



## Property Potential Analysis

Property Address: XXXXXXXXX  
Assessor's Parcel Number (APN): XXX-XXX-XX  
Zoning: R7.5, (Hillside if average slope > 25%)

### Development Standards

- Minimum Lot Size: 7500 SF
- Minimum Lot Width: 60 FT
- Front Setback: 15 FT (or average of both sides of street on block)
- Rear Setback: 10 FT
- Side Setback: 6 FT (or average of both sides of street on block) Reverse corner lot: the rear 20 FT of the street side yard shall have a 15 FT setback. Accessory structures must meet setback requirements for reverse corner lots.
- Maximum Height of Building: 30 FT (main residence), 15 FT (accessory structures)
- Maximum Lot Coverage: 40%
- Maximum Upper Story Size: 75% of lot coverage
- Parking: 2 covered spaces (9'x19' carport, 10'x20' garage), driveway 10 FT minimum width. Where a residence has less than two parking spaces, parking may be allowed in the front or street side yard, with the approval of a Design Review Permit.
- Hillside Maximum Square Footage\*\*\*: 10% of lot area + 2500 SF, 6500 SF max.
- Hillside Building Stepback: 20 FT Height max. within 15 FT of front/ side setback for 75% of wall length.
- Hillside Parking: Two additional on site parking spaces for streets < 26 FT wide, not on the driveway apron. This requirement may be waived or reduced by the hearing body when the size or shape of the lot or the need for excessive grading or tree removal make the requirement infeasible.
- Accessory structures: < 30% of the side or rear yard areas, not within a required front yard, 5 FT min. from an alley. One accessory structure may be located between the principal building and the side property line, providing that it shall be at least 3 FT from the main building; it shall contain a maximum area of 80 SF; and, it may be built to the side property line. It shall be screened from view from the front yard or street by a fence and limited to the height of the screening fence. Accessory structures shall not be located within both side yards.

Two accessory structures may be located to the rear of the main building, provided they shall be at least 6 FT from any main building existing or under construction on the same lot or any adjoining lot.

A detached accessory structure which exceeds 120 SF and includes sanitary facilities shall require (prior to

issuance of a building permit) recordation of a deed restriction with the county of Marin to indicate that the detached accessory structure cannot be utilized as a second dwelling unit, unless it complies with the requirements for second dwelling units.

### **Property Characteristics**

Total Lot Size: 8125 SF\*

Maximum Lot Coverage\*\*: (40%) 3250 SF\*

Maximum Upper Story Size: (75% of lot coverage): 2438 SF\*

Hillside Maximum Square Footage\*\*\* (10% of lot area + 2500 SF, 6500 SF max.): 3313\* SF

Current Size of Residence (3 BR/2 BA\*): 1734 SF\*, 572 SF\* (garage)

### **Observations and Conclusions**

- The house is on a conforming lot which is of typical size for the neighborhood. The house appears to be of typical size for the neighborhood as well.
- The property backs up to Open Space, which is a desirable feature from a privacy and recreational standpoint.
- Upper-story additions of any size in the City of San Rafael require Design Review. As a Design Review Permit is discretionary, there is no way to guarantee in advance that a second story addition would be approved. Of particular concern here is the requirement that “the addition or modification must be compatible and in scale with the prevailing design” on the street. According to the Planning Department, if the addition is “designed well” and the neighbor’s concerns are addressed, it should be feasible. Ground floor additions of less than 500 SF are usually exempt from Design Review so there is potential for expansion on the lot, whether upward or outward.

\*These figures are based upon information on tax records and must be verified.

\*\*”Lot coverage” means that portion of the lot covered by buildings, including stairways; covered walkways; covered patios; covered parking structures; covered decks or uncovered decks over thirty inches in height; recreational and storage structures; and excluding ground level landscaped areas, walkways, uncovered patios and decks thirty inches or less in height, uncovered recreational areas, and uncovered parking and driveway areas.

\*\*\*Includes garages and accessory structures over 120 SF.

### **Disclaimer & Risk Allocation**

This report has been prepared with the most immediate and expedient information available, much of which must be verified. Portions of this report are general conclusions, not specific to the property in question. The information herein is based upon current regulations at the time of issuance and is subject to change. This report offers no guarantee of accuracy, completeness or feasibility - it should be used as a starting point only. In recognition of the relative risks and benefits of this report to both the client and Remodel Guidance, the risks have been allocated so that the client agrees that to the fullest extent permitted by law, Remodel Guidance’s total liability to the client, for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement from any cause or causes, shall not exceed the total amount paid by the client for this report. Such causes include, but are not limited to Remodel Guidance's negligence, errors, omissions, strict liability, and breach of contract or warranty. Remodel Guidance offers no other, or further, guarantees to anyone other than the client with whom it was contracted for this report.