

San Rafael Precise Plan

<https://www.cityofsanrafael.org/downtown-precise-plan/>

Sub-Zones and Height Limits

The **T4N zone** is split into height tiers based on the [Downtown Form-Based Code](#) (Chapter 9 of the Precise Plan):

- **T4N 30/40 (and T4N 30/40 Open):** Allows a base height of **30 feet**, scaling up to **40 feet** with density/development bonuses.
- **T4N 40/50 (and T4N 40/50 Open):** Allows a base height of **40 feet**, scaling up to **50 feet** with bonuses.

Key Characteristics and Development Standards

- **Building Form:** Primarily house-form, detached, or small-scale multi-unit configurations rather than heavy commercial block forms.
- **Placement:** Features small front and side setbacks to maintain a tight-knit, walkable street grid.
- **Frontages:** Supports residential frontages and selective small shopfront options.
- **Adjacency Rules:** Imposes specific setbacks, rear/side setbacks (e.g., 10-foot minimums), and house-form massing requirements when adjacent to lower-intensity residential zones