



**Town of Tiburon
Community Development Department**

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POLICY REGARDING GARAGE/CARPORT CONVERSIONS

When any application is submitted that proposes the alteration of an existing garage or carport such that it could no longer be practically used for the parking of automobiles, it is the policy of the Town of Tiburon that a replacement garage or carport of equal or greater capacity be provided on the property.

However, a replacement garage or carport may not be required if all of the following criteria are met:

1. There is adequate space on the property to provide an improved but uncovered parking area of equal or greater capacity than that being converted, while meeting all setback requirements.
2. There is adequate screening of that parking area provided as part of the proposal, either by a structure, trellis, existing and/or proposed landscaping, lattice or other means.
3. There is an adequate, screened storage area provided for items typically stored in a garage or carport (i.e. gardening equipment, bicycles, etc.).
4. The proposal allows for the future construction of a replacement garage or carport in a credible location on the property without the need for a Variance (i.e. a future garage or carport would conform to all zoning requirements regarding setbacks, lot coverage, height limits, etc.).

The term "credible" is used to describe a location that is compatible with the layout of the site and provides safe, convenient, and legal vehicular access to the property.

Before any such application is deemed complete, the applicant shall be required to submit plans and other information, as determined by Staff, to demonstrate that the above criteria are met.