

LAND USE ELEMENT

Proposed amendments in “redline” (~~strike out~~ and underline).

Land Use Map and Designations

The purpose of the General Plan Land Use Map (Figure 2.4) is to clearly illustrate the relationship between the basic land use policies and programs of a community and a given parcel of land within that community. In other words, the Land Use Map tells at a glance how a piece of property may be used and how intensively it might be developed. The Land Use Map is not the sole basis for that determination; other General Plan policies, zoning regulations, design guidelines, and other standards may also apply and influence the final size, scope, and appearance of a development project. However, the Land Use Map is the starting point for understanding not only how much development a parcel might accommodate but also how that parcel fits into an overall community-wide view of future growth and development opportunities.

Over the years, the California courts have determined that an effective General Plan Land Use Map must be built upon three universal criteria: use, population density, and building intensity.

“Use” is determined through the creation of broad categories that identify the principal or predominant land use within that category: “residential,” “commercial,” “open space,” and so forth. Land use categories or “designations” can be, and often are, more specific – for example, “Single-Family Residential” or “Neighborhood Commercial” – but they are not intended to be as specific as zoning districts that may, for example, further differentiate among single-family residential uses based on minimum lot size.

“Population density” is determined by factors such as the natural environment, proximity to major roads or services, and historical development patterns. Typically, population density tends to be higher closer to core services and facilities (shopping, schools, transit, major roadways, etc.) than in places where circumstances (including past land use decisions) may limit the type and intensity of development.

Finally, “building intensity” determines how much or how big a particular development might be. For residential development, a typical measure of building intensity is “dwelling units per acre (du/ac)” or “density.” In non-residential land use categories (commercial, open space, etc.), intensity is often determined by use and then further regulated through the Zoning Ordinance. The development review process in Mill Valley, particularly for single-family residential development, is based much more on another measure of building intensity known as “Floor Area Ratio (FAR),” which is a measure of the relationship between the size of a proposed structure or structures (in square feet) and the size of the parcel on which it is located. Density is strictly a measurement of numbers of units per acre regardless of their floor area, so one of the principal benefits of using density as a measure of building intensity in the General Plan is that residential or commercial sites available for development or redevelopment over time are used more efficiently. The minimum and maximum densities described in Table 2.2 are intended to ensure that under applicable

development standards and guidelines, the number of units that can be developed on a given site will not result in a project with fewer, larger units and will be appropriate to the type and scale of development established by the General Plan land use designation.

The MV2040 General Plan Land Use Map (Figure 2.4) identifies ~~nine~~ eleven land use categories (Downtown Commercial “C-D”; General Commercial “C-G”; Neighborhood Commercial “C-N”; Downtown Residential 1 “D-R-1”; Downtown Residential 2 “DR-2”; Multi-Family Residential – 1 “MFR-1”; Multi-Family Residential – 2 “MFR-2”; Single-Family Residential 1 “SFR-1”; Single-Family Residential 2 “SFR-2”; Community Facilities “C-F”; and Open Space “O-S”) based largely on existing development patterns and zoning. Table 2.2 identifies the ~~nine~~ land use categories and describes the allowed uses, development intensity, and ~~corresponding~~ the zoning district(s) that correspond to each land use designation. In some instances, the corresponding zoning districts may include the , ~~which includes~~ three housing overlay districts created as part of the 2021-2029 Housing Element (i.e., the underutilized/small lot housing overlay; the opportunity site housing overlay; and the office conversion housing overlay). Each of these overlay zoning districts creates a separate (optional) development process and modified development standards for residential / mixed-use residential development if the overlay district is applied to the specific parcel and if the proposed project meets all of the requirements that reflect increased densities and modified development standards allowed for those parcels zoned with of the corresponding housing overlay district.

**Table 2.2
General Plan Land Use Categories**

MV2040 General Plan Land Use Category			Corresponding Mill Valley Zoning District(s)
Title	Density Range ^{1,2}	Description	
Single-Family Residential – 1 (SFR-1)	1 DU/10 acres to 1 DU/1.5 acres	Very low-density, large lot and estate residential development	RSP-1.5A; RSP-2A; RSP-2.5A; RSP-3A; RSP-4A; RS-5; RSP-5A; RSP-10A; RS-10A
Single-Family Residential – 2 (SFR-2)	1 DU/acre to 7 DU/acre	Low- to medium-density single-family residential	RS-43; RSP-30; RSP-1A; RS-30; RS-20; RS-15; RS-10; RS-7.5; RS-6; RSP-5, RP; Single Family homes in the RM3.5 zoned area between Sunnyside and Millwood
Multi-Family Residential – 1 (MFR-1)	8 DU/acre to 15 DU/acre	Medium-density multi-family and attached single-family residential	RM-5.5; RM-5.0; RM-4.0; RM-3.5; RM-3.0; RM-PA ; RM-P
	17 DU/acre (minimum) to 40 DU/acre for mixed use developments with residential component	Mixed use developments with residential components meeting the requirements of the overlayBased on Sites Inventory prepared for the 2023-2031 Housing Element Site, and as amended through the Zoning Code	Underutilized/Small Lot Housing Overlay Zoning District (Footnote A)
	17 DU/acre (minimum) to 40 DU/acre for mixed use developments with residential component	Mixed use developments with residential components meeting the requirements of the overlayBased on Sites Inventory prepared for the 2023-2031 Housing Element Site, and as amended through the Zoning Code	Office Conversion Housing Overlay Zoning District (Footnote C)
Multi-Family Residential – 2 (MFR-2)	17 DU/acre to 29 DU/acre	Higher-density multi-family and attached single-family residential	RM-2.5; RM-2.0; RM-1.5 PA (on Miller Avenue and Corte Madera Avenue); RM-P ; RM-M
Downtown Residential - 1 (DR-1)	8 DU/acre (minimum) to 16 DU/acre; 1 DU allowed on any vacant parcel or any parcel currently developed with a single-family residence	A mix of medium density multi-family and single-family residential near the downtown. Single-family residential allowed on vacant lots and lots currently developed with a single-family residential use. Single-family residences are not allowed on lots currently developed with multi-family units. Multi-family residential allowed on any lot in accordance with minimum and maximum densities.	RM2.5; RM3.0; RM3.5 transition areas between Downtown Residential and Single Family Residential

<p>Downtown Residential - 2 (DR-2)</p>	<p>12 DU/acre (minimum) to 29 DU/acre; 1 DU allowed on any vacant parcel or any parcel currently developed with a single-family residence</p>	<p>A mix of medium density multi-family and single-family residential near downtown. Single-family residential allowed on vacant lots and lots currently used as single-family residential use. Single-family residences are not allowed on lots currently developed with multi-family units.; Multi-family residential allowed on any lot in accordance with minimum and maximum densities.</p>	<p>RM-1.5; RM2.5 zones adjacent to Downtown</p>
<p>Downtown Commercial (CD)</p>	<p>17 DU/acre (minimum) to 29 DU/acre for mixed use developments with residential component</p>	<p>Lytton Square/Town Center area from 1989 General Plan, plus Mill Valley Lumber properties between inbound and outbound Miller Avenue; small-scale, local-serving restaurants, commercial uses, and entertainment uses; and residential units above or behind the ground floor</p>	<p>C-N (this designation anticipates the creation of the proposed new “Downtown Commercial” zoning district); C-D; PA (on Camino Alto and East Blithedale)</p>
	<p><u>17 DU/acre (minimum) to 40 DU/acre for mixed use developments with residential component</u></p>	<p><u>Based on Sites Inventory prepared for the 2023-2031 Housing Element Site, and as amended through the Zoning Code</u></p>	<p><u>Underutilized/Small Lot Housing Overlay Zoning District (Footnote A)</u></p>
	<p><u>17 DU/acre (minimum) to 40 DU/acre for mixed use developments with residential component</u></p>	<p><u>Based on Sites Inventory prepared for the 2023-2031 Housing Element Site, and as amended through the Zoning Code</u></p>	<p><u>Office Conversion Housing Overlay Zoning District (Footnote C)</u></p>
	<p><u>20 DU/acre (minimum) to 40 DU/acre for mixed use developments with residential component or full residential development</u></p>	<p><u>Mixed use developments with residential components or full residential developments meeting the requirements of the overlay</u> <u>Based on Sites Inventory prepared for the 2023-2031 Housing Element Site, and as amended through the Zoning Code</u></p>	<p><u>Opportunity Site Housing Overlay Zoning District (Footnote B)</u></p>
<p>Neighborhood Commercial (CN)</p>	<p>17 DU/acre (minimum) to 29 DU/acre for mixed use developments with residential component</p>	<p>Lower Miller Avenue area from 1989 General Plan, plus P-A zoned areas on East Blithedale Avenue and Camino Alto; personal, business, and medical services; local-serving retail; and residential units above or behind the ground floor</p>	<p>C-N; C-L (this designation also anticipates the creation of the proposed new “Limited Commercial” zone on East Blithedale Avenue)</p>

Neighborhood Commercial (CN), Continued	17 DU/acre (minimum) to 40 DU/acre for mixed use developments with residential component	Based on Sites Inventory prepared for the 2023-2031 Housing Element Site, and as amended through the Zoning Code	Underutilized/Small Lot Housing Overlay Zoning District (Footnote A)
	17 DU/acre (minimum) to 40 DU/acre for mixed use developments with residential component	Based on Sites Inventory prepared for the 2023-2031 Housing Element Site, and as amended through the Zoning Code	Office Conversion Housing Overlay Zoning District (Footnote C)
	20 DU/acre (minimum) to 40 DU/acre for mixed use developments with residential component or full residential development	Based on Sites Inventory prepared for the 2023-2031 Housing Element Site, and as amended through the Zoning Code	Opportunity Site Housing Overlay Zoning District (Footnote B)
General Commercial (CG)	17 DU/acre (minimum) to 29 DU/acre for mixed use developments with residential component	East Blithedale/Alto Center and Redwood Highway Frontage areas from 1989 General Plan; Safeway Center (Camino Alto); local and regional commercial and office	C-G
	17 DU/acre (minimum) to 40 DU/acre for mixed use developments with residential component	Based on Sites Inventory prepared for the 2023-2031 Housing Element Site, and as amended through the Zoning Code	Office Conversion Housing Overlay Zoning District (Footnote C)
	20 DU/acre (minimum) to 40 DU/acre for mixed use developments with residential component or full residential development	Based on Sites Inventory prepared for the 2023-2031 Housing Element Site, and as amended through the Zoning Code	Opportunity Site Housing Overlay Zoning District (Footnote B)
Open Space (OS)	N/A	All designated public and private open space	O-A
Community Facilities (CF)	N/A	All City facilities including City golf course, parks, City Hall, Community Center, Public Safety Building, etc.; public schools and private schools	C-F; O-A; C-R

1-“DU” denotes “dwelling unit.” Density calculations (dwelling units per acre) for specific development proposals are rounded up to the nearest whole number if the calculation results in more than 0.50 of a unit; rounded down to the nearest whole number if less than 0.50 of a unit. N/A denotes “not applicable.”

2 Density of a given development project may be approved at less than the stated minimum based on findings supported by evidence in the record set forth in Land Use Element Program LU 1-3.

Notes:

[A\).](#) Applicable to parcels that are less than ½ acre, as identified on the sites inventory list, prepared for the 2023-2031 Housing Element

[B\).](#) Applicable to parcels that are ½ acre or more, as identified on the sites inventory list, prepared for the 2023-2031 Housing Element

[C\).](#) Applicable to parcels that currently utilize upper floor commercial building for office space, as identified on the sites inventory list, prepared for the 2023-2031 Housing Element

**Figure 2.4
General Plan Land Use Map**

NEW MAP TO BE INSERTED