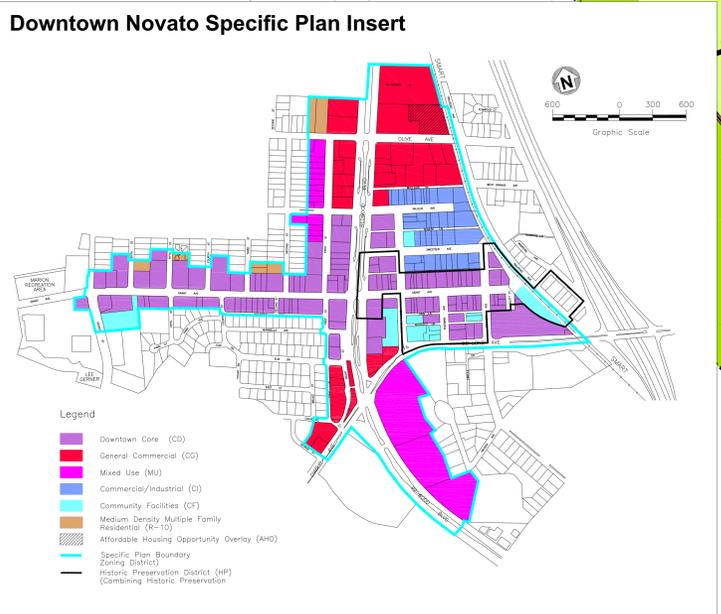
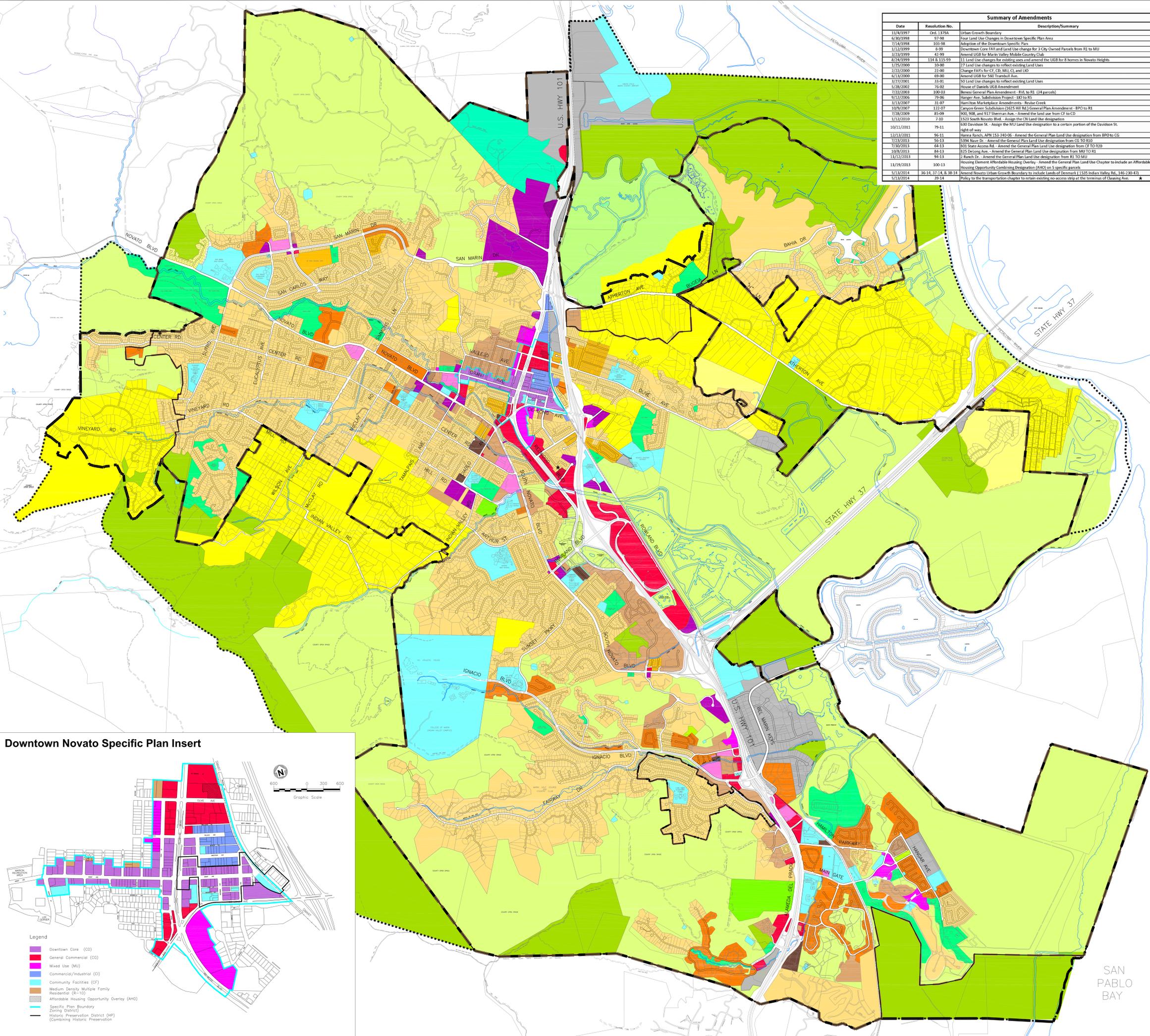


Summary of Amendments		
Date	Resolution No.	Description/Summary
11/24/1997	City 137A	Urban Growth Boundary
6/26/1998	97-98	Four Land Use Changes in Downtown Specific Plan Area
7/14/1998	103-98	Adoption of the Downtown Specific Plan
1/12/1999	8-99	Downtown Core Plan and Land Use change for 3 City Owned Parcels from R1 to MU
3/24/1999	41-99	Amend UGB for Marin Valley Hobbit Country Club
8/24/1999	114 & 115-99	11 Land Use changes for existing uses and amend the UGB for 8 homes in Novato Heights
1/25/2000	10-00	27 Land Use changes to reflect existing Land Uses
3/22/2000	22-00	Change FARs for CE, CD, MU, CI and LI
6/13/2000	69-00	Amend UGB for 560 Transbull Ave.
3/27/2001	33-01	50 Land Use changes to reflect existing Land Uses
5/28/2002	75-02	House of Deacons UGB Amendment
7/22/2003	100-03	General Plan Amendment - RVL to R1 (34 parcels)
9/12/2006	79-06	Hanger Ave. Subdivision Project - R3 to R5
11/13/2007	11-07	Hamilton Market Area Amendments - Rezone Creek Canyon Green Subdivision (162.5 Hill Rd.) General Plan Amendment - BPO to R1
10/9/2007	122-07	903, 908, and 912 Sherman Ave. - Amend the land use from CF to CD
7/28/2009	85-09	1525 South Novato Blvd. - Assign the CI Land Use designation
3/12/2010	7-10	630 Davidson St. - Assign the MU Land Use designation to a certain portion of the Davidson St. right-of-way.
10/11/2011	79-11	Hanna Ranch, AMN 153-140-06 - Amend the General Plan Land Use designation from BPO to CG.
12/13/2011	96-11	5394 Nave Dr - Amend the General Plan Land Use designation from CG to R10
7/30/2013	64-13	801 State Access Rd. - Amend the General Plan Land Use designation from CF to R20
10/8/2013	84-13	835 Oaklong Ave. - Amend the General Plan Land Use designation from MU to R1
11/12/2013	84-13	2 Ranch Dr. - Amend the General Plan Land Use designation from R3 to MU
11/19/2013	100-13	Housing Element Affordable Housing Overlay - Amend the General Plan Land Use Chapter to include an Affordable Housing Opportunity Combining Designation (AHO) on 5 specific parcels
5/13/2014	36-14, 37-14, & 38-14	Amend Novato Urban Growth Boundary to include Lands of Denmark (1535 Indian Valley Rd., 146-230-47)
5/13/2014	39-14	Policy to the transportation chapter to retain existing no-access strip at the terminus of Clausen Ave. *

- ### Legend
- RURAL RESIDENTIAL (RR)  
UP TO .49 DWELLING UNITS PER ACRE
  - VERY LOW DENSITY RESIDENTIAL (RVL)  
.5 TO 1.0 DWELLING UNITS PER ACRE
  - LOW DENSITY RESIDENTIAL (R1)  
1.1 TO 5.0 DWELLING UNITS PER ACRE
  - MEDIUM DENSITY DETACHED RESIDENTIAL (R4)  
4.1 TO 7.0 DWELLING UNITS PER ACRE
  - MEDIUM DENSITY RESIDENTIAL (R5)  
5.1 TO 10.0 DWELLING UNITS PER ACRE
  - MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL (R10)  
10.1 TO 20.0 DWELLING UNITS PER ACRE
  - HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL (R20)  
20.1 TO 30.0 DWELLING UNITS PER ACRE
  - MIXED USE (MU)  
MAXIMUM FAR IS 0.4 FOR COMMERCIAL USES AND UP TO 0.8 MAY BE ALLOWED IF HOUSING IS INCORPORATED
  - NEIGHBORHOOD COMMERCIAL (CN)  
MAXIMUM FAR IS 0.4 WITH AN INCREASE TO 0.6 IF HOUSING IS INCLUDED, PROVIDED THE DIFFERENCE BETWEEN FAR 0.4 AND 0.6 IS USED FOR HOUSING
  - GENERAL COMMERCIAL (CG)  
MAXIMUM FAR IS 0.4
  - DOWNTOWN CORE (CD)  
MAXIMUM FAR IS 1.2 FOR COMMERCIAL USES UP TO 2.0 FAR MAY BE ALLOWED FOR HOUSING HISTORIC PRESERVATION OR EXCEPTIONAL DESIGN IN CONFORMANCE WITH DOWNTOWN SPECIFIC PLAN GUIDELINES
  - COMMERCIAL/INDUSTRIAL (CI)  
MAXIMUM FAR IS 1.0
  - BUSINESS AND PROFESSIONAL OFFICE (BPO)  
MAXIMUM FAR IS 0.4
  - RESEARCH/EDUCATION-INSTITUTIONAL (REI)  
MAXIMUM FAR IS 0.2 FOR NON-RESIDENTIAL USES. MAXIMUM RESIDENTIAL DENSITY IS 1.0 DWELLING UNIT PER ACRE
  - LIGHT INDUSTRIAL/OFFICE (LIO)  
MAXIMUM FAR IS 0.4 EXCEPT FOR NOVATO INDUSTRIAL PARK AND HAMILTON HANGER AREA WHERE THE MAXIMUM FAR IS 0.6
  - OPEN SPACE (OS)
  - AGRICULTURE (AG)  
MAXIMUM DENSITY IS 1 DWELLING UNIT PER 60 ACRES.
  - CONSERVATION (CON)  
MAXIMUM DENSITY IS 1 DWELLING UNIT PER 10-60 ACRES
  - PARKLAND (P)
  - COMMUNITY FACILITIES (CF)  
MAXIMUM FAR IS 0.8
  - AFFORDABLE HOUSING OPPORTUNITY OVERLAY (AHO)



## NOVATO GENERAL PLAN LAND USE MAP LU 1

Adopted by City Council  
March 8th, 1996 Resolution #21-96

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)
- DOWNTOWN SPECIFIC PLAN

Note: \* Urban Growth Boundary (UGB) is coterminous with the City Limit Boundary.

0 GRAPHIC SCALE FEET 5000

SCALE 1"=1200' Printed Date: July 2014