

## EXCERPT FROM THE DRAFT COUNTYWIDE PLAN

### **CD-8.7 Establish Commercial/ Mixed Use Land Use Categories**

Commercial/mixed use land use categories are established to provide a mix of retail, office, and industrial uses as well as mixed-use residential development in a manner compatible with public facilities, natural resource protection, environmental quality, and high standards of urban design. Mixed-use developments that are intended to incorporate residential units on commercial properties including on-site housing for employees, thereby, contributing to affordable housing and reduced commutes. Mixed Use projects shall not exceed the maximum permissible Floor Area Ratio for each site except for units affordable to low and very low income households located in areas with acceptable vehicle levels of service. Up to 1036 units may be approved countywide for mixed use development subject to a discretionary approval process.

The following criteria shall apply to any mixed-use development:

1. For parcels larger than 2 acres in size, a maximum of 50% of the total amount of new floor area may be developed for commercial uses provided an equal amount of square footage of new housing is developed.

For parcels 2 acres and less in size, a maximum of 75% of the total amount of new floor area may be developed for new commercial uses provided an area equal to 25% of the new total floor area shall be developed for new housing.

Compliance with the above provisions shall be subject to the requirements of the County's jobs/housing linkage and inclusionary housing ordinance (Marin County Code Chapter 22.22).

2. Projected peak-hour traffic impacts of the proposed mixed-use development are not greater than that for the maximum commercial development permissible on the site under the specific land use category;
3. Priority shall be given to the retention of existing neighborhood serving retail uses;
4. The site design fits with the surrounding neighborhood and incorporates design elements such as podium parking, usable common/open space areas, and vertical mix of uses, where applicable. In most instances residential uses should be considered above the ground floor or located in a manner to provide the continuity of store frontages while maintaining visual interest and a pedestrian orientation; and
5. Minor renovations not resulting in additional square footage may be exempt from the above requirements if consistent with the requirements of the Marin County Jobs Housing Linkage Ordinance, Chapter 22.22 of the Development Code
6. The following FAR limits shall apply to mixed use development:

In areas with unacceptable Levels of Service, mixed use projects shall not exceed the maximum permissible Floor Area Ratio for each site pursuant to the Land Use Policy Maps except for housing units authorized under the state density bonus

In areas with acceptable Levels of Service, mixed use parcels shall not exceed the maximum permissible Floor Area Ratio for each site pursuant to the Land Use Policy Maps except for housing units authorized under the state density bonus or up to 50 units of housing affordable to low and very low income persons subject to a discretionary approval process and criteria #2 above. Developments may utilize, one but not both, of these bonuses.