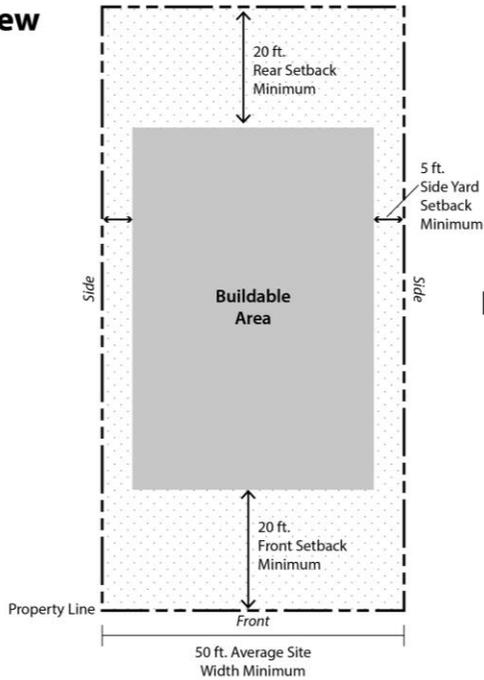




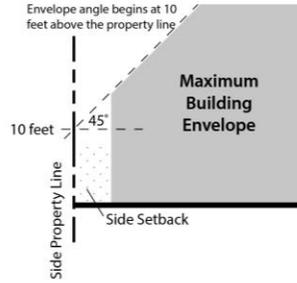
# R-1 Requirements for Single-Family Homes

For clarification, questions, or to determine a property's zoning designation, please contact a Planner at 650-726-8250

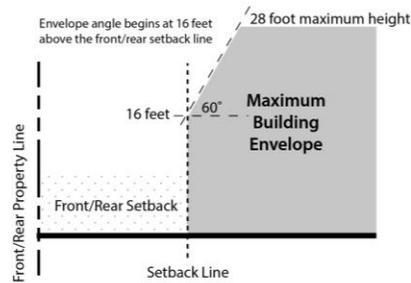
## Plan View



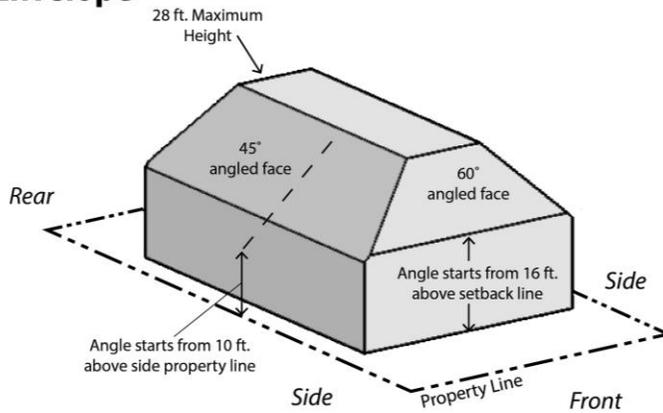
## Side Yard Building Envelope



## Front and Rear Yard Envelope



## Building Envelope 3D View



### Exception: Dormers and Gables

Dormers and Gables may extend beyond the side-yard building envelope, provided that all of the following are met:

- The cumulative total of all features encroaching on the building envelope does not exceed fifteen horizontal feet.
- The total overall height of the features on the site does not exceed the maximum allowed building height.

	Standard Lots	Substandard Lots	Severely Substandard Lots	Notes (back page)
Minimum Lot Area	5,000 sq. ft.	Note 7	Note 8	Note 13
Minimum Average Lot Width	50 ft.	50 ft.	50 ft.	Note 13
Maximum Lot Coverage (1-story)	50%	50%	50%	Note 1
Maximum Lot Coverage (2-story)	35%	35%	35%	Note 1
Maximum Floor Area Ratio (FAR)	0.5:1	Note 9	Note 10	Note 3
Front Setback Minimum	20 ft.	20 ft.	20 ft.	Note 4
Side Setback Minimum	5 ft.	5 ft.	Note 11	Note 4
Street Facing Side Setback Minimum	15 ft.	15ft	10 ft.	Note 4
Combined Minimum Setback	20% lot width	20% lot width	Note 11	Note 6
Rear Setback Minimum	20 ft.	20 ft.	20 ft.	Note 5
Maximum Height (1-story)	20 ft.	20 ft.	20 ft.	Note 8
Maximum Height (2-story)	28 ft.	28 ft.	28 ft.	
Parking Spaces (Note 14)	2 garage	1 garage; 1 covered	1 garage; 1 open	Note 12
Maximum Building Envelope	See Diagram	See Diagram	See Diagram	

## Notes:

1. **Coverage, Lot or Site** means the percentage of a building site covered by all structures, open or enclosed, on the site, measured to the outside face of exterior walls. Decks more than 30 inches in height, balconies, chimneys, and breezeways are included in lot coverage. On standard sized lots, roofs or soffit overhangs of up to 2.5 feet, and architectural projections or window projections of up to 2.5 feet (not providing floor area) are not included in lot coverage. On all substandard lots, roofs overhangs that extend a maximum of 1.5 feet from a wall are not included in lot coverage; all other features are included.
2. **Gross Floor Area** means the total enclosed area of all floors of a building measured to the outside face of exterior walls, including: enclosed garages; halls; stairways and elevator shafts measured on one floor only; service and mechanical equipment rooms; basement areas even if unimproved; attic areas if improved; and crawl spaces that are 4.5 feet or more. An interior space over 15 feet in height shall be treated as an additional floor in calculating gross floor area. A total of 50 square feet of second floor covered decks are not included in the definition of floor area.
3. **Floor Area Ratio (FAR)** is the gross floor area of the building or buildings on a lot, including area used for required parking and loading, divided by the area of the lot. Example: a single-story, 2,000 sq. ft. home on a 4,000 sq. ft. lot would have an FAR of .5 ( $2,000/4,000=.5$ ).
4. **Setback** means the area of a lot where structures are generally not allowed. Consult with staff regarding exceptions.
5. **Enclosed Porches/Solariums and Patio Covers.** Enclosed porches and solariums on the ground floor of a building may encroach into the rear setback, provided that they maintain a minimum 13 foot setback from the rear property line, cover no more than 20% of the required rear yard area (20 times the lot width) and not to exceed 9 feet in height in the setback area. Patio Covers of open trellis design may extend into the rear setback provided they maintain a rear setback of 5 feet.
6. **Combined Total Side Yard Setback for Standard and Substandard Lots** is the sum of the two side-yard setbacks or 20% of the lot width, whichever is greater.
7. **Substandard Lot** means any lot which has either a lot width or a lot area that is less than the minimum required in the zoning district in which the lot is located.
8. **Severely Substandard Lot** means a lot that provides 55% or less of the required lot width or lot area in the zoning district in which it is located.
9. **FAR for Substandard Lots** is the standard for the zone, plus additional basement floor area of up to 15% of the actual calculated floor area (to a maximum of 225 square feet subject to architectural review.
10. **FAR for Severely Substandard Lots** is a maximum of 200 square feet above the maximum floor area ratio allowed for a standard lot. Additional basement floor area of up to 15% of the actual calculated floor area (up to a maximum of 335 square feet is allowed subject to architectural review.
11. **Side Setback for Severely Substandard Lots.** Minimum of 8 feet combined, with a minimum of 3 feet on one side. On a side that contains less than a 4-foot setback, the structure must be separated by a minimum of 8 feet from any structure on the adjacent lot. Driveways to rear garage structures must be a minimum of 10 feet. Rear garages can be a minimum of 10 feet. Rear garages can be a minimum of 3 feet from an interior side or rear property line.
12. **Garage/Parking Space Minimum Dimensions** are 9 feet by 19 feet for a single space or garage and 18 feet by 19 feet for a two-car garage, measured by interior dimensions.
13. **Exceptional Lot Standards.** A lot in an R-1-B-1 or R-1-B-2 zoning district that does not meet the average width and/or area, but provides at least 50 feet in average lot width and provides at least 5,000 sq. ft. in gross lot area is subject to the development standards of the R-1 zoning district.