

ORDINANCE NO. 1022

SECTION 1

Be it ordained by the people of the City of Sausalito that Title 10, Zoning, of the Sausalito Municipal Code is hereby amended as follows: The following sections are added --

10.200.1 FINDINGS AND PURPOSE

The people of the City of Sausalito hereby find that it is in the best interests of the present and future residents of the City to reduce the increase in automobile traffic generated by new development in the City's commercial and industrial zones and to preserve the maritime character of those areas by reducing permissible density in commercial and industrial areas.

This reduction is necessary to protect property rights and to ensure orderly development in commercial and industrial zones in the City in a manner that will not generate excessive traffic, air or noise pollution, nor diminish the public health and welfare.

10.200.2 APPLICATION OF STANDARDS

It is the intention of the people of Sausalito that the following policies govern the implementation of density standards and Maximum Floor Area ratios:

(a) Existing uses which are made non-conforming by this amendment shall be considered Continued Existing Uses under the provisions of Section 10.110 of this Code.

(b) If on December 1, 1984, a parcel exceeds the Maximum Floor Area Ratio permitted by this amendment, that parcel may not be split into additional parcels in order to provide additional buildable area.

(c) The zoning map of Sausalito effective as amended July 15, 1980 shall govern the zoning categories. No site may be redesignated to any other zoning classification which would allow greater density or Floor Area Ratio.

(d) Where a parcel is already developed, no conversion or change in use may be permitted when that conversion or change in use will result in increased commercial usage or density.

(e) In the CR zone, residential uses existing as of December 1, 1984 may not be converted into any other uses.

(f) The limits set out in Maximum Floor Area Ratio Table No. 2 may not be exceeded by Variance, Conditional Use, Planned Unit Development or any other device.

The following Table is amended:

Table No. 2

BASIC AREA, OPEN SPACE AND BULK REGULATIONS COMMERCIAL AND INDUSTRIAL DISTRICTS

DISTRICT	(Sec. 10.201)	(Sec. 10.202)		(Sec. 10.202)	(Sec. 10.203)	(Sec. 10.203)
	REQUIRED PARCEL AREA PER DWELLING UNIT - SQ. FT.	REQUIRED YARDS WHEN ADJACENT TO ANY "R" OR "H" DISTRICT** Rear, Least Depth	Side, Least Width	HEIGHT LIMIT	BUILDING COVERAGE LIMIT %	MAXIMUM FLOOR AREA RATIO
CC	1,500	15'	10'	32 ft.	100	1.30
CN	1,500	15'	10'	32 ft.	70	.50
CR	1,500	15'	10'	32 ft.	70	1.00
CM	NA	20'	*	32 ft.	50	.35
CS	NA	20'	*	32 ft.	50	.20
I	NA	30'	*	32 ft.	50	.40 ****
CW	NA	20'	*	32 ft.	30	.30 ***
W	NA	15'	*	32 ft.	30	.30 ***

NA - Not Applicable

* 1/2 height of building but not less than 5'.

** Required only along parcel lines abutting on such districts.

*** The maximum number of berths for Boat Harbors in the W and CW Zoning Districts is 20 BERTHS/ACRE

**** Commercial use limited to .15 maximum floor area ratio in I Zoning District

Amended by: Ord. 923, 1/3/78, Ord. 942, 7/18/78, Ord. 990, 2/2/82

SECTION 2

If any part of this initiative is held invalid by a court of law, or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect the other parts of the initiative or applications of this initiative which can be given effect without the invalid part or application, and to this end the sections of this initiative are separable.

PASSED AND ADOPTED as a result of a majority vote of the electors of the City of Sausalito at a Special Municipal Election held in the City of Sausalito on June 4, 1985.

Janet F. Tracy
City Clerk of the City of Sausalito