

# CITY OF LARKSPUR

## R-1 District Standards

		Front Yard	Street Side Yard	Interior Side Yard	Rear Yard
<b>MINIMUM YARD SETBACKS</b>	<b>Main Structure</b>	20'	10'	6'	15'
	<b>Lot &lt; 60 feet wide</b>	20'	10'	5'	15'
	<b>Accessory Structure</b> *Limited exceptions for a garage or carport on a steeply sloped lot	20' *	10'	5' *	3'
<b>ENCROACHMENTS INTO REQUIRED SETBACKS</b>  <i>Note: Regardless of allowed projections, no structure or architectural projection shall be constructed closer than 3' to any property line.</i>	<b>Architectural Features</b> (e.g. eave, sill, cornice, etc.)	3'	3'	3'	3'
	<b>Chimneys, exterior stairs, decks, porches, etc.</b>	6'	3'	3'	6'
<b>FENCES</b>	<b>Maximum Height</b> (* 2 ½' max height at street intersections within a 30 ft radius from lot corner. Limited exceptions apply for entry arbor). (** Additional 1 foot of lattice or similar material is allowed if agreed to by the abutting property owners).	3 ½' *	3 ½' *	6' **	6' **
<b>LOT COVERAGE MAX</b>	<b>40%</b>	As defined in 18.08.395 LMC, lot coverage is the footprint of structures divided by lot area. Structures = buildings; decks, porches, exterior stairs and landings (more than 18 inches above grade); carports; and accessory structures,			
<b>BUILDING HEIGHT MAX</b>	<b>30 feet - main building</b>  <b>15 feet - accessory building</b>	Height is measured directly upward from the natural or finish grade around the perimeter of the structure, whichever is lower, to the highest point of the roof			
<b>FLOOR AREA RATIO (FAR) MAX</b>	<b>.40</b> for lots < 10% slope. For lots > 10% slope, max FAR decreases by .01 for each 1% above 10%, or 50% - % slope, to a minimum allowable FAR of .05 at 45% average slope.	Total enclosed floor area, as defined in 18.08.255 LMC, divided by the lot size. Some attic and basement-level spaces will qualify as floor area, and some below-grade basements will be discounted.			
<b>PARKING SPACES</b>	<b>2 + 2 guest</b> (one parking space must be covered)	9' X 18' spaces – carport 12' X 18' confined space – 1 car garage 18' X 18' spaces – 2 car garage			
<b>DRIVEWAY WIDTH</b>	<b>12 feet minimum</b>				
<b>LOTS WITH SLOPE &gt; 10%</b>	<b>Natural State Minimum = (% slope + 25%)</b>	% of site to remain natural – not graded nor covered with structures or hard surfaces, as defined in 18.34.020E LMC			

Note: This summary is only intended as a convenient reference. Consult the Larkspur Municipal Code at [www.ci.larkspur.ca.us](http://www.ci.larkspur.ca.us) for full details.

# CITY OF LARKSPUR

## Floor Area Summary – Residential Districts

The City of Larkspur uses a calculation of Floor Area Ratio (FAR), which is the total floor area divided by the lot size, to regulate the amount of bulk allowed on a property. Floor area is the sum of the horizontal area of each floor of an enclosed structure, measured from the exterior faces of exterior walls, and includes some areas not normally considered “usable floor area.” The following table provides a summary of what is and is not included in the calculation of FAR in the City of Larkspur:

Area Description	Included in FAR	Excluded from FAR
Garages and accessory structures 20 sq. ft. or larger, with an interior ceiling height of 7 feet or greater	Yes	
Covered carports (open or enclosed)	Yes	
Structures located partially or wholly within the public right-of-way, if serving the primary (residential) use	Yes	
Second floor equivalent: vaulted areas with interior ceiling height of 15 feet or greater	Yes (area counted as two floors)	
Third floor equivalent: vaulted areas with interior ceiling height of 22 feet or greater	Yes (area counted as three floors)	
Covered decks, porches, sunrooms, etc. that are more than 50% enclosed by walls, windows, doors or similar solid surfaces (see below)	Yes	
Porte-cocheres, or other similar covered but open decks or porches (less than 50% enclosed, excluding an open railing)		Yes
Recessed porches and pocket decks (where the width is greater than the depth)		Yes
Basements, storage spaces, crawl spaces, attics, bay projections, and any enclosed space with an interior ceiling height of 7 feet or greater (see exceptions below)	Yes	
Portions of basements where more than half the basement story height is below grade		Yes
Any enclosed space with an interior ceiling height of less than 7 feet		Yes
Elevator shafts, chimneys (interior or exterior), stairwells, and light wells	Yes (counted at each floor)	
Interior courtyards and atriums substantially enclosed on all sides (covered or uncovered)	Yes	

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