

Table 2.2 | General Plan Land Use Categories

MV2040 General Plan Land Use Category			Corresponding Mill Valley Zoning District(s)
Title	Density Range ^{1,2}	Description	
Single-Family Residential – 1 (SFR-1)	1 DU/10 acres to 1 DU/1.5 acres	Very low-density, large lot and estate residential development	RSP-1.5A; RSP-2A; RSP-2.5A; RSP-3A; RSP-4A; RS-5; RSP-5A; RSP-10A; RS-10A
Single-Family Residential – 2 (SFR-2)	1 DU/acre to 7 DU/acre	Low- to medium-density single-family residential	RS-43; RSP-30; RSP-1A; RS-30; RS-20; RS-15; RS-10; RS-7.5; RS-6; RSP-5, RP; Single Family homes in the RM3.5 zoned area between Sunnyside and Millwood
Multi-Family Residential – 1 (MFR-1)	8 DU/acre to 15 DU/acre	Medium-density multi-family and attached single-family residential	RM-5.5; RM-5.0; RM-4.0; RM-3.5; RM-3.0
Multi-Family Residential – 2 (MFR-2)	17 DU/acre to 29 DU/acre	Higher-density multi-family and attached single-family residential	RM-2.5; RM-2.0; RM-1.5; PA (on Miller Avenue and Corte Madera Avenue)
Downtown Residential - 1 (DR-1)	8 DU/acre (minimum) to 16 DU/acre; 1 DU allowed on any vacant parcel or any parcel currently developed with a single-family residence	A mix of medium density multi-family and single-family residential near the downtown. Single-family residential allowed on vacant lots and lots currently developed with a single-family residential use. Single-family residences are not allowed on lots currently developed with multi-family units. Multi-family residential allowed on any lot in accordance with minimum and maximum densities.	RM2.5; RM3.0 transition areas between Downtown Residential and Single Family Residential
Downtown Residential - 2 (DR-2)	12 DU/acre (minimum) to 29 DU/acre; 1 DU allowed on any vacant parcel or any parcel currently developed with a single-family residence	A mix of medium density multi-family and single-family residential near downtown. Single-family residential allowed on vacant lots and lots currently used as single-family residential use. Single-family residences are not allowed on lots currently developed with multi-family units.; Multi-family residential allowed on any lot in accordance with minimum and maximum densities.	RM-1.5; RM2.5 zones adjacent to Downtown
Downtown Commercial (CD)	17 DU/acre (minimum) to 29 DU/acre for mixed use developments with residential component	Lytton Square/Town Center area from 1989 General Plan, plus Mill Valley Lumber properties between inbound and outbound Miller Avenue; small-scale, local-serving restaurants, commercial uses, and entertainment uses; and residential units above or behind the ground floor	C-N (this designation anticipates the creation of the proposed new “Downtown Commercial” zoning district); PA (on Camino Alto and East Blithedale)
Neighborhood Commercial (CN)	17 DU/acre (minimum) to 29 DU/acre for mixed use developments with residential component	Lower Miller Avenue area from 1989 General Plan, plus P-A zoned areas on East Blithedale Avenue and Camino Alto; personal, business, and medical services; local-serving retail; and residential units above or behind the ground floor	C-N (this designation also anticipates the creation of the proposed new “Limited Commercial” zone on East Blithedale Avenue)
General Commercial (CG)	17 DU/acre (minimum) to 29 DU/acre for mixed use developments with residential component	East Blithedale/Alto Center and Redwood Highway Frontage areas from 1989 General Plan; Safeway Center (Camino Alto); local and regional commercial and office	C-G
Open Space (OS)	N/A	All designated public and private open space	O-A
Community Facilities (CF)	N/A	All City facilities including City golf course, parks, City Hall, Community Center, Public Safety Building, etc.; public schools and private schools	C-F; O-A; C-R

¹ “DU” denotes “dwelling unit.” Density calculations (dwelling units per acre) for specific development proposals are rounded up to the nearest whole number if the calculation results in more than 0.50 of a unit; rounded down to the nearest whole number if less than 0.50 of a unit. N/A denotes “not applicable.”

² Density of a given development project may be approved at less than the stated minimum based on findings supported by evidence in the record set forth in Land Use Element Program LU 1-3.

