



# PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Town Hall  
300 Tamalpais Drive  
Corte Madera, CA 94925-1418

## **Consideration of Zoning Ordinance Amendments Related to Lot Coverage**

**Public Hearing:** A public hearing on Zoning Ordinance Amendments to Chapter 18 of the Town of Corte Madera Municipal Code (CMMC) will be held before the Town of Corte Madera Planning Commission on **May 9, 2017 at 7:30 PM at the Council Chambers of the Town Hall** located at 300 Tamalpais Drive, Corte Madera, CA 94925. The Planning Commission will consider the proposed amendments and provide recommendations to the Town Council on the merits of the proposed Zoning Ordinance Amendments regarding Lot Coverage in the R-1 Medium Density Residential Zone. A subsequent hearing before the Town Council is tentatively scheduled for June 6, 2017 and will be duly noticed in advance.

**Project Title:** Zoning Ordinance Amendments Regarding Residential Lot Coverage in the R-1 Zone.

**Project Location:** R-1 Zoning District throughout the Town of Corte Madera

**Project Applicant:** Town of Corte Madera, Planning and Building Department

**Project Description:** The Planning Commission recently reviewed several applications to exceed the maximum allowable lot coverage and requested that Staff explore the Town's existing residential lot coverage standards. As discussed before the Planning Commission on March 28, 2017 and April 25, 2017, Staff finds that there are several potential benefits of implementing less restrictive lot coverage standards. These include increased flexibility for property owners who wish to pursue single story additions and reduction or elimination of variance applications for exceeding allowable lot coverage. The proposed amendments include an increase of maximum lot coverage to 40% for parcels over 4,500 square feet and elimination of lot coverage for lots 4,500 square feet or below. These amendments reflect direction from the Planning Commission at their April 25, 2017 public meeting.

### **Where Documents Can Be Reviewed:**

A copy of the staff report including proposed Zoning Ordinance Amendments is available for review at the Town of Corte Madera Planning Department, 300 Tamalpais Drive, Corte Madera, CA 94925 and on the Town's website at [www.TownofCorteMadera.org](http://www.TownofCorteMadera.org). For additional information, please contact the Town of Corte Madera Planning Department at 415-927-5064.