

SUMMARY OF TIBURON ZONING DISTRICT REQUIREMENTS¹

ZONE ²	MINIMUM LOT AREA	MINIMUM FRONT YARD	MINIMUM SIDE YARD	MINIMUM REAR YARD	MAXIMUM LOT COV.	FLOOR AREA LIMIT ³	MAXIMUM BUILDING HEIGHT ⁴
R-1 16-21	10,000 sq. ft.	15'	8'	20% to 25'	30%	see Sec. 16-52.020(l)	30' main 15' access.
R-1-B-A 16-21	10,000 sq. ft.	20'	6'	20% to 25'	30%	see Sec. 16-52.020(l)	30' main 15' access.
R-1-B-2 16-21	10,000 sq. ft.	25'	10'	20% to 25'	30%	see Sec. 16-52.020(l)	30' main 15' access.
RO-1 16-21	40,000 sq. ft.	30'	20'	20% to 25'	15%	see Sec. 16-52.020(l)	30' main 15' access.
RO-2 16-21	20,000 sq. ft.	30'	15'	20% to 25'	15%	see Sec. 16-52.020(l)	30' main 15' access.
R-2 16-21	7,500 sq. ft.	15'	8'	20% to 25'	35%	see Sec. 16-52.020(l)	30' main 15' access.
R-3 16-21	10,000 sq. ft.	15'	8'	8'	30%	0.60 FAR	30' main 15' access.
RPD 16-21	PDP	PDP	PDP	PDP	PDP	see Sec. 16-52.020(l)	30' main 15' access.
RMP 16-21	PDP	PDP	PDP	PDP	PDP	0.30 FAR ⁸	30' main 15' access.
RMP/AHO 16-23	PDP	SPAR	SPAR	SPAR	SPAR	SPAR	Lesser of 38' or 3 stories
M 16-25	None	N/A	N/A	N/A	N/A	N/A	N/A
O 16-24	CUP	30'	8'	10'	50%	1.0 FAR	30'
NC 16-22	10,000 sq. ft.	CUP/SPAR	CUP/SPAR	CUP/SPAR	CUP/SPAR	0.37 FAR ⁵	30' to 38' ⁶
NC/AHO 16-23	10,000 sq. ft.	CUP/SPAR	CUP/SPAR	CUP/SPAR	CUP/SPAR	0.31 comm. (housing not counted)	Lesser of 38' or 3 stories
VC 16-22	10,000 sq. ft.	CUP/SPAR	CUP/SPAR	CUP/SPAR	CUP/SPAR	0.28 FAR ⁵	30' to 38' ⁶
P 16-26	10,000 sq. ft.	CUP/SPAR	CUP/SPAR	CUP/SPAR	50%	1.0 FAR	30'
P & R 16-28	None	CUP/SPAR	CUP/SPAR	CUP/SPAR	10%	0.1 FAR	30' main 15' access.
OS ⁷ 16-27	None	NA	NA	NA	NA	NA	NA

Continued on reverse side

HPO 16-23 Historic Protection Overlay	NA						
F 16-23 Flood Overlay	NA	NA	NA	NA	NA	NA	Base floor elevation regulated by flood zone

Legend for Abbreviations and Notes

Abbreviations

PDP	= Established by Precise Development Plan
CUP	= Established by Conditional Use Permit
SPAR	= Established by Site Plan and Architectural Review (Design Review)
FAR	= Floor Area Ratio (gross floor area divided by lot area)
main	= Main Building (Building, Main)
access.	= Accessory Building
Lot Cov.	= Lot Coverage
NA	= Not Applicable

Notes

¹This summary sheet is not a part of the adopted Tiburon Municipal Code. It was prepared by the Planning Division as a summary reference. Please refer to full text of Title IV, Chapter 16 (Zoning) of the Tiburon Municipal Code for details or contact the Tiburon Planning Division.

²Section numbers below each zone refer to the Tiburon Municipal Code, Title IV, Chapter 16 (Zoning).

³Floor Area Ratio Guidelines have been established for single family and two-family residences in most residential zones. The FAR Guidelines are set forth in Section 16-52.020(I) of Title IV, Chapter 16 of the Tiburon Municipal Code. Generally, these FAR Guidelines are as follows:

- 35% of the property area for lots less than 7,500 square feet in area (up to 600 square feet of garage may be included without being counted).
- For properties between 7,500 and 60,000 square feet, the floor area ratio guideline is 10 percent of the property area plus 2,000 square feet (up to 600 square feet of garage may be included without being counted).
- For lots greater than 60,000 square feet, the floor area ratio guideline is 8,000 square feet (up to 750 square feet of garage may be included without being counted).
- The floor area ratio guideline applies only in residential zones.

⁴Lower heights may be required through the PDP, CUP, or SPAR permit processes.

⁵Does not apply if a transfer of intensity is approved pursuant to General Plan Policy DT-9 or if the building is reconstructed pursuant to General Plan Policy DT-6.

⁶Properties with frontage on Tiburon Boulevard have a height limit of up to 38 feet; for all other properties the height limit is 30 feet.

⁷No new buildings or floor area allowed in OS zone. Existing buildings/FAR grandfathered.

⁸Unless otherwise specified in a Precise Development Plan or equivalent permit.