

# 4 LAND USE

The Land Use Element of the Specific Plan establishes objectives, policies, and standards for the distribution, location and extent of land uses to be permitted in the Central Larkspur Specific Plan area. The land use policies are intended to accommodate future community needs and provide for an orderly transition from existing and/or economically obsolete land uses.

## 4.1 OBJECTIVES

The Specific Plan Land Use Objectives are described below. The Land Use Objectives describe desired future conditions toward which the City will direct its efforts to achieve the boarder goals of the Central Larkspur Specific Plan.

**Objective LU-1 A combination of retail, recreation, cultural and civic uses** to serve as a focus of community life in the Downtown and in the surrounding neighborhoods.

**Objective LU-2 Land uses that contribute to the vitality of Downtown,** reflect Larkspur's values (e.g., small-town character, walk-ability, variety of housing types and styles, preservation of historic resources), and strengthen the economic and functional relationships between Downtown and newer commercial uses in Larkspur Plaza and nearby areas.

**Objective LU-3 A mix of uses that will balance the time and direction of traffic** movements and promote other means of vehicular trip reduction so as to minimize increases in vehicular traffic produced by new development.

**Objective LU-4 Development that maximizes community benefit** by meeting needs of the community (e.g., passive and active open space, resource protection, community facilities) and minimizing cumulative impacts on schools and the environment including minimizing traffic impacts.

**Objective LU-5 Uses that promote a variety of activities** in the Specific Plan area during work and non-work hours.

**Objective LU-6 Uses that enhance the City's fiscal capabilities** such that the revenues from the planning area exceed the cost of services to the area.

**Objective LU-7 Residential development that creates a sense of neighborhood.**

**Objective LU-8 A mix of housing types and lot sizes that meet the needs of the community's aging population and include housing affordable to households with a broad range of incomes.** In particular, housing that is affordable for very low-

low- and moderate-income people employed in public- and private-sector service jobs that benefit the residents of Larkspur.

**Objective LU-9 Open land with special natural habitats and/or scenic value retained and enhanced.**

**Objective LU-10 Open space that is suitable for active and passive use** by people living, working or shopping within the Plan area, the Downtown, or nearby neighborhoods, or that may accommodate community-oriented events.

## 4.2 AREA-WIDE LAND USE POLICIES

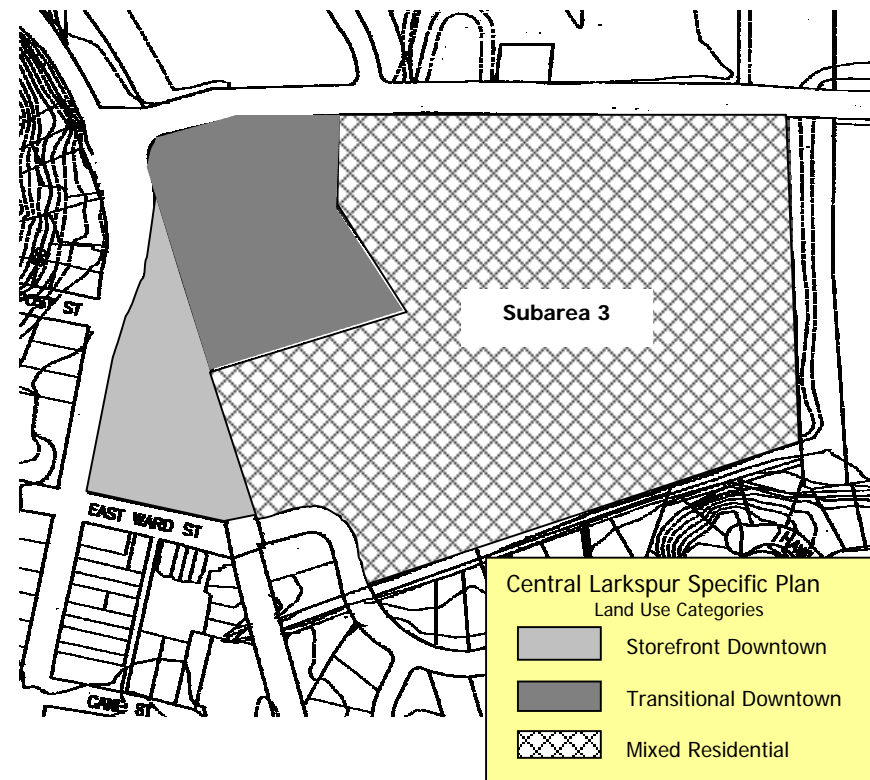
The following policies apply throughout the Specific Plan area.

**Policy LU-1. Land Use Map.** Figure 4.1, Land Use Map, depicts the boundaries of the Specific Plan land use categories. The boundaries are intended to approximate property lines in effect at the time the Specific Plan was adopted. Boundaries may be interpreted.

**Policy LU-2. Land Use Categories.** The land use categories are described as follows:

- ❖ **Storefront Downtown.** Storefront Downtown is consistent with the Downtown Commercial land use category as defined in the Land Use Element of the General Plan. Areas designated Storefront Downtown in this Specific Plan shall be zoned SD – Storefront Downtown as described in Chapter 18.41 of the City of Larkspur Municipal Code.

Figure 4-1 Land Use Map



- ❖ **Transitional Downtown.** Transitional Downtown is consistent with the Downtown Commercial land use category as defined in the Land Use Element of the General Plan. Areas designated Transitional Downtown in this Specific Plan shall be zoned TD – Transitional Downtown as described in Chapter 18.45 of the City of Larkspur Municipal Code.

❖ **Mixed Residential.** Mixed Residential is consistent with the Low Density Residential land use category as defined in the Land Use Element of the General Plan. This General Plan land use category allows *up to* 5 dwellings per gross acre, which translates into approximately 10 persons per acre. Areas designated Mixed Residential in this Specific Plan shall be zoned PD – Planned Development District as described in Chapter 18.55 of the City of Larkspur Municipal Code.

Through the Planned Development District provisions, it is the intent that the Mixed Residential area include a mix of single family detached dwellings, cottage homes, and multifamily, where not one type of housing appears predominate, and there is a transition from the relatively intensely developed Downtown area to the less intense adjoining residential neighborhoods. The resulting mix of housing types may result in densities higher than five dwellings per gross acres within certain portions of Subarea 3, but the overall density for Subarea 3 shall not exceed that of the General Plan.

Within Subarea 3, the target number of dwellings shall be 66 (with or without a community facility). Through the Preliminary and Precise Development Plan process, the Planning Commission and City Council may determine that additional dwellings should be allowed, *up to* a maximum of five (5) dwellings per acre, not exceeding 85 dwellings for the entire Subarea. \* Requests for additional dwellings shall be accompanied by a development proposal that provides extraordinary benefits to the community through:

- (1) Minimizing impacts on traffic and schools;
- (2) Incorporating a community facility into the design;
- (3) Minimizing single family detached housing, and maximizing housing for persons 62 years or older and/or affordable housing, particularly workforce housing, with a preference for public service employees and/or those who work within a five (5) mile radius; and
- (4) Incorporating creative options contributing to more beneficial protection of the creek

As with development proposed within any of the Specific Plan subareas or anywhere else in the City, the upper limit of dwelling unit numbers is not intended to suggest that an applicant has a right to develop the maximum amount of dwellings, and any development proposal shall be subject to the provisions of the Specific Plan and other applicable local and State regulations. Further, as required by State law, no development proposal shall exceed the parameters of development analyzed within the Final Environmental Impact Report for the Central Larkspur Specific Plan (Final EIR dated November 2004; Draft EIR dated November 14, 2003) without further environmental analysis.

\*These numbers do not include any density bonus units that may be allowed under State law; however, to receive a density bonus, a project must incorporate the State criteria for affordable units in addition to the required affordable units required under the City's inclusionary housing requirement.

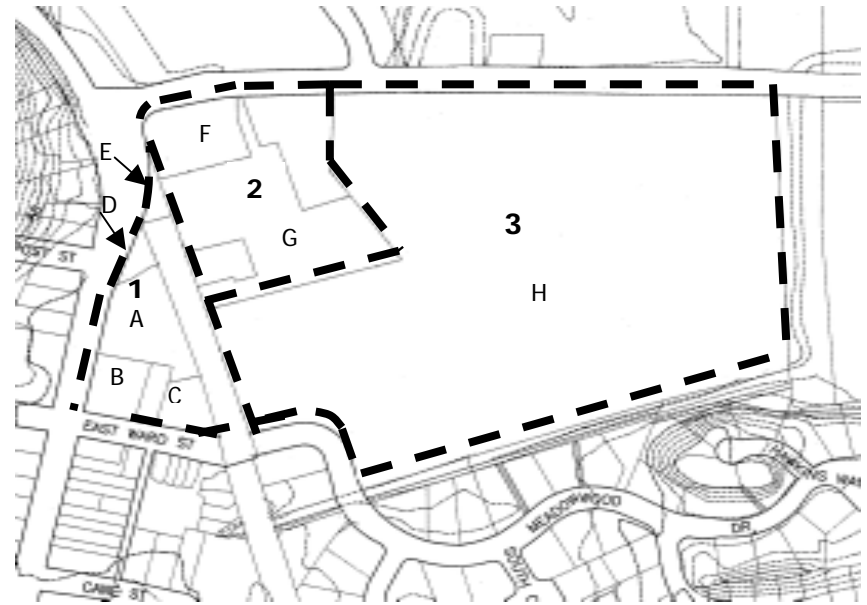
**Policy LU-3. Land Use Intensity/Density.** Table 4.1 lists the general land use categories and types that are permitted or conditionally permitted within the Specific Plan subareas. See corresponding Zoning District regulations for a detailed listing of what is permitted or conditionally permitted within each subarea, except as may be noted in Table 4.1 below. Listed development intensities and

densities are the maximum amount of development allowed, but are not guaranteed.

Subarea	1	2	3	Totals
<b>Land Use Category</b>				
Storefront Downtown	■			
Transitional Downtown		■		
Mixed Density Residential			■	
<b>Principal Uses</b>				
Single-Family Residential			■	
Cottage Homes (11)			■	
Multi-Family Residential (11)			■	
Retail Sales	■	■		
Business & Personal Services	■	■		
Hotel/Inn (10)	■	■		
Office (8)	■	■		
Cultural/Civic Uses or Facilities	■	■	■	
Public Parking	■	■		
<b>Development Intensity/Density</b>				
Floor Area Ratio (FAR)	0.6 to 0.8(1/8)	0.4 to 0.6 (2/8)	(3)	
Permitted Floor Space (sq.ft.) (Commercial/mixed-use)	57,074 to 76,100 (4)	48,340 to 67,600(5)		105,414 to 143,700 (6)
Hotel Rooms	36	N/A	N/A	36
Cottage Homes	N/A	N/A	(9/11)	
Multifamily	19 (7)	28 (7)	(9/11)	
<b>Total Residential Units</b>	<b>19</b>	<b>28</b>	<b>66-85(9)</b>	<b>113-132</b>

- NOTES**
- (1) Land Use Standard LU-1 sets a base FAR of 0.6 Land Use Standard LU-2 allows a bonus of up to a total FAR of 0.8 for a hotel.
  - (2) Land Use Standard LU-7 sets a base FAR of 0.4 Standard LU-8 allows a bonus of up to a total FAR of 0.6, if the bonus floor area is used for affordable housing.
  - (3) Overall development determined by housing allowances and related standards governing size of units, including maximum 0.4 FAR for individual single-family parcels.
  - (4) The range of floor space reflects the bonus FAR explained in Note (1) above. \* Development not included on the Doherty Park site or the 2,740 sq. ft. of driveway property
  - (5) The range of floor space reflects the bonus FAR explained in Note (2) above.
  - (6) The range of floor space reflects the FAR bonuses explained in Notes (1) and (2) above.
  - (7) Second-story residential units over first-story commercial are exempt from FAR.
  - (8) Maximum amount of office development allowed on any property in the Planning Area shall be no more than 20% of the allowed FAR. Due to parking and traffic concerns, medical uses and offices shall not be allowed.
  - (9) See description of Mixed Residential Land Use Category.
  - (10) Requires approval of a conditional use permit in the Specific Plan area.
  - (11) See Appendix C regarding Senior Housing.

**Figure 4-2  
Subarea Map**



Subarea	Subarea Properties (Common Names)	Land Area	
		Sq Ft	Acres
1	A. Nazari	63,064	
	B. City Parking Lot	19,600	
	C. American Legion	10,180	
	D. Driveway Property	5,020	
	E. Doherty Park	9,674	
	<b>Subarea 1 total</b>	<b>107,538</b>	<b>2.5</b>
2	F. Gas Station Property	24,550	
	G. Larkspur Plaza	96,300	
	<b>Subarea 2 total</b>	<b>120,850</b>	<b>2.7</b>
3	H. Niven Nursery	731,808	16.8
<b>Total</b>		<b>960,196</b>	<b>22.0</b>

**Policy LU-4. Subareas.** The Specific Plan area shall be divided into Subareas 1, 2 and 3 as shown in Figure 4-2.

**Policy LU-5. Consistency with the General Plan and the Downtown Specific Plan.** Simultaneously with adoption of the Central Larkspur Specific Plan, the City shall take the following actions to establish consistency with the General Plan and the Downtown Specific Plan:

1. Amend the Land Use Element and the General Plan Land Use Map to require a public park in Subarea 3. Appendix B is a draft General Plan amendment.
2. Amend the Downtown Specific Plan to delete Subareas 1 and 2 from the plan boundaries.

**Policy LU-6. Office Development.** In order to reduce potential traffic impacts, the maximum amount of office development allowed on any property in the planning area shall be no more than 20% of the allowed Floor Area Ratio. Due to parking and traffic generation concerns, medical offices and uses shall not be allowed.

## 4.3 SUBAREA POLICIES AND STANDARDS

This section establishes land use policies and standards for the individual Subareas 1, 2 and 3.

### Subarea 1

Subarea 1 consists of the Nazari property, the City-owned driveway from Magnolia Avenue into the Larkspur Plaza Shopping Center, the City parking lot at the corner of Magnolia Avenue and Ward Street, the American Legion property, and Doherty Park (see Figure 4.2

above). Subarea 1 is currently zoned SD, Storefront Downtown, and shall retain that zoning designation.

The following policies and standards shall guide development in Subarea 1.

**Policy LU-7. Subarea 1 Permitted Uses.** Permitted uses are limited to residential (up to 19 dwelling units), retail sales, business and personal services, offices (excluding medical offices and uses) and other uses as prescribed in Section 18.41.020 of the City's Storefront Downtown Regulations, except that a conditional use permit shall be required for hotel/inn use.

**Policy LU-8. Subarea 1 Conditional Uses.** Conditional uses are limited to a hotel/inn use and those prescribed in Section 18.41.030 of the City's Storefront Downtown Regulations.

**Policy LU-9. Subarea 1 Development Standards.** The following development standards shall apply to properties in Subarea 1 in addition to the standards in Larkspur Municipal Code Chapter 18.41, the Storefront Downtown Regulations. Where these standards differ from standards in Chapter 18.41, the Specific Plan standards shall supercede.

**Standard LU-1. Subarea 1 Base FAR.** A base FAR of up to 0.60 shall be allowed for all development types in Subarea 1. Second-story residential units over first-story commercial are exempt from floor area ratio restrictions.

**Standard LU-2. Subarea 1 FAR Bonus.** A total FAR of up to 0.80 may be allowed for a hotel or inn.

**Standard LU-3. Building Coverage.** Coverage by buildings, exclusive of the historic railroad buildings, shall not exceed 40 percent of the site area.

**Standard LU-4. Office Space.** Office space shall not exceed 20 percent of the total floor area allowed on any property in the planning area. However, office space that is clearly ancillary to another permitted use is excluded from this limitation. Office space, with the exception of ancillary office space, shall be located on floor space above ground level.

**Standard LU-5. Ground-Level Residential.** Ground-level residential units may not occupy street-level space fronting Magnolia Avenue, except for the work portions of live/work units.

**Standard LU-6. Floor Area Required.** An affordable residential dwelling shall contain not less than four hundred fifty gross square feet. A market rate residential unit shall contain not less than seven hundred square feet. Up to 19 dwelling units are permitted.

**Policy LU-10. Hotel/Inn.** Additional development capacity up to .80 FAR may be offered as an incentive to property owners and developers to construct a hotel or inn in Subarea 1. The amount of additional development capacity shall depend on the quality of design as determined by the Planning Commission. A hotel/inn use shall be subject to approval of a Conditional Use Permit.

**Policy LU-10 A. Preservation of Downtown Historic District.** All project development applications within the Downtown Historic District are subject to the review and recommendation of the Larkspur Historic Preservation Board. An applicant for any project development in the Downtown Historic District of Subarea 1 shall

demonstrate to the Historic Preservation Board that the proposed project will not result in the loss of the Downtown Historic District designation. The ratio of historic buildings to non-historic buildings within the Downtown Historic District shall not be reduced to less than 2 to 1.

### *Nazari Property*

The Nazari property encompasses both a portion of the former Northwestern Pacific railroad right-of-way, extending from Ward Street to the City-owned driveway entry to Larkspur Plaza, and land fronting Magnolia Avenue, formerly occupied by a gas station. Two former railroad buildings — the station and warming house — are located in the middle of the parcel along the former railroad alignment. The former railroad right-of-way is currently used for parking and also serves as a part of the regional bikeway that passes through the city. Two one-story commercial buildings immediately adjoin the railroad station to its north and south. The remainder of the Nazari property, adjacent to Magnolia Avenue, is vacant. Part of this land is used for ad hoc parking.

**Policy LU-11. Railroad Buildings.** Two existing buildings, the former railroad station and the warming house, shall remain in their present location, and their historic value shall be protected. These buildings should be used in a manner that will contribute to the vitality of adjoining development and immediately surrounding community-serving outdoor spaces. Adequate open space shall be provided adjacent to the two railroad buildings to provide an appropriate setting for these historic structures. The open space shall be accessible to the public and sized and designed to accommodate community-oriented activities.

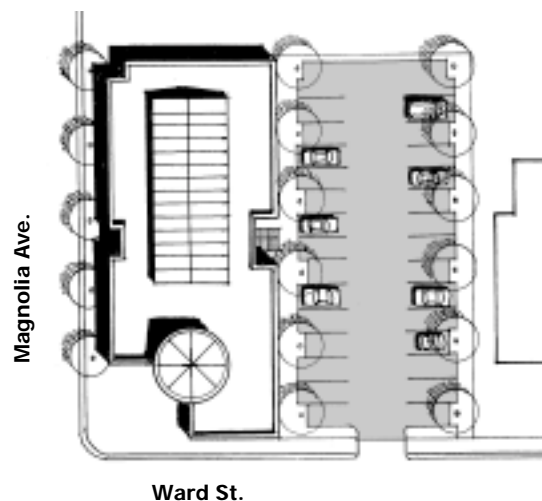
**Policy LU-12. Pedestrian-Oriented Uses.** The use of ground-level floor space fronting Magnolia Avenue shall be limited to retail or other pedestrian-oriented uses. For purposes of interpreting this policy for a hotel or inn, public indoor spaces such as lobby areas and meeting rooms may be treated as pedestrian-oriented.

*City Parking Lot*

The City-owned parking lot at Magnolia Avenue and Ward Street is 19,600 square feet in area and has 28 public parking spaces.

**Policy LU-13. Parking Lot To Be Retained.** It is the City's policy to continue to maintain and operate the public parking lot in its current location. However, the City may sell or trade the parking lot for conversion to one or more of the following uses if deemed appropriate to promote the goals and objectives of the Central Larkspur Specific Plan:

- ❖ A public library. Exchange of the parcel for a portion of adjacent privately owned property to permit construction of a library on the latter.

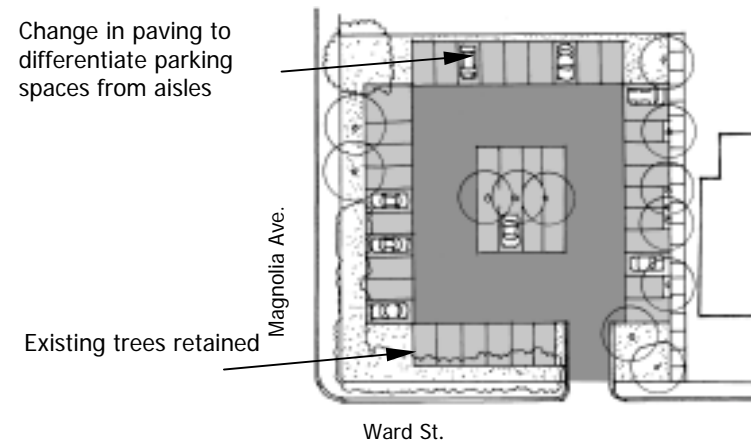


**Figure 4-4 Illustrative Only** -- Plan of Library on City Parking Lot with 29 spaces.

- ❖ Sale of the parcel for mixed-use development with the resultant revenues being used to help finance public parking or other community facilities.

**Policy LU-14. Parking Lot Improvements.** When funding becomes available, the City should redesign the layout of the parking lot to increase the number of parking spaces and to include landscaping features that will allow it to be used as a public gathering place.

**Policy LU-15. Replacement Parking.** In the event the City parking lot is converted from a public parking lot to a different use, replacement of the existing parking spaces shall be required.

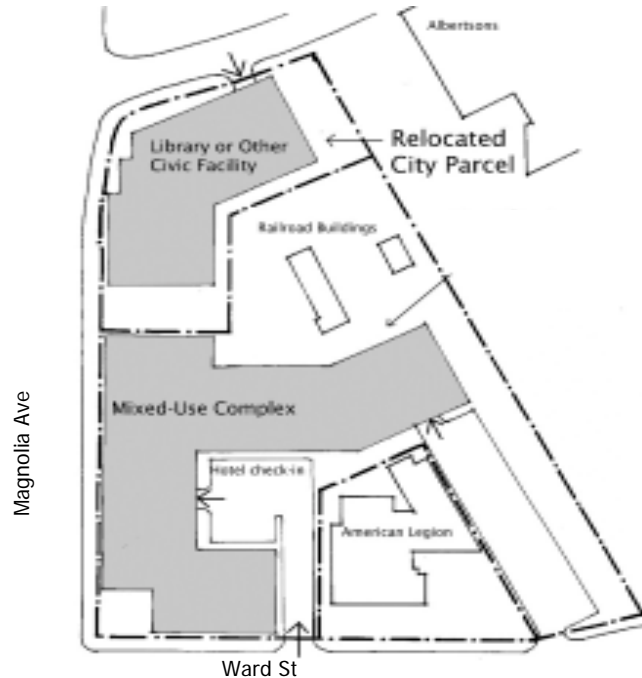


**Figure 4-5. Illustrative Only** -- Plan of Reconstructed City Parking Lot with 43 spaces.

### *Driveway Property*

The driveway property is a 5,020 square foot parcel that fronts on Magnolia Avenue and is owned by the City. The property includes a driveway that is leased to Larkspur Plaza Shopping Center for access from Magnolia Avenue.

**Policy LU-16. Reclaim City-Owned Land.** The City should reclaim a portion of the driveway property that provides access from Magnolia Avenue to the Larkspur Plaza Shopping Center by requiring that the existing driveway be narrowed as a condition of development in Subarea 2. The reclaimed land (up to 2,280 sq.ft.) should be made available to the owner of Subarea 1 to support redevelopment of that



**Figure 4-6. Illustrative Only** - Example with City-owned driveway reclaimed and parking lot converted to mixed use.

property.

### *American Legion Property*

The local American Legion property is slightly less than 20,000 square feet in area with a small building that serves as the local chapter's clubhouse. Portions of the Legion building are leased for a local community theater and limited office space. The American Legion expects to keep the property in its present use for the foreseeable future.

**Policy LU-17. Existing Uses Encouraged on the American Legion Property.** It is the City's policy to encourage continuation of the American Legion's club activities, including limited office use and the club's assembly hall for community theater and other community purposes.

### *Doherty Park*

Doherty Park is owned and maintained by the City as a passive recreation space and as a landscaped entry to Downtown.

**Policy LU-18. Doherty Park To Be Retained.** It is the City's policy to retain Doherty Park as a passive recreation area and a landscaped entry to Downtown.

### *Subarea 2*

Subarea 2 consists of the Larkspur Plaza property and the adjacent gas station property at the corner of Doherty Drive and Magnolia Avenue. Subarea 2 is zoned TD, Transitional Downtown, and shall retain that zoning designation.



**Policy LU-19. Subarea 2 Permitted Uses.** Permitted uses are limited uses prescribed in Section 18.45.020 of the City's Transitional Downtown Regulations. Up to 28 dwelling units are permitted. Drive-in or drive-through facilities are prohibited so as to avoid impeding vehicular and pedestrian movements. The gas station in Subarea 2 (see Figure 4-2) is exempt from this standard (See also Standard D-27).

**Policy LU-20. Subarea 2 Conditional uses.** Conditional uses are limited to those prescribed in Section 18.45.030 of the City's Transitional Downtown Regulations.

**Policy LU-21. Subarea 2 Development Standards.** The following development standards shall apply in Subarea 2 in addition to the standards in Larkspur Municipal Code Chapter 18.45, the Transitional Downtown Regulations.

**Standard LU-7. Subarea 2 Base FAR.** A base FAR of up to 0.40 shall be allowed for all development types in Subarea 2.

**Standard LU-8. Subarea 2 Bonus FAR.** Additional floor area, not exceeding an FAR of 0.20 (or a total of 0.60 FAR), is conditionally permitted for residential space meeting the City's definition of affordable housing.

**Standard LU-9. Total Office Space.** Office space shall not exceed 20 percent of the total floor area allowed on any property in the Subarea. However, office space that is clearly ancillary to another permitted use is excluded from this limitation.

**Policy LU-22. Albertsons Loading Dock.** If the truck loading dock at the west end of the Albertsons building is eliminated, and if the other design conditions set forth in Section 7 of this Plan are met,

4,500 sq.ft. of retail sales or personal services space may be added to the west side of the building.

**Policy LU-22 A. Property Line Adjustment Between Subareas 2 and 3.** An adjustment to the property line between Subarea 3 and the east side of Subarea 2 is encouraged to allow for an expanded loading area for the grocery on the east side of the building and the construction of a small commercial or residential building between Subarea 2 and the entry road in Subarea 3.

**Policy LU-23. Alterations.** Alterations or reconstruction of existing buildings necessitated by damage or demolition is permitted, provided new gross square footage does not exceed that of the original building(s) or an FAR of 0.40, whichever is greater.

**Policy LU-24. Grocery Store and Service Station are Encouraged.** It is the City's policy to encourage continued operation of the existing grocery store and motor vehicle service station.

## Subarea 3

Subarea 3 consists of the approximately 16.8 acres formerly used for the Niven wholesale nursery operation. Exclusive of land designated for purposes of non-vehicular circulation, setbacks and buffering of Larkspur Creek, buffering of off-site buildings and uses, and common open space, permitted uses are limited to housing and a community facility, with exceptions described in the following policies.

**Policy LU-25. Planned Development District Zoning.** The City shall rezone Subarea 3 from L-1, Light Industrial District to Planned Development District as provided by General Plan Action Program 22 and Figure 2-5 and by Larkspur Municipal Code Chapter 18.55. See

Chapter 7.5, Neighborhood Design policies with the criteria on which to review project proposals within the Planned Development District.

**Policy LU-25A. Purchase of up to 4 acres for Publicly Owned Community Facilities.** Up to four acres of Subarea 3, which should be located adjacent to Doherty Drive at the west end of Subarea 3 east of Subarea 2, shall be made available for purchase by the City for the purpose of public owned community facilities. If not purchased by the City within the timeframes established by State law, the property shall revert to the underlying residential use consistent with the provisions of the CLASP and shall be planned through the Planned Development District zoning process.

**Policy LU-25B. Variety of Housing Types and Sizes.** Subarea 3 shall be characterized by a variety of housing types and sizes that serve different segments of the community, particularly the City's aging population that wishes to continue to live in the community but within a smaller household.

**Policy LU-26. Subarea 3 Permitted Uses.** Permitted land uses shall be primarily residential including a mix of multi-family, cottage and single-family detached housing types, consistent with the Specific Plan Mixed Residential land use category. Other permitted land uses are the following:

- ❖ **Public Parking Lot.** A public parking lot shall be permitted.
- ❖ **Public Park.** A public park shall be permitted consistent with the General Plan land Use Map and Larkspur Municipal Code Chapter 17.13.

- ❖ **Community Facilities.** Publicly owned community facilities (e.g., library, meeting rooms, indoor and outdoor recreation facilities) and community-serving facilities, primarily for use by residents of Subarea 3, including offices, lounge areas, meeting rooms, and indoor and outdoor recreation facilities.

**Policy LU-27. Subarea 3 Conditional Uses.** Conditional uses are limited to those prescribed in Section 18.20.025 of the City's R-1 First District Residential District Regulations.

**Policy LU-28. Housing Types.** Within Subarea 3, there shall be a mix of the following housing types, where not one type of housing appears predominate:

- ❖ **Single-Family Detached Homes,** consisting of detached units at densities of up to 5 units per acre.
- ❖ **Cottage Homes** consisting of clustered attached, detached and zero-lot-line dwellings at an average gross density of 6 to 8 units per acre.
- ❖ **Multi-Family Housing,** consisting of attached apartment and/or town house units at average gross densities up to 25 units per acre.

The Planning Commission and/or City Council may approve Design Review permits for other housing types based on findings of fact that the alternative housing type(s) are consistent with the Specific Plan goals and objectives

**Policy LU-29. Affordable Housing.** Inclusionary housing regulations shall apply to the entire Subarea pursuant to Larkspur

Municipal Code Chapter 18.31, Affordable Housing Fund and Inclusionary/In-Lieu Fee Requirements.

**Policy 30. Alternative Equivalent Actions.** The City's Affordable Housing requirements include a provision for "alternative equivalent actions," which would allow for a developer to meet the City's affordable housing requirements in a manner other than designating a percent of the units as affordable. These alternative equivalent actions include the dedication of land to a nonprofit housing developer and/or the inclusion of second dwelling units, where 50% of the affordable requirement could be met with second units at a ratio of two second units counted as one affordable housing unit. These "alternative equivalent actions" are encouraged in order that more than the 20% inclusionary requirement may be realized within the Plan area.

**Policy LU-31. Development Standards for Residential Development.** The standards for residential development shall be as follows:

**Standard LU-10. Standards for Single-Family Detached Homes.** Single-family detached homes shall comply with the following standards:

**10 A. Lot Size.** Minimum lot size for single-family detached dwellings shall be 6,000 sq. ft., with an average size of 7,500 sq ft

**10 B. Building Height Limit.** The height of single-family detached homes shall not exceed 30 feet, as defined in the Larkspur Municipal Code § 18.08.295.

**10 C. FAR.** The maximum Floor Area Ratio (FAR) for single-family detached homes shall be 0.40. FAR Exception requests shall be processed pursuant to Larkspur Municipal Code Chapter 18.35 unless otherwise addressed in a Preliminary and Precise Development Plan for the Planned Development District.

**10 D. Lot Coverage.** Lot coverage shall not exceed 40 percent of the site area.

**10 E. Design.** Single-family detached homes shall comply with the design policies and standards set forth in Section 7 of this Specific Plan and Chapter 18.64 of the Larkspur Municipal Code.

**Standard LU-11. Standards for Cottage Homes.** Cottage homes shall be distinguished from single-family detached homes by lot size and clustering. Cottage homes do not have second residential dwelling units. They may be part of a senior living community. Cottage homes shall comply with the following standards:

**11 A. Unit Size Range.** There shall be a demonstrated mix of one, two, and three bedroom cottages; no cottage shall exceed 1,250 sq. ft. of living area, exclusive of garage or carport.

**11 B. Building Height Limit.** The height of Cottage Homes shall not exceed 25 feet, as defined in the Larkspur Municipal Code § 18.08.295.

**11 C. Minimum Site Area.** The minimum average lot area for Cottage Homes shall be 4,500 sq.ft., inclusive of common driveway and parking areas, private outdoor space, common open space, and building coverage.

**11 D. Design.** Cottage Homes shall comply with the design policies and standards set forth in Section 7 of this Specific Plan and Chapter 18.64 of the Larkspur Municipal Code.

**Standard LU-12. Standards For Multi-Family Housing.**

Multifamily housing shall comply with the following standards:

**12 A. Building Height Limit.** The height of multi-family buildings shall not exceed 35 feet, as defined in the Larkspur Municipal Code § 18.08.295.

**12 B. FAR.** The maximum FAR for Multi-Family housing shall be 0.60.

**12 C. Lot Coverage.** Coverage by buildings shall not exceed 50 percent of the lot area.

**12.D Lot Size.** The minimum lot size for Multi-Family shall not exceed the following: Two-Family Dwelling – a minimum of 8,000 sq. ft. of lot area and 60 feet average width; Multiple Dwelling - a minimum of 2,000 sq. ft. of lot area per unit and 50 feet in average width for each main building.

**Policy LU-32. Standards For Allocating Affordable Units.**

Affordable housing shall be allocated consistent with the following standards:

**Standard LU-13. Standard For Locally Employed Persons.**

To the extent allowed by law or by project funding sources, priority shall be given to public service employees and/or households with one or more persons employed within a five (5) mile radius of the affordable housing.

**Standard LU-14. Standard For Affordability.** Affordable housing units shall be available at rates affordable to very low-,

low-, and moderate-income households consistent with the City's inclusionary housing ordinance, Chapter 18.31 of the Larkspur Municipal Code.

**Affordable Housing**

"Affordable housing" refers to residences that can be purchased or rented by a household with a very-low, low or moderate income. The definitions are set by the U.S. Department of Housing and Urban Development and are used by the State of California, Marin County, and the City of Larkspur to administer various programs and can be found in the City's Housing Element of the General Plan. The standards are adjusted for high income/high cost counties such as Marin. In early 2006, per the State of California, a family of four living in Marin qualified as low income if its annual income was below \$90,500. An annual income of \$114,000 for a four-person household qualified as moderate income.

**Policy LU-32 A. Senior Housing Encouraged.** Senior housing is encouraged on a portion of Subarea 3 to meet the needs of the community's aging population who wish to downsize and remain a part of the community. See Appendix C for Senior Housing Development Standards.

**Policy LU-33. Public Park.** Public park space and Park Improvement Fees shall be provided consistent with Larkspur Municipal Code Section 17.13 (Park and Recreation Land and Fee). Land devoted to creek open space buffer will not satisfy the park dedication requirements.