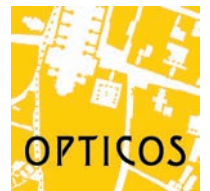




Title X: Objective Design and Development Standards

February 17, 2021



This page intentionally left blank

NOTE to Jurisdiction:

This Toolkit is an integrated catalog of zones and standards based on the Place Type documentation conducted for Marin County in 2020 and is ready to be customized to your jurisdiction. If your jurisdiction has not selected the additional service of preparing a Screencheck Toolkit, you will need to customize this Toolkit to your community's needs and objectives. Please review and adjust, modify or remove the content as it suits your needs. Be advised that as individual Chapters, Sections, Subsections, items, Figures, and Tables are adjusted, modified or removed by your jurisdiction, corresponding edits will need to be made to adjust references and other information to make the content ready for adoption and usage.

Table of Contents

Preamble		1
P-1A	Creating a Place-Based Foundation for Zoning	1
P-1B	Guiding Principles	1
P-1C	Classification of Different Context Types in Jurisdiction	2
P-1D	Summary of the Form-Based Zones in Jurisdiction	4
P-1E	A Hybrid Approach for Jurisdiction	4
P-1F	The Transect	10
Chapter 1: Introduction		11
x.01.010	Purpose	11
x.01.020	Applicability	11
x.01.030	Relationship to Jurisdiction General Plan	15
x.01.040	Relationship to Jurisdiction Zoning Code	16
Chapter 2: Establishment of Zones		17
x.02.010	Purpose	17
x.02.020	Zones Established	17
x.02.030	Sub-Zones	18
x.02.040	Zone Map	18
Chapter 3: Zones		19
x.03.010	Purpose	19
x.03.020	Overview of Zones	19
x.03.030	T3 Edge Neighborhood (T3EN)	25
x.03.040	T3 Suburban Neighborhood (T3SN)	29
x.03.050	T4 Suburban Neighborhood.Small (T4SN.S)	33
x.03.060	T4 Core Neighborhood.Medium (T4CN.M)	37
x.03.070	T4 Suburban Main Street.Small (T4SMS.S)	41
x.03.080	T4 Core Main Street (T4CMS)	45
x.03.090	T5 Core Neighborhood (T5CN)	49
x.03.100	T5 Core Main Street (T5CMS)	53

Chapter 4: Specific to Uses	57
x.04.010 Purpose	57
x.04.020 Use Standards	57
x.04.030 Use Table	58
Chapter 5: General to Design Sites	61
x.05.010 Purpose	61
x.05.020 Screening	61
x.05.030 Landscaping and Lighting	63
x.05.040 Parking and Loading	65
x.05.050 Slope Standards	70
x.05.060 Public Frontage Standards	76
x.05.070 Privacy Standards	79
x.05.080 Location of Bonus Height/Floor Area on Sloped Design Sites	80
Chapter 6: Specific to Building Types	83
x.06.010 Purpose	83
x.06.020 Building Types	83
x.06.030 Overview of Building Types	87
x.06.040 Carriage House	89
x.06.050 House	93
x.06.060 Duplex Side-by-Side	96
x.06.070 Duplex Stacked	101
x.06.080 Cottage Court	105
x.06.090 Fourplex	108
x.06.100 Neighborhood Townhouse	113
x.06.110 Neighborhood Courtyard	117
x.06.120 Pocket Neighborhood	121
x.06.130 Multiplex	126
x.06.140 Core Townhouse	131
x.06.150 Core Courtyard	135
x.06.160 Main Street Building	139

Chapter 7:	Specific to Private Frontage Types	147
x.07.010	Purpose	147
x.07.020	Private Frontage Types	147
x.07.030	Overview of Private Frontage Types	148
x.07.040	Porch Projecting	150
x.07.050	Porch Engaged	152
x.07.060	Dooryard	154
x.07.070	Stoop	156
x.07.080	Forecourt	158
x.07.090	Maker Shopfront	160
x.07.100	Shopfront	162
x.07.110	Terrace	164
x.07.120	Gallery	166
Chapter 8:	Specific to Architectural Design	169
x.08.010	Purpose	169
x.08.020	Applicability	169
x.08.030	Architectural Design Standards	169
x.08.040	Overview of Architectural Design Standards	169
x.08.050	Contemporary	173
x.08.060	Craftsman	185
x.08.070	Main Street Classical	197
x.08.080	Mediterranean	207
x.08.090	Tudor	219
x.08.100	Victorian	231

Chapter 9: Specific to Signage Types	243
x.09.010 Purpose	243
x.09.020 Sign Types	244
x.09.030 Overview of Sign Types	244
x.09.040 Yard/Porch Sign	246
x.09.050 Projecting Sign	248
x.09.060 Awning/Canopy Sign	250
x.09.070 Wall Sign	252
x.09.080 Painted Wall Sign	254
x.09.090 Window Sign	256
x.09.100 Sidewalk Sign	258
x.09.110 Directory Sign	260
x.09.120 Changeable Copy Sign	262
x.09.130 Marquee Sign	264
Chapter 10: Specific to Large Sites	267
x.10.010 Purpose	267
x.10.020 General to Walkable Community Design	268
x.10.030 Walkable Neighborhood Plan	275
x.10.040 General to Civic Space	276
Chapter 11: Administration	285
x.11.010 Purpose	285
x.11.020 Procedures	285
x.11.030 Adjustments to Standards	299
Chapter 12: Definitions	305
x.12.010 Purpose	305
x.12.020 Definitions	305
x.12.030 Measurement Methods	339

This page intentionally left blank

Quick Code Guide for Developments Less Than Three Acres

The following graphic is intended as a summary guide. Please refer to the [jurisdiction's](#) permit procedures and application standards ([Section x.xx.xxx](#)) for all necessary information.

1

Determine your Maximum Zoning Envelope¹

Identify your zone, see [Chapter 3 \(Zones\)](#)

- | | |
|---|--|
| a. Select your building type(s) | Subsection 3 of the zone |
| b. Comply with building placement standards | Subsection 5 of the zone |
| c. Comply with building form and height standards | Subsection 4 of the zone |
| d. Select from allowed uses | Table x.04.030.A (Uses) |
| e. Comply with parking standards | Subsection 7 of the zone |
| f. Select your private frontage type | Subsection 8 of the zone |

Identify your building type standards, see [Chapter 6 \(Specific to Building Types\)](#)

- | | |
|--------------------------------------|--|
| a. Select your detailed massing type | Subsections 3 and 7 of the building type |
| b. Comply with the standards | Subsections 1, 2, 4-7 of the building type |

¹ Developments that propose multiple design sites shall apply this process for each design site.

2

Connect Ground Floor to Adjacent Streetscape

Apply your private frontage type(s), see [Chapter 7 \(Specific to Private Frontage Types\)](#)

- | | |
|--|--|
| Based on your selected private frontage type(s), comply with the standards | Subsections 1-4 of the private frontage type |
|--|--|

3

Design your Building

Identify your architectural standards, see [Chapter 8 \(Specific to Architectural Design\)](#)

- | | |
|---|---|
| Based on your selected detailed massing type, select your architectural style | Subsections 1-16 of the architectural style |
|---|---|

Quick Code Guide for Developments Less Than Three Acres (Continued)

4 Apply Signage (If Allowed)		
Identify your signage standards , see Chapter 9 (Specific to Signage Types)	Select your signage type	Subsections 1-4 of the signage type
5 Proceed to Approval Process		
If adjustments are proposed , see Section x.11.030 (Adjustments to Standards)	Meet the required findings to be eligible for the adjustment to the standard(s)	Section x.11.030 (Adjustments to Standards)
Identify your approval procedure , see Chapter 11 (Administration)	Comply with the procedure standards	Section x.11.020 (Procedures)

Quick Code Guide for Developments Over Three Acres

The following graphic is intended as a summary guide. Please refer to the [jurisdiction's](#) permit procedures and application standards ([Section x.xx.xxx](#)) for all necessary information.

1 Design your Walkable Neighborhood Plan (WNP)		
Identify your WNP design process , see Subsection x.10.020.1	Comply with the standards	Section x.10.020 (General to Walkable Community Design)
Prepare WNP	Comply with the standards	Section x.10.030 (Walkable Neighborhood Plan)
2 Determine your Maximum Zoning Envelope ¹		
Identify your zone(s) , see Chapter 3 (Zones)	For each WNP:	Subsection 3 of the zone
	a. Select your building type(s)	
	b. Comply with building placement standards	Subsection 5 of the zone
	c. Comply with building form and height standards	Subsection 4 of the zone
	d. Select from allowed uses	Table x.04.030.A (Uses)
	e. Comply with parking standards	Subsection 7 of the zone
Identify your building type standards , see Chapter 6 (Specific to Building Types)	f. Select your private frontage type for each building type	Subsection 8 of the zone
	a. Select your detailed massing type for each building type	Subsections 3 and 7 of the building type
	b. Comply with the standards	Subsections 1, 2, 4-7 of the building type
¹ This process shall be applied to each design site.		
3 Connect Ground Floor of each Building Type to Adjacent Streetscape		
Apply your private frontage types to each building type , see Chapter 7 (Specific to Private Frontage Types)	Based on your selected building types, comply with the standards	Subsections 1-4 of the private frontage type

Quick Code Guide for Developments Over Three Acres (Continued)

4 Design your Buildings		
Identify your architectural standards , see Chapter 8 (Specific to Architectural Design)	Select your architectural style standards for each building type	Subsections 1-16 of the architectural style
5 Apply Signage (If Allowed)		
Identify your signage standards , see Chapter 9 (Specific to Signage Types)	Select your signage types and apply to the relevant building types	Subsections 1-4 of the signage type
6 Proceed to Approval Process		
If adjustments are proposed , see Section x.11.030 (Adjustments to Standards)	Meet the required findings to be eligible for the adjustment to the standard(s)	Section x.11.030 (Adjustments to Standards)
Identify your approval procedure , see Chapter 11 (Administration)	Comply with the procedure standards	Section x.11.020 (Procedures)

This page intentionally left blank

Preamble

Sections:

P-1A	Creating a Place-Based Foundation for Zoning
P-1B	Guiding Principles
P-1C	Classification of Different Context Types in Jurisdiction
P-1D	Summary of the Form-Based Zones in Jurisdiction
P-1E	A Hybrid Approach for Jurisdiction
P-1F	The Transect

P-1A Creating a Place-Based Foundation for Zoning

This [Title x](#), "Objective Design and Development Standards", shall hereafter be referred to as the Form-Based Code or "FBC". The FBC implements [Jurisdiction's General Plan](#) vision through the application of zones and standards that reflect a context-specific approach based upon [Jurisdiction's](#) distinct walkable development patterns. These patterns are described as walkable because of their interconnected streets and blocks; variety of housing choices; and proximity to services, shopping and/or transit. The FBC addresses the walkable development patterns, existing or intended, through standards consistent with [Jurisdiction's General Plan](#).

P-1B Guiding Principles

The FBC is guided by the following principles in implementing the [Jurisdiction General Plan](#):

1. Across [Jurisdiction](#), the FBC:
 - A. Provides clear and effective development standards that allow for streamlined review processes and the predictable production of housing;
 - B. Supports a diversity of housing choices appropriate to their location;
 - C. Ensures appropriately-scaled infill development;
 - D. Reinforces and enhances community design and character in support of the community's vision with: a variety of neighborhoods; main street areas as the cultural and commercial heart of the community; and neighborhoods with centers along pleasant and convenient corridors that interconnect [Jurisdiction](#);
 - E. Removes barriers to revitalization and reinvestment through clear, objective, and context-sensitive standards;
 - F. Ensures that each building plays a role in creating a better whole, not just a good building; and
 - G. Promotes development patterns that support safe, effective, and multi-modal transportation options for all users and help reduce greenhouse gas emissions.

2. Within community cores, the FBC:
 - A. Reinforces the main street as a cultural and commercial destination accommodating appropriately-scaled infill housing, mixed-use, and cultural development compatible with existing historic buildings; and
 - B. Facilitates transitions from single-use areas to mixed-use employment centers that are compatible with adjacent residential neighborhoods and public access.
3. Within residential neighborhoods in core, suburban, and edge contexts, the FBC:
 - A. Protects the character of established neighborhoods and builds upon and reinforces the unique physical characteristics of [Jurisdiction's](#) walkable neighborhoods;
 - B. Supports new walkable neighborhood patterns through new networks of well-designed multi-modal streets that are safe for pedestrians and cyclists; and
 - C. Promotes neighborhoods with quality housing and diverse, context-sensitive housing choices.
4. Along corridors within core, suburban, and edge contexts, the FBC:
 - A. Promotes a variety of housing choices;
 - B. Promotes small local businesses as an important part of [Jurisdiction's](#) economy;
 - C. Promotes incremental infill and revitalization;
 - D. Reinforces neighborhood main streets as centers to continue as vibrant social and commercial focal points, with services and amenities for the surrounding neighborhoods located within a safe, comfortable walking distance of homes;
 - E. Balances pedestrian comfort and place-making with traffic efficiency; and
 - F. Promotes and accommodates high-quality community design.

P-1C Classification of Different Context Types in [Jurisdiction](#)

[Jurisdiction](#) is characterized by different context types that reflect its pre- and post-World War II development patterns. Historic districts and neighborhoods developed prior to WWII tend to be more pedestrian-oriented, with smaller blocks, consistent sidewalks, more integrated development patterns with services, shopping and/or transit within short walking distance. Newer areas of [Jurisdiction](#), by comparison, tend to be more auto-oriented, with larger blocks and less amenities within short walking distance.

The FBC applies a context-sensitive approach to [Jurisdiction](#) that is based upon the classification of three broad context types: Natural, Walkable, and Auto-Oriented Suburban. Each needs to be regulated differently to effectively reinforce the intended context. [Figure P-1C-1 \(Context Type Descriptions\)](#) provides full descriptions of each context type.

Within each of these broad contexts, the FBC further articulates context through three types of areas across [Jurisdiction](#): areas at or near the core, suburban areas, and areas at the edge of the community. In order to make as direct a connection as possible between the context-sensitive approach and the standards, this physical structure is carried through into the names of the form-based zones in this FBC.

Figure P-1C-1: Context Type Descriptions

Natural Context

The Natural Context Type consists of land not intended for development. In these areas, nature dominates a person's experience, but may include an occasional recreation-oriented or utility building or other man-made feature. The use of cars occurs, but does not dominate the physical character.

These areas are implemented through conventional, use-based zones.



Auto-Oriented Suburban Context

The Auto-Oriented Suburban Context Type consists of areas developed mainly after the 1950's. This type of development is driven by the priority to accommodate the automobile. Characteristic of this context type, land uses are segregated and often buffered, leaving large distances between them contributing to the need for the automobile for day-to-day functions. Walking and cycling occur in these areas, but generally for recreational rather than destination purposes due to low connectivity and few amenities within short walking distance.

Examples of these areas are commercial big box retail, strip mall centers, single-unit residential subdivisions, and industrial areas.

These areas are implemented through conventional, use-based zones.



Walkable Context

The Walkable Context Type consists of areas where a person can walk, bike or ride transit to work to fulfill most shopping and recreation needs. These areas allow for but do not require the use of a vehicle to accommodate most daily needs.

These areas, primarily developed prior to the 1940's, were developed in a pattern where a person can live with limited reliance on the automobile. Today, these areas are still conducive to destination walking and cycling. These areas are supported through a network of interconnected, tree-lined streets, a diversity of housing choices, and a mix of appropriate commercial and residential uses in a compact form. These areas also support public transit due to their compact nature.

These areas are implemented through the T3-T5 form-based zones.



P-1D Summary of the Form-Based Zones in [Jurisdiction](#)

The FBC implements [Jurisdiction's General Plan](#) through the transect. The transect applies to Natural, Rural, and Walkable Contexts as illustrated in [Table P-1E-B \(Summary Table of Transects for Natural, Rural, and Walkable Contexts in Jurisdiction\)](#). These contexts are implemented through the form-based zones identified in [Table P-1F-A \(Jurisdiction Transect\)](#). See [Chapter 3 \(Zones\)](#) for details of each zone.

P-1E A Hybrid Approach for [Jurisdiction](#)

In zoning, a *hybrid* zoning code brings together the zoning and operating systems of form-based zoning and conventional, use-based zoning to address the unique qualities of all context types that make up a community. Form-based zoning is applied to Walkable Contexts, and conventional, use-based zoning is applied to Natural and Auto-Oriented Suburban Contexts.

This hybrid approach directs development and uses within each context type to thrive with standards that respond to the unique needs and community objectives of each context. For example, a neighborhood main street is regulated through form-based zoning with the intention that the standards will generate walkable development. Standards generate buildings that are scaled to the pedestrian and to existing and future neighboring buildings, and are placed to shape a public realm for pedestrians. Uses are regulated but are a lower priority than the overall physical environment and public realm that the uses occupy.

A suburban strip mall is regulated through conventional, use-based zoning with the intention that the standards will generate Auto-Oriented Suburban development. Standards control uses, overall heights and intensities with less priority as to their exact placement on a design site or how each building shapes the public realm. In cases where the intent is to transform Auto-Oriented Suburban development (e.g., retrofit of suburban strip mall) to walkable development, form-based zoning best implements those transformations.

The addition of this FBC to [Jurisdiction's](#) zoning code makes the zoning code a hybrid code. In this hybrid approach, the FBC is applied only to areas where walkable development exists or is desired. Conventional, use-based zones and standards continue to apply to Natural and Auto-Oriented Suburban development.

1. What is a Form-Based Code?

Form-Based Coding (FBC) represents a paradigm shift in the way that the built environment is regulated. The formal short definition of a FBC is as follows:

Form-Based Codes foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. These codes are adopted into city or county law as regulations, not mere guidelines. Form-Based Codes are an alternative to conventional zoning.

-Form-Based Codes Institute

Unlike conventional, use-based codes, FBCs utilize the intended form and character, rather than use as the organizing framework of the code. This FBC is informed by the three physical context types described in [Section P-1C \(Classification of Different Context Types in Jurisdiction\)](#) to implement the key characteristics that comprise the physical character of different areas (place types) documented across the community. Further, FBCs regulate a series of important elements not just to create a good individual building, but a high-quality place. The terminology in FBCs reflects the intended physical form and hierarchy of different places. For example, instead of a zone being labeled "commercial" or "mixed use," it might be called "main street." The term "main street" ties back to the intended physical form or place, which includes a mix of uses, civic spaces, streets, frontages, and building types that create vibrant walkable urbanism.

It is also important to note that while FBCs primarily regulate the intended physical form, they regulate use secondarily. FBCs allow a range of uses that are carefully chosen to maximize compatibility between uses and the intended physical form of the zone. The use-tables in a FBC are simplified and categorized by use-type, and clearly defined, to allow a greater degree of administrative decision-making related to particular uses.

2. The Natural-to-Urban Transect: The Framework for the Form-Based Code

Most FBCs use an organizing principle called the Natural-to-Urban Transect, see [Figure P-1E-1](#). This enables a customized framework of zones for a community that are based on intended physical character.

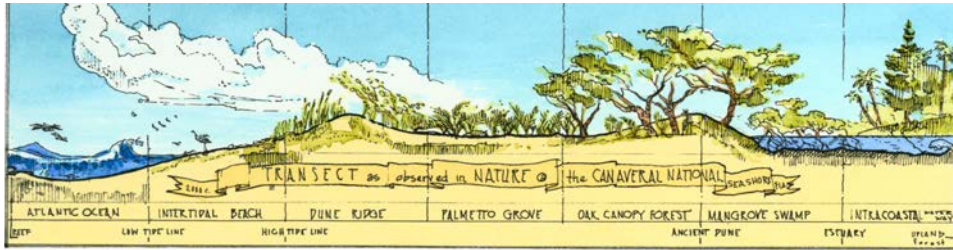
The transect establishes a hierarchy of physical environments or transects from the most natural to the most urban. The designation of each transect along this hierarchy is determined first by the character and form, intensity of development, and type of place, and secondly by the mix of uses within the area. This hierarchy of physical environments becomes the framework for the entire FBC, replacing use as the organizing principle as in conventional, use-based zoning. Each transect is used to reinforce existing or create new walkable environments.

The Natural-to-Urban Transect is a means for considering and organizing the human habitat in a continuum of intensity that ranges from the most natural condition to the most urban. It provides a standardized method for differentiating between the intentions for urban form in various areas using gradual transitions rather than harsh distinctions. Each transect is primarily classified by the physical intensity of the built form, the relationship between nature and the built environment, and the complexity of uses within the transect.

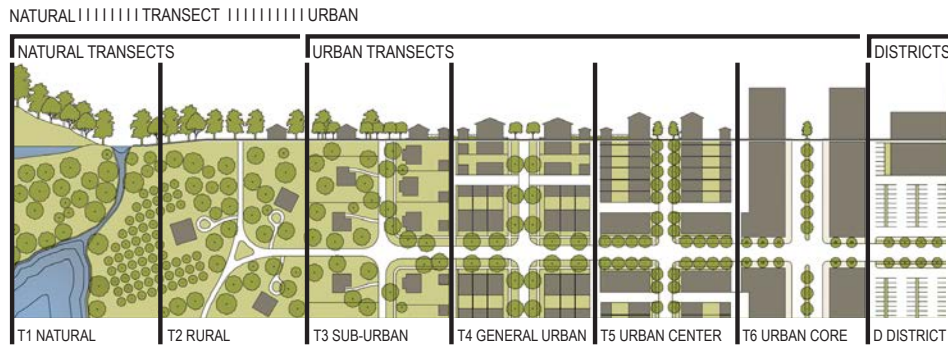
~ Form-Based Codes Institute

Figure P-1E-1

A Natural Transect diagram illustrates a continuum of Natural Context Types from the ocean shore inland from left to right. Image courtesy of DPZ.



The Natural-to-Urban Transect diagram illustrates a continuum of context types from the most natural to the most urban from left to right. Image courtesy of DPZ.



The model transect for American communities is divided into six individual transects and a Special District as shown in [Table A \(Model Transect for American Communities\)](#). Each transect is given a number. Higher numbers designate progressively more urban zones, and lower numbers designate less urban and natural zones. [Jurisdiction's](#) form-based zones are customized based on this framework.

Table P-1E-A: Model Transect for American Communities

Transect	Description
T1 - Natural	Lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation
T2 - Rural	Sparsely settled lands in open or cultivated state, including woodland, agricultural land, and grassland
T3 - Walkable Neighborhood	Primarily residential with mix of lower intensity building types
T4 - General Urban or Walkable Neighborhood	Primarily residential with mix of moderate intensity building types and some lower intensity centers
T5 - Downtown Center	Higher intensity neighborhoods and higher intensity downtown centers
T6 - Downtown Core	Regional-serving downtown - Not Applicable
D - District	Designation for areas with specialized purposes (e.g., heavy industrial, transportation, harbors, airports or university districts, among other possibilities)

NOTE to Jurisdiction:

Adjust table regarding T5 is existing or desired.

This page intentionally left blank

Table P-1E-B: Summary Table of Transects for Natural, Rural, and Walkable Contexts in Marin County

◀ Less Urban













Natural	Rural	Walkable Contexts
<p>T1</p>  <p>Source: Google Images</p>	<p>T2</p>  <p>Source: Google Images</p>	<p>T3 Walkable Neighborhood</p>  <p>Source: Google Images</p>
		
		
		

Table P-1E-B: Summary Table of Transects for Natural and Walkable Contexts in (Continued)

More Urban



Walkable Contexts

T4 Walkable Neighborhood



T5 Downtown Center



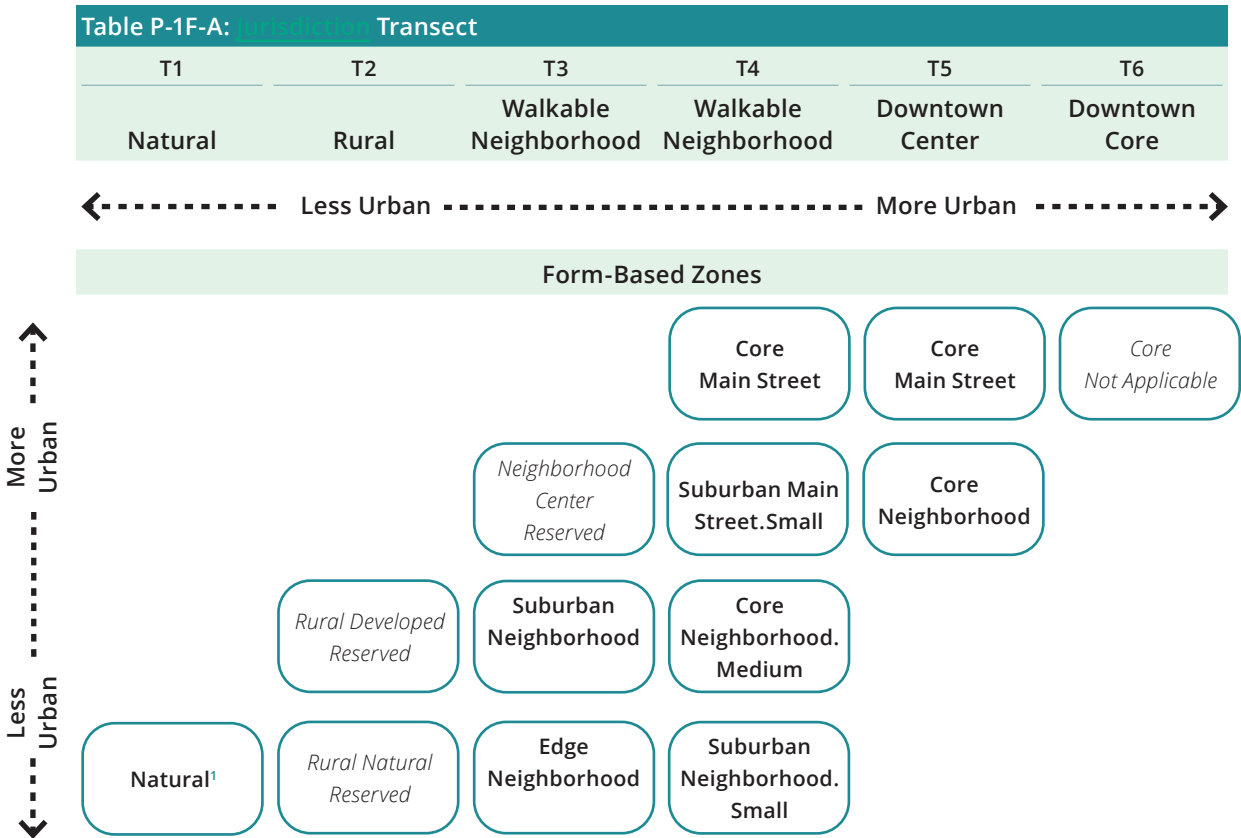
T6 Downtown Core

Not Applicable



P-1F The Transect

Table P-1F-A ([Jurisdiction Transect](#)) identifies the transects and the form-based zones that implement each transect. [Jurisdiction's](#) transect includes [four](#) of the six individual transects. The form-based zones needed to implement [Jurisdiction's](#) transect are identified in bold text.



A zone identified as *reserved* denotes a future zone and standards that will need to be prepared when the FBC is applied to areas needing that zone.

¹The T1 Transect is implemented through [xxx zone](#) in [Jurisdiction's Zoning Code \(Section x.xx.xxx\)](#).

NOTE to Jurisdiction:

Choose from this complete listing of form-based zones and edit the Toolkit accordingly.