

## OPEN SPACE REQUIREMENTS

**Usable open space is required for all multiple-family developments including townhouses, condominiums, apartments and duplexes.**

### WHAT IS USABLE OPEN SPACE?

Usable open space is any open space within a multiple-family residential development which can be used for outdoor living, recreation, pedestrian access, or landscaping. Driveways, parking areas, and required front yards (the area within 15-20 feet of the front property line) do not qualify as usable open space.

### GENERAL CRITERIA FOR USABLE OPEN SPACE (Properties not in the Downtown)

- ▶ There shall be at least 300 square feet of usable open space per studio or one bedroom dwelling unit, plus 100 square feet of usable open space for each additional bedroom in an individual unit.
- ▶ Usable open space shall be located on the same lot as the dwelling unit for which it is required.
- ▶ Usable open space shall be level and improved, that is, have suitable landscaping and hardscaping.
- ▶ Usable open space shall include no obstructions other than structures and amenities such as swimming pools, fountains, benches, playground apparatus, and landscaping.
- ▶ These amenities and structures may only cover up to a maximum of 50% of the total required usable open space area.
- ▶ Other structures that are in no way related to enhancing the enjoyment of outdoor open space (carports and storage sheds, for example) do not qualify as usable open space.

**Community Development – Planning Services**

P. O. Box 391, Redwood City, CA 94064

1017 Middlefield Road, Redwood City, CA 94063

(650) 780-7234, FAX (650) 780-0128

[www.redwoodcity.org](http://www.redwoodcity.org) – E-Mail: [planning@redwoodcity.org](mailto:planning@redwoodcity.org)

- ▶ Usable open space shall be open on at least one side and have a clear vertical height of at least seven (7) feet, with at least 50% of the total required usable open space open to the sky.
- ▶ Where possible, pervious areas set aside as usable open space may also serve as areas for infiltration of stormwater runoff, subject to review and approval by the Engineering and Construction Division.

There are two kinds of usable open space: **Common** open space and **Private** open space. Common open space is accessible to all residents of multiple-family developments, while private open space is for the exclusive use of the resident(s) of an individual dwelling unit.

A multiple-family residential development may have all common open space, all private, or, as is often the case, a combination of public and private open space. Private open space may be substituted for common usable open space at the ratio of 3 square feet of private open space for 2 square feet of common open space.

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### **Common Open Space Standards**

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- ▶ Common open space shall be directly accessible to all units within a multiple-family residential project.
- ▶ Common open space shall be at least 300 square feet in size, with no dimension less than 15 feet.
- ▶ Common open space may include amenities such as swimming pools, cabanas, tennis courts, roof top gardens, etc.

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### **Private Open Space Standards**

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- ▶ Private open space shall have an area of at least 150 square feet with no dimension less than 10 feet if located at ground level, or at least 50 square feet with no dimension less than 6 feet if located above ground level.
- ▶ Private open space may include balconies, decks, porches, patios, or yards.

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### **Downtown Open Space Requirements**

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- ▶ 100 square feet per unit, may be private, common, or a combination with minimum dimensions as stated above.