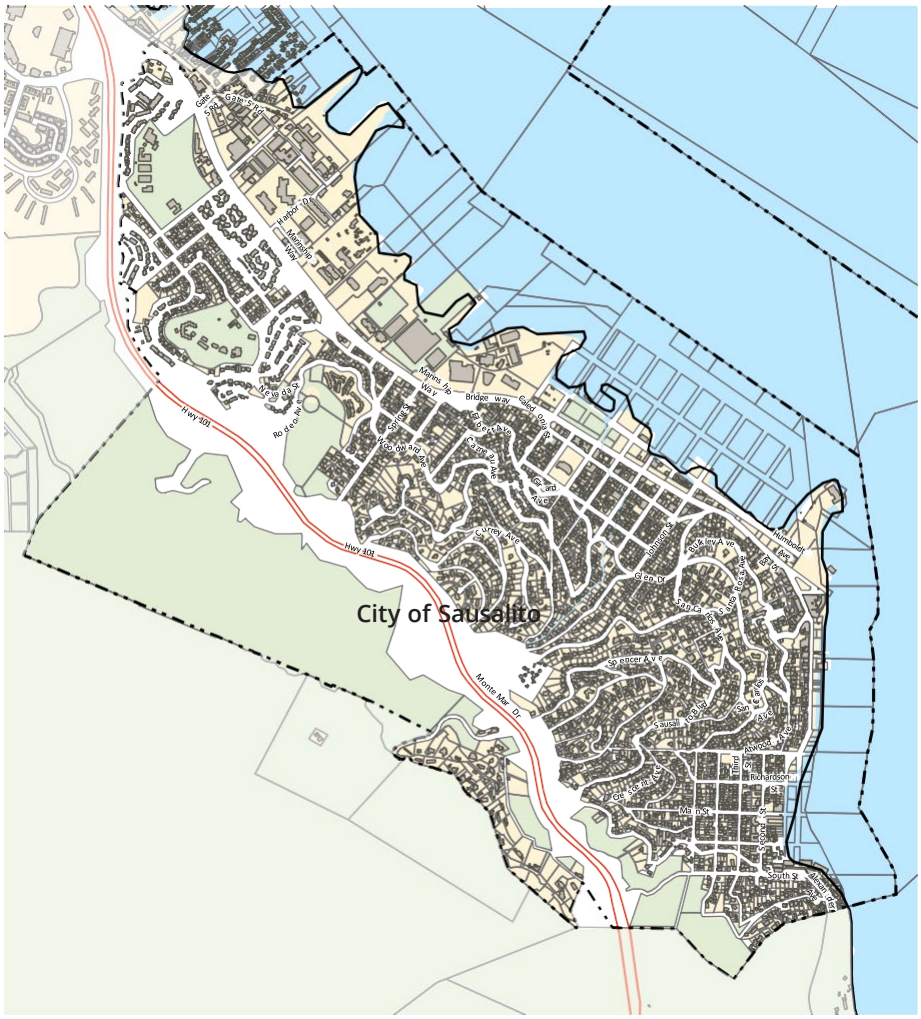
EXHIBIT B



Title 10A: Objective Design and Development Standards

Public Review Draft

Prepared for City of Sausalito

January 28, 2025

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Chapter 1: Introduction

Sections:

10A.01.010 Purpose

These Objective Design and Development Standards (ODDS) are established to:

- Provide clear, objective, and measurable standards for qualifying multi-family and residential mixed-use development throughout the City;
- Streamline the review of qualifying multi-family and residential mixed-use development projects to address housing needs of all income levels; and
- Maintain Sausalito's architectural quality and diversity.

10A.01.020 Applicability

1. **Alternative Permitting Pathway.** This title is intended as an optional alternative approval pathway for projects set forth in 10A.01.020 in lieu of the permitting process described in Title 10, Chapters 10.54, 10.58, 10.60, 10.68, and 11.12 which might apply to such projects.

   This Title 10A applies to Housing Development Projects (as defined in Gov. Code 65589.5) consisting of any of the following proposed in any zoning district or combining district which allows multifamily housing:

   A. Residential projects including two or more new multi-family dwelling units;

   B. Mixed-use projects consisting of two or more new multi-family dwelling units and nonresidential uses with at least two-thirds of the square footage designated for residential use; or

   C. Transitional housing or supportive housing.

   This Title 10A may also be used to approve additions or modifications to modifications to structures previously approved under the provisions of Title 10A (Objective Design and Development Standards).

2. **Non-Compliance with Objective Standards.** Projects that do not comply with all provisions of the ODDS and other objective standards of the Sausalito Municipal Code may seek review and approval pursuant to the City's development review processes as set forth in Title 10.

   Additions, remodels, commercial and other projects that do not result in construction of two or more new housing units will be permitted under Title 10.

3. **Mandatory Objective Standards for Specific Projects Submitted under State Law.** Compliance with these standards shall be mandatory for projects submitted pursuant to Gov. Code 65913.4, or under the Affordable Housing and High Road Jobs Act of 2022 (specifically, Government Code section 65912.114,or 65912.124 or successor statute).

10A.01.030 Relationship to Sausalito General Plan

Residential densities and floor area ratios established by the General Plan apply to all development projects subject to this Title.

10A.01.040 Relationship to Sausalito Municipal Code

1. These ODDS are additive to the requirements (e.g., building setbacks, accessory building standards, parking) of the zoning district or combining district in which a housing development project is proposed as set forth in the Sausalito Municipal Code Title 10 (Zoning) or any other provisions of the Sausalito Municipal Code.
2. Conflicts. Where the provisions of Title 10A conflict with other requirements of Title 10, the regulations of Title 10A shall prevail.
3. Nonconforming Situations. The standards of Chapter 10.62 (Nonconforming Uses and Structures) shall apply to all nonconforming situations.

10A.01.050 Administration

1. **Application Processing**. At time of filing a permit application, the applicant shall state whether project is to be processed using the ODDS of Title 10A or under the provisions of Title 10 including the permitting processes in Chapters 10.52, 10.54, 10.58, 10.60, 10.68, and 11.12. If the applicant elects to process the permit under the standards and procedures of Title 10, the project does not require compliance with the provisions of Title 10A.
2. **Pre-Application Requirements**. Any time prior to submitting a complete application, the applicant shall:
   A. Contact the Community Development Department to schedule and participate in a pre-application review with Staff.
   B. Verify compliance with the view preservation standards of Chapter 3 of this Title..

3. **Application Requirements**. A complete permit application shall include all the materials listed in SMC 10.54.060 and the materials below:

   A. Topographical map and boundary survey prepared by a licensed surveyor,

   B. Vicinity Map showing adjacent structures and their window locations,

   C. Documentation of outreach to neighbors (adjacent & across the street),

   D. Arborist Report which locates heritage trees as defined in Section 11.12.020, if any,

   E. Site plan with locations of staked building corners and story poles,

   F. Story poles location certification by a licensed surveyor or civil engineer, and

   G. Evidence of compliance with Section 10A.02.070 (View Protection Standards).

10A.01.060 Adjustments of Standards to Reach Allowable Floor Area Ratio

1. A project shall be allowed to develop with a floor area ratio as calculated in Section 10.40.040 of the Sausalito Municipal Code, notwithstanding other provisions of this Title 10A, which shall be adjusted as set forth in this section in the event that the provisions of this Title 10A would otherwise restrict the allowable floor area ratio.
2. The Applicant may reduce the development requirements of this Title 10A in accordance with those listed in Table 10A.01.060.A in any order or combination until the maximum floor area ratio as calculated in Section 10.40.040 of the Sausalito Municipal Code is attained.

Table 10A.01.060.A: Allowed Adjustments of Standards to Reach Allowed FAR

Development Standard	Applicable Code Section	Allowed Adjustment to Standard
Parking Lot Landscaping	Table 10A.02.040 (B)	Required landscaping may be reduced to 50% of the requirements in Table 10A.02.040.C
Main body width	10A.04.040 (3), 10A.04.050 (3), 10A.06.040 (3), 10A.07.040 (3)	May be increased to 125% of requirement in the code section until the project reaches the required setback.
Main body depth	10A.04.040 (3), 10A.04.050 (3), 10A.06.040 (3), 10A.07.040 (3)	
Wing width	10A.04.040 (3), 10A.04.050 (3), 10A.06.040 (3)	May be increased to 150% of requirement in the code section until the project reaches the required setback.
Wing depth	10A.04.040 (3), 10A.04.050 (3), 10A.06.040 (3)	
Wing offset from main body	10A.04.040 (3), 10A.04.050 (3), 10A.06.040 (3)	2' minimum
Private Open Space	10A.04.040 (6)	Single family building type: 225 sf minimum.
Front Garden depth	10A.05.040 (2)	12' minimum
Porch Projecting depth	10A.05.050 (2)	6' minimum
Porch Engaged distance between porch and sidewalk	10A.05.060 (2)	0'
Forecourt depth	10A.05.070 (2)	12' minimum
Front garage setback from street	10A.05.080 (2)	12' minimum

3. If after applying all of the revised standards set forth in Table 10A.01.060.A the floor area ratio of the project is still below the maximum floor area ratio allowed under SMC 10.40.040, the Applicant may further reduce adjust the standards shown in Table 10A.01.060.B in any order or combination only until the maximum floor area ratio is attained.

Table 10A.01.060.B: Second Tier of Allowed Adjustments of Standards to Reach Allowed FAR

Development Standard	Applicable Code Section	Allowed Adjustment to Standard
Iconic View encroachment	10A.03.040 (1) A	Maximum 8% obstruction
Water View encroachment	10A.03.040 (1) B	Maximum 15% obstruction
Vista View encroachment	10A.03.040 (1) C	Maximum 15% obstruction
Wing story limit	10A.04.040 (3), 10A.04.050 (3), 10A.06.040 (3)	Height allowed to equal that of Main body
Wing height limit to highest eave/parapet	10A.04.040 (3), 10A.04.050 (3), 10A.06.040 (3)	Height allowed to equal that of Main body
Building height within 15' of façade within Historic District	10A.06.050 (2) A	Building height within 12' of street-facing façade shall not exceed average height of Neighborhood Context buildings.

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Chapter 2: General Requirements

Sections:

10A.02.010 Purpose

This Chapter provides standards to ensure that new development accomplishes the following:

1. Makes a positive contribution to the development pattern of the area;
2. New or altered structures are compatible with the design and use of existing structures on neighboring properties;
3. Respects the existing conditions of neighboring properties; and
4. Does not adversely affect neighboring properties, with "adversely affect" meaning to impact in a substantial, negative manner the habitability of these properties.

10A.02.020 Screening

1. **Intent**. This Section provides standards for screening, fences, and walls for the protection of property, the enhancement of privacy, the attenuation of noise, and the improvement of the visual environment.
2. **Design Standards for Screening.** Except for wall- and ground-mounted equipment that is not visible from the public right-of-way or abutting lots, all equipment shall comply with the following:
   A. **Screening Height Maximums.** Screening shall not exceed the maximum heights identified in Table A 10A.02.020.A. (Maximum Screening Height).
   B. **Screening Height Measurement.** Screening height shall be measured as the vertical distance between the finished grade at the base of the screen and the top edge of the screen material.

Table 10A.02.020.A: Maximum Screening Height

Zone or Overlay	Item	Maximum Height Allowed in Setback Areas			
		Front	Side St.	Side	Rear
HOS	Fences	3' max.	3' max.	8' max.	8' max.
	Free Standing Walls	3' max.	3' max.	8' max. No	8' max. No
	Landscaping	4' max.	4' max.	max.	max.
R-2, R-2.5, R-3, CN, CC, CR		See SMC 10.40.090 (Permitted Projections into Required Setbacks)			

3. **Screening on Retaining Walls.** The total height of screens and the retaining walls they are mounted on or attached to shall not exceed eight feet.

4. **Mechanical Equipment Screening**

   A. The following mechanical equipment is exempt from screening:

      (1) Free-standing or roof-mounted solar equipment; and

      (2) Vents less than two feet in height.

   B. For new installation or relocation of existing mechanical equipment, the equipment shall be screened.

      (1) **Roof-Mounted Equipment.** Building parapets or other screening elements shall screen roof-mounted equipment.

         (a) New buildings shall be designed to provide a parapet or other architectural element that is as tall or taller than the highest point on any new mechanical equipment to be located on the roof of the building; and

         (b) For existing buildings with no parapet less than two feet in height, mechanical equipment shall be surrounded on all sides by a screen wall as tall as the highest point of the equipment. The wall shall be architecturally consistent with the building and match the existing building with paint, finish, and trim cap detail.

      (2) **Wall- and Ground-Mounted Equipment**

         (a) Equipment is allowed between front or side street facades and the street if located behind a screen wall as tall as the highest point of the equipment.

         (b) All screen devices shall be as high as the highest point of the equipment being screened.

         (c) Screening and fences shall be architecturally compatible and include matching paint, finish, and trim cap of the building.

5. **Barbed Wire and Razor Wire.** Barbed wire and razor wire screening are not allowed.

6. **Safety.** Fences, walls, and other screening and landscaping, whether provided in compliance with the provisions of this Subsection or provided in addition to those provisions, are subject to review by the City Engineer in the following areas to ensure that automobile visibility is maintained. As used in this Subsection, "point of intersection" is measured from the face of curb or if none, from the edge of pavement.

   A. Within 10 feet of the point of intersection.

      (1) A vehicular access way or driveway and a street; and/or

      (2) A vehicular access way or driveway and a sidewalk.

   B. Within 35 feet of the point of intersection of two or more vehicular access ways, including driveways, alleys, or streets.

10A.02.030 Landscaping and Lighting

1. **Intent.** This Section prescribes landscaping and lighting standards for protection and enhancement of the environmental and visual quality of the community, enhancement of privacy, and the control of dust.

2. **Required Landscaping.** The landscaping required by this Section shall be installed as part of the development or improvement(s) requiring the landscaping. Standards for landscaping in parking areas shall be in combination with Section 10A.02.040 (Parking and Loading).

   A. Landscaping materials as required by this Section, shall be included in the required setbacks and in the design of the selected building frontage type(s).

   B. Landscape materials shall be applied to the planting areas identified for streetscape frontage type(s).

3. **Design Standards**

   A. **Landscape Area.** A minimum percentage of a lot shall be landscaped in compliance with Table A (Landscape Area):

Table 10A.02.030.A: Landscape Area

Zone	Minimum percent of lot area composed of landscaped area	Minimum percent of setback area (1) composed of landscaped area
R-2, R-2-2.5	25%	70%
R-3	10%	50%
CC	Not required	Not required
CR, CN	10%	Not required
HOS Overlays 1, 2	10%	50%
(1) Setback area consists of minimum required building setback along front and side street up to 10 feet into the lot. Where the minimum is zero, Table A does not apply.		

   B. **Allowed Landscaping Materials**

      (1) Required landscaped areas shall be composed of trees, shrubs and groundcover, and shall exclude areas occupied by structures, hardscape, and pools, in compliance with the following minimum standards:

         (a) Trees shall be planted at 15-gallon size or larger;

         (b) Shrubs shall be planted at one-gallon size or larger;

         (c) Ground cover shall be planted at spacing of a minimum 12 inches on center;

         (d) Decorative nonliving landscaping materials including, but not limited to, sand, stone, or gravel may be used up to 10 percent of required landscape areas.

      (2) **Required Trees.** Where trees are missing along the front and/or side street of the subject property, trees of at least 15-gallon size, spaced no further than 35 feet apart on average, double-staked, shall be planted to maintain at least 36 inches clear for pedestrian access.

   C. **Species Selection**

      (1) Projects shall demonstrate compliance with Marin Municipal Water District water-efficient

landscaping requirements for new construction and rehabilitated landscape projects. For sites located in Very High Fire Hazard Severity Zone or the Wildland Urban Interface applicants should implement Vegetation Management Plan requirements of the Southern Marin Fire Protection District and consider or and recommended native and drought tolerant species identified in the "fire-smart" plant list provided by FireSafeMarin.

D. Existing Vegetation

(1) Each protected and heritage tree as defined in SMC 11.12.020.P that is removed shall be replaced on-site with a minimum of two (2) 24-inch box trees. Table B (Tree Species) below defines the tree types that qualify as eligible replacements.

Table 10A.02.030.B: Tree Species

Common Name	Botanical Name	Common Name	Botanical Name
Arroyo willow	*S. lasiolepis*	Shreve's oak	*Q. parvula var. shrevei*
Big-leaf maple	*Acer macrophyllum*	Oregon ash	*Fraxinus latifolia*
Bishop pine	*Pinus muricata*	Oregon oak	*Q. garryana*
Blue oak	*Q. douglasii*	Pacific madrone	*Arbutus menziesii*
Box elder	*A. negundo var. californicum*	Pacific yew	*Taxus brevifolia*
California bay	*Umbellularia californica*	Red alder	*A. rubra*
California black oak	*Q. kelloggii*	Red elderberry	*Sambucus racemosa*
California buckeye	*Aesculus californica*	Red willow	*S. laevigata*
California nutmeg	*Torreya californica*	Sargent cypress	*Cupressus sargentii*
Canyon live oak	*Q. chrysolepis*	Scouler's willow	*S. scouleriana*
Chaparral oak	*Q. wislizeni*	Service-berry	*Amelanchier lahensis*
Coast live oak	*Quercus agrifolia*	Shining willow	*S. lucida ssp. lasiandra*
Coast redwood	*Sequoia sempervirens*	Silk tassel	*Garrya elliptica*
Douglas-fir	*Pseudotsuga menziesii*	Sitka willow	*S. sitchensis*
Giant Chinquapin	*Castanopsis chrysophylla*	Tanbark oak	*Lithocarpus densiflorus*
Hawthorn	*Crataegus douglasii*	Valley oak	*Q. lobata*
Mountain-mahogany	*Cercocarpus betuloides*	Wax myrtle	*Myrica californica*
Narrow leaved willow	*Salix exigua*	White alder	*Alnus rhombifolia*

E. Retaining Walls

(1) Retaining walls within the front and/or side street setback(s) shall:

(a) Not exceed four feet in height as measured to the adjacent finished grade or sidewalk whichever is nearest;

(b) On uphill lots, include a landscape planter in front of the wall. The planter shall be at least 18 inches deep measured perpendicular to the wall; and/or

(2) Retaining walls along interior or rear lot lines that are beyond the front and/or side street setback(s) shall not exceed eight feet as measured to the adjacent finished grade.

F. Landscape Maintenance

(1) Root barriers are required on all trees planted within 10 feet of paved areas.

G. **Required Lighting.** Lighting shall be provided in compliance with the following:

(1) All parking lot lights shall be full cutoff luminaires, as certified by the manufacturer, with the light source directed downward and away from adjacent residences.

(2) Bollard lighting may be used to light walkways and other landscape shall cast its light downward.

(3) Internally illuminated fascia, wall, roof, awning or other building parts are prohibited.

(4) Uplighting of landscaping is prohibited.

10A.02.040 Parking and Loading

1. **Intent.** This Section prescribes standards for motor vehicle and bicycle parking areas, loading and access drives, and standards for reducing motor vehicle trips per capita to and from development. These standards are intended to ensure that new development accomplishes the following:

A. Is consistent with the intended physical character of walkable environments;

B. Provides bicycle parking to increase bicycle trips and reduce motor vehicle trips per capita; and

C. Provides landscaping in motor vehicle parking areas to enhance the environmental and visual quality of the community, enhance privacy, attenuate noise, and control dust.

2. **On-site Parking.** On-site parking is allowed in all zones and Overlays subject to the standards in this Section.

3. **General Vehicular Parking Standards**

A. **Sharing of Non-Residential Parking Required.** If on-site parking spaces for non-residential uses are provided, such spaces shall be made available for use by the general public during at least one of the following time periods:

(1) Monday through Friday, 8 AM to 5 PM; or

(2) Monday through Friday, 5 PM to 11 PM and all day on Saturday and Sunday.

4. **Number of Motor Vehicle Parking Spaces Required**

A. **Required Spaces.** The minimum number of parking spaces required for residential uses is regulated in SMC 10.40.110, except as provided in Table A Number of Motor Vehicle Parking Spaces Required):

Table 10A.02.040.A: Number of Motor Vehicle Parking Spaces Required	
Vehicular Spaces	
Residential Uses	
Studio or 1 Bedroom	1 min. per unit
2 or More Bedrooms	1.5 min. per unit
All Other Uses	See Section 10.40.110
Transit Priority Area (1)	See Section 10.50.115
Bicycle Spaces	
Long Term	1 min. per bedroom (incl. studios)
Short Term	1 per 10 bedrooms; min. 2 per project
(1) As defined in Government Code Section 65863.2.	

5. **Parking Spaces, Design and Layout**

A. **Access.** On-site parking areas shall be accessed per the following:

(1) Ingress to and egress from parking spaces shall be from an on-site aisle or driveway, directly from the front, side street, public alley, or rear lane.

(2) On-site loading space(s) is not required.

B. **Driveways**

(1) Access to Driveways

(a) Driveway access to and from developments of two or fewer dwelling units onto public streets shall be by forward or reverse motion of the vehicle;

(b) Driveway access to and from developments of three or more dwelling units onto public streets shall be by forward motion of the vehicle; and

(c) Minimum 20 feet separation required between driveways for all uses except developments of two or fewer dwelling units.

(2) Number of Driveways. Table B (Number of Driveways) specifies the maximum number of driveways for a parcel.

(3) Driveways shall be setback from lot lines as follows:

(a) For front access, minimum two feet from side lot lines; and/or

(b) For side street access, minimum five feet from the rear lot line; and/or

(c) Where driveway access is shared by abutting lots, Subsections (a) and (b) above do not apply; minimum two feet from building(s).

(4) Driveways shall extend to and include the area between the lot line and the edge of the street pavement.

(5) The design and construction of all on-site parking access drives shall be in compliance with Section 10.40.120 (Design and Improvement of Parking).

(6) See Southern Marin Fire Protection District Standards for additional access standards.

Table 10A.02.040.B: Number of Driveways

Lot Frontage (Corner Parcel Applies Same Requirements as Side Street)	Maximum Number of Driveways
Up to 150'	1
150' to 299'	2
Each additional 300' after 299'	1

C. **Parking Techniques.** In compliance with SMC 10.40.120, the following techniques may be applied individually or in combination:

(1) Tandem Parking. Parking spaces are arranged in a series up to three spaces. Tandem parking is allowed in all zones for all uses. Tandem parking spaces are allowed for residential uses only when designated for use by occupants of the same dwelling unit.

(2) Podium Parking. Parking spaces are located in an at-grade garage under the building except for the required ground floor habitable space. Occupiable space is along the edges of and/or above the garage level. The podium is not visible or exposed along the front and side street building facades.

(3) Subterranean Parking. Parking spaces are located below the adjacent finished grade of the building. The subterranean garage is allowed to be exposed up to 5 feet above the adjacent finished grade of the building.

(4) Stacked Parking System. Parking spaces are arranged in a system that provides two to three spaces in the horizontal area of one space. This type of system is within a podium parking garage.

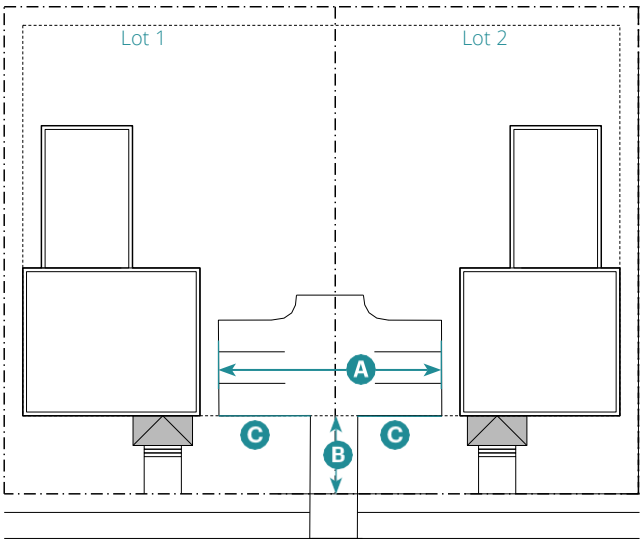
(a) Stacked parking spaces are allowed when designated for use by residents, except for parking designated for use by persons with disabilities.

(b) Mechanical lifts shall be accompanied by an on-site battery or electrical generator to provide sufficient power to clear the lift of all vehicles or shall be capable of manually clearing the lift without power.

(c) In parking systems that stack individual vehicles, each vehicle accommodated by the stacker counts as an individual parking space.

(5) Parking Court. Parking spaces in groupings of up to 20 covered or uncovered spaces accessed from the adjacent street/right-of-way. See Figure 1 (Parking Court(s).

Figure 10A.02.040.1: Parking Court(s)



Key			
_ _	Lot Line		
----	Building Setback Line		
A	Width 56' max.		
B	Parking Court Setback:	Small Parking Court (6 or fewer spaces) Large Parking Court (7 or more spaces)	15' min. if slope ≤ 10% 0' min. if > 10% For sites with slope exceeding 15%, behind front and/or side street facade per HOS building setbacks in Title 10.
C	Decorative Wall and Landscaping	36" max. height in compliance with Section 10A.02.030 (Landscaping and Lighting)	

D. **Space-Efficient Parking.** Space-efficient parking is parking in which vehicles are stored and accessed by mechanical stackers, lifts or tandem spaces. Parking spaces may be space efficient as described below, except for spaces required and specifically designated for persons with disabilities unless designed in compliance with the Americans with Disabilities Act. Space-efficient parking is allowed in all zones of Title 10 (Zoning) consistent with the requirements in SMC 10.40.120 (Design and Improvement of Parking).

(1) **Residential Parking.** Tandem parking spaces must be assigned to the same unit as the parking stall blocking access to the drive aisle.

(2) **Non-Residential and Mixed-Use Parking.** Non-residential tandem parking spaces and/or

mechanical stackers are allowed for parking spaces designated for and utilized by employees.

Non-residential tandem parking and/or mechanical stackers are not allowed for use by the general public.

(3) **Design**

(a) Screening of Mechanical Parking. All mechanical stacker parking shall be screened or enclosed to preclude visibility from the public right-of-way or any sidewalk except for views from a required garage ingress or egress.

i. Screening Location. Except for required ingress and egress, mechanical parking systems shall be screened on all sides. Mechanical parking systems located on surface parking lots, except for required ingress and egress, shall be fully enclosed.

ii. Screening Height. Screening for mechanical parking systems shall be as tall as the highest point of the mechanical equipment and the vehicles contained on and within the mechanical equipment. The height of any screening shall not exceed the height of the principal building on the subject parcel.

iii. Screening Materials. Screening materials shall be of sufficient opacity to eliminate the visibility of mechanical equipment and vehicles from adjacent parcels or public rights-of-way.

iv. Noise Attenuation. See SMC 12.16 for requirements.

(b) Signage. Parking spaces shall have signage clarifying operations of the spaces to users.

(4) **Operations**

(a) Tandem Parking Access. Tandem parking shall not require more than 1 car to move under its own power to access the desired parking space.

(b) Queuing. Space-efficient parking systems shall not result in queuing into any public right-of-way.

(c) Generator. Automated parking structures shall be equipped with an on-site generator with sufficient capacity to store and retrieve cars if or when the electrical power is down.

(d) Manual Override. Mechanical stacker lifts shall provide manual override capability to access or remove cars from the parking lift in the event of a power outage.

E. **Identification as to Purpose and Location.** On-site parking areas of four or more spaces shall include painted lines, wheel stops, or other methods of identifying individual parking spaces and loading areas, while distinguishing such spaces from aisle and other circulation features.

F. **Materials**

(1) All on-site parking areas and driveways shall be surfaced only with materials identified in Section 10.40.120 (Design and Improvement of Parking).

(2) Parking area surfacing materials shall consist of the following materials, in compliance with Southern Marin Fire Protection District Standards.

(3) Impervious areas greater than 5,000 sq. ft. per site including driveways and structures shall incorporate a minimum of 4% of impervious area.

G. **Landscaping.** The landscaping standards identified in Table C (Required Parking Lot Landscaping) shall be applied with the standards of Subsection 10A.02.020 (Screening) and Subsection 10A.02.030 (Landscaping and Lighting).

(1) Parking and loading areas shall be screened from adjacent residential zones by a six foot wall, fence, or evergreen.

(2) Landscaping areas shall integrate stormwater management features as identified in Title 11, Chapter 17 (Urban Runoff Pollution Prevention).

(3) For portions of parking areas covered by photo-voltaic solar collectors that also function as shade structures, the minimum standard for trees as required under Table C (below) does not apply.

Table 10A.02.040.C: Required Parking Lot Landscaping

Number of Parking Spaces	Percent of Gross Parking Area Required to be Landscaped
10 or fewer	None
11 to 20	5' min. wide planter along property line
21 to 50	5%; 5' min. wide planter between every 5 spaces, property line, and building(s)
51 and over	10%; 5' min. wide planter between every 5 spaces, property line, and building(s)
General Landscaping	
Required Border	6" high curb or equivalent
Car Overhangs	Shall be prevented by wheel stops
Required Quantity	1 tree per every 10 parking spaces, beginning at 11 total spaces
Tree Well Size (1)	10' min.
Tree Can Size	15 gallon min.
Tree Box Size	20% of required trees shall be 24" min.
Tree Caliper	1" min.
Tree Height at Installation	7' min. vertical clearance
Location	Evenly spaced throughout parking lot to provide uniform shade
(1) Any vehicle overhang requires the minimum planter area width to be expanded by an equivalent dimension.	

H. **Location**

(1) Location of on-site parking is regulated by the required setbacks in SMC 10.40.120 (Design and Improvement of Parking) of the zone and the following:

(a) Parking lots with 11-20 spaces shall be separated at least by five feet from buildings to make room for a sidewalk, landscaping, and/or other planting between the building and the parking area;

(b) Parking lots with more than 20 spaces shall be separated by at least 12 feet from buildings to make room for a sidewalk, landscaping, and other planting between the building and the parking area; and

(c) The required separation may be eliminated to the rear of buildings in areas designed for unloading and loading of materials.

I. **Size of Parking Lot.** Parking lots larger than 10,000 square feet in size shall be broken down into smaller parking areas with planted landscape areas with a minimum width of 15 feet between them to minimize the perceived scale of the total field of stalls.

10A.02.050 Streetscape Frontage

1. **Intent.** Streetscape frontage types provide a coordinated approach to design standards for the area between each lot's building frontage(s) and the adjoining right-of-way or private driveway easement. Streetscape frontage types consist of planters, walkways, curbs, planters, and planting, as illustrated in Table B (Streetscape Frontage Types Overview).

2. **Required Improvements.** The streetscape frontage along the lot(s) shall be improved per Table A (Required Improvements).

Table 10A.02.050.A: Required Improvements

Required Improvements	Infill Lot on Existing Block
a. **Sidewalk.**Add missing segment(s) along abutting front and/or side street.	R
b. **Sidewalk.**Repair along abutting front and/or side street in compliance with ADA and CBC standards.	R
c. **Trees.** Along front and/or side street of the subject property, trees of at least 15-gallon size, spaced no further than 35 feet apart, double-staked, shall be planted where missing, and shall be planted to maintain at least 36 inches of pedestrian access.	R

3. **Design Standards for Streetscape Frontages.** Streetscape frontages shall be designed and maintained in compliance with the following standards:

   A. The required elements are identified in and shall be configured according to Table C (Streetscape Frontage Assemblies) in compliance with Sausalito Public Works standards.

   B. Planting and landscape selection shall be consistent with Section 10A.02.030.C.

Table 10A.02.050.B: Streetscape Frontage Types Overview

Table B (Streetscape Frontage Types Overview) provides an overview of the allowed streetscape frontage types in or abutting each zone.

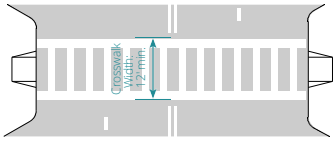
	Specific Standards	Allowed in ot Abutting
Street	10A.02.050.C.1	R-2, R-2-2.5, R3
Mixed-Use Street	10A.02.050.C.2	CC, CN, CR, HOS

4. **Pedestrian Crossings**

   A. **Curb Ramps.** Perpendicular corner curb ramps with a separate ramp installed in each direction are required.

   B. **Crosswalks.** If the Development includes new streets, crosswalks shall be designed per the City's applicable standards and applicable State guidelines and standards.

      (1) Standard Crosswalk.



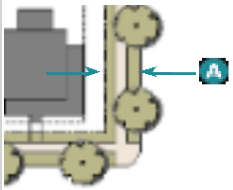
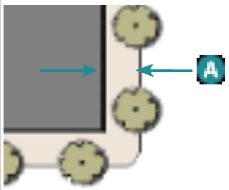
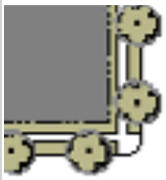
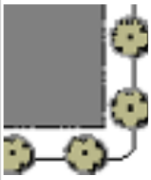
5. **Allowed Streetscape Frontage Types**

   A. **Street.** The Street Frontage includes raised curbs drained by inlets with sidewalks separated from vehicular lanes by individual or continuous planters. Landscaping consists of street trees of a single or alternating species aligned and spaced at 35' intervals on average.

   B. **Mixed-Use Street.** The Mixed-Use Street Frontage includes raised curbs drained by inlets with very wide sidewalks along both sides separated from the vehicular lanes by individual tree wells with grates. Landscaping consists of a single tree species aligned and spaced at 35' intervals on average.

Table 10A.02.050.C: Streetscape Frontage

Table C (Streetscape Frontage Assemblies) identifies the required elements and dimensions of each streetscape frontage type.

	Street 10A.02.050.C.1	Mixed-Use Street 10A.02.050.C.2
		
Assembly. The type and dimension of curbs, walkways, and planters.		
Total Width	A 11' min. (1)	A 16' min. (1)
Note: See below for required elements of each assembly.		
a. **Walkway.** The pavement dedicated exclusively to pedestrian activity.		
i. Type	Walkway	Walkway
ii. Width	6' min.	12' min.
Note: Placement of curb ramps shall match the desired path of pedestrian travel. See Caltrans Basic Design Policies for curb		
b. **Planter.** The area that accommodates street trees and other landscaping.		
Arrangement	Regular	Regular
Types	Planting Strips along curb edge and R.O.W. edge	Tree Wells (must be located between walkway and curb)
Width	5' min.	4' min.
(1) For infill parcels that cannot meet the minimum, sidewalk and planter width and configuration shall match that of the abutting lot on both sides.		

Key	R = Required	X = Not Required

10A.02.060 Privacy

1. **Intent**. These standards are designed to provide privacy between primary indoor and outdoor living spaces of buildings on each side of a property. Windows and glazed openings, plus landings, balconies, decks, terraces, or patios larger than 20 square feet in R-2, R-2-2.5, and R-3 districts are subject to these standards. The intent is to avoid direct views into primary indoor and outdoor living spaces from adjacent properties.

   Setback dimensions noted in the standards below do not pertain to the location or size of buildings, but to the location of glazed openings and outdoor living spaces exceeding 20 square feet in area.

2. **Standards**:

   A. Windows and glazed openings, plus outdoor living spaces such as landings, balconies, decks, and terraces greater than 20 square feet in area when placed closer than 20 feet from adjacent property lines shall comply with one or more of the following conditions:

      (1) Be offset at a 45-degree angle between the closest edge of windows or outdoor landings, balconies, decks, terraces, and patios on the adjacent property, to the closest edge of windows or outdoor landings, balconies, decks, terraces, and patios on the proposed property as illustrated in Figure 10A.02.060.1.

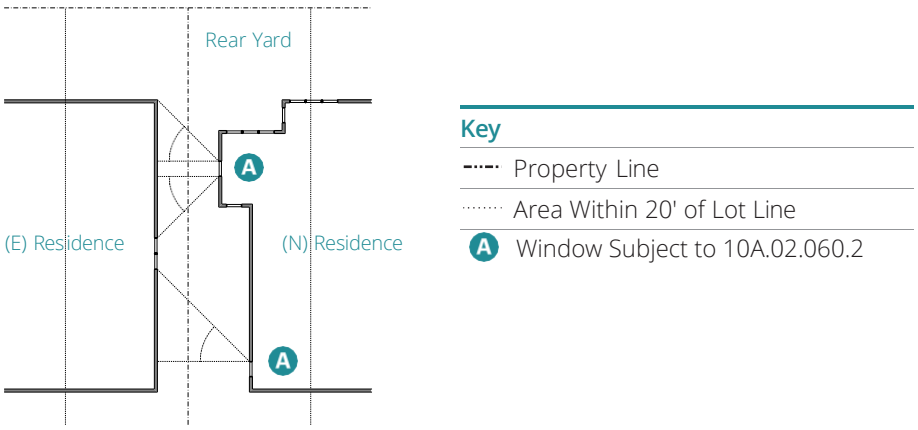
      (2) Be clerestory windows having a minimum sill height of 6 feet above the walking surface.

      (3) Be glazed with translucent glass or glass block. Reflective glass is prohibited.

      (4) Be concealed behind a permanent screen, an opaque panel, or fixed louvers.

   B. Windows and glazed openings, plus outdoor living spaces such as landings, balconies, decks, terraces, and patios greater than 20 square feet in area when placed closer than 20 feet from adjacent property lines that have direct downward views into primary indoor and outdoor living spaces on adjacent properties shall have a minimum windowsill height, or a solid or translucent panel or guardrail height of 36" above the walking surface, or they shall be protected by landscaping per standard 2(A)(5) above.

Figure 10A.02.060.1: Privacy along Interior Property Line



Chapter 3: Public and Private View Preservation Standards

Sections:

10A.03.010 Purpose

These standards are designed to provide objective criteria to limit the extent to which new development obstructs pre-development views of designated scenic resources from private and public viewpoints.

10A.03.020 Definitions

1. A Viewshed Analysis Tool is a system that is certified by the Sausalito Community Development Department to provide viewshed analysis and reports in compliance with the requirements of this title 10A. A description of how a Viewshed Analysis Tool will determine a view obstruction is provided in Appendix A.
2. Viewshed Analysis is an analysis using a Viewshed Analysis Tool for development projects to which this title applies to show compliance with the objective standards set forth in subdivision 4 of this section 10A.03.080.
3. Iconic Views are views of the Golden Gate Bridge, Angel Island, San Francisco Skyline, Bay Bridge, Raccoon Strait, and Mount Tamalpais defined as follows:
    A. Golden Gate Bridge is the area between Latitudes 37.8101 and 37.8296 and Longitudes -122.4773 and -122.4798 and extending 200 feet above the highest point of the bridge.
    B. Angel Island is the area between Latitudes 37.88529 and 37.8609 and Longitudes -122.4192 and -122.4462 and extending 200 feet above the highest point of the island.
    C. San Francisco Skyline is the area between Latitudes 37.7883 and 37.7824 and Longitudes -122.3863 and -122.4143 and extending 200 feet above the highest point of the skyline at the time the Viewshed Analysis is conducted.
    D. Bay Bridge is the area between Latitudes 37.7903 and 37.80796 and Longitudes -122.3865 and -122.3676 and extending 200 feet above the highest point of the bridge.
    E. Raccoon Strait is the area between Latitudes 37.8682 and 37.8622 and Longitudes -122.4391 and -122.4582 and extending 500 feet above sea level.
    F. Mount Tamalpais is the area between Latitudes 37.9383 and 37.9147 and Longitudes -122.569 and -122.6101 and extending 200 feet above the highest point of the mountain.

4. View: One or more features included in Iconic Views or Water Views.
5. A Viewshed is the total area of terrain that is visible from an Observer Point. To generate a Viewshed, a line of sight is calculated between the observer point and each cell in the DSM, an Elevation Profile is generated for that Line of Sight, and the Visibility of the cell is determined. The output is a new grid of cells marked as "visible" (e.g., 1) or "not visible" (e.g., 0), allowing precise visibility analysis across the terrain.
6. Water Views are views of the Pacific Ocean, San Francisco Bay and Richardson Bay as delineated on the applicable United States Geological Survey (USGS) San Francisco North Quadrangle and Point Bonita 7.5 minute series topographic maps.
7. Private Viewpoints include all residential structures classified by the Marin County Accessor as containing "living space" on private land existing in the city of Sausalito. Garages and accessory buildings are not included.
8. Public Viewpoints are latitude, longitude and elevation coordinates of the locations listed in Appendix B. To calculate the elevation of the observer point for Public Views sixty-six (66) inches shall be added to the elevation coordinate of the Public View.
9. New Development is a project that is proposed by an applicant which would be subject to this regulation and other provisions of Title 10A.
10. New Development Model is a digital model of a New Development supplied by the applicant that is dimensionally accurate and geolocated and provided in a format accepted by the City.
11. Potentially Impacted Location(s) are Public or Private Viewpoints within the visibility of a New Development with an elevation below 150% of the height of the New Development.
12. A Digital Surface Model (DSM) is a model of a section of the earth's surface that is represented by of a grid of cells (pixels) where each cell holds a value representing the elevation of the corresponding location on the ground plus the height of any surface structures, including buildings. In the case of the San Francisco Bay, Richardson Bay, and the Pacific Ocean, the DSM for the water area shall be defined by the shoreline profile using the same units as the land-based DSM and an assumption of zero elevation for the water surface rather than using individual grid points for water area.
13. DSM Resolution is the physical size that each pixel represents. A compliant viewshed shall use a DSM Resolution of a of 15 square centimeters or less per cell. In the case of water bodies, the shoreline profile coordinates shall reflect the values that would result as if a continuous grid had been placed across the entire surface such that subtracting the far shore coordinate from the nearshore would result in an accurate measure of distance and equal the results had it been a continuous grid.
14. A Line of Sight is the straight path between an observer point and a target point that is used to determine whether the view is obstructed by terrain or vegetations in between. If no obstructions exist along this path, the target is considered visible; otherwise, it is not.
15. An Elevation Profile is a two-dimensional cross section of the terrain underneath a line of sight. The elevation profile is created by determining which cells in the DSM fall beneath the line of sight and then using the elevation values of those cells to generate a profile of the terrain beneath the line of sight.
16. Visibility is determined by calculating whether the elevation profile between the observer point and the target point obstructs the line of sight between them. If the elevation profile does not obstruct the line of sight, the target is determined to be visible; otherwise, it is not.

17. Observer Point: The exact location from which visibility is assessed in a viewshed analysis. This is the origin in a line-of-sight analysis.
18. Target Point: The exact location to which visibility is assessed in a viewshed analysis. This is the destination in a line-of-sight analysis.
19. Terrain: The natural or built surface features of the landscape, including landforms, buildings, and vegetation, represented by the Digital Surface Model (DSM) for visibility analysis.
20. View Bearing Lines: A line representing the range of directions from which a specific view is potentially visible as follows:
    A. San Francisco and Richardson Bay Bearing Line: 321 degrees from North (Iconic Views 3.B-E)
    B. Golden Gate View Bearing Line: 90 degrees from North Iconic View 3.A

10A.03.030 Procedure

All applications for approval of development projects to which this title applies must provide a Viewshed Analysis and report in a CDD-certified format using CDD-certified compliance software showing compliance with the objective standards set forth in subdivision 4 of this section 10A.03.080.

10A.03.040 Standards

1. Maximum view obstruction.
    A. New Development shall not obstruct any Iconic View from any Private Viewpoint or Public Viewpoint by a difference of more than 5% from existing pre-development conditions as determined by the Viewshed Analysis for the development.
    B. New Development shall not obstruct any Water View from any Private Viewpoint or Public Viewpoint by a difference of more than 10% from existing pre-development conditions, as determined by the Viewshed Analysis for the development.

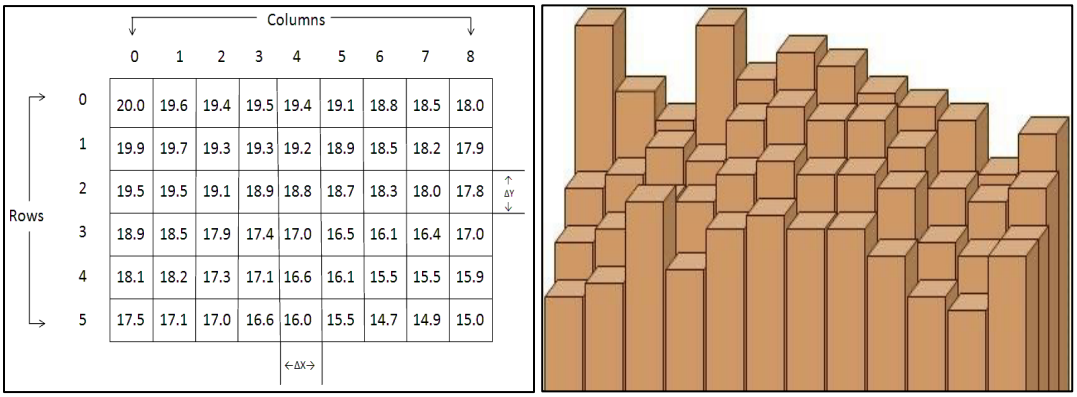
+

Appendix A Description of a Viewshed and Methodology for Analysis

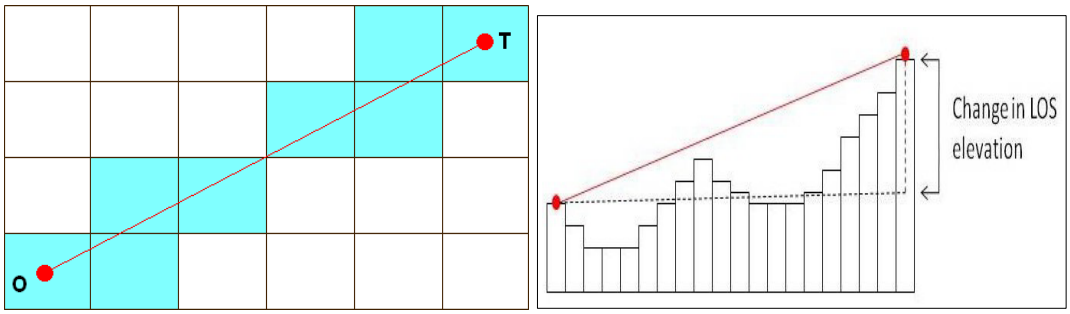
Description of a Viewshed and Methodology for Analysis

1. In the field of Geographic Information Systems, a viewshed is defined as the total area that is visible from an observation point. Software can be used to able to determine what areas of terrain are visible from an observation point. The image below is an example of a viewshed analysis built using the ArcGIS Pro software package to differentiate the visible area (in green) from the non- visible area (in pink) for an observation point (marked in light blue) located in Sausalito, California.

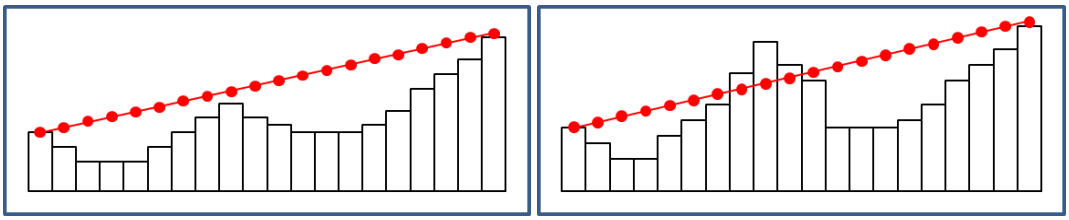
2. To determine the viewshed, software shall use a digital surface model (DSM) which is a grid-based digital representation of the earth's surface including features such as buildings or trees. A DSM consists of numerous grid cells which contain the elevation above sea level for the terrain contained in the cell, including the height of buildings and other surface features. The resolution of the DSM will determine the number of square units of terrain each grid cell represents. In the case of Viewshed Analysis this resolution is a minimum of 15 square centimeters. The images below illustrate the grid cells of a DSM and each cell's elevation value while on the right is a three-dimensional representation of the varying elevation of the earth's surface covered by the DSM.



3. To determine which areas are visible, a line of sight is used, which is the line connecting an observation point and a target point. A terrain profile, which is a two-dimensional cross section of the terrain, is extracted from the DSM by sampling the grid cells that fall beneath the line of sight. The images below illustrate one means of selection of the grid cells between an observer and a target (left) and the line of sight above the terrain profile (right).



4. When the line of sight is compared to the terrain profile, the visibility of the target can be determined. If the line of sight remains above the terrain profile, then the target is determined to be visible. If the terrain rises above the line of sight, however, then the view of the target is blocked.



5. To calculate the viewshed, the viewhed software repeats the process of creating a line of sight and determining visibility for each grid cell in the DSM. The result is a map showing areas which are visible to the observer and which areas are not. Viewsheds can have various extents. They can be determined for a specific terrain profile (below left), for a 360-degree panorama (center) or for a dome-like area (right).

Potentially Impacted Locations

To identify Potentially Impacted Locations, the Viewshed Analysis software shall apply the following steps.

1. Import a New Development Model which is a dimensionally accurate geo-located model of a new project as provided by project developer and incorporate its data into the DSM that represents the existing, pre-development conditions as if it was an existing structure.

2. Perform a Viewshed analysis for the New Development Model to determine those Private and Public Viewpoints within its Visibility, excluding properties located completely to the east of the San Francisco and Richardson Bay Bearing Line or the south of the Golden Gate Bridge Bearing Line fitted through the centroid of the New Development Model and any private property with an elevation above 150% of the height of the developer model.

3. For each Potentially Impacted Location, the Viewshed Analysis software shall establish a set of Observer Points from which a Viewshed Analysis for the Potentially Impacted Location shall be completed using the following parameters.

    A. On each private building these Observer Points shall consist of Observer Points intended to represent a proxy for the View available at the location. These Observer Points shall be placed only on the exterior walls of the Private Viewpoint where such walls are oriented towards the applicable View calculated as follows:

        - For each View the building shall be bisected by placing the applicable View Bearing Line through the centroid of the building.
        - Only those wall sections forwards of the View Bearing Line for that applicable line shall be included for Observer Point placement.

    B. The viewshed calculated from each point shall be combined into a simple composite viewshed combining the data from all points.

    C. For Public Views the observer point shall be the coordinates listed in Appendix B adding 66" to the elevation.

Once Potential Impacted Properties are identified, the Viewshed Analysis software shall use the following method to calculate a New Development's obstruction of Iconic and Water Views.

1. To establish the baseline, or pre-development, condition of a View, the Viewshed Analysis software shall project lines of sight from each observer point on a Potentially Impacted Location to all grid cells in the DSM that are included in the View.

2. For a DSM grid cell in the View baseline to be considered visible from the observer point, the line of sight must remain above the height of the proposed development. If the proposed development obstructs the line of sight, that grid cell is determined to not be visible from the observer point.

3. After establishing the View baseline, the Viewshed Analysis Software shall calculate the post development View. Using a Developer Project, ViewSync will calculate, separately for each View, the percentage of unobstructed lines of sight in the baseline condition that reach the View that would be obstructed by construction of the proposed development. For each Potentially Impacted Location, the Viewshed Analysis Software shall subtract the post development View from the baseline View and determine the percentage reduction of view, if any. This percentage shall not exceed the standards set forth in subdivision 4.

Appendix B Public Viewpoints

Name	Latitude	Longitude	Elevation
Excelsior - Bridgeway Stairway	37.855955	-122.479746	17.80
Valley Street Vista	37.848070	-122.480993	40.62
Head of Bee Street	37.859398	-122.489751	55.41
Head of Locust Street	37.858506	-122.487991	56.77
Princess Street Stairs Stone Bench	37.854535	-122.480407	60.57
Head of Turney Street	37.857440	-122.487642	63.07
Head of Pine Street	37.857128	-122.486699	68.41
Head of Litho Street	37.858958	-122.488862	91.42
Head of Napa Street	37.859734	-122.490701	94.90
Top of North Street - Bridgeway Stairs	37.850836	-122.480078	96.82
Excelsior Lane Vista	37.855515	-122.480749	97.56
Head of Easterby Street	37.860297	-122.495013	97.87
Ebbtide Vista	37.871154	-122.504773	100.85
Angel Island Vista from Bulkley	37.854004	-122.480021	103.98
Head of Johnson Street	37.856367	-122.486066	113.06
Santa Rosa Vista	37.857059	-122.481834	118.96
Poet's Corner Bench	37.852680	-122.479933	138.24
Head of Richardson Street	37.849896	-122.483415	147.23
Southview Park	37.850650	-122.482138	147.67
Mary Ann Sears Park	37.856963	-122.483094	159.80
Head of Spring Street	37.858994	-122.497410	164.14
Harrison - Excelsior Vista	37.855055	-122.481698	167.96
Head of Main Street	37.848957	-122.485970	189.94
Sacramento Way at Sunshine	37.851799	-122.482362	281.20
Miller - Excelsior Vista	37.854343	-122.483538	294.06
Cypress Ridge Open Space	37.861552	-122.498975	294.11
Head of Cooper Lane	37.852891	-122.482566	315.28
Currey Street Vista	37.857428	-122.490798	323.92
Cable Roadway Stairs at Sausalito Blvd	37.850883	-122.485465	333.46
Head of Sausalito Blvd - Sacramento Way Staircase	37.852298	-122.483162	333.50

Chapter 4: Building Type Standards

Sections:

10A.04.010 Purpose

This Chapter provides the standards for development of individual building types to offer housing choices and affordable housing opportunities, and incubate small businesses as amenities within walkable neighborhoods.

10A.04.020 Building Types

1. Building types are used to articulate size, scale, and intensity according to the intent of each zone or Overlay.
2. The standards for each building type are set in each zone to generate pedestrian-oriented buildings.
3. Certain building types have additional standards to further refine the type for its context
4. On-site open space. The standards identify only the required type (private or common) and amount. For example, if the type only has standards for private open space, common open space is not required for that building type. The identified amount is for the entire building unless specified otherwise.
5. Parking may be designed as tuck-under, detached garage(s), podium or subterranean, in compliance with the zone or Overlay standards for parking placement.
6. Wings are allowed for certain building types to allow an increase in building square footage without increasing the maximum allowed footprint of the main body.
    A. Wings are required to be smaller in footprint, one story less and 10 feet less to highest eave/parapet than the main body to visually reduce the overall size of a building.
    B. The building type standards specify the amount that wings are required to be offset from the main body so that their facades are not aligned.
    C. Wing offset from Main Body required on all facades.
7. Individual designs may vary from the diagrams for each building type in compliance with the standards of this Chapter and density and FAR limits.

10A.04.030 Overview of Building Types

Table A (Allowed Building Types) provides an overview of the allowed building types in each zone or Overlay. The names of the building types are not intended to limit uses within a building type as permitted under Title 10 (Zoning) of the Sausalito Municipal Code.

Table 10A.04.030.A: Allowed Building Types

		Zones			Overlay
	Specific Standards	R-2, R-2-2.5	R-3	CC, CN, CR	HOS
House	10A.04.040	P	P	X	X
Duplex	10A.04.050	P	P	X	X
Multiplex	10A.04.060	X	P	X	P (1)
Main Street Building	10A.04.070	X	X	P	P (2)
(1) Not allowed in CC, CN, CR					
(2) Not allowed in R-2, R-2-2.5					

Key P = Allowed X = Not Allowed

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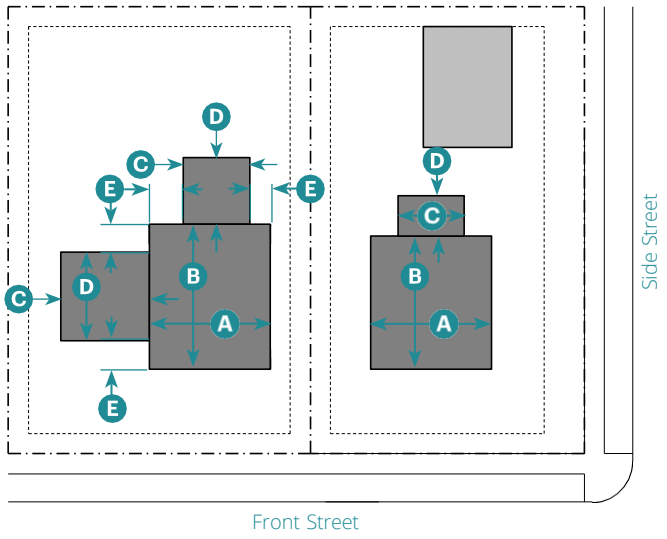
10A.04.040 House

Example of Houses

General Note: Photos on this page are illustrative, not regulatory.

1. Description	
A small-to-medium-sized, detached building with one unit, a rear yard, and located within a low-intensity, walkable neighborhood.	
2. Number of Units	
Units per Building	1 max., not including ADUs as allowed by State law.

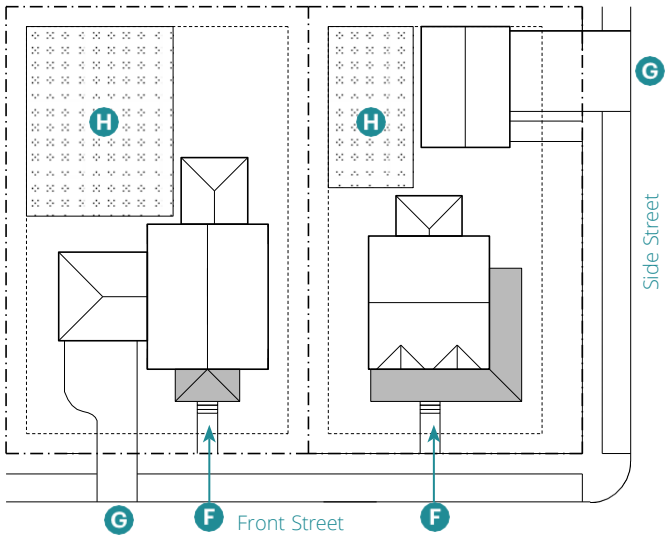
Alley access required if alley exists



Key

Property Line
Setback Line
Building
Building

Alley access required if alley exists



Key

Property Line
Building Setback Line
Building Frontage Type
Private Open Space

3. Building Size and Massing	
Main Body	
Width	36' max. A
Depth	48' max. B
Wing(s) (1) (2)	
Width	20' max. C
Depth	20' max. D
Separation between Wings	15' min.
Offset from Main Body	5' min. E
(1) In compliance with building setbacks of the underlying zone	
(2) Height is limited to 1 story less than main body and 10' less	

4. Pedestrian Access	
Main Entrance Location of Primary Building	Front Street F
5. Vehicle Access and Parking	
Driveway and parking location shall comply with standards of the underlying zone or Overlay. G	
Parking may be covered, uncovered, or in a garage.	
6. Open Space	
Private Open Space	
Area	300 sf min. H
Required setbacks count toward open space on lots with an average slope exceeding 10%.	

10A.04.050 Duplex

Example of Duplex Side-by-Side

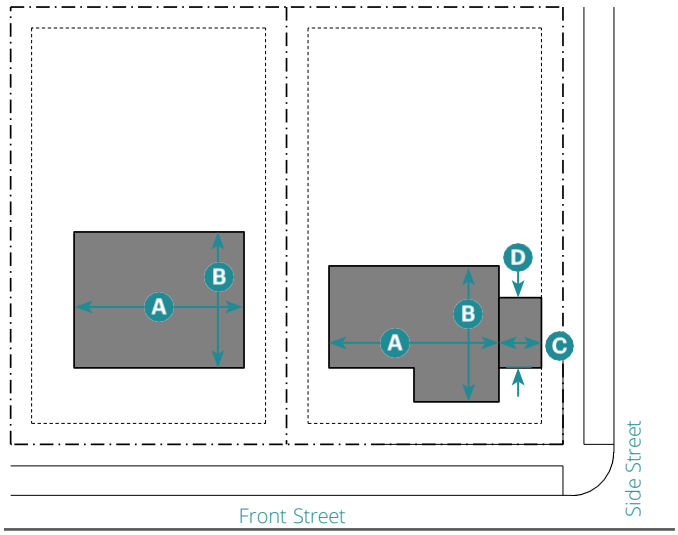
Example of Duplex Side-by-Side

General Note: Photos on this page are illustrative, not regulatory.

1. Description
A small-to-medium-sized, detached building with a rear yard. The building consists of two units within a single building massing. The type has the appearance of a medium-to-large, single-unit house and is scaled to fit within lower-intensity neighborhoods.

2. Number of Units	
Units per Building	2 max., not including ADUs as allowed by State law.

Alley access required if alley exists



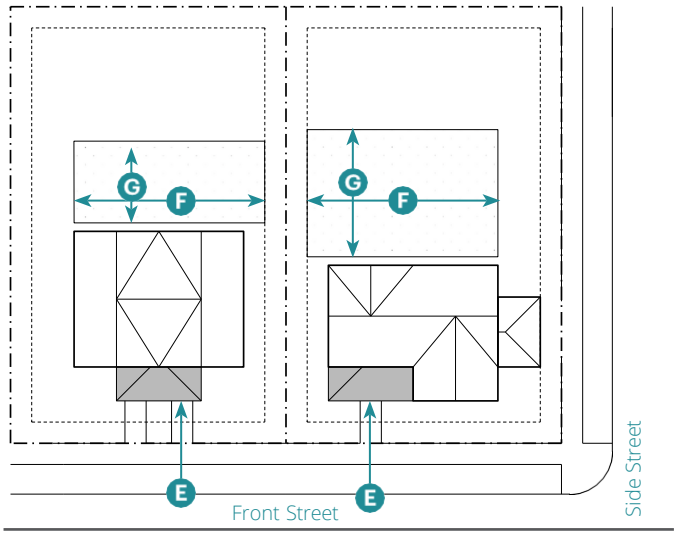
Key

Property Line

Building Setback Line

Building

Alley access required if alley exists



Key

Property Line

Building Setback Line

Building Frontage Type

Private Open Space

3. Building Size and Massing		
Main Body		
Width	48' max.	A
Depth	48' max.	B
Wing(s) (1) (2)		
Width	15' max.	C
Depth	24' max.	D
Separation between Wings on Same Facade	15' min.	
Offset from Main Body	5' min.	
Massing Types		
Narrow Box	Subsection 10A.04.080.B.1	
Wide Bar	Subsection 10A.04.080.B.2	
L Courtyard	Subsection 10A.04.080.B.3	
Wide Forecourt	Subsection 10A.04.080.B.5	
(1) In compliance with building setbacks of the underlying zone or Overlay, except for massing requirements for buildings longer than 40 feet.		
(2) Height is limited to 1 story less to highest eave/parapet.		

4. Pedestrian Access		
Main Entrance Location of Primary Building	Front Street (3)	E
Each unit shall have an entry facing the street on or within 15' of the front facade.		
(3) On corner lots, each unit shall front a different street.		

5. Vehicle Access and Parking
Driveway and parking location shall comply with standards of the underlying zone or Overlay.
Parking may be covered, uncovered, or in a garage.

6. Open Space		
Common Open Space		
Width	15' min.	F
Depth	15' min.	G
Required setbacks count toward open space on lots with an average slope exceeding 10%.		

10A.04.060 Multiplex

Example of Multiplex

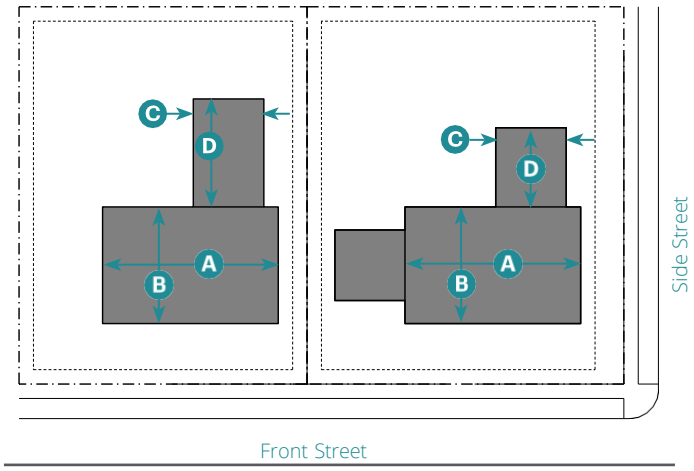
Example of Multiplex

General Note: Photos on this page are illustrative, not regulatory.

1. Description
A medium to large sized, detached building that consists of multiple side-by-side and/or stacked units, typically with one
Synonym: Mansion Apartment

2. Number of Units			
	R-3	CC, CN,	HOS
Units per Building	8	12 max.	No max. (1)
(1) In compliance with the maximum allowed density, not including ADUs as allowed by State law.			

Alley access required if alley exists



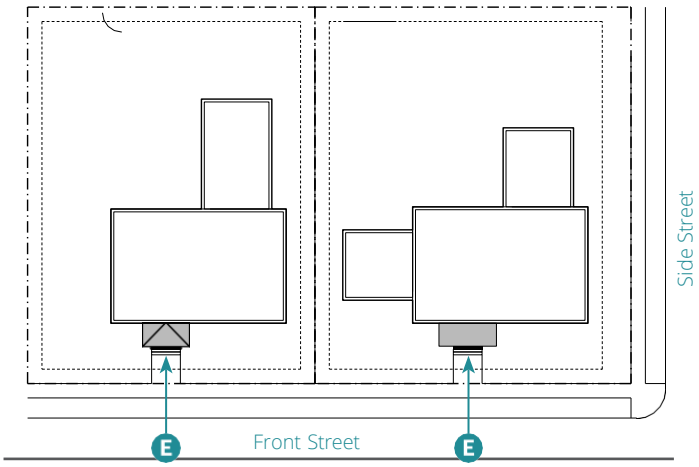
Key

Property Line

Building Setback Line

Building

Alley access required if alley exists



Key

Property Line

Building Setback Line

Building Frontage Type

3. Building Size and Massing		
Main Body (2)	**R-2, R-2-2.5, R3, CN, CC, CR**	**HOS**
Width	48' max.	60' max. A
Depth	48' max.	60' max. B
Wing(s) (2)		
Width	24' max. (3)	30' max. C
Depth	40' max. (3)	40' max. D
Separation between Wings on Same	15' min.	
Offset from Main	5' min.	None
Massing Types		
Narrow Box	Subsection 10A.04.080.B.1	
Wide Bar	Subsection 10A.04.080.B.2	
L Courtyard	Subsection 10A.04.080.B.3	
Wide T	Subsection 10A.04.080.B.4	
Wide Forecourt	Subsection 10A.04.080.B.5	
(2) In compliance with building setbacks of the underlying zone or Overlay, except for massing requirements for buildings longer than 40 feet.		
(3) Height is limited to 1 story less than main body and 10' less to highest eave/parapet.		

4. Pedestrian Access	
Main Entrance Location of Primary Building	Front Street E
Units located in the main body shall be accessed by a common entry along the front street.	
On corner lots, units in a wing may enter from the side street.	
5. Vehicle Access and Parking	
Driveway and parking location shall comply with standards of the underlying zone or Overlay.	
Parking may be covered, uncovered, or in a garage.	
6. Open Space	
Common or private open space is not required.	

10A.04.070 Main Street Building

Example of Main Street Building

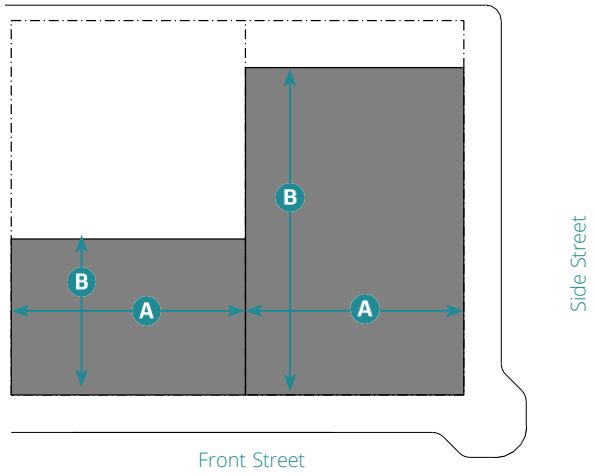
Example of Main Street Building

General Note: Photos on this page are illustrative, not regulatory.

1. Description
A small-to-large-sized building, typically attached, but may be detached. The type is intended to provide a vertical mix of uses with ground-floor retail, office, or service uses and upper-floor service or residential uses. The type makes up the primary component of neighborhood and downtown main streets, therefore being a key component to providing walkability.

2. Number of Units	
Units per Building	In compliance with the maximum allowed density.

Alley access required if alley exists



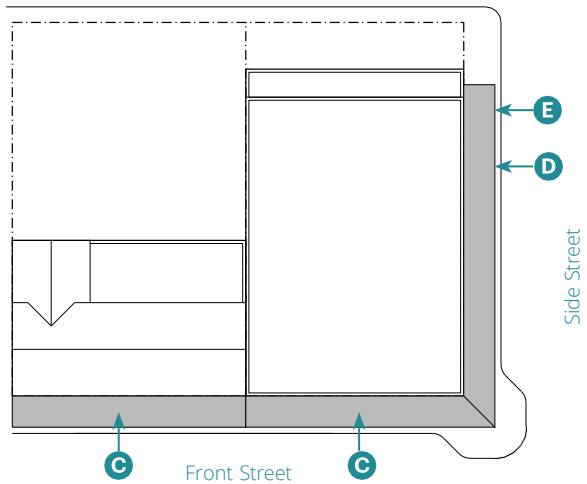
Key

Property Line

Building Setback Line

Building

Alley access required if alley exists



Key

Property Line

Building Setback Line

Building Frontage Type

Outline of Building Above

3. Building Size and Massing		
Main Body (2)	**CN, CC, CR**	**HOS**
Width	100 max.	No max. A
Depth	90 max.	No max. B
Wing(s)		
Not Allowed		
Massing Types		
Narrow Box	Subsection 10A.04.080.B.1	
Wide Bar	Subsection 10A.04.080.B.2	
L Courtyard	Subsection 10A.04.080.B.3	
Wide T	Subsection 10A.04.080.B.4	
Wide Forecourt	Subsection 10A.04.080.B.5	
Closed Courtyard	Subsection 10A.04.080.B.6	
(2) In compliance with the building setbacks of the underlying zone or Overlay, except for massing requirements for buildings longer than 40 feet.		

4. Pedestrian Access	
Distance between Entries	50' max.
Upper floor units shall be accessed by a common entry C	
Ground floor shops shall have individual entries along the adjacent street. D	
Ground floor units allowed along side street at least 60' from front of lot.	
On corner lots, units in a wing or accessory structure may enter from the side street. E	
5. Vehicle Access and Parking	
Driveway and parking location shall comply with	
Parking may be covered, uncovered, or in a garage.	
6. Open Space	
Common or private open space is not required.	

10A.04.080 Massing Compositions

1. The main body of each building shall be massed through the allowed massing types in Subsection 3 of the building type.

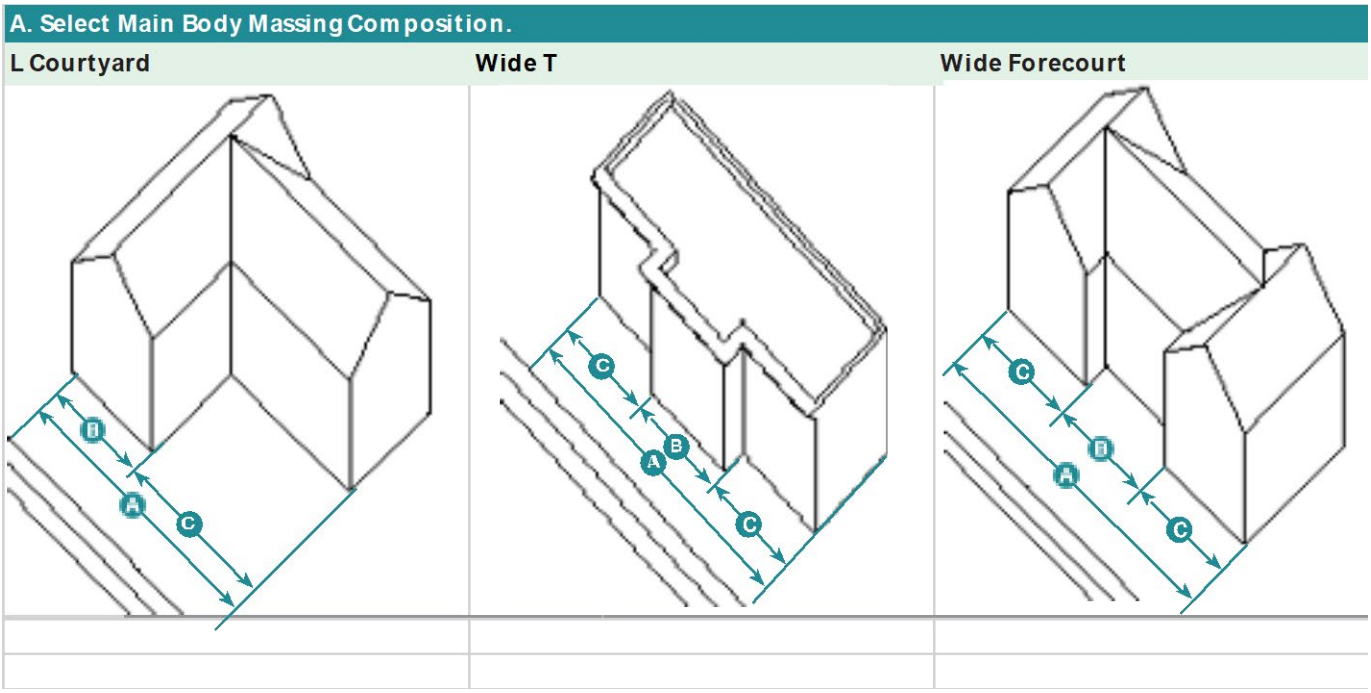
2. **Bay Composition**. Each façade shall be arranged according to a pattern of bays. See Subsection 10A.07.030.9 (Measuring Bays) for details on the application of bays to façades.

   A. Each bay shall be at least 5' wide and no wider than 15'.

   B. Each façade shall contain at least 2 bays and no more than 9 bays.

   C. All bays within the same main body or wing shall be the same height.

Figure 10A.04.080.1: Example of Massing Type and Bays



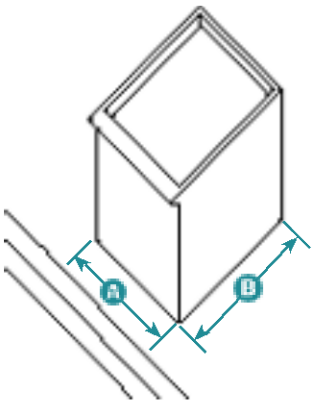
Key		
A	**Main Body Width**	Maximum dimension is regulated by Subsection 3 of the building type.
B	**Projecting Volume(s)**	Minimum and maximum number of bays are regulated by the massing type.
C	**Recessed Facade(s)**	Minimum and maximum number of bays are regulated by the massing type.

B. Main Body Massing Types

In Subsection 3 of each building type, select from the allowed massing types and apply the standards to the main body width and to the main body depth for detached buildings.

The selected main body massing type serves as an organizational framework for the building form but shall not preclude the incorporation of secondary architectural features such as bay windows, balconies, gables, dormers, tower elements, projections, recesses, stepbacks, or exterior stairs in compliance with the underlying zone or HOS overlay standards.

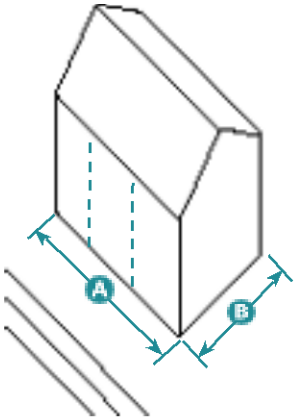
1. Narrow Box



This massing type is a simple rectilinear form.

Main Body	
Main Body Width	Max. allowed by Subsection 3 of the building type (A)
Main Body Depth	Max. allowed by Subsection 3 of the building type (B)

2. Wide Bar



This massing type is a simple rectilinear form that is longer than it is deep.

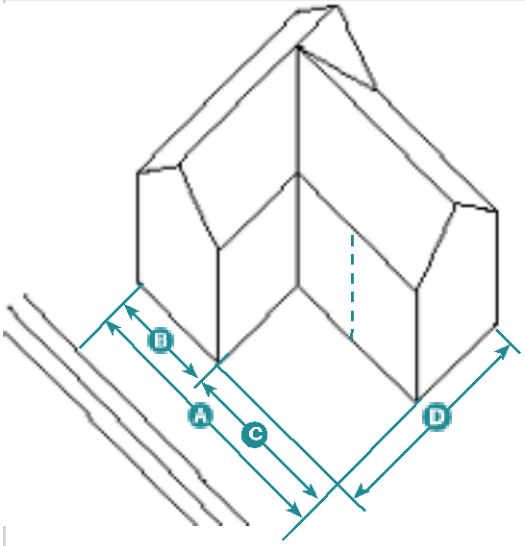
Main Body	
Main Body Width	Max. allowed by Subsection 3 of the building type (A)
Main Body Depth	Max. allowed by Subsection 3 of the building type (B)

Bays shown on Main Body Massing Types are illustrative

[1] Facades of intersecting volumes shall be offset by a minimum of 3 feet.

[2] No max. for Main Street building type.

3. L Courtyard

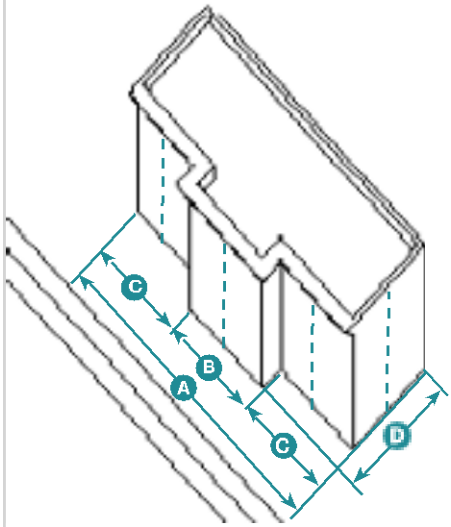


This massing type divides the facade into two parts, with one part projecting and one part recessed to create a courtyard.

Main Body

Main Body Width	Max. allowed by Subsection 3 of the building type	A
Projecting Volume (1)	1 bay min.; 5 bays max. (2)	B
Recessed Façade (1)	1 bay min.; 7 bays max. (2)	C
Main Body Depth	Max. allowed by Subsection 3 of the building type	D

4. Wide T



This massing type divides the facade into three parts, with the middle part projecting.

Main Body

Main Body Width	Max. allowed by Subsection 3 of the building type	A
Projecting Volume (1)	1 bay min.; 5 bays max. (2)	B
Recessed Façade (1)	1 bay min.; 7 bays max. (2)	C
Main Body Depth	Max. allowed by Subsection 3 of the building type	D

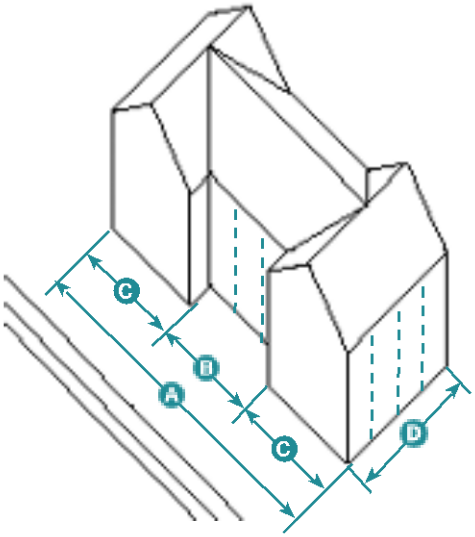
Bays shown on Main Body Massing Types are illustrative

[1] Facades of intersecting volumes shall be offset by a minimum of 3 feet.

[2] No max. for Main Street building type.

B. Main Body Massing Types (Continued)

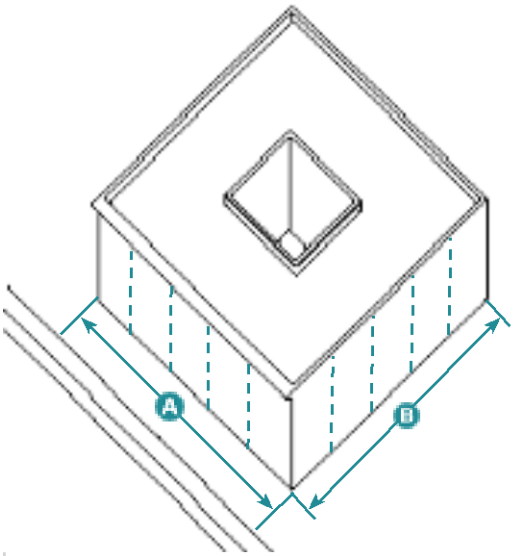
5. Wide Forecourt



This massing type divides the facade into three parts, with the middle part recessed slightly to create a forecourt.

Main Body		
Main Body Width	Max. allowed by Subsection 3 of the building type	A
Projecting Volume (1)	1 bay min.; 5 bays max. (2)	B
Recessed Façade (1)	1 bay min; 9 bays max. (2)	C
Main Body Depth	Max. allowed by Subsection 3 of the building type	D

6. Closed Courtyard



This massing type fronts a courtyard with building façades on all 4 sides. The courtyard is separated from the street by the mass of the building.

Main Body		
Main Body Width	Max. allowed by Subsection 3 of the building type	A
Main Body Depth	Max. allowed by Subsection 3 of the building type	B

Bays shown on Main Body Massing Types are illustrative

[1] Facades of intersecting volumes shall be offset by a minimum of 3 feet.

[2] No max. for Main Street building type.

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Chapter 5: Building Frontage Type Standards

Sections:

10A.05.010 Purpose

This Chapter provides the standards for building frontages. Building frontages are the components of a building that provide the transition and interface between the public realm (street and sidewalk) and the private realm (setback or building).

10A.05.020 Building Frontage Types

1. The names of the building frontage types indicate their particular configuration or function and are not intended to limit uses within the associated building. For example, a Porch may be used by non-residential uses including, but not limited to, a restaurant or office, as allowed by the zone or Overlay.
2. Each building is required to include at least one building frontage type along the front street or adjacent civic space. Buildings with entries along a side street are required to include at least one building frontage type on those facades.
3. Accessibility is provided through the allowed building frontage types for each zone or Overlay.
4. Building frontage types not listed in Table A (Allowed Building Frontage Types) are not allowed.
5. Each building is allowed to include multiple building frontage types in compliance with the allowed types in Table A (Allowed Building Frontage Types).
6. Each building frontage type shall be located in compliance with the allowed encroachments for the zone or Overlay.
7. Standards are stated for the front and side street facades of a lot.
8. In addition to the zone's or Overlay's standards, each building frontage is further refined through these standards to further refine the type for its context.

10A.05.030 Overview of Building Frontage Types

Table A (Allowed Building Frontage Types) provides a summary of the allowed building frontage types in each zone or Overlay. See referenced Section(s) for standards.

Table 10A.05.030.A: Allowed Building Frontage Types

		Zones			Overlay
	Specific Standards	R-2, R-2-2.5	R-3	CC, CN, CR	HOS
Front Garden	10A.05.040	P	P	X	P (1)
Porch Projecting	10A.05.050	P	P	P	P
Porch Engaged	10A.05.060	P	P	P	P
Forecourt	10A.05.070	X	X	P	P
Front Garage	10A.05.080	P	P	X	P (1)
Shopfront	10A.05.090	X	X	P	P

(1) Only if underlying zone is R-2, R-2-2.5, or R-3

Key P = Allowed X = Not Allowed

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10A.05.040 Front Garden

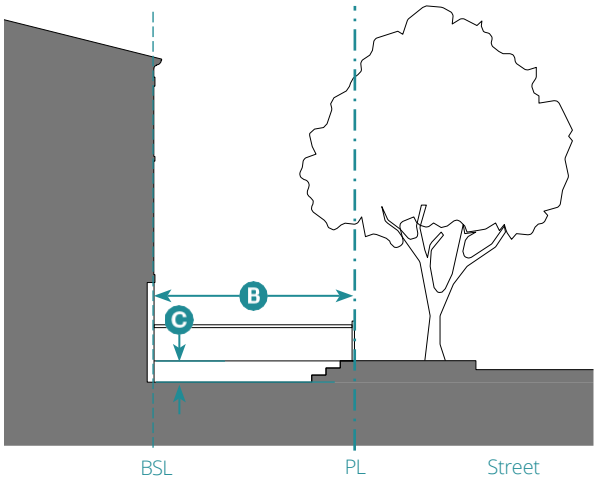
Example of a Front Garden

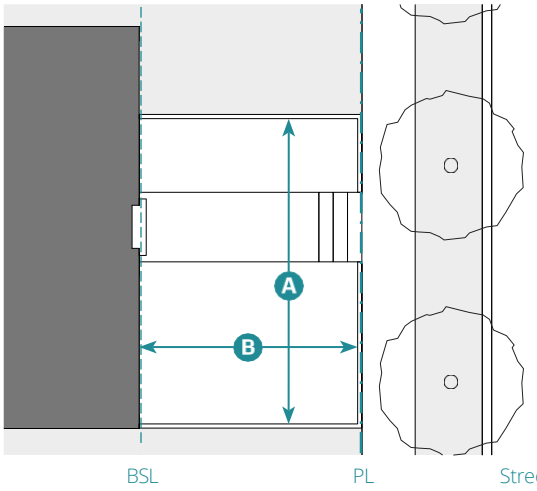
Example of a Front Garden

General Note: Photos on this page are illustrative, not regulatory.

1. Description

The main facade of the building is set back from the front lot line by an enclosed garden or landscaped area. The resulting setback area is defined by a fence or hedge to spatially maintain the edge of the street. All habitable space is located behind the garden and the primary entry is on the front or side façade.





Key

Property Line (PL)

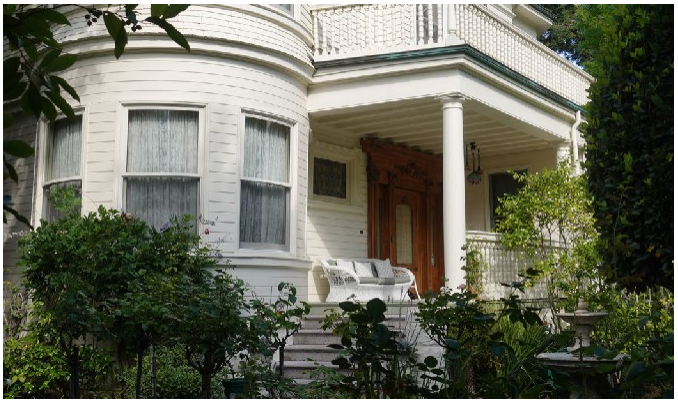
Building Setback Line (BSL)

2. Size		
Width, Clear	15' min.	A
Depth, Clear	10' min.	B
Finish Level Below Sidewalk	3' max.	C

3. Miscellaneous
A porch or canopy is allowed to encroach into the garden.

10A.05.050 Porch Projecting

Example of a Projecting Porch



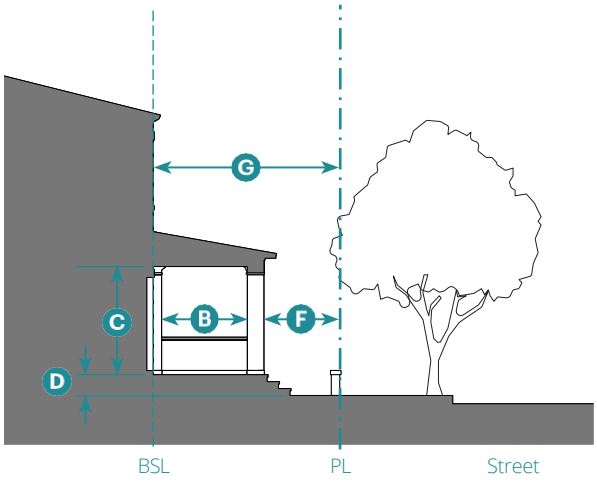
Example of a Projecting Porch

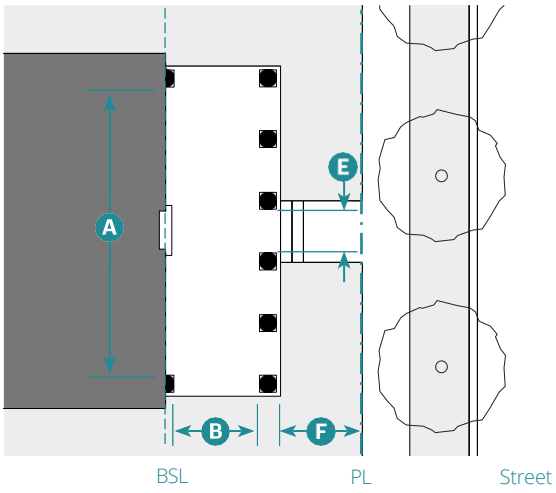
General Note: Photos on this page are illustrative, not regulatory.

1. Description

The main facade of the building is set back from the front lot line with a covered structure encroaching into the front setback. The resulting setback area may be defined by a fence or hedge to spatially maintain the edge of the street.

The Porch may be one or two stories, is open on three sides, with all habitable space located behind the building setback line.





Key

Property Line (PL)

Building Setback Line (BSL)

2. Size		
Width, Clear	15' min.	A
Depth, Clear	6' min.	B
Height, Clear	8' min.	C
Stories	2 stories max.	
Finish Level above Sidewalk	12" min. (1)	D
Pedestrian Access	3' wide min.	E
Distance between Porch and Sidewalk	6' min.	F
Depth	12' min.	G

(1) Common entries may be set at grade per local and federal

3. Miscellaneous
Porch shall be open on three sides and have a roof. Clear glass may be installed between the porch columns.
Porch is allowed to encroach into the front and side street setbacks in compliance with the underlying zone or Overlay.
Ramps are required to be integrated along the side of the building to connect with the Porch.

10A.05.060 Porch Engaged

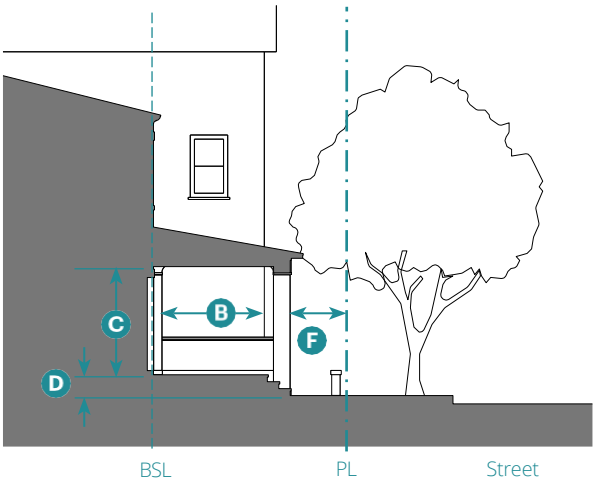
Example of an Engaged Porch

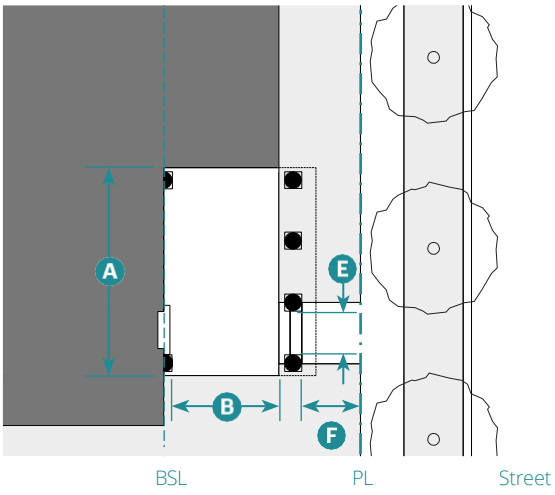
Example of a two-story Engaged Porch

General Note: Photos on this page are illustrative, not regulatory.

1. Description

A portion of the main facade of the building is set back from the front lot line to create an area for a covered structure that projects from the facade that is set back. The Porch may project into the front setback. The resulting setback may be defined by a fence or hedge to spatially maintain the edge of the street. The Porch may be one or two stories and has two adjacent sides that are engaged to the building, while the other two sides are open.





Key

Property Line (PL)

Building Setback Line (BSL)

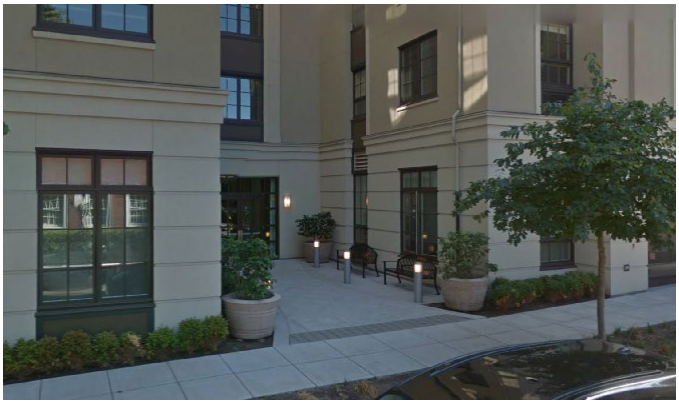
2. Size		
Width, Clear	15' min.	A
Depth, Clear	6' min.	B
Height, Clear	8' min.	C
Stories	2 stories max.	
Finish Level above Sidewalk	12" min. (1)	D
Pedestrian Access	3' wide min.	E
Distance between Porch and Sidewalk	6' min.	F
Depth	12' min.	G
(1) Common entries may be set at grade per local and federal accessibility standards.		

3. Miscellaneous
Up to 20% of the building facade and porch is allowed to project into the front setback line for the underlying zone or Overlay.
Porch shall be open on two sides and have a roof. Clear glass may be installed.
The Porch is allowed to encroach into the front and side street setbacks in compliance with the underlying zone or Overlay.
Ramps are required to be integrated along the side of the building to connect with the Porch.

10A.05.070 Forecourt

Example of a Forecourt with Shopfronts

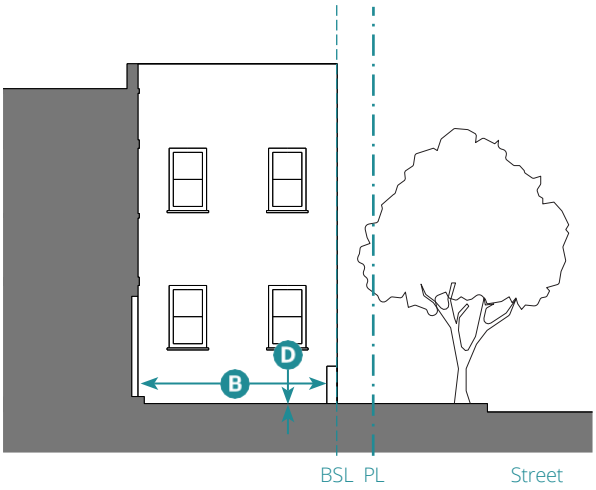
Example of a Forecourt with outdoor dining

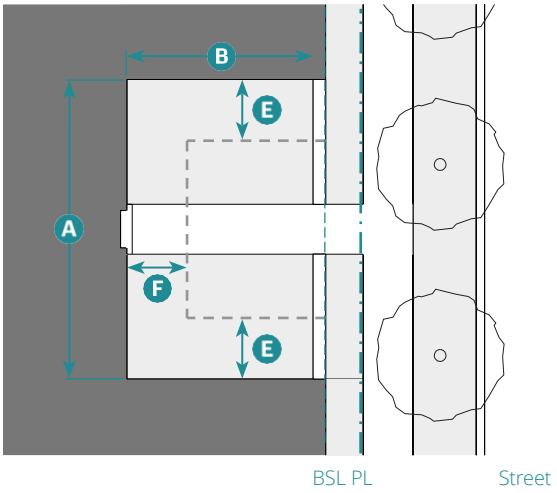


General Note: Photos on this page are illustrative, not regulatory.

1. Description

The main facade of the building is at or near the front lot line and a portion is set back, extending the public realm into the lot to create an entry court or shared garden space for housing, or an additional shopping or restaurant seating area within retail and service areas.





Key

Property Line (PL)

Building Setback Line (BSL)

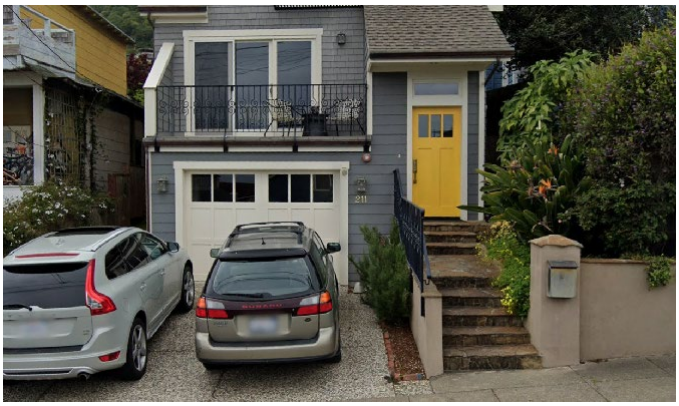
2. Size		
Width, Clear	15' min.	A
Depth, Clear	15' min.	B
Ratio, Height to Width	2:1 max.	C
Finish Level above Sidewalk	12" max., except where ADA access required	D
Awnings, balconies and porches are allowed to encroach into the Forecourt.	Max 1/2 width of Forecourt, total	E
	Max 1/2 depth of Forecourt	F

3. Miscellaneous
Forecourts may be utilized to group several entries at a common elevation in compliance with the ground floor finish level standards of the underlying zone or Overlay.
The proportions and orientation of a Forecourt shall be in compliance with the diagram below for solar orientation and user comfort.

10A.05.080 Front Garage

Example of a Front Garage

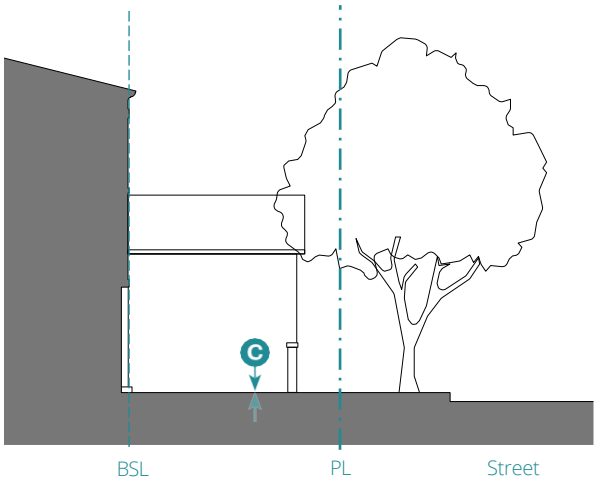
Example of a Front Garage

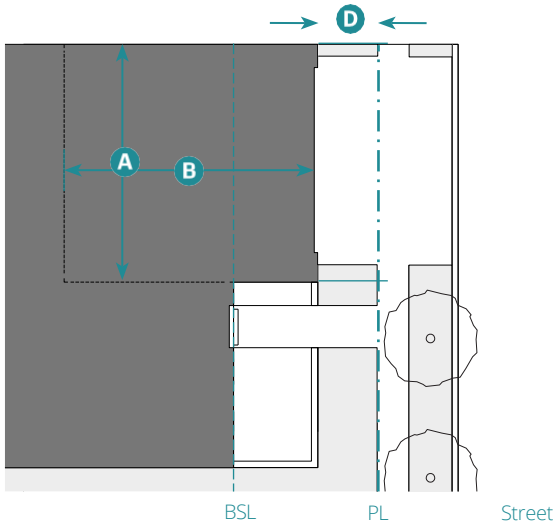


General Note: Photos on this page are illustrative, not regulatory.

1. Description

The lot exceeds eight percent upslope or downslope and the front or side street facade of the building includes a garage at or near the front or side street lot line with pedestrian access to one side of the garage or directly into the building from the sidewalk.





Key

Property Line (PL)

Building Setback Line (BSL)

2. Size		
Width, Clear	12' min. to 24' max.	A
Depth, Clear	20' min. to 25' max.	B
Finish Level Above/Below Sidewalk	Limited to 10% of driveway slope	C
Setback from Street on Downslope Lot or Upslope Lot		D

3. Miscellaneous

The building is accessed by a gate to one side of the garage that leads to the primary entrance. The primary entry to the building cannot be on the garage façade.

- Garage doors must be single-doors
- Curbcut width not to exceed width of garage doors

10A.05.090 Shopfront

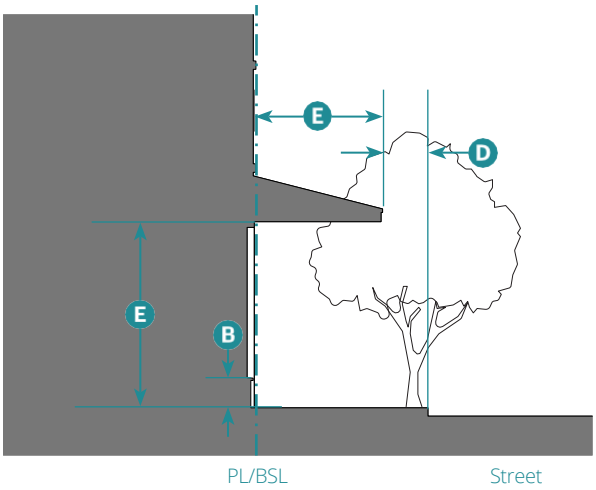
Example of Shopfronts

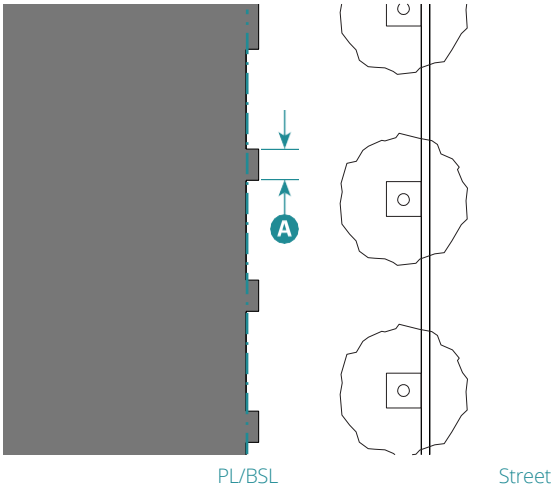
Example of a Shopfront

General Note: Photos on this page are illustrative, not regulatory.

1. Description

The main facade of the building is at or near the front lot line with at-grade entrance from the sidewalk. The type is intended for service, retail, or restaurant use and includes substantial glazing between the Shopfront base and the ground floor ceiling. This type may include an awning that overlaps the sidewalk.





Key

Property Line (PL)

Building Setback Line (BSL)

2. Size		
Distance between Glazing	2' max.	A
Ground Floor Glazing between Sidewalk and Finished Ceiling	75% min.	
Depth of Recessed Entries	5' max.	
Shopfront Base (Bulkhead)	6" min.; 24" max.	B
3. Awning		
Depth	5' min.	C
Setback from Curb	2' min.	D
Height, Clear	8' min.	E

4. Miscellaneous
Decorative accordion-style doors/windows or other operable windows that allow the space to open to the street are allowed.

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Chapter 6: Certified Historic District Standards

Sections:

10A.06.010 Purpose

To maintain a walkable, vibrant historic district environment preserving the character, scale, and architectural features of Sausalito's downtown area. The Historic District, as defined in the city's zoning map, is intended to manage development while preserving historical integrity and supporting local economic vitality.

Development and design projects within the Historic District will adhere to the following Objective Historic Standards, which are derived from the Secretary of the Interior's Standards for Historic Preservation. These standards aim to balance preservation with development projects, accessibility needs and sustainability goals, enhancing the quality of life for residents and visitors alike.

The purpose of this Chapter is to achieve:

- Preservation of historic building features and materials
- Compatibility with existing historic structures
- Maintenance of traditional downtown scale and massing
- Retention of distinctive architectural elements
- Adherence to pedestrian-friendly streetscapes that encourage walking and community interaction.

10A.06.020 Applicability

Projects located in the Historic District overlay (-H) as defined in 10.28.040, shall comply with the provisions of Chapter 10A.06 “Certified Historic District Standards” in addition to all applicable provisions elsewhere in Title 10A. If any provisions of Chapter 6 conflict with other sections of this Title, the provisions of Chapter 6 shall prevail.

10A.06.030 Neighborhood Context for Subject Properties

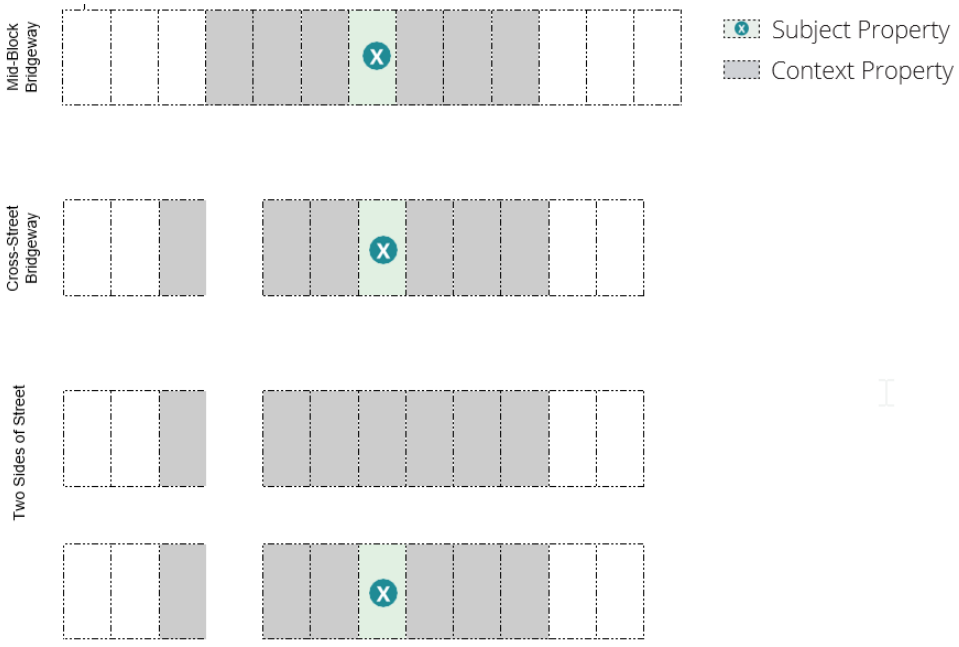
The Neighborhood Context is a set of reference buildings used to define objective parameters for a subject property. These parameters are derived by averaging the physical dimensions of the reference buildings and applying a maximum allowed deviations from the Neighborhood Context as stated in Section 10A.06.050.

The calculation process is as follows:

1. Determine the Context Properties; Identify the properties that make up the subject property's context based on its location.
2. Calculate the Average: Compute the average value of the relevant parameters (e.g., height, building coverage) for the context properties.
3. Apply the Maximum Allowed Deviation: Multiply the average value by the maximum allowed deviations from the Neighborhood Context specified in Section 10A.06.050 to derive the objective standard for the subject property.

Context Scenarios:

Figure 10A.06.030.1. Neighborhood Context Diagrams



The diagrams above illustrate different context scenarios for defining the Neighborhood Context and are described and defined below:

- Mid-Block Subject Property with No Building on Opposite Side (Example: Waterfront): Context properties are the nearest three properties on either side of the subject property on the same side of the street.

- Mid-Block Subject Property Facing Other Buildings: Context properties are the three properties on either side of the subject property on the same side of the street and the six properties directly opposite the subject property on the other side of the street.
- Subject Property Adjacent to a Corner: Context properties are the three properties on the non-corner side of the subject property and those properties at the corner and across the street, summing to the six nearest properties in total.

If fewer properties exist to form a complete context as per the requirements above the context properties for that subject site are those existing properties within 100 feet of the subject property.

10A.06.040 Defining Characteristics List

The Defining Characteristics List (DCL) is a published listing of the features for each certified historic building in the Historic District and subject to updates as adopted by resolution of the City Council.

The DCL includes:

- Property address
- A detailed list of the building's defining characteristics
- Materials used
- Site elements (where applicable)

10A.06.050 Standards

1. **Exterior Façade Modifications:**

   A. Defining Characteristics: No removal or alteration of the building's exterior defining characteristics for the subject property as identified in the adopted Defining Characteristics List shall be permitted. Where necessary, repairs to the building's defining features listed on the Defining Characteristics List shall use identical design and materials to maintain the historic character unless those materials are no longer available.

   B. Storefronts: For buildings with commercial storefronts, the bulkhead panels below the storefront windows and transom windows above the storefront windows shall be retained and preserved. New storefronts shall not exceed 75 percent glazed area.

   C. New Windows and Doors: New windows and doors shall match the configuration (number of lites or panes), operation (method of opening) and profile of existing windows. New windows and doors shall match the proportions of the windows and doors of the original building within a 5 percent deviation in height and width. See Figure 10A.06.050.4. (Window and Door Proportions).

   D. New Entries: New building entries and related recessed entryways on street-facing facades shall be narrower than that of the existing building entries unless a wider entry is required to comply with accessibility codes and shall match the existing adjacent glazing and buikhead in detail, material and dimension.

2. **Additions and New Construction:**

   A. Height: The height of new construction that is within 15 feet of a street facing facade shall not exceed the average height of the Neighborhood Context buildings. See Figure 10A.06.050.1. (Height Requirements). In no case shall the overall height of new additions exceed 32 feet as measured from the midpoint of each property line that fronts a street. With the lowest overall height being applied in the case of multiple street frontages.

   B. Step Backs: Where proposed vertical additions exceed the height of the existing building, the addition above the existing building height shall be set back a minimum of 15 feet from the front of the building.

   C. Roof Form: If visible from a public right-of-way, the roof form of an addition must be the same type (e.g., flat, gable, hip, shed) as the roof form of the existing building.

   D. Building coverage: Building coverage shall not exceed the average building coverage of the Neighborhood Context buildings.

   E. Ground Window-to-Window Height: The ground floor window-to-second floor window height shall be within 10 percent of the original ground floor window-to-second floor window height. This height shall be measured from the exterior by calculating the vertical distance between the horizontal centerline of the ground floor windows and the horizontal centerline of the windows on the second floor. For commercial buildings, the ground floor window shall be defined as the central plate glass window or primary storefront window. For residential buildings, the ground floor window shall be defined as the primary window nearest the center of the façade. See Figure 10A.06.050.2. (Floor-to-Ceiling-Height).

   F. Upper Floor Window-to-Window Height: The window-to-window height between upper floors shall be within ten percent of the average window-to-window height of upper floors of the Neighborhood Context buildings. This height shall be measured from the exterior by calculating the vertical distance between the horizontal centerline of one row of windows and the horizontal centerline of the row os windows directly above it. See Figure 10A.06.050.2. (Floor-to-Ceiling-Height).

   G. Ground Floor Façade Proportions: Ground floor facades shall be designed with the ratio of window to wall area within 10 percent of the average ratio of window to wall area average of the ground floor facades of the Neighborhood Context buildings.

   H. Ground Floor Front Setback: The ground floor of new construction shall maintain the existing distance between the building and the front property line. See Figure 10A.06.050.3. (Ground Floor Front Setback).

   I. Window and Door Proportions: New windows and doors shall match the proportions of the windows and doors of the original building within a 5 percent deviation in height and width. See Figure 10A.06.050.4. (Window and Door Proportions).

   J. Window Area: All new building facades shall be designed with an overall window-to-wall area ratio within a 10 percent deviation in height and width from that of the original building or within a 10 percent deviation in height and width of the average ratio of window-to-wall area of the Neighborhood Context buildings. New construction shall not exceed 50 percent glass area on upper floors per façade or 75 percent glass area for ground floor commercial storefronts. See Figure 10A.06.050.5. (Window-to-Wall Area of Original Building).

   K. New Entries: New building entries on street-facing facades shall be smaller in dimension (height and width) than that of the existing building entries unless a wider entry is required to comply with accessibility codes and shall match the existing adjacent glazing and bulkhead in detail, material and dimension.

L. **Preservation of Existing Walls:** For building additions and related new construction, at least 75 percent of the original building's exterior walls shall remain unaltered and visible.

M. **Differentiation of New Construction:** For horizontal additions to existing buildings, the new street-facing façade(s) shall be composed of at least three different elements of exterior materials, colors and/or decorative elements (e.g. moldings and trim) from that of the existing street-facing façade. The horizontal addition must also be differentiated from the existing building façade by either:

   i. Setting back the new façade at least two feet further from the street-fronting property line than the existing building façade; or

   ii. Incorporating a break in the front façade of at least two feet in width and two feet in depth for the entire height of the new construction between the existing building façade and new addition.

Figure 10A.06.050.1. Height Requirements

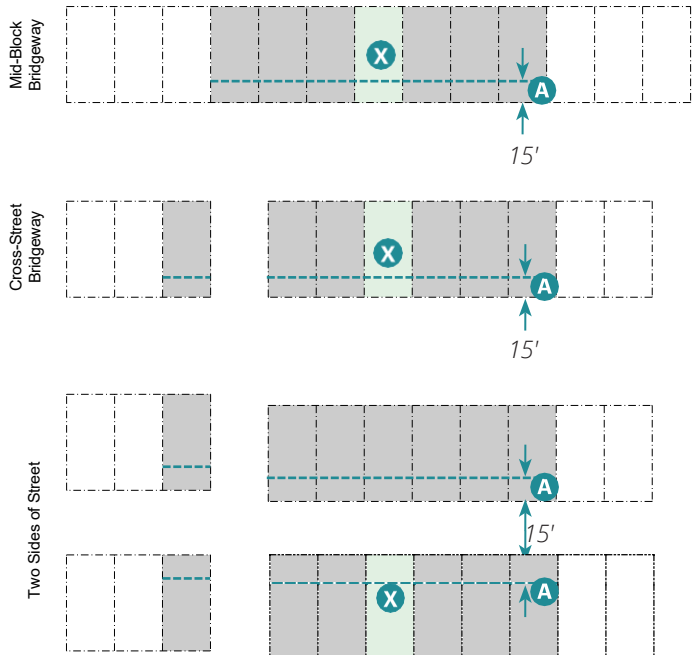


Figure 10A.06.050.2. Window-to-Window Height

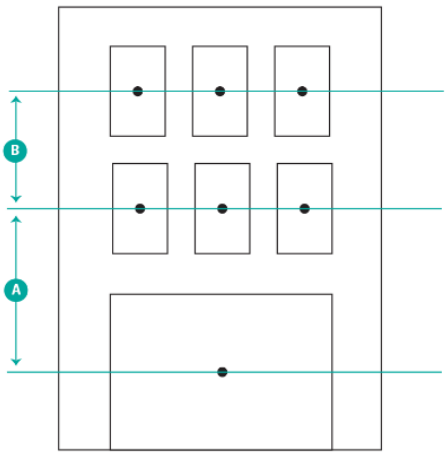
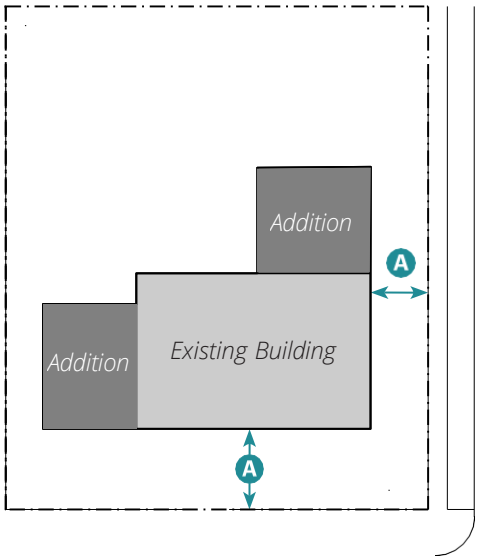
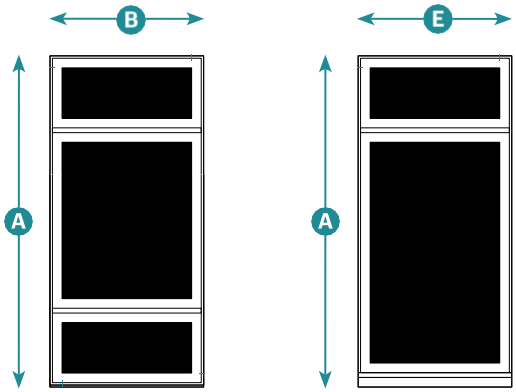


Figure 10A.06.050.3. Ground Floor Front Setback



A Existing distance from front property line to building.

Figure 10A.06.050.4. Window and Door Proportions



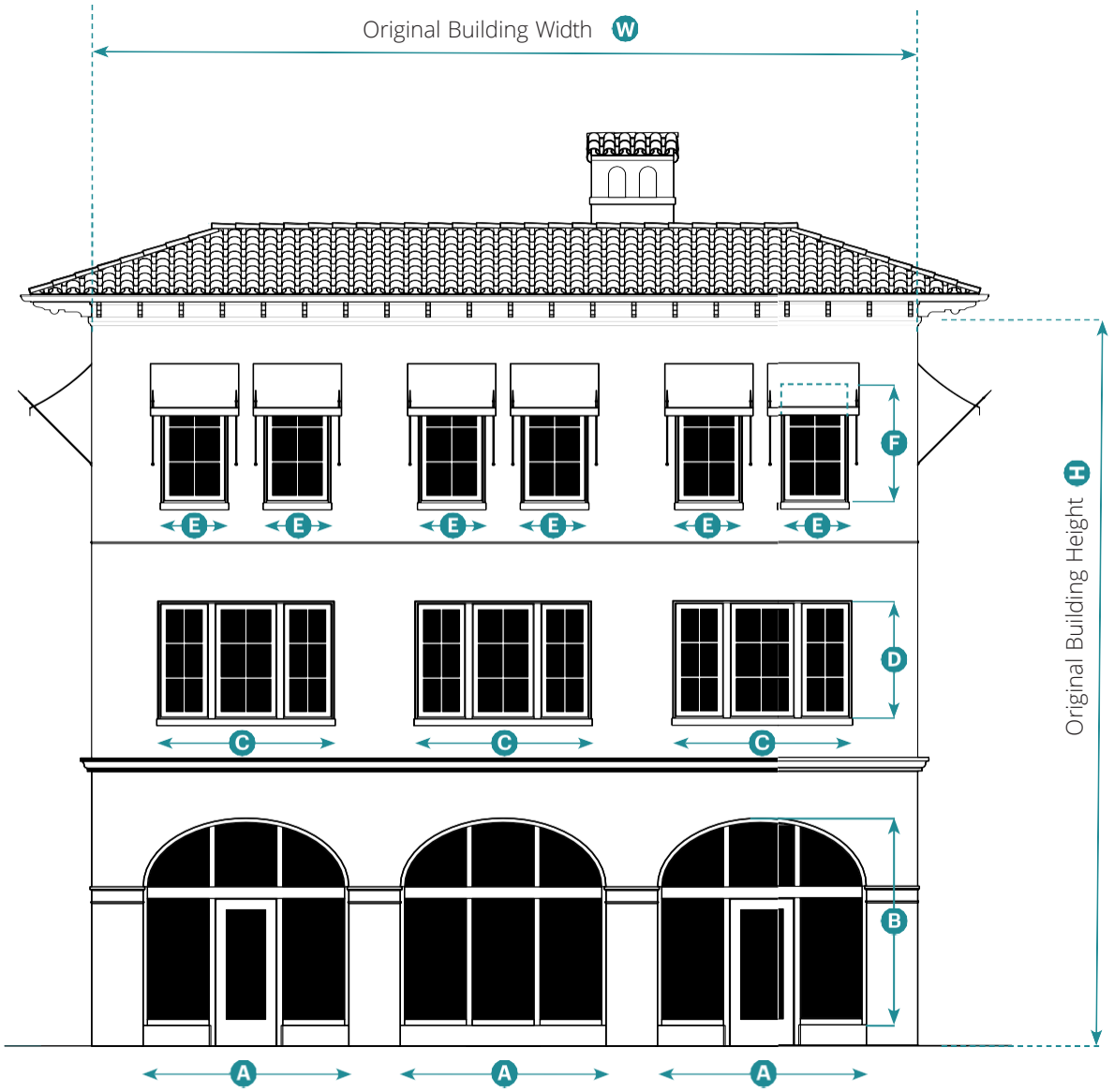
Existing window

New window

A Height

B Width

Figure 10A.06.050.5. Window-to-Wall Area of Original Building



$$\frac{A \times E + C \times D + E \times F}{W \times H} = \text{Existing overall window-to-wall area.}$$

Chapter 7: Definitions

Sections:

10A.07.010 Rules for Construction of Language

The following general rules for construction of language apply to the text of Title 10A:

1. **Tenses and Numbers.** Words used in the present tense include the future, words used in the singular include the plural, and the plural includes the singular, unless the context clearly indicates the contrary.
2. **Applicable.** The applicable standards of Title 10A apply so as to not require stating the phrase "and all applicable standards" throughout Title 10A.
3. **Conjunctions.** Unless the context clearly indicates otherwise, the following conjunctions shall be interpreted as follows:
    A. "And" indicates that all connected items or provisions apply;
    B. "Or" indicates that the connected items or provisions may apply; and
    C. "Either/or" indicates that the connected items or provisions apply singly but not in combination.
4. **Abbreviations.** The following terms are abbreviated:
    A. Property Line (PL)
    B. Maximum (Max.) and Minimum (Min.); and
    C. Right-of-Way (ROW)
5. **Definitions.** The definitions supporting this Title are in Section 10A.07.020 (Definitions).
6. **Measurement Methods.** Certain terms used in this Title are further explained as to their measurement method (e.g., Building Height) in Section 10A.07.030 (Definitions).

10A.07.020 Definitions

This Section provides definitions for specialized terms and phrases used in 10A Objective Design Standards. All other applicable definitions in Chapter 10.88 (Definitions) of Title 10 (Zoning) apply.

A. Definitions

Average Slope. The result of dividing the length of a slope by the difference in elevation at the top and bottom of the slope.

B. Definitions

Base Flood Elevation. The elevation of surface water resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year as designated by Federal Emergency Management Agency (FEMA).

Bay. Any division of a building between vertical lines or planes that run entirely through solid components of the building, including the entire space between consecutive structural supports. See Measuring Bays, 10A.07.030.6

Block. An area of land separated from other areas by adjacent streets, railroads, rights-of-way, public areas, or the subdivision boundary.

Block Face. The aggregate of all the building facades on one side of a block. The block face provides the context for establishing architectural harmony.

Block Length. The horizontal distance from the right-of-way on one end of the block to the right-of-way on the other end along the same street.

Block Perimeter. The aggregate of all sides of a block bounded by the abutting rights-of-way.

Building Elements. Roofs, parapets, cornices, eaves, rafters, walls, lintels, openings (i.e., windows, doors and other openings), building base, and other typical elements of a building facade.

Building Facade. The exterior wall of a building adjacent to a street, the front or side along a private street, or civic space.

1. **Building Facade, Front.** The exterior wall of a building adjacent to a street or civic space.
2. **Building Facade, Side Street.** The exterior wall of a building adjacent to a side street.
3. **Building Facade, Interior Side.** The exterior wall of a building adjacent to the interior lot line(s).
4. **Building Facade, Rear.** The exterior wall of a building opposite the front.

Building Form. The overall shape and dimensions of a building.

Building Frontage, Principal. The facade along the front of the lot, typically the narrower of sides and identified by an address.

Building Frontage Type. A physical element configured to connect the building facade to the back of the sidewalk abutting a street or public open space depending on the intended physical character of the zone.

Building, Primary. The building that serves as the focal point for all activities related to the principal use of the lot.

Building Type. A structure defined by its combination of configuration, typical placement on a lot, and function.

C. Definitions

Carshare Parking Space. A parking space required to be dedicated for current or future use by a carshare service through a deed restriction, condition of approval, or license agreement. Such deed restriction, condition of approval, or license agreement shall grant priority use to any carshare service that can make use of the space, although such spaces may be occupied by other vehicles so long as no carshare organization can make use of the dedicated carshare space(s).

Ceiling Height, Ground Floor. The height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms which include, but are not limited to: bathrooms, closets, utility rooms, and storage spaces.

Civic. A not-for-profit organization that is dedicated to arts, culture, education, religious activities, recreation, government, transit, and/or public parking facilities.

Common Courtyard. An entry court, forecourt, or courtyard shared by multiple residential units or commercial spaces.

Common Open Space. An entry court, forecourt, courtyard, or other on-site open space shared by multiple residential units or non-residential units.

Coverage, Lot. The portion of the lot expressed as a percentage that is covered in buildings or other structures.

D. Definitions

Depth, Ground-Floor Space. The distance from the street-facing facade to the rear interior wall of the ground-floor space available to an allowed use.

Distance Between Entries. The horizontal distance between entrances to a building or buildings, measured parallel to the facade.

Duplex. See Section 10A.04.050 (Duplex).

Dwelling Unit, Stacked. A dwelling unit situated immediately above or below another dwelling unit.

E. Definitions

Elevated Ground Floor. A ground floor situated above the grade plane of the adjacent sidewalk.

Entry. An opening, including, but not limited to, a door, passage, or gate, that allows access to a building.

1. **Entry, Primary.** The opening that allows access to a building directly from the sidewalk along the front facade.
2. **Entry, Service.** An entrance located toward or at the rear of the building intended for the delivery of goods and removal of refuse.

F. Definitions

Facade. See "Building Facade."

Flex Space. A room or group of internally connected rooms developed to accommodate an evolution of use over time in response to an evolving market demand. Typically designed to accommodate future commercial uses, while accommodating less intense short-term uses, including, but not limited to, residential or live/work, until the commercial demand has been established.

Forecourt. See Section 10A.05.070 (Forecourt).

Freestanding Wall. A wall that is separate from a building and supported by independent means.

Front Garage. See Section 10A.05.080.

Front Garden. See Section 10A.05.040.

Front Loaded (syn. Front Access). Lots that provide vehicular access from the front of the lot.

Frontage, Building. The area between the building facade and the back of the sidewalk abutting a street (public or private) or public open space.

Frontage, Streetscape. The area between the on-street parking and the back of the sidewalk.

Frontage Line. The lot line(s) of a lot fronting a street (public or private) or a civic space.

G. Definitions

Gable. A vertical wall in the shape of a triangle formed between the cornice or eave and the ridge of the roof.

Glazing. An opening in a building in which glass is installed.

H. Definitions

Habitable Space. The portion of a building that is suitable for human occupancy.

Hardscape. Paving, decks, patios, and other hard, non-porous surfaces.

Height

1. **Height, Number of Stories.** The number of stories in a structure allowed above adjacent finished grade. See "Stories."
2. **Height, Overall.** The vertical distance between adjacent finished grade and the highest part of the structure directly above.
3. **Height, Highest Eave/parapet.** The vertical distance between adjacent finished grade and the highest eave or parapet of the building.

House. See Section 10A.04.040 (House).

HOS. Housing opportunities (-HO) overlay districts as prescribed under Municipal Code Section 10.28.090.

I. Definitions

No specialized terms beginning with the letter I are defined at this time.

J. Definitions

No specialized terms beginning with the letter J are defined at this time.

K. Definitions

No specialized terms beginning with the letter K are defined at this time.

L. Definitions

L-Shaped (syn. Ell). A horizontal form for the main body of a building or a massing composition, also referred to as an "Ell" which is an extension at a right angle to the length of a building.

Lot Area. The total square footage or acreage of horizontal area included within the lot lines.

Lot Depth. The horizontal distance between the front lot line and rear lot line of a lot measured perpendicular to the front lot line.

Lot Line. The perimeter and geometry of a lot demarcating one lot from another.

1. **Lot Line, Front.** One of the following:
    a. The frontage line in the case of a lot having a single frontage line;

b. The shortest frontage line in the case of a corner lot with two frontage lines, neither of which are adjacent to a thoroughfare or a lot with independent frontage;

c. The frontage line generally perceived to be the front lot line in the case of a corner lot with three or more frontage lines, none of which are adjacent to a thoroughfare or a lot with independent frontage;

d. The frontage line adjacent to a thoroughfare in the case of a corner lot with two or more frontage lines, one of which is adjacent to a thoroughfare;

e. The frontage line adjacent to a lot with independent frontage in the case of a corner lot with two or more frontage lines, one of which is adjacent to a lot with independent frontage; or

f. The frontage line adjacent to the front lot line of an adjacent lot in the case of a through lot.

2. **Lot Line, Rear.** That lot line opposite the front lot line.

3. **Lot Line, Side.** Lot lines connecting the front and rear lot lines.

Lot Width. The horizontal distance between the lot lines measured perpendicular to the front lot line.

M. Definitions

Main Body. The primary massing of a primary building. See Subsection 10A.07.030.2 for measurement method.

Main Facade. The front facade of a building.

Main Street Building. See Section 10A.04.070 (Main Street Building).

Massing. The overall shape or arrangement of the bulk or volume of a building and structures.

Multiplex. See Section 10A.04.060 (Multiplex).

N. Definitions

No specialized terms beginning with the letter N are defined at this time.

O. Definitions

No specialized terms beginning with the letter O are defined at this time.

P. Definitions

Parapet. A low wall along the edge of a roof or the portion of a wall that extends above the roof line.

Parking Driveway Width. The horizontal measurement of an access driveway to a parking area, measured perpendicular to the direction of travel.

Parking, Bicycle

1. **Long-term.** Long-term bicycle parking shall be secured from the general public and enclosed on all sides and protect bicycles from inclement weather. Acceptable examples of long-term bicycle parking include bicycle lockers, bicycle rooms, bicycle cages, or commercially operated attended bicycle facilities. Except in the case of lockers and commercially operated attended bicycle parking, all long-term parking shall provide a means of securing the bicycle frame at two points to a securely anchored rack.

2. **Short-term.** Short-term bicycle parking shall consist of bicycle racks that support the bicycle frame at two points. Racks that support only the wheel of the bicycle are not permissible. If bicycles can be

locked to each side of the rack, each side shall be counted toward a required space. Racks shall be securely anchored to a permanent surface.

Parking, Long-term. A parking space that will be occupied by the same motor vehicle for six (6) hours or more.

Parking, Short-term. A parking space occupied by individual motor vehicles for less than six (6) hours and generally used intermittently by shoppers, visitors or outpatients.

Parkway. That portion of a public right-of-way located between the outermost curb-lane driving lane and the farthest edge of the right-of-way.

Parcel. The parcel(s) or portion(s) thereof on which proposed structures and improvements are to be constructed.

Passageway. A pathway unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

Pedestrian. All people who move along sidewalks at a walking or running pace, including those in wheelchairs, mobility scooters, and strollers.

Pedestrian Orientation. A physical structure or place with design qualities and elements that contribute to an active, inviting, and pleasant place for pedestrians that typically includes most of the following elements:

1. Building facades that are highly articulated at the street level, with interesting uses of material, color, and architectural detailing, located directly behind the sidewalk;
2. Visibility into buildings at the street level;
3. A continuous sidewalk, with a minimum of intrusions into pedestrian right-of-way;
4. Continuity of building facades along the street with few interruptions in the progression of buildings and stores;
5. Signs oriented and scaled to the pedestrian rather than the motorist; and/or
6. Pedestrian orientation may also include: design amenities related to the street level including, but not limited to, awnings, paseos, and arcades; landscaping and street furniture.

Pedestrian-Oriented Businesses. General commercial businesses that allow customers to park once and complete multiple transactions and visits on foot in a context that encourages people to walk instead of drive.

Pedestrian-Oriented Use. A land use that is intended to encourage walk-in customers and that generally does not limit the number of customers by requiring appointments or otherwise excluding the general public. A pedestrian oriented use provides spontaneous draw from sidewalk and street due to visual interest, high customer turnover, and/or social interaction.

Porch. A covered shelter projecting in front of the entrance of a building.

1. **Porch, Engaged.** See Section 10A.05.060 (Porch Engaged).
2. **Porch, Projecting.** See Section 10A.05.050 (Porch Projecting).

Primary Living Space. A space within the primary building that is designed as a living room, dining room, or bedroom.

Primary Massing. The massing of the largest portion of a building.

Private Open Space. The area required for each unit in some building types, provided as outdoor yard areas, patios, decks, and balconies, but excluding stairs, entrance decks, and/or landings. Does not include required setbacks.

Q. Definitions

No specialized terms beginning with the letter Q are defined at this time.

R. Definitions

Rear-Loaded (syn. Rear Access). Vehicular access from the rear of the lot.

Recessed Entry. An entrance to a building that is set back from the facade of the building.

S. Definitions

Setback, Building. The mandatory clear distance between a lot line and a building.

Setback, Parking. The mandatory clear distance between a lot line and parking.

Setback, Non-street Frontage. Any side or rear setback not contiguous to a public right-of-way. Such setback shall be measured laterally from the nearest part of that portion of a primary building facing said side or rear setback toward the nearest point of the lot line.

Shopfront. See Section 10A.05.090 (Shopfront).

Shopfront Base (syn. Bulkhead). A very low wall, that does not include glass, between the display window(s) of a shopfront and the adjacent sidewalk.

Sidewalk. A paved area along a street intended exclusively for pedestrian use and often installed between a street and lot frontages.

Single-Loaded, Building. A building containing dwellings and/or commercial units without common hallways for access to the dwellings and/or units.

Sloped Lot. A site with average slope of ten percent or greater as calculated in accordance with provisions of Section 10A.07.030 (Measurement Methods).

Street, Front. Street located along the front lot line.

Street, Side. Street located along a lot line that is not the front lot line.

Story. The portion of a building included between the surface of any floor and the surface of the next floor above it, as defined by the California Building Code.

T. Definitions

Tandem Parking. A parking space deep enough to allow two cars to park, one behind the other.

Tuckunder Parking. At-grade parking that is located within the overall building footprint and covered by one or more upper stories.

U. Definitions

No specialized terms beginning with the letter U are defined at this time.

V. Definitions

No specialized terms beginning with the letter V are defined at this time.

W. Definitions

Walkable/Walkability. The condition when an area is highly interconnected to other areas and appeals to pedestrians for recreational walking or for walking to work, transit, errands, shopping, or restaurants.

Wall Plane. A vertical surface defined by the facades of buildings.

Wing. A structure of at least five feet in depth physically attached to, and secondary to, the main body of a primary building. See Subsection 10A.07.030.3 for measurement method.

X. Definitions

No specialized terms beginning with the letter X are defined at this time.

Y. Definitions

Yard. See "Setback."

Z. Definitions

Zero Lot Line. A building or structure that is placed on the property line.

10A.07.030 Measurement Methods

1. **Sloped Lots**

   A. **Applicability.** Slope is measured by taking the vertical distance, or "rise", over the horizontal distance, or "run." The resulting fraction, or percentage, is the "slope" of the land. Sloped and steeply sloped lots are those areas of land that exhibit the slopes of 10 percent and greater.

   B. **Average Slope.** The result of dividing the length of a slope by the difference in elevation at the top and bottom of the slope.

2. **Main Body Maximum Footprint.** The width and depth of the main body shall be measured as follows:

   A. The width shall be generally parallel to the front.

   B. The depth shall be generally perpendicular to the front.

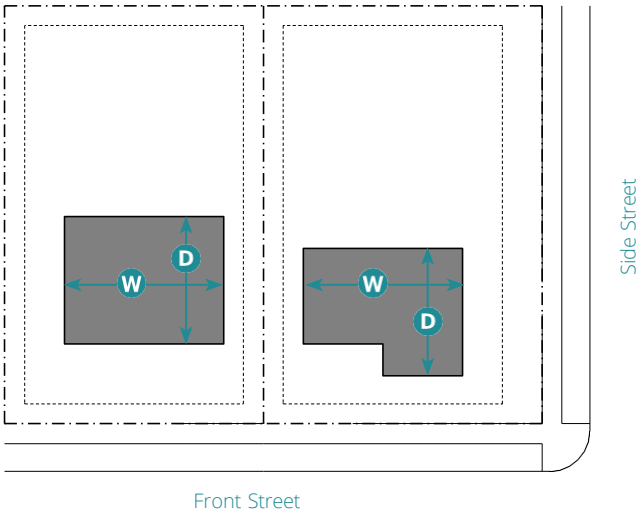


Figure 10A.07.030.1: Main Body

Key

W Width
D Depth

3. **Wings Maximum Footprint.** The width and depth of wings and accessory structures, shall be measured as follows:

   A. The width shall be the greater of the two dimensions of the footprint.

   B. The depth shall be the lesser of the two dimensions of the footprint.

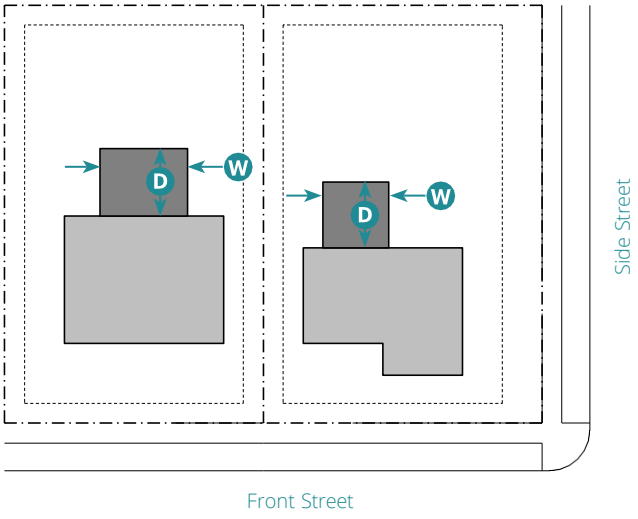


Figure 10A.07.030.2:
Wings and Accessory Structures

Key

W Width
D Depth

4. **Open Space(s) Minimum Size.** The width and depth of open spaces shall be measured as follows:

   A. The width shall be generally parallel to the front

   B. The depth shall be generally perpendicular to the front.

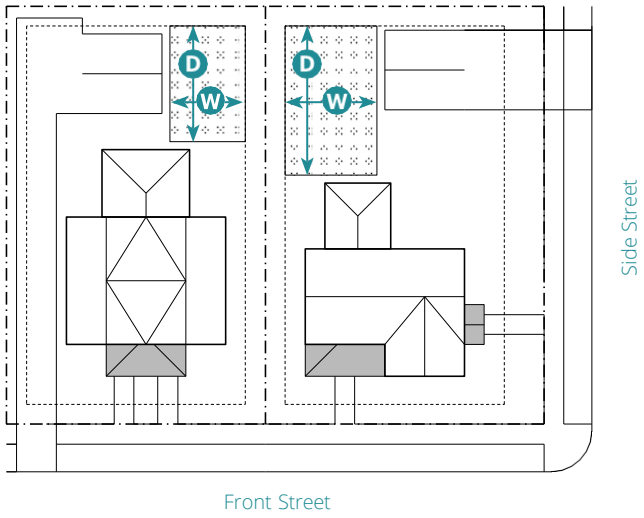


Figure 10A.07.030.3:
Open Space(s)

Key

W Width
D Depth

5. **Building Height.** Building height shall be determined as defined in SMC 10.40.060.

6. **Measuring Bays**

A. **Applicability.** All buildings, with or without wings are required to include defined bays, as specified in Subsection 10A.03.080.2 (Bay Composition).

B. **Bay Measurement.**

(1) The boundaries of each bay shall extend vertically from the lower boundary of the main body and wing, where present, to the upper boundary of the same division and shall not intersect any opening.

(2) The boundary of each bay is considered to lie at the midpoint between successive openings (e.g., windows, doors, archways). Bay width shall be measured horizontally from one boundary to the next.

C. **Building Types and Bays**. Bays shall be placed according to the following methodology. An example of the methodology is shown in Figure 4 (Example of Massing Type and Bays).

(1) Select main body massing type from Subsection 3 (Building Size and Massing) of the selected building type (e.g., Gable L). See Figure 10A.07.030.4.A (Select Main Body Massing Composition).

(2) Within each facade, identify and apply a number of bays within the allowed range. See Figure 10A.07.030.4.B (Examples of Bay Compositions in Compliance with Required Massing Proportions).

Figure 10A.07.030.4: Example of Massing Type and Bays

Key	
A **Main Body Width**	Maximum dimension is regulated by Subsection 3 of the building type.
B **Projecting Volume(s)**	Minimum and maximum number of bays are regulated by the massing type.
C **Recessed Facade(s)**	Minimum and maximum number of bays are regulated by the massing type.

Figure 10A.07.030.4: Example of Massing Type and Bays (Continued)

Key

Building Base

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