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LOT COVERAGE

Excerpts from Tiburon Municipal Code Title IV, Chapter 16 (Zoning)
Section 16-30.120 (B) and Table 2-2

Section 16-30.120 (B). LOT COVERAGE

1. Lot coverage measures the proportion of a lot that is covered by structures. Lot coverage limits help to promote the aesthetic qualities of spaciousness and privacy. Lot coverage limits can also help reduce excessive run-off and help provide usable yard spaces by restricting the horizontal overbuilding of properties. In traditional zones (R-1, R-1-B, R-2, R-3, RO), the percentage of any lot that may be covered by structures is specified in the land and structure regulations for that zone (see Article II [Zones and Allowable Uses]). [See Table 2-2 below]. Lot coverage in planned developments is usually established by the Precise Development Plan or associated document.
2. Lot coverage is calculated by dividing the area occupied by the exterior limits of all structures exceeding three feet in height above the natural or finished ground surface, whichever is lower, by the total lot area, and multiplying by one hundred.
3. Lot coverage shall include buildings, accessory buildings, and carports; one-half the area of all decks higher than three feet above grade; cantilevered elements, porches, canopies, chimneys, fire escapes, balconies, and similar features that are higher than three feet above grade; and eaves that project more than four feet.
4. Lot coverage shall not include the area of uncovered and unenclosed off-street parking spaces, walks, patios, in-ground swimming pools or pools that do not extend more than three feet above grade, uncovered decks three feet or less above grade, landscape features, and eaves projecting four feet or less.

**TABLE 2-2
RESIDENTIAL ZONES DEVELOPMENT STANDARDS**

Zone	Minimum Lot Area	Maximum Lot Coverage	Required Lot Width	Minimum Setback Requirements ¹			Height Limit		Maximum FAR
				Front	Sides	Rear	Primary	Accessory	
R-1	10,000 square feet (s.f.)	30%	40 ft.	15 ft.	8 ft.	20% depth of lot or 25 ft. (whichever is less)	30 ft.	15 ft.	See Section 16-52.020.1
R-1-B-A				20 ft.	6 ft.				
R-1-B-2				25 ft.	10 ft.				
RO-1	40,000 s.f.	15%	70 ft.	30 ft.	20 ft.				
RO-2	20,000 s.f.	15%	50 ft.	30 ft.	15 ft.				
R-2	7,500 s.f. ²	35%	40 ft.	15 ft.	8 ft.				
	3,750 s.f. per dwelling ²								
R-3	10,000 s.f.	30%	--			8 ft.			.60
	3,500 s.f. per dwelling								
RPD	Established by adopted master/precise plan or precise development plan for development						30 ft. ³	15 ft. ³	See Section 16-52.020.1
RMP	Established by adopted master/precise plan or precise development plan, or condominium plan for development								.30 ⁴

Notes:

- Some older planned development approvals do not specify setback requirements, in which case appropriate setbacks are determined by Site Plan and Architectural Review.
- In the R-2 zone, where a lot is contiguous with a submerged or tide lot that lies entirely or partially in the M zone, and all of such property is under the same ownership, the total area of such contiguous lots may be used in determining whether the minimum lot area requirements have been met. Notwithstanding any other provision of this Section to the contrary, no building or accessory building or part thereof shall extend seaward of the zone boundary line between the R-2 zone and the M zone other than as may be permitted in compliance with the regulations of the M zone (Section 16-25).]
- Unless otherwise specified in a Precise Development Plan.
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5/27/2010