

## COASTAL DISTRICT DESIGN STANDARDS

### REFERENCE SHEET ONLY

(See Zoning Code Sections for Details)

**22.57.200 Design Standards Table.** The following design standards shall apply in the respective coastal districts:

Zone District	Building Site Lot Area	Requirement Average Widths	Setbacks			Height	Floor Area Ratio
			Front	Side	Rear		
C-R-A	7,500 sq. ft.	60 ft.	25 ft.	6 ft.	20% Lot depth <sup>1</sup>	25 ft.*	30%
C-H-1	7,500 sq. ft.	60 ft.	--	--	--	25 ft.*	--
C-R-1	7,500 sq. ft.	60 ft.	25 ft.	6 ft.	20% Lot depth <sup>1</sup>	25 ft.*	30%
C-R-2	7,500 sq. ft.	60 ft.	25 ft.	6 ft.	20% Lot depth <sup>1</sup>	25 ft.*	30%
C-VCR	7,500 sq. ft.	60 ft.	0 ft.	5 ft. <sup>2</sup>	15 ft. <sup>1</sup>	25 ft.*	--

**22.57.201 Regulations for B districts.** If any C district which is combined with any B district, the following design standard regulations, as specified for the respective B district, shall apply.

Zone District	Building Site Lot Area	Requirement Average Widths	Setbacks			Height	Floor Area Ratio
			Front	Side	Rear		
B-D	1,750 sq. ft.	35 ft.	10 ft.	5 ft. <sup>3</sup>	10 ft.	20 ft.*	**
B-1	6,000 sq. ft.	50 ft.	25 ft.	5 ft. <sup>3</sup>	**	**	**
B-2	10,000 sq. ft.	75 ft.	25 ft.	10 ft.	**	**	**
B-3	20,000 sq. ft.	100 ft.	30 ft.	15 ft.	**	**	**
B-4	1 acre	150 ft.	30 ft.	20 ft.	**	**	**
B-5	2 acres	150 ft.	30 ft.	20 ft.	**	**	**
B-6	3 acres	175 ft.	30 ft.	20 ft.	**	**	**

\* Height limit in Stinson Beach Highlands shall be seventeen (17) feet.

1 Maximum rear yard setback of 25 ft.

2 Commercial uses in C-VCR district have no side and rear setbacks required. (Ord. 2637 § 6 (part), 1981).

3 Side setback on corner lots - minimum of 10 feet. (Ord. 2703 § 19, 1982; Ord. 2637 § 6 (part), 1981).

\*\* See Ordinance No. 2703 - does not establish rear yard setbacks (except for B-D) or Floor Area Ratios for the B Districts combined with C districts.