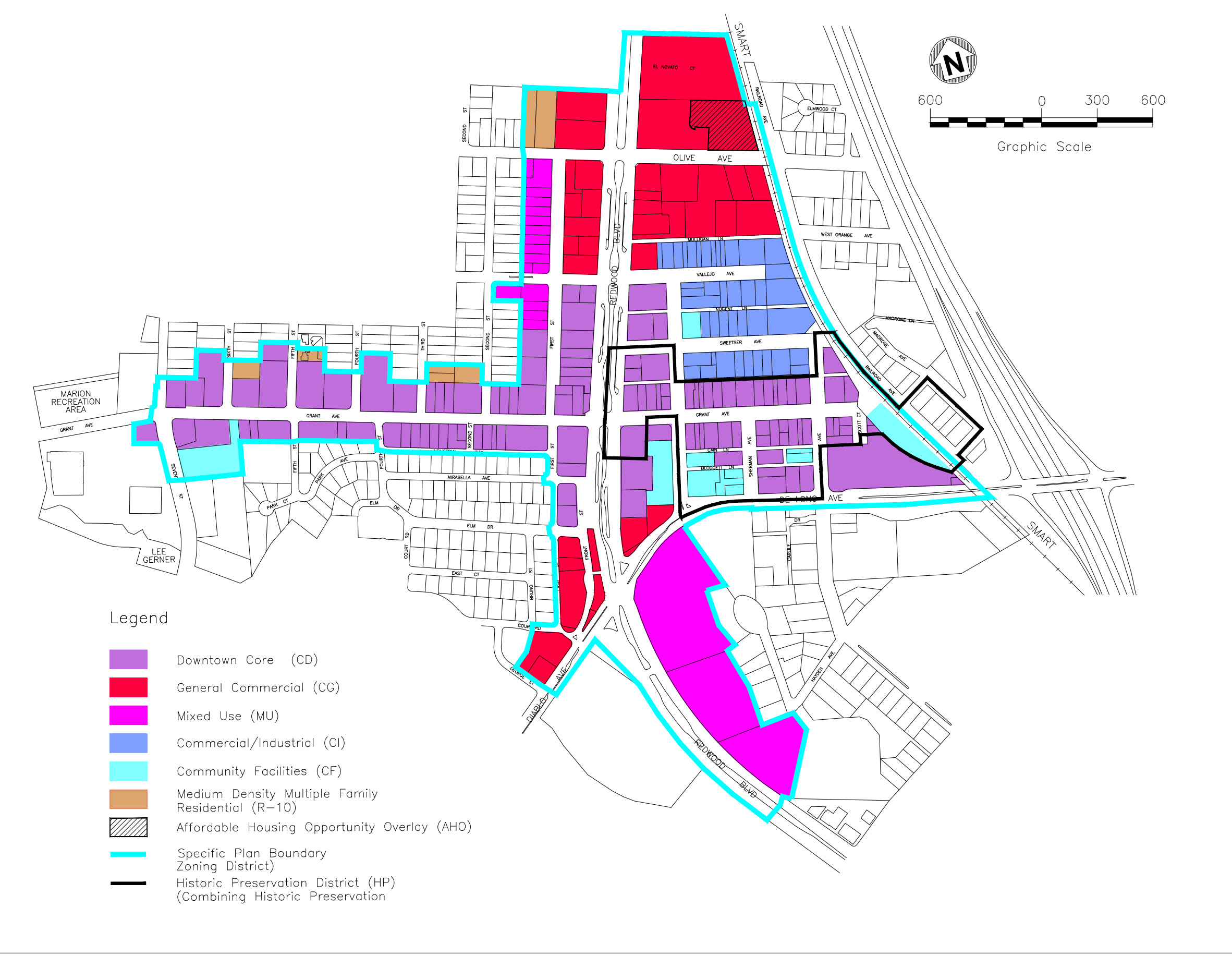


| Date       | Resolution No. | Description/Summary   |
|------------|----------------|---|
| 11/12/1997 | Ord. 1370A     | Urban Growth Boundary   |
| 6/30/1998  | 97-98          | Four Land Use Changes in Downtown Specific Plan Area  |
| 7/14/1998  | 103-98         | Adoption of the Downtown Specific Plan  |
| 1/12/1999  | 8-99           | Downtown Core FAR and Land Use change for 3 City Owned Parcels from R1 to MU  |
| 3/23/1999  | 62-99          | Amend UGB for Main Valley Mobile 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   |
| 7/22/2000  | 22-00          | Change FARs for CF, CD, MU, CI, and LIO   |
| 6/13/2000  | 69-00          | Amend UGB for 560 Trumbull Ave.   |
| 3/27/2001  | 33-01          | 50 Land Use changes to reflect existing Land Uses   |
| 3/28/2002  | 76-02          | House of Danish UGB Amendment   |
| 7/22/2003  | 100-03         | Repeal General Plan Amendment - RVL to R1 (34 parcels)  |
| 9/12/2006  | 79-06          | Hanger Ave. Subdivision Project - LIO to RS   |
| 3/13/2007  | 31-07          | Hamilton Marketplace Amendments - Revise Creek  |
| 10/9/2007  | 122-07         | Canyon Green Subdivision (2025 Hill Rd.) General Plan Amendment - BPO to R1   |
| 7/28/2009  | 85-09          | 900, 908, and 917 Sherman Ave. - Amend the land use from CF to CD   |
| 1/12/2010  | 7-10           | 1523 South Novato Blvd. - Assign the CN Land Use designation  |
| 10/13/2011 | 79-11          | 630 Davidson St. - Assign the MU Land Use designation to a certain portion of the Davidson St. right-of-way   |
| 12/13/2011 | 96-11          | Hanna Ranch, APN 153-340-06 - Amend the General Plan Land Use designation from BPO to CG  |
| 7/23/2013  | 96-13          | 5384 Nave Dr. - Amend the General Plan Land Use designation from CG to R10  |
| 7/29/2013  | 84-13          | 801 State Access Rd. - Amend the General Plan Land Use designation from CF to R20   |
| 10/6/2013  | 84-13          | 825 DeLong Ave. - Amend the General Plan Land Use designation from MU to R1   |
| 11/12/2013 | 94-13          | 2 Ranch Dr. - Amend the General Plan Land Use designation from R1 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 |

**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 0.8 IF HOUSING IS INCLUDED, PROVIDED THE DIFFERENCE BETWEEN FAR 0.4 AND 0.8 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)

**Downtown Novato Specific Plan Insert**



**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 Limits Boundary.

0 5000  
GRAPHIC SCALE FEET  
SCALE 1"=1200'  
Printed Date: February 2014