

ZONING ORDINANCE & RELATED MUNICIPAL CODE AMENDMENTS 2012

(ZO10-001) List of Amendments and Topic Areas

Effective July 16, 2014 (CC Ordinance 1923)

SRMC Chapter/Section	Summary of Revisions
TITLE 14 – ZONING	
Chapter 14.03 - Definitions	<p>Replace “Duplex” and “Height” definitions and memorialize the current method of height measurement that applies to non-hillside properties (i.e., following the 1997 UBC method of measurement).</p> <p>Add, among others, new definitions for “Emergency shelters” to coincide with changes to the code to permit certain emergency housing types within the City.</p> <p>Amend various definitions of terms and land use types to coincide with revisions made in Chapter 14.13 Wetland Overlay District and Chapter 14.16 Site and Use Regulations for accessory structures, lot coverage and setbacks.</p>
Chapter 14.04 - Residential Districts	Amend Residential Land Use Table 14.04.020 to designate “Animal Keeping” subject to A (Administrative Permit), and “Emergency Shelter for the homeless, Permanent” subject to new regulations per Chapter 14.16.
Chapter 14.05- Commercial and Office Districts	<p>Amend Commercial Land Use Table 14.05.020 to downgrade review for “Kiosks” to A (Administrative Permit) and reference new Section 14.16.225 additional standards.</p> <p>Downgrade Residential Uses “Emergency Shelter for the homeless, Permanent” from C (Conditional) to P (Permitted) in the specific districts identified in new Section 14.16.115, and subject to additional new standards.</p> <p>Amend Downtown Mixed Use/Commercial Land Use Table 14.05.022 to downgrade “Kiosk” review to A (Administrative Permit) and add note (30).</p> <p>Delete specific unpermitted Commercial and Residential uses from the table.</p> <p>Eliminate an erroneous reference to note (9) for Massage Uses in districts off Fourth Street.</p> <p>Update types of permitted Residential Uses and make minor edits to notes for “Video sales and rental” use.</p> <p>Amend Commercial Property Development Standards Table 14.05.030 for the Office (O) District to exclude solar panels installed over paved parking areas from the lot coverage.</p>
Chapter 14.06- Industrial Districts	<p>Amend the Industrial Land Use Table 14.06.020 to add “Kiosks” as subject to an A (Administrative Permit) and reference Chapter 14. 16 for additional regulations.</p> <p>Amend Residential Uses “Emergency Shelter for the homeless, Permanent” as P/C (Permitted/Conditionally Permitted) in LI/O and reference Chapter 14.16 for additional land use regulations.</p> <p>Downgrade review from C to CZ for certain industrial uses in the I and LI/O district.</p>
Chapter 14.08- Marine District	Amend Marine District Land Use Table 14.08.020 “Emergency Shelter for the homeless, Permanent” to reference Chapter 14.16 for additional land use regulations.
Chapter 14.09- Public/Quasi-public District	Amend P/QP Land Use Table 14.09.020 “Emergency Shelter for the homeless, Permanent” to reference Chapter 14.16 for additional land use regulation.
Chapter 14.12- Hillside Development	Amend Section 14.12.020 Hillside (-H) overlay district to refer to the General Plan land

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Overlay District	<p>use "designations", not districts.</p> <p>Amend Section 14.12.030.F & .H to incorporate parking and driveway design exception allowances that have been routinely considered by the hearing body, consistent with the Hillside Design Guidelines Manual and Hillside Design Guideline Checklist.</p>
Chapter 14.13- Wetland Overlay District	<p>Amend Section 14.13.020 (Criteria for establishing the wetland overlay district) and Section 14.13.040 (Property development regulations) to be consistent with the wetland policies of the San Rafael General Plan 2020 and to improve or clarify text for interpretation and application.</p> <p>Amend Section 14.13.040 (Property Development Standards) to address the current San Rafael General Plan 2020 wetland policies and improve language for easier interpretation.</p>
Chapter 14.16- Site and Use Regulations	<p>Amend 14.16.010 to clarify its specific purposes and applicability, as additional development standards that apply to uses in several districts.</p> <p>Amend Section 14.16.020 to preclude construction of an accessory structure on a lot without a principal building.</p> <p>Clarify that accessory structures count towards total lot coverage in addition to the 30% coverage limit for side and rear yards.</p> <p>Summarize setback requirements and height allowances for small and large accessory structures.</p> <p>Remove limitation on number of accessory buildings in side yards, minimum distance to a principal building and requirement for screening from view from the front yard or street.</p> <p>Add requirements for incidental collection boxes and windmills.</p> <p>Add Section 14.16.025 to ensure installation of refuse enclosures on multi-family, mixed-use and non-residential development.</p> <p>Add Section 14.16.115 for Homeless Shelters in compliance with the General Plan 2020 Housing Element and State Law.</p> <p>Amend Section's 14.16.130 and 14.16.132 consistent with concurrent amendments to accessory structures provisions.</p> <p>Amend Section 14.16.140 to clarify fence height regulations, permit solid fences and retaining walls in front and exterior side yards up to four feet (4') in height (an increase from the current three-foot solid fence limitation) allow for replacement of legal nonconforming fences, and to apply the sight distance requirement to all driveways and intersections.</p> <p>Amend section 14.16.220 Home Occupations to implement the California Homemade Food Act (AB1616)</p> <p>Clarify that 'animal keeping' for commercial purposes is generally not an allowed home occupation, consistent with the provisions of Chapter 14.17.</p> <p>Add Section 14.16.225 to establish standards for kiosks and similar uses where permitted on commercial and industrial properties:</p>

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	<p>Add Section 14.16.227 in order to codify past practices and apply the standards for light and glare as a citywide requirement.</p> <p>Add Section 14.16.243 to codify past practices and apply general standards for screening of mechanical equipment on rooftops or exterior yard areas of nonresidential buildings.</p> <p>Add Section 14.16.295 to establish general requirements/or maintaining adequate sight distance at intersections and driveways (currently only implemented for review of fences and vegetation).</p> <p>Add Section 14.16.305 to establish standards to allow “Small Wind Energy Systems” as a permitted use in all zoning districts (except Open Space).</p> <p>Add Section 14.16.307 standards for solar installations, consistent with the City General Plan 2020 Sustainability Element (Policy SU-4), 2009 Climate Change Action Plan, Green Building Ordinance, State Law, and City policies that support and encourage establishment of solar energy systems and solar energy producers within the City.</p> <p>Amend section 14.16.320 to be consistent with concurrent amendments to the accessory structures standards.</p> <p>Amend section 14.16.360 to update the wireless facility regulations in an effort to streamline review consistent with the Telecommunications Act of 1996 & Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, and the Federal Communications Commission Notice of proposed Rulemaking</p> <p>Encourage stealth design solutions, amend and downgrade review authority for existing and stealth facilities, and extend the annual City RF review period from 3 years to 5 years.</p> <p>Amend Section 14.16.370 to incorporate all existing and future updates to tile Marin Municipal Water District water-efficient landscape ordinance.</p>
Chapter 14.17 Performance Standards	<p>Amend Section 14.17.010 specific purposes to clarify that this Chapter applies to minor discretionary review permits.</p> <p>Amend Section 14.17.020 regarding non-commercial animal keeping in residential districts, and permit “Beekeeping” as a permitted residential use.</p> <p>Add Section 14.17.120 to establish regulations for outdoor storage.</p> <p>Add Section 14.17.130. C. 5 to “Temporary Uses” provisions in order to allow recycling or e-waste collection events to occur without requiring a temporary use permit.</p>
Chapter 14.18- Parking Standards	<p>Amend Chart 14.18.040 to include parking rates/or music studio that currently has no specified rate.</p> <p>Add requirement to Section 14.18.045 for installation of electric vehicle charging stations for new or substantially renovated parking lots of 25 or more spaces (in compliance with the City Climate Change Action Plan and General Plan 2020 Sustainability Element).</p> <p>Amend regulations for tree well size in Section 14.18.130.D to be consistent with changes to Section 14.18.160 (Parking lot screening and landscaping).</p>

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	<p>Amend Section 14.18.160 to increase the recommended ratio of parking lot trees for smaller crown diameter trees, redefine the objectives for tree distribution in parking lots to focus on shading paved surfaces, encouraging trees distributed throughout the parking lot or clustered on the southerly and westerly boundaries, recommend increased minimum planter dimensions for large trees, and add requirements for soil treatment, landscape maintenance, solar shading and bio-filtration and a title for Illustration 14.18.160.</p> <p>Amend 14.18.170 to refer to new Section 14.16 (Light and glare standards).</p> <p>Add new "grandfathered" parking provision allowing renovation of parking lots which lose spaces to meet landscape standards to not be considered nonconforming, provided the Department of Public Works determines sufficient spaces will be provided.</p> <p>Adopted a "Recommended Parking Lot Tree Species List" to accompany amendments to Chapter 14.18 (Parking Lot Landscaping Requirements) as CC Resolution 13733.</p>
Chapter 14.19- Signs	<p>Amend Section 14.19.055 to reference current electrical code requirements.</p> <p>Amend Section 14.19.070 temporary signs to allow for temporary window covering during construction.</p>
Chapter 14.25- Environmental and Design Review	<p>Amend Section 14.25.040 to exempt tipper story additions 500 square feet or less in size from design review and/or internal consistency with the Second dwelling unit provisions and amendments proposed to Section 14.16.360 (Wireless Communications Facilities).</p> <p>Amend subsection 14.25.050 G2 (landscape design) to omit reference to MMWD Ord. 414.</p>
TITLE 6 – ANIMALS	
Chapter 6.04 – Poultry, Fowl and Domestic Animals	Amend Chapter 6.04 to coincide with amendments to the Animal Keeping regulations in Zoning Code Chapter 14.17 and remove obsolete permit provisions.