiles or other vehicles.

1. A garage is an attached or detached accessory structure, which is enclosed on at least three sides;
2. A carport is an attached or detached accessory structure, which is enclosed on no more than two sides;
3. A car deck is an unenclosed and uncovered platform providing off-street parking spaces, normally constructed at the street level of a sloping lot.

Parks and Playgrounds (land use). -This land use consists of public parks, play lots, playgrounds, and athletic fields for non-commercial neighborhood or community use, including tennis courts. If privately-owned, the same facilities are included under the definition of "Private Residential Recreation Facilities." See also "Golf Courses/Country Clubs," "Outdoor Commercial Recreation," and "Sport Facilities and Outdoor Public Assembly."

Paving and Roofing Materials (land use). -This land use consists of the manufacture of various common paving and petroleum-based roofing materials, including bulk asphalt, paving blocks made of asphalt, creosote wood and various compositions of asphalt and tar. -The manufacture of wood roofing materials (shingles, shakes, etc.) is included under "Lumber and Wood Products."

Permitted Use. As used in the Land Use Tables, a land use allowed by ~~Article V (Zoning Districts and Allowable Land Uses)~~ Chapter 20.62 (Coastal Zoning Districts and Allowable Land Uses) subject to compliance with all applicable provisions of the LCP, and subject to first obtaining any building permit or any other permit required by the County Code. County actions on Coastal Development Permits allowing such uses are appealable to the California Coastal Commission. †See Section 2220.70.080.B.1 (Appealable Development) for Appeal of Coastal Development Permit Decisions.†

Person. Any individual, organization, partnership, limited liability company, or other business association or corporation, including any utility, and any federal, state, local government, or special district or an agency thereof.

Personal Services (land use). -This land use consists of the provision of non-medically related services. Examples of facilities included in this land use include: beauty and barber shops; clothing rental; dry cleaning pick-up -stores; -laundromats -(self-service -laundries); -psychic -readers; -shoe -repair -shops; tanning salons. These uses may also include accessory retail sales of products related to the services provided.

Pipelines and Utility Lines (land use). -This land use consists of transportation facilities for the conveyance of water or commodities other than petroleum. -Also includes pipeline surface and terminal facilities, including pump stations, bulk stations, surge and storage tanks. -Utility lines include facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. -Also includes telephone, telegraph, cable television and other communications transmission facilities utilizing direct physical conduits. Does not include offices or service centers (see "Offices"), or distribution substations (see "Public Utility Facilities").

Planned District. -Any zoning -district -established -by this Title 20 (Coastal Zoning Code) Sections 22.06.020 (Zoning Districts Established), and Article V (Coastal Zones Permit Requirements and Development Standards), that is not included under the definition of "Conventional District" provided by this Chapter. The planned districts include:

C-APZ (Coastal, Agricultural Production Zone)	RX (Residential, Mobile Home Park) RF
ARP (Agricultural, Residential Planned)	(Residential, Floating Home Marina)
C-ARP (Coastal, Agricultural, Residential Planned)	RMPC (Residential/Commercial Multiple Planned)
RSP (Residential, Single Family Planned)	CP (Planned Commercial) OP (Planned Office)
C-RSP (Coastal, Residential, Single-Family Planned)	RCR (Resort and Commercial Recreation) C-
C-RSPS (Coastal, Residential, Single-Family Planned, Seadrift Subdivision)	RCR (Coastal, Resort and Commercial Recreational)
RMP (Residential, Multiple Planned)	C-RMPC (Coastal, Residential/Commercial Multiple Planned)
C-RMP (Coastal, Residential, Multiple Planned)	C-CP (Coastal, Planned Commercial)
	I-P (Industrial, Planned)
	RF (Floating Home Marina)

Planning Commission. -The Marin County Planning Commission, appointed by the Board of Supervisors as provided by Government Code Section 65101, and Title 2 of the Marin County Code, referred to throughout this Development Code as the "Commission."

Plant Nurseries (land use). -This land use consists of the commercial production of ornamental plants and other nursery products, grown under cover or outdoors. May include establishments engaged in the sale of such products, and commercial scale greenhouses. -The sale of house plants or other nursery products is also included under "Retail Stores, General Merchandise." -Home greenhouses are included under "Residential Accessory Uses and Structures."

Plastics and Rubber Products (land use). -This land use consists of the manufacture of rubber products such as: tires; rubber footwear; mechanical rubber goods; heels and soles; flooring; and other rubber products from natural, synthetic or reclaimed rubber. -Also includes establishments engaged primarily in manufacturing tires. -Also includes: -establishments engaged in molding primary plastics for other manufacturers, and manufacturing miscellaneous finished plastics products; fiberglass manufacturing, and fiberglass application services. -Establishments engaged primarily in recapping and retreading automobile tires are classified in "Auto, Mobile home, Vehicle and Supplies Sales."

Playground. See "Parks and Playgrounds."

Poster Board. -A sign consisting of a framed or unframed surface, freestanding or attached to a wall or fence or other structure, designed and located only for the display of announcements of coming performances of cultural, educational, and athletic events.

Precise Development Plan. See Chapter 22.44 (Master Plans and Precise Development Plans).

Premise(s). The site of a land use or activity subject to the requirements of this Development Code.

Prescriptive Rights. -Public rights that are acquired over private lands through use as defined by California law.

Prime agricultural land. ~~lands~~Lands defined in paragraph (1), (2), (3), or (4) of subdivision (c) of Section 51201 of the Government Code as:

(1) All land that qualifies for rating as class I or class II in the Natural Resource Conservation Service land use capability classifications.

(2) Land which qualifies for rating 80 through 100 in the Storie Index Rating.

(3) Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture.

(4) Land planted with fruit- or nut-bearing trees, vines, bushes, or crops which have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars (\$200) per acre.

Primary Structure. See "Structure, primary."

Primary Zoning District. -One of the agricultural, residential, commercial, or special purpose zoning districts established by Title 20 (Coastal Zoning Code) Sections 22.06.020 (Zoning Districts Established) and Article V (Coastal Zones

~~-Permit Requirements and Development Standards)~~, that is applied to a site by the Zoning Map in addition to one or more of the combining districts established by Section ~~22.06.020~~20.62.030 (Coastal Zoning Districts Established).

Principal Permitted Use. -The principal land use allowed by ~~Article V-Chapter 20.62 (Coastal Zoning Districts and Allowable Land Uses)~~ and as used in the Land Use Tables, including activities which are functionally related to one another so as to be viewed as effectively one use type or group. ~~-Such uses are subject to compliance with all applicable provisions of this Development Coastal Zoning Code, and subject to first obtaining any building permit or any other permit required by the County Code. Land divisions are development that is not designated as the principally permitted use in any zoning district. ‡See Section 2220.70.080.B.1 (Appealable Development) for Appeal of Coastal Development Permit Decisions‡~~

Principal Structure. The primary structure on the property.

Printing and Publishing (land use). -This land use consists of printing by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying, and other "quick printing" services; and other establishments serving the printing trade such as bookbinding, typesetting, engraving, photoengraving and electrotyping. -This use also includes establishments that publish newspapers, books and periodicals; and establishments manufacturing business forms and binding devices.

Private Residential Recreation Facilities (land use). -This land use consists of privately-owned, non-commercial outdoor recreation facilities provided for members or project/neighborhood residents, including swim and tennis clubs, park and sport court facilities. -Does not include golf courses/country clubs, which are separately defined.

Private Road. A street or right-of-way owned and maintained by a private person(s) or entity(ies).

Project. See "Development, or Project."

Property Line. See "Lot Line or Property Line."

Proposed Parcel(s). Each separate parcel shown on a tentative map or lot line adjustment, as proposed by an applicant.

Protected Tree and Heritage Tree. Any one of the following as indicated in the table below:

Common Name	Botanical Name	Protected Size Diameter at Breast Height	Heritage Size Diameter at Breast Height
Arroyo willow	<i>S. lasiolepis</i>	6 inches	18 inches
Big-leaf maple	<i>Acer macrophyllum</i>	10 inches	30 inches
Bishop pine	<i>Pinus muricata</i>	10 inches	30 inches
Blue oak	<i>Q. douglasii</i>	6 inches	18 inches
Box elder	<i>A. negundo</i> var. <i>californicum</i>		
California bay	<i>Umbellularia californica</i>		
10 inches	30 inches		
10 inches	30 inches		
California black oak	<i>Q. kelloggii</i>	6 inches	18 inches
California buckeye	<i>Aesculus californica</i>	10 inches	30 inches
California nutmeg	<i>Torreya californica</i>	10 inches	30 inches
Canyon live oak	<i>Q. chrysolepis</i>	6 inches	18 inches
Chaparral oak	<i>Q. wislizeni</i>	6 inches	18 inches
Coast live oak	<i>Quercus agrifolia</i>	6 inches	18 inches
Coast redwood	<i>Sequoia sempervirens</i>	10 inches	30 inches
Douglas-fir	<i>Pseudotsuga menziesii</i>	10 inches	30 inches
Giant Chinquapin	<i>Castanopsis chrysophylla</i>	10 inches	30 inches
Hawthorn	<i>Crataegus douglasii</i>	10 inches	30 inches
Mountain-mahogany	<i>Cercocarpus betuloides</i>	10 inches	30 inches
Narrow leaved willow	<i>Salix exigua</i>	6 inches	18 inches
Oak	<i>Q. parvula</i> var. <i>shrevei</i>	6 inches	18 inches
Oregon ash	<i>Fraxinus latifolia</i>	10 inches	30 inches
Oregon oak	<i>Q. garryana</i>	6 inches	18 inches
Pacific madrone	<i>Arbutus menziesii</i>	6 inches	
Pacific yew	<i>Taxus brevifolia</i>	10 inches	30 inches
Red alder	<i>A. rubra</i>	10 inches	30 inches
Red elderberry	<i>Sambucus callicarpa</i>	10 inches	30 inches
Red willow	<i>S. laevigata</i>	6 inches	18 inches
Sargent cypress	<i>Cupressus sargentii</i>	6 inches	18 inches
Scouler's willow	<i>S. scouleriana</i>	6 inches	18 inches
Service-berry	<i>Amelanchier alnifolia</i>	10 inches	30 inches
Shining willow	<i>S. lucida</i> ssp. <i>lasiandra</i>	6 inches	18 inches

Silk tassel	<i>Garrya elliptica</i>	10 inches	30 inches
Sitka willow	<i>S sitchensis</i>	6 inches	18 inches
		10 inches	30 inches
Tanbark oak	<i>Lithocarpus densiflorus</i>		
Valley oak	<i>Q. lobata</i>	6 inches	18 inches
Wax myrtle	<i>Myrica californica</i>	10 inches	30 inches
White alder	<i>Alnus rhombifolia</i>	10 inches	30 inches

Public Access Deed Restriction. —A legal document that places responsibilities upon the landowner relative to public use within a specifically defined area of the property, in order to allow for a public accessway.

Public Access Offer to Dedicate (OTD). —A legal document that offers an easement across private land for a future public accessway. In order to open the accessway or stairway for public use, ~~it must be accepted for management by a responsible agency.~~

Public Road. —A street or highway owned and maintained by the County, a City, the State, the federal government, or other public agency/entity.

Public Safety/Service Facilities (land use). —This land use consists of facilities operated by public agencies including fire stations, other fire prevention and firefighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities, and civic buildings.

Public Trust Lands. All lands subject to the Common Law Public Trust for commerce, navigation, fisheries, recreation, and other public purposes. Public Trust lands include tidelands, submerged lands, the beds of navigable lakes and rivers, and historic tidelands and submerged lands that are presently filled or reclaimed, and which were subject to the Public Trust at any time.

Public Utility Facilities (land use). —This land use consists of fixed-base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. —These uses include any of the following facilities that are not exempted from land use permit requirements by Government Code Section 53091:

- corporation and maintenance yards
- electrical substations and switching stations
- natural gas regulating and distribution facilities
- public water system wells, treatment plants and storage
- telephone switching facilities
- wastewater treatment plants, settling ponds and disposal fields

These uses do not include office or customer service centers (classified in "Offices").

Public Works.

(a) All production, storage, transmission, and recovery facilities for water, sewerage, telephone, and other ~~similar utilities owned or operated by any public agency or by any utility subject to the~~ jurisdiction of the Public Utilities Commission, except for energy facilities.

(b) All public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads, and mass transit facilities and stations, bridges, trolley wires, and other related facilities.

(c) All publicly financed recreational facilities, all projects of the State Coastal Conservancy, and any development by a special district.

(d) All community college facilities.

See also "Major Public Works".

Q. Definitions, "Q."

Quarry. See "Surface Mining."

R. Definitions, "R."

Recreational Vehicle (RV). —A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, originally designed for human habitation for recreational, emergency, or other occupancy, which is not used for other than transient use, and which meets all of the following criteria:

1. It ~~contains less than 320 square feet of internal living room area, excluding built-in equipment, including wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms;~~
2. It contains 400 square feet or less of gross area measured at maximum horizontal projections;
3. It is built on a single chassis; and
4. It is either self-propelled, truck-mounted, or permanently towable on the highways without a towing permit.

Recreational Vehicle Park (land use). —This land use consists of a site where one or more lots are used, or are intended to be used, by campers with recreational vehicles or tents on a transient basis. Recreational vehicle parks may include public restrooms, water, sewer, and electric hookups to each lot and are intended as a higher density, more intensively developed use than campgrounds. ~~May include accessory retail uses where they are clearly incidental and intended to serve RV park patrons only.~~

Recycling Facilities (land use). —This land use type includes a variety of facilities involved with the collection, sorting and processing of recyclable materials.

1. **Mobile Recycling Unit.** —An automobile, truck, trailer, or van used for the collection of recyclable materials, and carrying bins, boxes, or other containers for such materials.
2. **Processing Facility.** —A structure or enclosed space used for the collection and processing of recyclable materials for shipment, or to an end-user's specifications, by such means as baling, briquetting, cleaning, compacting, crushing, flattening, grinding, mechanical sorting, remanufacturing and shredding. —Processing facilities include the following types, both of which are included under the definition of "Scrap and Dismantling Yards:"
 - a. Light ~~processing facility occupies an area of under 45,000 square feet of collection, processing and storage area, and averages two outbound truck shipments each day. Light processing facilities are limited to baling, briquetting, compacting, crushing, grinding, shredding and sorting of source separated recyclable materials sufficient to qualify as a certified processing facility. —A light processing facility shall not shred, compact, or bale ferrous metals other than food and beverage containers; and~~
 - b. A heavy processing facility is any processing facility other than a light processing facility.
3. **Recycling Facility.** —A center for the collection and/or processing of recyclable materials. —A "certified" recycling or processing facility is certified by the California Department of Conservation as meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986. —A recycling facility does not include storage containers located on a residentially, commercially or industrially designated site used solely for the recycling of material generated on the site. See "Collection Facility" above.

4. **Recycling or Recyclable Material.** —Reusable domestic containers and other materials which can be reconstituted, remanufactured, or reused in an altered form, including glass, metals, ~~-paper -and -plastic.~~ —Recyclable ~~-material -does -not -include-~~ refuse ~~-or -hazardous~~ materials.
5. **Reverse Vending Machine.** —An automated mechanical device which accepts at least one or more types of empty beverage containers and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value, as determined by state law. These vending machines may accept aluminum cans, glass and plastic bottles, and other containers.

A bulk reverse vending machine is a reverse vending machine that is larger than 50 square feet, is designed to accept more than one container at a time, and issues a cash refund based on total weight instead of by container.

Referral. Any transmittal, notification, posting, consultation, request for or distribution of information, initiated by the Agency to communicate with other agencies, organizations, groups or the public that pertains to a proposed project.

Religious Places of Worship (land use). —This land use consists of religious facilities operated by organizations for worship, or the promotion of religious activities, including:

- churches
- synagogues
- mosques
- religious schools

Includes accessory uses on the same site, such as living quarters for ministers and staff, and child day care facilities where authorized by the same type of land use permit required for the religious facility itself. Does not include other establishments maintained by religious organizations, such as full-time educational institutions, hospitals and other potentially related operations (such as a recreational camp), which are defined under their respective activities.

Religious Residential Retreat (land use). —This land use consists of convents, monasteries, and other facilities where members of religious organizations set themselves apart from the external community for short- or long-term periods to participate in worship and other religious activities.

Repair and Maintenance. Development which does not result in an addition to, enlargement or expansion of the object of the repair and maintenance. Unless destroyed by natural disaster, the replacement of 50 percent or more of a single family residence, seawall, revetment, bluff retaining wall, breakwater, groin or any other structure is not repair and maintenance but instead constitutes a replacement structure

Repair and Maintenance - Consumer Products (land use). —This land use consists of the repair of consumer products as the principal business activity. Examples of establishments included in this land use are: electrical repair shops; television and radio and other appliance repair; watch, clock and jewelry repair; re-upholstery and furniture repair. Does not include shoe repair (see "Personal Services"), or businesses serving the repair needs of heavy equipment (see "Business Support Services").

Repair and Maintenance - Vehicle (land use). —This land use generally consists of the repair, alteration, restoration, towing, painting, cleaning (including self-service and attended car washes), or finishing of automobiles, trucks, recreational vehicles, boats and other vehicles as a principal use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes major and minor facilities. Major vehicle repair facilities deal with entire vehicles. —Minor facilities specialize in limited aspects of repair and maintenance (i.e., muffler and radiator shops, quick-lube, etc.).

Includes tire recapping establishments. Does not include automobile parking (see "Commercial Parking and Vehicle Storage"), repair shops that are part of a vehicle dealership on the same site (see "Auto, Mobile home, Vehicle and Parts Sales"); automobile service stations, which are separately defined; or automobile dismantling yards, which are included under "Recycling, Scrap and Dismantling Yards."

Resale Controls. -Legal restrictions by which the price of affordable housing units will be controlled to ensure that the units remain affordable to extremely low, very low, low or moderate-income County households, as applicable, over a specified period of time.

Research and Development (land use). -This land use consists of scientific research, and the design, development and testing of computer software, and electrical, electronic, magnetic, optical and mechanical components in advance of product manufacturing, not associated with a manufacturing facility on the same site. Includes chemical and biotechnology research and development. -Does not include soils and other materials testing laboratories (see "Business Support Services"), or medical laboratories (see "Medical Services - Clinics and Labs").

Residence. See "Dwelling, or Dwelling Unit."

Residential Accessory Uses and Structures (land use). This land use consists of and includes any use that is customarily a part of, and clearly incidental and secondary to, a residence and does not change the character of the residential use. -These uses include the following accessory structures, and other similar structures and uses normally associated with a residential use of property:

- garages
- gazebos
- greenhouses
- spas and hot tubs
- roof-mounted WECS
- solar collectors
- rainwater cisterns and collectors
- storage sheds
- studios
- swimming pools
- workshops

Also includes community gardens and the indoor storage of owner or occupant owned automobiles (including their incidental restoration and repair), personal recreational vehicles and other personal property, accessory to a residential use. -Does not include home satellite dish and other receiving antennas for earth-based TV and radio broadcasts; see "Telecommunications Facilities."

Residential Care Facilities (land use). -This land use consists of a dwelling unit licensed or supervised by any federal, state, or local health/welfare agency which provides 24-hour nonmedical care of unrelated persons who are disabled and in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. This land use includes licensed senior care facilities. -For purposes of calculating residential densities, a unit that contains a food preparation area is not counted as a separate residential unit if meal service is provided at least twice a day as part of the residential care component.

Residential District or Zone. -This designation includes any of the residential zoning districts established by ~~Sections 22.06.020 (Zoning Districts Established) and Article V (Coastal Zones—Permit Requirements and Development Standards)~~ Title 20 (Coastal Zoning Code), including:

RA (Residential, Agricultural)	C-RA (Coastal, Residential, Agricultural)
RR (Residential, Restricted)	C-R1 (Coastal, Residential, Single-Family)
RE (Residential, Estate)	C-RSP (Coastal, Residential, Single-Family Planned)
R1 (Residential, Single Family)	C-RSPS (Coastal, Residential, Single-Family Planned, Seadrift Subdivision)
RSP (Residential, Single Family Planned)	C-R2 (Coastal, Residential, Two-Family)
R2 (Residential, Two Family)	C-RMP (Coastal, Residential, Multiple Planned)
RMP (Residential, Multiple Planned)	
RX (Residential, Mobile Home Park)	
RF (Residential, Floating Home Marina)	

~~**Residential Second Unit (land use).**— This land use consists of a second permanent dwelling that is accessory to a primary dwelling on the same site.— A residential second unit provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, food preparation, sanitation, and parking. The primary criterion for defining a second unit shall be the existence of separate food preparation facilities which may include but are not limited to stove, oven, hot plate, refrigerator or sink. Also see Existing Residential Second Units.~~

Restaurant (land use). -This land use consists of the retail sale of prepared food and beverages for on- site consumption. -This Development Code distinguishes between restaurants (including cafes and coffee shops) designed to accommodate 40 or fewer patrons, more than 40 patrons, and restaurants that serve alcohol and/or provide live entertainment.

Restaurant, Fast Food (land use). -This land use consists of restaurants where customers are served prepared food from a walk-up ordering counter, or drive-through window, for either on- or off-site consumption.

Resubdivision. —Changing —the —street —alignment, —lot —configuration, —or —drainage —of —an —existing subdivision, except through the Lot Line Adjustment process described in Chapter 22.90 (Lot Line Adjustments). Resubdivision constitutes development for the purposes of this LCP.

Retail Stores, General Merchandise (land use). This land use consists the retail sale of many lines of merchandise. Examples of the types of merchandise, and stores included within this land use are:

- artists' supplies
- auto parts (not repair or machine shops)
- bakeries (retail only)
- bicycles
- books
- cameras and photographic supplies
- clothing and accessories
- department stores
- drug and discount stores

- hobby materials
- jewelry
- luggage and leather goods
- musical instruments, parts and accessories
- newsstands
- orthopedic supplies
- pet stores
- religious goods
- shoe stores
- dry goods
- fabrics and sewing supplies
- florists and houseplant stores
- garden supply stores and sale of houseplants and nursery products
- general stores
- grocery stores
- hardware
- small wares
- specialty shops
- sporting goods and equipment
- stationery
- toys and games
- variety stores

Retail Stores, Visitor/Collector (land use). –This land use consists of the retail sale of products oriented primarily toward visitors to Marin County and/or collectors other than local resident populations. Examples of the stores and products included under this land uses are antiques, art galleries, gift, souvenir, and curio shops, and handcraft sales (stores may include crafting subordinate to sales).

Retreat Rate. –The rate at which wave action and other coastal hazard and erosion processes will cause a coastal bluff or shoreline to erode and/or retreat.

Review Authority. –The Board of Supervisors, Health Officer, Planning Commission, Zoning Administrator, Community Development Director, and, in cases of Coastal Development Permit and related appeals, the Coastal Commission, where designated by this Development Code as having the responsibility and authority to review, approve, or deny land use and development applications in compliance with this Development Code.

Ridge and Upland Greenbelts. The uppermost portions of hills, and the wooded hillsides identified in the Built Environment Element of the Marin Countywide Plan, or as defined by Program C-DES-3.a through a future LCP amendment.

Right-to-Farm Ordinance. –An ordinance that was adopted in compliance with the Marin Countywide Plan for the purpose of protecting existing or future agricultural uses.

Riparian Vegetation. –Vegetation associated with a watercourse and relying on the higher level of water provided by the watercourse. Riparian vegetation can include trees, shrubs, and/or herbaceous plants. Woody riparian vegetation includes plants that have tough, fibrous stems and branches covered with bark and composed largely of cellulose and lignin. Herbacious riparian vegetation includes grasses, sedges, rushes and forbs – broad-leaved plants that lack a woody skeleton.

Room Rental (land use). –This land use consists of the rental of bedrooms within a dwelling or accessory structure, excluding a guest house, where meals are not provided. This use is subordinate to the primary residential use of the property.

Rural Recreation (land use). —This land use consists of facilities for outdoor recreational activities including: outdoor archery, pistol, rifle, and skeet shooting ranges and clubs; rodeo facilities; guest ranches; and health resorts including outdoor hot springs or hot tub facilities. Hunting and fishing clubs are separately defined.

S. Definitions, "S."

Sale of Agricultural Products (land use). —This land use consists of retail sales of agricultural products. Includes seasonal structures, such as roadside stands, which are open structures for retail sales, and permanent structures for year-round sales. —Does not include hay, grain and feed sales (see "Farm Equipment and Supplies").

Schools (land use). This land use consists of public and private educational institutions, including:

- | | |
|---|---|
| - boarding schools | - high schools |
| - business, secretarial, and vocational schools | - military academies |
| - community colleges, colleges and universities | - professional schools (law, medicine, etc.) |
| - elementary, middle, and junior high schools | - seminaries/religious ministry training facilities |
| - establishments providing courses by mail | - pre-schools |

Also includes specialized non-degree granting schools offering instruction in:

- art
- ballet and other dance
- computers and electronics
- drama
- driver education
- language
- music

Also includes facilities, institutions and conference centers that offer specialized programs in personal growth and development, such as fitness, environmental awareness, arts, communications, and management. Includes child day-care facilities where authorized by the same type of land use permit required for the school itself.

Scrap. See "Junk."

Sea. —The Pacific Ocean and all harbors, bays, channels, estuaries, salt marshes, sloughs, and other areas subject to tidal action through any connection with the Pacific Ocean, excluding non- estuarine rivers, streams, tributaries, creeks, and flood control and drainage channels. "Sea" does not include the area of jurisdiction of the San Francisco Bay Conservation and Development Commission, established pursuant to Title 7.2 (commencing with Section 66600) of the Government Code, including any river, stream, tributary, creek, or flood control or drainage channel flowing directly or indirectly into such area.

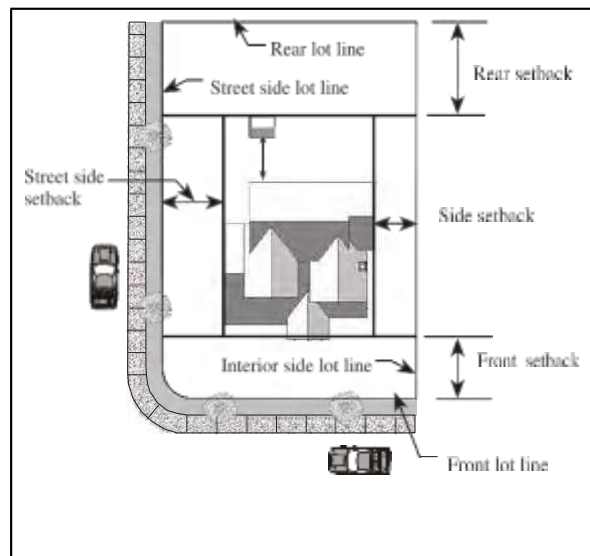
Second Hand Stores (land use). —This land use consists of the purchase and retail sale of used products, including books, clothing, furniture and household goods. —The sale of antiques is included under "Retail Stores, Visitor/Collector." —The sale of cars and other used vehicles is included under "Auto, Mobile Home, Vehicle and Parts Sales."

Second Unit. See "~~Residential Second Unit~~ Accessory Dwelling Unit."

Septic System. –An on-site sewage disposal system consisting of a septic tank, and a soil infiltration leach field, evapotranspiration mound, or other approved disposal facility. –See also “Individual Sewage Disposal System.”

Setback (front, side and rear). The distance by which a structure is required to be separated from a lot line, measured perpendicular to the lot line. Setbacks from private streets and driveways are measured from the edge of the easement. See also "Yard." –Figure 8-6 (Setbacks) shows the location of front, side, street side, and rear setbacks.

**FIGURE 8-6
SETBACKS**



Service Station (land use). –This land use consists of the retail sale of gasoline or other motor vehicle fuels, which may also include services incidental to fuel sales. –These incidental services may include vehicle engine maintenance and repair, towing and trailer rental services. –Does not include the storage or repair of wrecked or abandoned vehicles, vehicle painting, body or fender work, or the rental of vehicle storage or parking spaces.

Sewage Disposal System. See “Individual Sewage Disposal System.”

Shopping Center (land use). –This land use consists of structures with six or more independently operated retail uses whose combined gross floor area totals at least 20,000 square feet, and which are located on a site where any underlying separate lots are tied together by a binding legal agreement providing rights of reciprocal parking and access.

Shoreline. The intersection of the ocean or sea with land; the line delineating the shoreline on National Ocean Service nautical charts and surveys approximates the mean low water line from the time the chart was prepared.

Shoreline Parcel. A parcel located wholly or partially along the shoreline.

Sign. –Any display or device which is intended to or may, in the judgment of the Director, communicate an advertisement, announcement, direction, identity, or other message to attract, and/or distract, hold, direct, or focus the attention of, persons on public property or on private property generally open to members of the public. –A sign includes any moving part, lighting, sound equipment, framework, background material, structural support, or any other part. –(See: “Sign Area”). A display or device need not contain any lettering to be considered a sign.

Sign Area. —Sign area consists of the message, background and any frame or outline and does not include any material used exclusively for structural support. —Where a sign message has no background material or where the background is an undifferentiated wall, the area shall consist of the smallest convex shape which encompasses the total message. —The area of a conic, cylindrical, spheric or multifaced sign shall be its maximum projection on the vertical plane (e.g., for a two-faced sign, only one side shall be measured).

Significant Tobacco Retailer. —Any tobacco retailer engaged in the sale and/or distribution of tobacco products or paraphernalia to the general public, excluding wholesale businesses, that either devotes 20% or more of floor area or display area to, or derives 75% or more of gross sales receipts from, the sale or exchange of tobacco products and/or tobacco paraphernalia.

Single-Family Dwellings (land use). —This land use consists of a building designed for and/or occupied exclusively by one family. —Also includes factory-built, modular housing units, constructed in compliance with the California Building Code (CBC), and mobile homes/manufactured housing on permanent foundations.

Single-Family Residential Zoning District. —A zoning district listed in ~~Articles II (Zoning Districts and Allowable Land Uses) and V (Coastal Zones — Permit Requirements and Allowable Land Uses) Title 20 (Coastal Zoning Code)~~ which allows single-family dwellings, but not two-family or multi-family dwellings. These zoning districts include:

RA (Residential, Agricultural)	C-RA (Coastal, Residential, Agricultural)
RR (Residential, Restricted)	C-R1 (Coastal, Residential, Single Family)
RE (Residential, Estate)	C-RSP (Coastal, Residential, Single-Family Planned)
R1 (Residential, Single Family)	
RSP (Residential, Single Family Planned)	C-RSPS (Coastal, Residential, Single-Family Planned, Seadrift Subdivision)
RX (Residential, Mobile Home Park)	
RF (Residential, Floating Home Marina)	A2B (Agriculture, Limited)

Districts zoned A for agricultural uses, other than those listed above, are not included in this definition.

Site. —A lot or parcel, or adjoining lots or parcels under single ownership or single control, which is considered a unit for the purposes of development or other use.

Site Coverage. See "Lot Coverage."

Skilled Nursing Facility. —A medical care facility providing care for physically or mentally disabled persons, where care is less than that provided by a hospital or other acute care facility. —See "Medical Services - Extended Care."

Slaughterhouses and Rendering Plants. —Slaughterhouses are establishments primarily engaged in slaughtering cattle, hogs, sheep, lambs, calves, rabbits and fowl for meat to be sold or to be used on the same site in canning, curing and freezing, and in the making of sausage, lard, and other products. Rendering plants are engaged in the rendering of inedible stearin, grease, and tallow from animal fat, bones, and meat scraps.

Slope. –The average slope of a lot, or portion thereof, expressed as a percent, which is calculated as follows:

$$S = (L \times I \times 100) / A$$

Where:

- S = The average slope of natural ground expressed as a percent
- I = The topographic contour interval in feet (i.e., 2-foot contour intervals, 5-foot contour intervals, etc.)
- L = The sum of the length of the contour lines expressed in feet
- A = The area of the lot, or portion thereof, expressed in square feet

This definition assumes that slope calculations are based on accurate topographic survey maps drawn to a scale of not less than one inch equals 100 feet, with contour lines at maximum 10-foot intervals for ground slope over 15 percent, and at five-foot intervals for ground slope of 15 percent or less.

Slope Ordinance. –Minimum lot area requirements established based on slope. –See Section 22.82.050 (Hillside Subdivision Design) ~~and (See also Appendix 9)~~ (Hillside Subdivision Design).

Small Family Day-Care Homes (land use). See "Child Day-Care Facilities."

Snack Bar. –An area within a residence that accommodates small food preparation appliances, such as a toaster, microwave, and refrigerator and may include a small wetbar-type sink, but not a full-sized refrigerator, stove, or food preparation area. –A snack bar is accessory to the primary food preparation facility within the residential unit and is not treated as a separate food preparation facility for purposes of calculating the residential density on the lot.

Solar Energy System. –As used in the Marin County Local Coastal Program, “solar energy system” means either of the following:

- (1) Any solar collector or other solar energy device whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating, space cooling, electricity generation, or water heating.
- (2) Any structural design feature of a building, whose primary purpose is to provide for the collection, storage and distribution of solar energy for electricity generation, space heating or cooling, or water heating.

Solid Waste. –Unwanted materials discarded by the occupants of homes and businesses, which may include recyclable materials.

Special Purpose District or Zone. Any of the special purpose zoning districts established by ~~Section 22.06.020 (Zoning Districts Established), including PF (Public Facilities) and OA (Open Area); and by~~ Section ~~2220~~.62.030 –(Coastal –Zoning –Districts –Established), –including –the –C-PF –(Coastal, –Public Facilities) zone as defined in Section ~~2220~~.62.090 (Coastal Special Purpose and Combining Districts).

Species of Special Concern. –As determined by the California Department of Fish and Wildlife, a Species of Special Concern (SSC) is a species, subspecies, or distinct population of fish, amphibian, reptile, bird, or mammal native to California that currently satisfies one or more of the following (not necessarily mutually exclusive) criteria, e:

- a. is extirpated from the state or, in the case of birds, in its primary seasonal or breeding role;
- b. is listed as federally-, but not state-, threatened or endangered;
- c. meets the state definitions of threatened or endangered but has not formally been listed;
- d. is experiencing, or formerly experienced, serious (noncyclical) population declines or range retractions (not reversed) that, if continued or resumed, could qualify it for state threatened or endangered status;

- e. has naturally small populations exhibiting high susceptibility to risk from any factor(s), that if realized, could lead to declines that would qualify it for state threatened or endangered status.

Specific Plan. —A detailed plan for the systematic implementation of the general plan, for all or part of the area covered by the general plan, as authorized by Government Code Sections 65450 et seq.

Sport Facilities and Outdoor Public Assembly (land use). —This land use consists of indoor and outdoor facilities for spectator-oriented sports and other outdoor public assembly facilities for such activities as outdoor theater productions and concerts. These facilities include: amphitheaters; stadiums and coliseums; arenas and field houses; race tracks; motorcycle racing and drag strips; and other sports facilities that are considered commercial.

State. The State of California.

Stealth Design. A telecommunications facility that is designed or located in such a way that the facility is not readily recognizable as telecommunications equipment, and so that it blends into the existing built and natural environment in such a way as to avoid significant public view and community character impacts.

Stock Cooperative. —A development defined by the Business and Professions Code, Section 11003.2 and the Civil Code, Section 1351.m, where a corporation is formed to hold title to improved real property and the shareholders of the corporation receive a right of exclusive occupancy in a portion of the real property.

Stone and Cut Stone Products (land use). This land use consists of the cutting, shaping, and finishing of marble, granite, slate, and other stone for building and miscellaneous uses. —Also includes establishments engaged primarily in buying or selling partly finished monuments and tombstones.

Stop Work Order. —A notice issued by the Building Official, or other designated official, that directs the property owner to cease work that was undertaken without proper permits.

Storage, Accessory (land use). —This land use consists of the storage of various materials in support of a residential, commercial, or industrial land use on the same site, where the primary use of the site is not a storage facility.

Storage, Personal Storage Facility (land use). —This land use consists of a structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand.

Story. —That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling next above it.

Story (floating home). —That portion of the superstructure located between the upper surface of any deck and the upper surface of the deck or ceiling next above.

Stream. Streams in the Coastal Zone, perennial or intermittent, which are mapped by the United States Geological Survey (USGS) in the National Hydrographic Dataset.

Stream Bank. —The bank of a stream shall be defined as the watershed and relatively permanent elevation or acclivity at the outer line of the stream channel which separates the bed from the adjacent upland, whether valley or hill, and serves to confine the water within the bed and to preserve the course of the stream. In areas where a stream has no discernible bank, the boundary shall be measured from the line closest to the stream where riparian vegetation is permanently established. In areas where a stream has no discernible bank or riparian vegetation, the stream boundary shall be considered the stream's ordinary high water mark.

Street, public. —A -public right-of-way or -access normally used -for -vehicular traffic, typically excluding vehicular driveways serving a single lot or parcel and trails or paths used for pedestrian access purposes only.

Structural Alterations. –Any change in the supporting members of a building, including bearing walls, columns, beams or girders.

Structural Clay and Pottery Products (land use). –This land use consists of the manufacture of brick and structural clay products, including pipe, china plumbing fixtures, and vitreous china articles, fine earthenware and porcelain products. –Artist/craftsman uses are included in "Cottage Industries," "Handcraft Industries and Small Scale Manufacturing," "Home Occupations." [See Section 20.32.100 \(Home Occupations\).](#)

Structure. –Anything constructed or erected, the use of which requires attachment to the ground or attachment to something located on the ground. –For the purposes of this Development Code, the term "structure" includes "buildings." Examples of structures include, but are not limited to:

- residence/guest house
- garage/carport/car deck
- swimming pool/spa
- barn
- arbor/gazebo
- retaining wall
- fence/trellis

In the Coastal Zone, examples of structures also include a road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

Structure, Accessory. See “Accessory Structures.”

Structure, Primary. –A structure in which the principal use of the site is conducted. –On sites with multiple structures, the Director shall determine which is the primary structure based on zoning, use, floor area, owner occupancy, etc.

Studios for Art, Dance, Music, Photography, etc. (land use). –This land use consists of the provision of individual and group instruction and training in: the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; and martial arts training studios.

Subdivider. –A person, firm, corporation, partnership or association, a governmental agency, public entity or public utility, or the grantor to any such agency, entity, utility or subsidiary, who proposes to subdivide real property for themselves or for others, except employees and consultants or these persons or entities acting in this capacity.

Subdivision. –The division, by any subdivider, of any unit or portion of land shown on the latest equalized Marin County assessment roll as a unit or contiguous units, for the purpose of sale, lease or financing, whether immediate or future. –Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easement or railroad rights-of-way. Subdivision includes a condominium project, as defined in Section 1351.f of the Civil Code, and a community apartment project, as defined in Section 1351.d of the Civil Code. (See also “Land Division.”)

Subdivision Map. A Tentative, Parcel or Final Map, as described in [Title 22](#), Article VI (Subdivisions).

Subdivision Map Act. –Division 2, Title 7 of the California Government Code, commencing with Section 66410 as presently constituted, and any amendments to those provisions.

Submerged Lands. Lands which lie below the mean low tide line.

Substantial Evidence. —Enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Argument, speculation, unsubstantiated opinion or narrative, or evidence which is clearly erroneous or inaccurate, does not constitute substantial evidence.

Superstructure (floating home). —The portion of a floating home or ark above the lowest deck or the level of floatation.

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Health and Safety Code section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community per Health and Safety Code section 50675.14(b).1

Surface Mining. —All or any part of the process involved in the mining of minerals on mined lands by removing overburden and mining directly from the mineral deposits, open pit mining of minerals naturally exposed, mining by the auger method, dredging and quarrying, or surface work incident to an underground mine.

T. Definitions, "T."

Telecommunications Facilities (land use). —This land use consists of public, commercial and private electromagnetic and photoelectrical transmission, broadcast, repeater and receiving stations and equipment, including:

- cellular telephone and personal communications services (PCS) facilities, and enhanced specialized mobile radio facilities
- commercial earth stations for satellite-based communications
- data network communications facilities
- radio and television broadcast facilities, including ham radio facilities
- telephone and telegraph microwave facilities

Includes antennas, microwave dishes or horns, structures or towers to support receiving and/or transmitting devices, accessory development and structures, and the land on which they are situated. Does not include telephone, telegraph and cable television transmission facilities utilizing hard-wired or direct cable connections (see "Pipelines and Utility Lines").

Temporary Construction Yard. —A site for the storage of construction materials other than the construction site.

Temporary Event. An activity or use that constitutes development of limited duration that involves the placement of non-permanent structures, and/or an activity or use that involves exclusive use of a sandy beach, parkland, filled tideland, water area, street, or parking area otherwise open and available for general public use.

Temporary Mobile Home (land use). —This land use consists of a mobile home used as a temporary residence during the construction of a permanent residence on the same site.

~~**Temporary Use Permit.** —A discretionary land use permit that may be granted in compliance with Chapter 22.50 (Temporary Use Permits), which authorizes a specific use of land on a specific site for a limited time, subject to compliance with any conditions of approval imposed on the permit.~~

Tennis and Other Recreational Uses (land use). Non-commercial facilities constructed for private use on properties developed with homes or other residences. See also “Hotel/Motel”, “Outdoor Commercial Recreation”, Private Recreational Facility, and “Sports Facilities and Outdoor Public Assembly”.

Tentative Map. —A map made for the purpose of showing the design and improvement of a proposed subdivision and the existing conditions in and around it.

Textile and Leather Products (land use). —This land use consists of any of the following manufacturing activities:

- coating, waterproofing, or otherwise treating fabric
- dyeing and finishing fiber, yarn, fabric, and knit apparel
- manufacture of knit apparel and other finished products from yarn
- manufacture of felt goods, lace goods, non-woven fabrics and miscellaneous textiles
- manufacturing of woven fabric, carpets and rugs from yarn
- preparation of fiber and subsequent manufacturing of yarn, threads, braids, and twine cordage
- upholstery manufacturing

Thalweg. A line connecting the lowest or deepest points along a stream bed or valley bottom.

Theaters and Meeting Halls (land use). -This land use consists of indoor facilities for public assembly and group entertainment, other than sporting events, including:

- civic theaters, meeting halls and facilities for "live" theater and concerts
- exhibition and convention halls
- meeting halls for rent
- motion picture theaters
- public and semi-public auditoriums
- similar public assembly uses

Does not include outdoor theaters, concert and similar entertainment facilities, and indoor and outdoor facilities for sporting events; see "Sport Facilities and Outdoor Public Assembly."

Threatened Species. A Threatened Species is an animal or plant species likely to become endangered within the foreseeable future throughout all or a significant portion of its range, as determined by the U.S. Fish and Wildlife Service or National Oceanic and Atmospheric Administration consistent with the Federal Endangered Species Act of 1973, or as designated by the California Department of Fish and Wildlife consistent with the California Endangered Species Act.

Tidelands. Lands which are located between the lines of mean high tide and mean low tide.

~~**Tidelands Permit.** —A discretionary permit that may be granted in compliance with Chapter 22.52 (Tidelands Permits) of this Development Code, which may authorize fill, excavation, or structures within the tidelands of the County, subject to compliance with any conditions of approval imposed on the permit.~~

Timber Harvesting. The cutting of timber and/or removal of forest products for commercial purposes, together with all the work incidental to those operations, including road building, tree marking, hazard reduction, etc.

Tobacco Paraphernalia. Cigarette papers or wrappers, pipes, holders of smoking materials of all types, cigarette-rolling machines, and any other item designed for the smoking, use or ingestion of tobacco products.

Tobacco Products. -Any substance containing any tobacco leaf, including cigarettes, cigars, pipe tobacco, snuff, chewing tobacco, and smokeless tobacco.

Tobacco Retailer. -Any person who sells, offers for sale, or offers to exchange for any form of consideration, tobacco, tobacco products, and/or tobacco paraphernalia.

Transfer of Development Rights (TDR). -The process established by Chapter 22.34 (Transfer of Development Rights), which allows some or all of the number of dwelling units potentially allowed by the zoning applicable to a "donor" site, to be transferred and built on another "receiving" site, in addition to the number of units potentially allowed by the zoning of the receiving site.

Transit Stations and Terminals (land use). -This land use consists of passenger stations for vehicular, ferry, and rail mass transit systems; also terminal facilities providing maintenance and service for the vehicles operated in the transit system. Includes buses, taxis, railway, etc.

Transit Stop Shelter (land use). -This land use consists of a small-scale covered waiting area for busses, taxis, and rail/mass transit stops.

Transitional Housing. -Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months per Health and Safety Code section 50675.2(h).

Two-Family Dwelling (land use). This land use consists of detached residential structures under single ownership containing two dwellings. -This land use does not include ~~residential second units~~ Accessory Dwelling Units, which are separately defined.

U. Definitions, "U."

Unincorporated Community. -A concentration of structures and population within the unincorporated areas of the County identified by the Countywide Plan as a community.

Use. -The purpose for which land or a building thereon is designed, or for which it may be occupied. Each business, administrative, professional, industrial, or other establishment, which is separate from another establishment, both in fact and in the appearance presented to the public, shall be considered a separate use.

Use Permit. A discretionary land use permit that may be granted by the review authority in compliance with Chapter 22.48 (Conditional Use Permits), which authorizes a specific use of land on a specific site, subject to compliance with any conditions of approval imposed on the permit.

V. Definitions, "V."

Vacant Lot. A lot which is not developed with a primary structure or is developed only with one or more accessory structures. -As used in this Code, development of a lot which entails demolition exceeding 75 percent of the linear sum of the primary structure's exterior walls for each story shall be subject to the regulations for developing a vacant lot.

Variance. See ~~Chapter 22.54~~ Section 20.70.150 (Coastal Zone Variances).

Vehicle and Freight Terminals (land use). -This land use consists of the provision of services incidental to air, motor freight, and rail transportation. Examples of these services and related facilities include:

- freight forwarding services

- freight terminal facilities
- joint terminal and service facilities
- packing, crating, inspection and weighing services
- postal service bulk mailing distribution centers
- transportation arrangement services
- trucking facilities, including transfer and storage

Vermiculture. The raising and production of earthworms and their by-products.

Vessel. -Any watercraft of any type or size, including barges, ferry boats, yachts, houseboats, floating homes, and rafts.

Vest. To obtain a right by completing an action required by law.

Vesting Tentative Map. -A map that is filed and processed in the same manner as a Tentative Map except as otherwise provided by Section 22.84.110 (Tentative Map Time Limits), or the Subdivision Map Act. -A Vesting Tentative Map shall have the words "Vesting Tentative Map" printed conspicuously on its face at the time it is filed with the Agency.

Veterinary Clinics and Animal Hospitals (land use). -This land use consists of office and entirely indoor medical treatment facilities used by veterinarians, including large and small animal veterinary clinics, and animal hospitals. See also, "Kennels and Animal Boarding."

Visitor-Serving Facility. Facilities that cater to visitors, including stores, shops, businesses, bed and breakfast inns, public and private recreational facilities that provide accommodations, food and service facilities. Includes -hotels -and -motels, -campgrounds, -parks, -nature -preserves, -restaurants, -and commercial recreational development such as shopping, eating and amusement areas which are geared toward and used by the traveling public.

Visually Prominent Ridgeline. -A line connecting the topographic highpoints along a ridge that separates watersheds and is visible from public viewpoints

Viticulture. The cultivation of grapes.

V-Zone. See "Flood Hazard Zone."

W. Definitions, "W."

Warehouse Retail Stores (land use). -This land use consists of the retail stores that emphasize the packaging and sale of products in large quantities or -volumes, some at discounted prices, where products are typically displayed in their original shipping containers. Sites and buildings are usually large and industrial in character. Patrons may or may not be required to pay membership fees.

Warehousing (land use). -This land use consists of facilities for the storage of farm products, furniture, household goods, or other commercial goods of any nature. Includes cold storage. -Does not include: warehouse, storage or mini-storage facilities offered for rent or lease to the general public (see "Storage, Personal Storage Facilities"); warehouse facilities in which the primary purpose of storage is for wholesaling and distribution (see "Wholesaling and Distribution"); or terminal facilities for handling freight (see "Vehicle and Freight Terminals").

Waste Disposal Sites (land use). This land use consists of County-approved or operated refuse dumps, sanitary landfills and other solid waste terminal disposal facilities, not including facilities for hazardous materials.

Water Conservation Dams and Ponds (land use). –This land use consists of water impoundment reservoirs constructed for watering stock, groundwater recharge, and other conservation purposes.

Watershed. –The geographical area drained by a river and its connecting tributaries into a common source. A watershed may, and often does, cover a very large geographical region.

WECS (land use). See "Wind Energy Conversion Systems (WECS)."

Wet Bar. –An area that includes a bar sink not exceeding a maximum dimension of 12-inches by 12- inches and adjoining cabinets and counters not exceeding an aggregate length of six feet. Electrical service in a wet bar area shall be limited to general purpose receptacles. –The maximum size of the trap arm and drain for the bar sink shall not exceed 1.5 inches. Dedicated electrical circuits, gas lines, gas stubouts, and additional plumbing stubouts are prohibited as part of the wet bar area. Wet bars are not considered food preparation facilities.

Wetland. –Lands within the Coastal Zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens. –"Wetland" shall be defined as:

- A. Land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to, vegetated wetlands or deep-water habitats. For purposes of this section, the upland limit of a wetland shall be defined as:
 1. The boundary between land with predominantly hydrophytic cover and land with predominantly mesophytic or xerophytic cover;
 2. The boundary between soil that is predominantly hydric and soil that is predominantly nonhydric; or
 3. In the case of wetlands without vegetation or soils, the boundary between land that is flooded or saturated at some time during years of normal precipitation, and land that is not.
- B. The term "wetland" shall not include wetland habitat created by the presence of and associated with agricultural ponds and reservoirs where:
 1. The pond or reservoir was in fact constructed by a farmer or rancher for agricultural purposes; and
 2. There is no evidence (e.g., aerial photographs, historical survey, etc.) showing that wetland habitat pre-dated the existence of the pond or reservoir. Areas with drained hydric soils that are no longer capable of supporting hydrophytes shall not be considered wetlands; or

Wholesaling and Distribution (land use). –This land use consists of establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Includes such establishments as:

- agents, merchandise or commodity brokers, and commission merchants
- assemblers, buyers and associations engaged in the cooperative marketing of farm products
- merchant wholesalers
- stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment

Wild Animal Ranches (land use). –This land use consists of the keeping or raising of wild animals for commercial agricultural purposes.

Williamson Act. -Formally the California Land Conservation Act of 1965, this Act was designed as an incentive to retain prime agricultural land and open space in agricultural use, thereby slowing its conversion to urban and suburban development. -The program entails a 10-year contract between the County and an owner of land whereby the land is taxed on the basis of its agricultural use rather than the market value. -The land becomes subject to certain enforceable restrictions, and certain conditions need to be met prior to approval of an agreement.

Wind Energy Conversion System (WECS) (land use). -This land use consists of a wind turbine, windmill, or similar machine, which converts the kinetic energy in the wind into a usable form. -The WECS consists of all parts of the system, including the wind turbine tower and the transmission equipment.

Wind Testing Facility. Wind testing facilities are those facilities or structures that have been temporarily installed to measure wind speed and directions and collect other data relevant to siting WECS.

X. Definitions, "X." No definitions beginning with the letter "X" are used at this time.

Y. Definitions, "Y."

Yard. -An area between a lot line and a setback, unobstructed and unoccupied from the ground upward, except for projections permitted by this Development Code. -See Section ~~22.20.100~~20.60.045.4 (Setback Requirements and Exceptions) and Figure 8-7 (Setbacks).

1. **Front Yard.** -An area extending across the full width of the lot between the front lot line and the nearest line of the building.
2. **Rear Yard.** -An area extending the full width of the lot between a rear lot line and the nearest line of the building.
3. **Side Yard.** -An area extending from the front yard to the rear yard between the nearest side lot line and the nearest line of the building.
4. **Interior Yard.** An area between a lot line and the nearest line of the building that does not abut a street or right-of-way.

Z. Definitions, "Z."

Zoning Administrator. -The employee of the Marin County Community Development Agency appointed by the Board of Supervisors as Zoning Administrator, with duties and authority as described in Section 22.110.040 (Zoning Administrator).

~~**Zoning Code.** Articles I through V, and VII through VIII of this Development Code.~~

Zoning District. An area identified on the County Zoning Map within which certain uses of land and structures are permitted, and regulations are specified by this Development Code. The zoning districts established by this Development Code are described in Title 20 (Coastal Zoning Code), Sections 22.06.020 (Zoning Districts Established), and Article V (Coastal Zones—Permit Requirements and Development Standards).

Zoning Map. -The official map or maps of Marin County that identify the specific zoning districts located in the unincorporated areas of the County. -The Zoning Map is on file with the Marin County Community Development Agency.