

General Plan Goals & Policies and Zoning Provisions

General Plan Goals and Policies

- LU-A:** To provide an orderly balance of public and private land uses within convenient and compatible locations throughout the community.
- LU-B:** To protect the health, safety, and welfare of the community.
- LU-C:** To preserve the character of the Tiburon peninsula through control of the type and location of development.
- LU-D:** To ensure that all land uses, by type, amount, design, and arrangement, serve to preserve, protect and enhance the small-town residential image of the community and the village-like character of its Downtown commercial area.
- LU-H:** To protect and preserve existing neighborhood character and identity.
- LU-I:** To encourage intensity of development, density, and house sizes/architectural styles that are consistent and compatible with surrounding neighborhoods.
- LU-2:** The Town shall limit the type and amount of uses within the Town to those that are compatible with the nature, character and image of the Town as a quiet, small-town residential community with a village-like commercial area.
- C-C:** To maintain all existing, as well as to design all future, residential streets with consideration of a combination of residents' safety, cost of maintenance, and protection of residential quality of life.
- N-A:** To ensure that residential areas are quiet and that noise levels in public and commercial areas remain within acceptable limits.
- N-C:** To minimize the exposure of community residents to noise through the careful placement of land uses that may cause noise impacts.

Zoning Ordinance Provisions

4.04.02. Purposes.

The uses listed as Conditional Uses are hereby declared to be uses possessing characteristics of such unique and special qualities as to require special review to determine whether or not any such use should be permitted in a specific location which may be proposed. The purposes of the review are to:

- (a) Determine whether the location proposed for the Conditional Use applied for is properly related to the development of the neighborhood as a whole;
- (b) Determine whether the location proposed for the particular Conditional Use applied for would be reasonably compatible with the types of uses normally permitted in the surrounding area;
- (c) Evaluate whether or not adequate facilities and services required for such use exist or can be provided;
- (d) Stipulate such conditions and requirements as would reasonably assure that the basic purposes of this Chapter and the objectives of the General Plan would be served; and
- (e) Determine whether the Town is adequately served by similar uses presently existing or recently approved by the Town.

4.04.03. Special Considerations.

Factors to be considered in determining whether or not any conditional use should be permitted in a specific location are:

- (a) The relationship of the location proposed to:
 - (1) The service or market area of the use or facility proposed;
 - (2) Transportation, utilities, and other facilities required to serve it; and
 - (3) Other uses of land in the vicinity.
- (b) Probable effects on persons, land uses, adjoining properties, and the general vicinity, including:

- (1) Probable inconvenience, damage, or nuisance from noise, smoke, odor, dust, vibration, radiation, or similar causes;
 - (2) Probable hazard from explosion, contamination, or fire;
 - (3) Probable inconvenience, economic loss, or hazard occasioned by unusual volume or character of traffic or the congregating of a large number of people; and
 - (4) The number of such uses presently existing or recently approved within the area.
- (c) The need of the community for additional numbers of such uses, paying particular heed to whether the neighborhood is already served by similar uses.