



## **KENT WOODLANDS DEVELOPMENT FACT SHEET**

Development in Kent Woodlands is subject to the requirements of the Marin Countywide Plan, the Marin County Development Code, and development standards contained in the Kent Woodlands Land Use Policy Report. The purpose of the Kent Woodlands Land Use Policy Report is to provide land use and conservation guidelines for preserving the unique natural attributes of the Kent Woodlands community and ensuring that new development is designed to be compatible with the surrounding built and natural environments. Copies of the Kent Woodlands Land Use Policy Report are available for purchase at the Marin County Community Development Agency in Room 308 of the Marin County Civic Center.

### **Kent Woodlands Land Use Policy Report**

The Kent Woodlands Land Use Policy Report (LUPR) contains several key policies and programs that should be considered in the initial phases of planning and preparing a development application. These are noted below. Please refer to the LUPR for a complete listing of all policies and programs that apply to your project, as the following list is not exhaustive.

- New development should be carefully sited and designed to avoid highly visible ridgeline areas and minimize interference with existing views on surrounding properties which are oriented towards major visual resources (Policy CD1.6).
- Infill development involving the replacement or expansion of existing single-family residences shall maintain compatibility with the environmental constraints and development opportunities of the preexisting development site (Policy CD1.4).
- Minimum setbacks for new improvements should conform to R-1:B-3 development standards, including: 30 feet for the front yard, 15 feet for the side yards, and 20% of the lot depth up to 25 feet maximum for the rear yard (Program CD1.5a).
- Buildings situated in hillside areas should be designed to visually blend with the surrounding natural topography to minimize the prominence of structural height, bulk, and massing as viewed from surrounding properties and roadways (Policy CD1.7).
- Exterior walls should be composed of a series of smaller horizontal and vertical planes to break up the visual bulk and massing of buildings and reflect the irregular terrain typically found in hillside settings (Program CD1.7a7).
- Large unbroken expanses of walls and rooflines should be avoided (Program CD1.7a7).
- No vertical building wall should exceed 20 feet in height as measured from the lowest point of finished grade adjacent to the wall (Program CD1.7a7).

- Any vertical walls above the 20-foot single wall height limit should be stepped back from the adjacent lower walls by a minimum distance of 10 feet. The wall step back design guideline should create visual separation between homes above the level of the first floor to reduce visible mass from down slope locations (Program CD1.7a7).
- Fences should be limited to 6 feet in height, unless the applicant can demonstrate that additional height will be visually unobtrusive and will not affect views from surrounding parcels. The use of natural wood or open wire fencing with natural wood or masonry/cement plaster posts is encouraged to visually integrate fencing with landscaping and the surrounding natural backdrop (Program CD1.9a8). Please also refer to Section 22.20.050 of the Marin County Code for more information.
- Retaining walls visible from off site should be of maximum height (4 feet or less) and faced with stone or earth-tone materials and colors (Program EQ7.1a8).
- Any proposed development should be located outside of the Stream Conservation Area (SCA) (Policy EQ3.1).

### **Kent Woodlands Property Owners Association**

The Kent Woodlands Property Owners Association (KWPOA) is a private non-profit property owners association that is empowered to enforce community Covenants, Conditions and Restrictions (CC&Rs) on land located within the Planning Area. The KWPOA operates in accordance with a specific set of Articles of Incorporation Bylaws and underlying rules of the Davis-Stirling Common Interest Development Act (State of California Civil Code Section 1350) and is not subject to open meeting laws and public notice requirements. The CC&Rs apply to specific properties within the Planning Area and govern private property rights including land use, construction and maintenance activities. The CC&Rs are administered and enforced solely by the KWPOA and are totally separate and apart from the County's zoning and planning authority established under the police power of the State Constitution. **Please be apprised certain land uses permitted under the County's general planning and zoning laws may not be permitted under the KWPOA CC&Rs.**

**Development projects may require KWPOA approval, even though they may not require discretionary permits from the Marin County Community Development Agency – Planning Division.** KWPOA CC&Rs require that before commencing construction or installation of ANY improvement within Kent Woodlands, the owner must submit a written request for approval to the KWPOA's Architectural Committee (see Kent Woodlands CC&Rs, Article V). Pursuant to the KWPOA bylaws, the Architectural Committee has primary responsibility for reviewing proposed development projects and forwarding a written recommendation to the Marin County Community Development Agency – Planning Division. Therefore, it is recommended that you contact the KWPOA to determine whether you are subject to their CC&Rs.

**We further recommend that projects proposed on lots subject to the CC&Rs be submitted for review by the KWPOA prior to the submittal of any required discretionary permits (such as Design Review) to the Planning Division so that the applicant can consider the comments from the KWPOA early in the process. Applications forms and information for the Kent Woodlands Property Owners Association can be found at: [www.kwpoa.com](http://www.kwpoa.com), or by calling Alison Hart Schlosser, KWPOA Architectural Coordinator, at the KWPOA office at (415) 721-7429.**

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