



TOWN COUNCIL NOTICE OF PUBLIC HEARING

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

Consideration of Zoning Ordinance Amendments to Residential Lot Coverage Regulations in the R-1 Zone

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 Corte Madera Town Council on **Tuesday, July 18, 2017 at 7:30pm at Town Hall Council Chambers** located at 300 Tamalpais Drive, Corte Madera, CA 94925. The Town Council will consider the proposed amendments regarding lot coverage standards for the R-1 Medium Density Single Family Residential Zone.

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: After reviewing several variance applications to exceed the maximum allowable lot coverage in the R-1 zoning district, the Corte Madera Planning Commission requested that Staff explore the appropriateness of the Town's existing residential lot coverage standards. As discussed at Planning Commission hearings on March 28, 2017, April 25, 2017 and May 9, 2017, 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. At a public hearing on May 9, 2017 the Planning Commission approved a resolution recommending that the Town Council adopt changes to the Zoning Ordinance including an increase of maximum lot coverage to 40% for R-1 zoned parcels over 4,500 square feet and elimination of lot coverage for lots 4,500 square feet or below. The proposal would not change the allowable size of a house or floor area permitted by existing regulations. The Town Council will consider these proposed amendments at the July 18, 2017 public hearing.

Where Documents Can Be Reviewed:

A Staff Report will be available by Friday July 14, 2017 at the following link: <http://www.townofcortemadera.org/671/Residential-Lot-Coverage>, and will also be available for review at the Town of Corte Madera Planning Department, 300 Tamalpais Drive, Corte Madera, CA 94925. For additional information, please contact the Town of Corte Madera Planning Department at 415-927-5064.