

# **BASIC INFORMATION - RS ZONING**

#### Information on Parcels and the City's Development Standards and Guidelines

Go to <a href="www.marinmap.org">www.marinmap.org</a> to search for a parcel by address. Here you can obtain information about the property, including parcel size, zoning district, approximate building size(s), and environmental factors such as the FEMA floodplain. Additional information on City development standards and design guidelines is available at: <a href="http://www.cityofmillvalley.org/Index.aspx?page=721">http://www.cityofmillvalley.org/Index.aspx?page=721</a>

### **Design Review Application Required For:**

- All new houses
- All new accessory structures over 150 sq. ft.
- Additions to existing houses which exceed 35% of existing floor area or 1,000 square feet or involve demolition of 50% or more of the exterior surface area of the dwelling (including exterior walls, door and window openings, foundation walls, and roofs)
- Any addition, extension or exterior changes to or reconstruction of a house fronting on East Blithedale Avenue, in an RP or RSP Zoning District, or when required as a condition of any other zoning approval

### Adjusted Floor Area Includes (See Adjusted Floor Area Worksheet for details):

- Floor area is calculated as follows:
  - actual floor area: floor area less than 14 feet in height is counted at 100% of the actual floor area; all floor area greater than 14 feet in height is counted at 150% of floor area
  - all stair areas and elevator shafts are counted only once regardless of # of floors served
  - actual floor area (measured from exterior surfaces of exterior walls)
- Garage space over 500 square feet
- All enclosed structures on the lot that require a building permit (main structure, accessory structures, residential second units, and sheds over 120 square feet)
- Enclosed and undeveloped volumes with minimum dimensions of 8 feet by 10 feet with 7 feet headroom without additional excavation

#### **Adjusted Floor Area Does NOT Include:**

- Any space open on at least two sides, such as porches and decks
- Basements
- First 500 square feet of garage area
- For lots 8,000 to 10,000 sq. ft. 300 sq. ft. of a second unit; for lots greater than 10,000 sq. ft,- 500 square feet of a second unit (See Adjusted Floor Area Worksheet for details)

#### **Minimum Setbacks:**

- Front 15 feet from street property line except for parking structures on slopes and certain 2<sup>nd</sup> units
- Sides and rear 1 foot per 1,000 square feet of lot area, with minimum of 5 feet and maximum of 15 feet (for example: lot = 8,300 square feet, minimum setback = 8.3 feet)
- Setbacks apply to all structures over 18 inches above the natural grade (and also below grade pools and hot tubs), except fences
- Creek setback no structures are permitted within 30 feet of the top of bank of the following creeks: Warner Canyon, Corte Madera, Sutton Manor, Old Mill, or Reed

#### **Maximum Height Restrictions:**

- 25 feet above natural grade to the highest point of the roof
- 35 feet if located within the lot area that is at least double all minimum setbacks
- Accessory structures, garages and detached second units have other height restrictions

#### MILL VALLEY ZONING INFORMATION

### **Lot Coverage Includes:**

- foot print area of all structures: house, garage, second units, and all accessory buildings
- all decks with height over 18 inches above grade

#### **Fences:**

- Permit *not* required for fences satisfying fence guidelines on private property that are up to 4' in height within front setback area, and up to 7' in height within the side/rear setback areas
- Fence Permit is required for any fence within public right-of-way

Fence permit and guidelines: http://www.cityofmillvalley.org/Index.aspx?page=721

Zoning Districts*	Minimum Lot Width**	Maximum Lot Coverage
RS-6 / RS-7.5	60	40%
RS-10	80	40%
RS-15	80	35%
RS-20	100	35%
RS-30	100	30%
RS-43	150	25%
RS-3A	150	10%
RS-5A	150	7%
RS-10A	150	4%

<sup>\*</sup> Zoning Map can be downloaded at <a href="http://www.cityofmillvalley.org/Index.aspx?page=918">http://www.cityofmillvalley.org/Index.aspx?page=918</a>

## MAXIMUM Permitted House Size (Adjusted Floor Area) Based Upon:

- Effective lot area is the gross area of a lot minus any portion of the lot encumbered by a trail easement or recorded driveway or roadway easement
- See applicable formula from attached chart
- Maximum floor area allowed may be reduced through Design Review pursuant to Municipal Code Section 20.66.045

	Examples at	Maximum Adjusted	
	Various Lot Size	Floor Area*	Maximum Adjusted
Formula	(sq.ft.)	( sq.ft.)	Floor Area Ratio
	4,000	1,400	.35
35% of	5,000	1,750	.35
Lot Size	6,000	2,100	.35
	7,000	2,450	.35
	7,500	2,625	.35
	8,000	2,800	.35
10%	8,500	2,850	.33
Lot Size	9,000	2,900	.32
+ 2,000 sq. ft.	10,000	3,000	.30
	12,000	3,200	.26
	13,000	3,300	.25
	15,000	3,500	.23
	20,000	4,000	.20
5% of	25,000	4,250	.17
Lot Size	30,000	4,500	.16
+ 3,000 sq. ft.	40,000	5,000	.12
	50,000	5,500	.11
	70,000	6,500	.09
	75,000	6,750	.08
	80,000	7,000	.08
7,000 sq. ft.	87,120	7,000	.08
Maximum	130,630	7,000	.05
	217,800	7,000	.03

<sup>\*</sup> See "Adjusted Floor Area Worksheet" for how to calculate Adjusted Floor Area.

<sup>\*\*</sup> See also Section 21.08.200 for minimum lot area and width requirements for lots with over 10% slope.