P L A N N E D D I S T R I C T S

ZONING DISTRICT[1]	EXAMPLES OF PERMITTED USES (Without Use Permit)	EXAMPLES OF DENSITY (Maximum units/acre)		MAXIMUM HEIGHT (Main)	(Accessory)	DEVELOPMENT[2] STANDARDS
RSP Residential, Single-family Planned	• Single-family dwelling • Accessory buildings and uses • Public parks and playgrounds • Crop and tree farming • Nurseries and greenhouses (private) • Home occupations	RSP-0.25 ---------- RSP-0.5 ---------- RSP-1.0 ---------- RSP-2.0	1 unit/4 acres ---------- 1 unit/2 acres ---------- 1 unit/acre ---------- 2 units/acre	30 ft.	15 ft.	Determined by Master Plan and/or Design Review
RMP Residential, Multiple-family Planned	• All uses permitted in RSP • Two-family and multiple-family dwellings • Lodges and organizational houses • Schools, libraries, museums, churches, private residential recreational facilities	RMP-0.5 ---------- RMP-1.0 ---------- RMP-5.0 ---------- RMP-10	1 unit/2 acres ---------- 1 unit/acre ---------- 5 units/acre ---------- 10 units/acre	30 ft.	15 ft.	Determined by Master Plan and/or Design Review
ARP Agricultural, Residential Planned	• Single-family dwelling • Accessory buildings and uses • Agricultural uses: grazing, dairying, crop farming, fish hatchery, poultry, etc. • Equestrian uses: grazing, breeding, training, boarding, etc.	ARP-2.0 ---------- ARP-10 ---------- ARP-30 ---------- ARP-60	1 unit/2 acres ---------- 1 unit/10 acres ---------- 1 unit/30 acres ---------- 1 unit/60 acres	30 ft.	15 ft.	Determined by Master Plan and/or Design Review

F O O T N O T E S :

1. **For information regarding other zoning districts, please contact the Marin County Community Development Agency, Planning Division.**
2. **Please see Chapters 22.08, 22.10, and 22.16 of Marin County Code for more information on uses, design standards, and requirements. All development in planned districts is subject to Master Plan and/or Design Review approval.**
3. **Development within the Countywide Plan's Stream Conservation Area is subject to different setback standards (see Countywide Plan Policies EQ-2.3 to 2.6).**

S E T B A C K S / H E I G H T / F A R

ZONING[1] DISTRICT	EXAMPLES OF PERMITTED USES (Without Use Permit)	MINIMUM[2,3] LOT AREA	MINIMUM SETBACKS[4,5,6] (Front)	(Side)	(Rear)	MAXIMUM[7,8] HEIGHT (Main building)	MAXIMUM[9,10] FAR (Floor Area Ratio)
R-1	• Single-family dwelling • Accessory buildings and uses • Home occupations • Public parks and playgrounds • Crop and tree farming • Nursery and greenhouses	7,500 sq. ft.	25 ft.	6 ft.	20% of lot depth/ 25 ft. maximum	30 ft. maximum	30%
R-1:B-1		6,000 sq. ft.	25 ft.	5 ft.			
R-1:B-2		10,000 sq. ft.	25 ft.	10 ft.			
R-1:B-3		20,000 sq. ft.	30 ft.	15 ft.			
R-1:B-4		1 acre	30 ft.	20 ft.			
R-A	• All uses permitted in R-1 • Limited livestock uses (see Section 22.32.030, M.C.C.) • Dairy on five acres or more	7,500 sq. ft.	25 ft.	6 ft.	20% of lot depth/ 25 ft. maximum	30 ft. maximum	30%
R-A:B-1		6,000 sq. ft.	25 ft.	5 ft.			
R-A:B-2		10,000 sq. ft.	25 ft.	10 ft.			
R-A:B-3		20,000 sq. ft.	30 ft.	15 ft.			
R-A:B-4		1 acre	30 ft.	20 ft.			
A-2	• All uses permitted in R-1 • Limited agricultural uses • Horse stables and riding academies • Dog kennels having six or less dogs	2 acres	25 ft.	6 ft.	20% of lot depth/ 25 ft. maximum	30 ft. maximum	30%
A-2:B-1		6,000 sq. ft.	25 ft.	5 ft.			
A-2:B-2		10,000 sq. ft.	25 ft.	10 ft.			
A-2:B-3		20,000 sq. ft.	30 ft.	15 ft.			
A-2:B-4		1 acre	30 ft.	20 ft.			

F O O T N O T E S :

1. **For information regarding other zoning districts, please contact the Marin County Community Development Agency, Planning Division.**
2. **Minimum lot area requirements increase on sloping lots (see Chapter 22.82, Marin County Code).**
3. **Design Review approval is required on vacant lots proposed for development that are at least 50% smaller than the required lot area (Section 22.42.030, M.C.C.).**
4. **Setback requirements for corner lots, double frontage lots, and detached accessory structures may vary (see Sections 22.08.040 & 22.10.040, M.C.C.).**
5. **Setback requirements are measured from access easements/right-of-ways within yard areas (see Section 22.20.090, M.C.C.). Setbacks to streams may be increased if a watercourse exists on or near a subject property (see DPW-Flood Control). Development within the Countywide Plan's Stream Conservation Area on vacant lots that adjoin a mapped anadromous fish stream is subject to different setback standards (see Section 22.42.045, M.C.C. and Countywide Plan Policies EQ-2.3 to 2.6).**
6. **Some architectural features (roof overhangs, chimneys, bay windows, etc.) may be permitted to encroach into the required setbacks (see Section 22.20.090, M.C.C.).**
7. **Main buildings over 30 ft. in height require Design Review approval. Main buildings over 35 ft in height require Variance and Design Review approvals.**
8. **Maximum building height for detached accessory buildings is 15 ft. Accessory buildings over 15 ft. require Use Permit approval.**
9. **All single-family dwellings with a building area greater than 4,000 sq. ft. require Design Review approval.**
10. **For information regarding the calculation of FAR in the Tamalpais planning area, please refer to the Tamalpais Area Community Plan Program LU1.4a.**