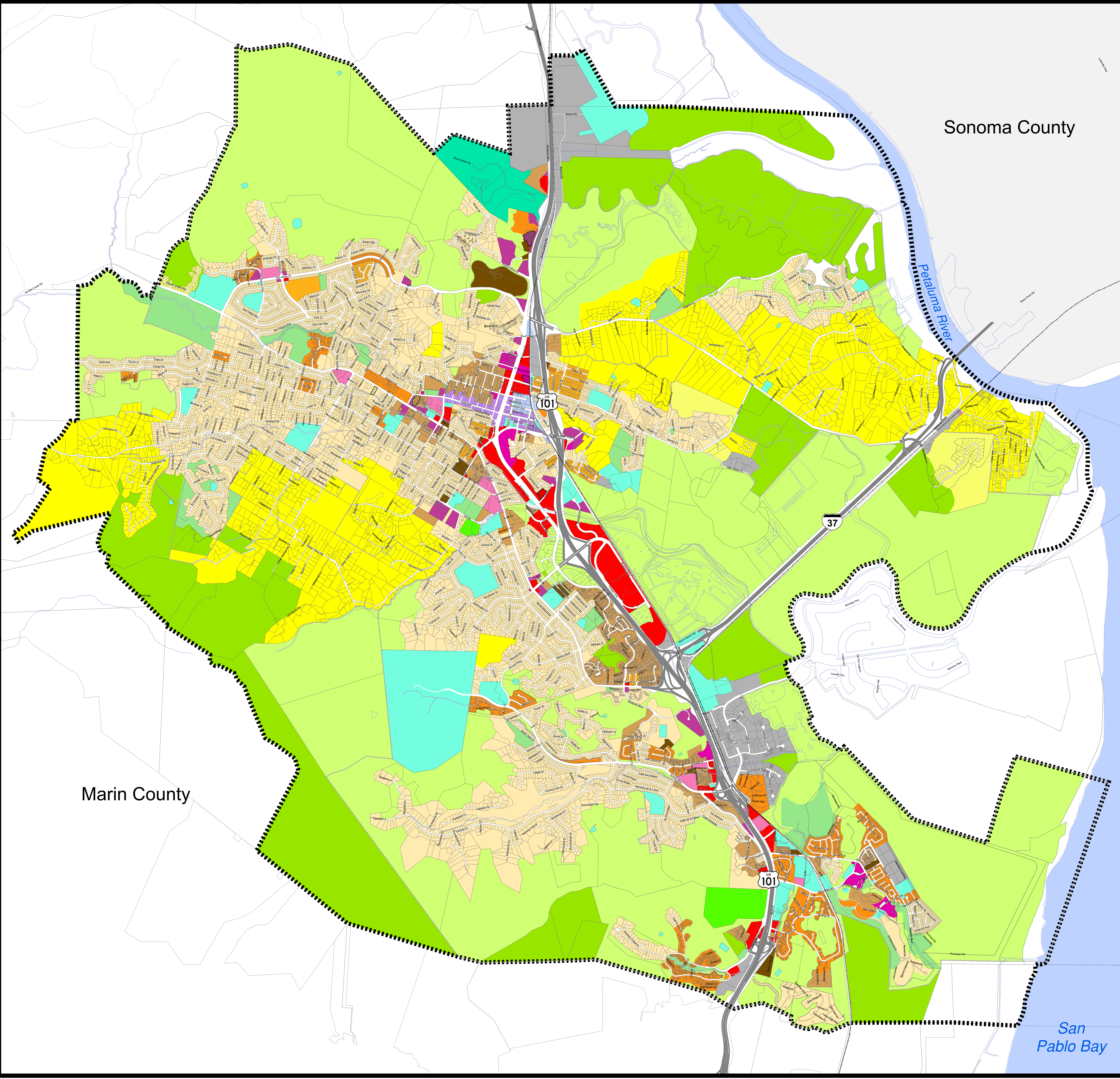


Legend

- Rural Residential (RR)**
Up to 0.45 dwelling unit per gross acre.
Maximum FAR for non-residential uses is 0.2.
- Very Low Density Residential (RVL)**
0.5 to 1.0 dwelling unit per gross acre.
Maximum FAR for non-residential uses is 0.2.
- Low Density Residential (R1)**
1.1 to 5.0 dwelling units per gross acre.
Maximum FAR for non-residential uses is 0.4.
- Medium Density Detached Residential (R4)**
4.1 to 7.0 dwelling units per gross acre.
Maximum FAR for non-residential uses is 0.4.
- Medium Density Residential (R5)**
5.1 to 10.0 dwelling units per gross acre.
Maximum FAR for non-residential uses is 0.4.
- Medium Density Multiple Family Residential (R10)**
10.1 to 20.0 dwelling units per gross acre.
Maximum FAR for non-residential uses is 0.4, and up to 0.6 for residential care facilities for the elderly.
- High Density Multiple Family Residential (R20)**
20.1 to 30.0 dwelling units per gross acre.
Maximum FAR for non-residential uses is 0.4, and up to 0.6 for residential care facilities for the elderly.
- Mixed Use (MU)**
10.0 to 20.0 dwelling units per gross acre in mixed use developments.
Maximum FAR is 0.4, with the potential for an increase to 0.8 when housing is incorporated into a project. Up to 0.7 for hotel uses.
- Neighborhood Commercial (CN)**
10.0 to 20.0 dwelling units per gross acre in mixed use development.
Maximum FAR is 0.4, with an additional 0.2 only for housing. The maximum FAR for residential care facilities for the elderly is 0.6 and up to 0.7 for hotel uses.
- General Commercial (CG)**
Maximum FAR 0.4 and up to 0.7 for hotel uses.
- Downtown Core (CD)**
10.0 to 20.0 dwelling units per gross acre in mixed use developments.
Maximum FAR is 1.2, with the potential for a maximum of 2.0 where housing is incorporated.
- Commercial/Industrial (CI)**
Maximum FAR 1.0.
- Business and Professional Office (BPO)**
Maximum FAR 0.4 and up to 0.7 for hotel uses.
- Research/Education Institutional (REI)**
Maximum FAR 0.2; up to 1.0 dwelling unit per acre.
- Light Industrial/Office (LIO)**
Maximum FAR is 0.4 and up to 0.7 for hotel uses. In the Hamilton Landing hangar areas and the Novato Industrial Park, the maximum FAR is 0.6, except in the Ignacio and Hamilton subareas of the Novato Industrial Park, FAR up to 1.2 may be allowed for a designated life sciences campus.
- Open Space (OS)**
Development is not allowed in this designation, so there is no applicable density range.
- Agriculture (AG)**
Single-family dwellings are allowed at a maximum density of one dwelling unit per 40 acres.
- Conservation (CON)**
The allowable density of detached single-family dwelling units ranges from one dwelling unit per 10 acres to one dwelling unit per 60 acres.
- Parkland (P)**
Maximum FAR is 0.4.
- Community Facilities, Public Utilities and Civic Uses (CF)**
10.1 to 20.0 dwelling units per gross acre in mixed use development. Maximum FAR 0.8.
- Affordable Housing Overlay (AHO)**
20.0 to 23.0 dwelling units per gross acre for multifamily housing in accordance with Housing Element Program 9.B and, for areas of the property not utilized for Affordable Housing Opportunity Combining Designation uses, the density range or maximum floor area-ratio shall be as allowed in the primary land use designation.



Summary of Amendments		
Date	Resolution No.	Description/Summary
1/11/2022	2022-005	8161 Redwood Blvd (APN 125-180-49): Change from BPO to R10 applying to approx. 13 acres of the 13.6 acre property
1/9/2024	2024-004	APN 125-580-34 & -37: Change land use from BPO to OS, R5, & R20
1/9/2024	2024-008	APN 125-202-12: Change land use from BPO to R20 & OS; APN 141-291-32: Change land use from BPO to R20
1/23/2024	2024-012	773, 775, & 777 San Marin Dr (APNs: 125-202-03, -04, & -05): Change land use from BPO to R20 & OS
1/23/2024	2024-014	7530 Redwood Blvd (APNs 143-011-05 & -08): Change land use from CG to MU

NOVATO GENERAL PLAN MAP GP-1 LAND USE DESIGNATIONS

Adopted by City Council
October 27, 2020 by Resolution No. 2020-069

This LAND USE MAP is only one of several maps that affect development in Novato. In addition to the General Plan Text, other maps which should be consulted are listed in the Table of Contents of the General Plan.

KEY

- City Limits
- Urban Growth Boundary (UGB)
- Sphere of Influence (LAFCO)
- Sphere of Influence (City)

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Feet

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