

2.7. BUILDING HEIGHT AND DISPOSITION REGULATIONS

This section contains several regulations of the heights of buildings. The DTPP regulates height to ensure that adequate density and intensity can be achieved in order to support the urban vitality desired for Downtown, while also ensuring compatibility with historic resources and adjacent low-rise residential neighborhoods and minimizing shadow impacts. This Section will also ensure that buildings allow for adequate courtyards and other spaces to enhance livability by providing access to natural light and air.

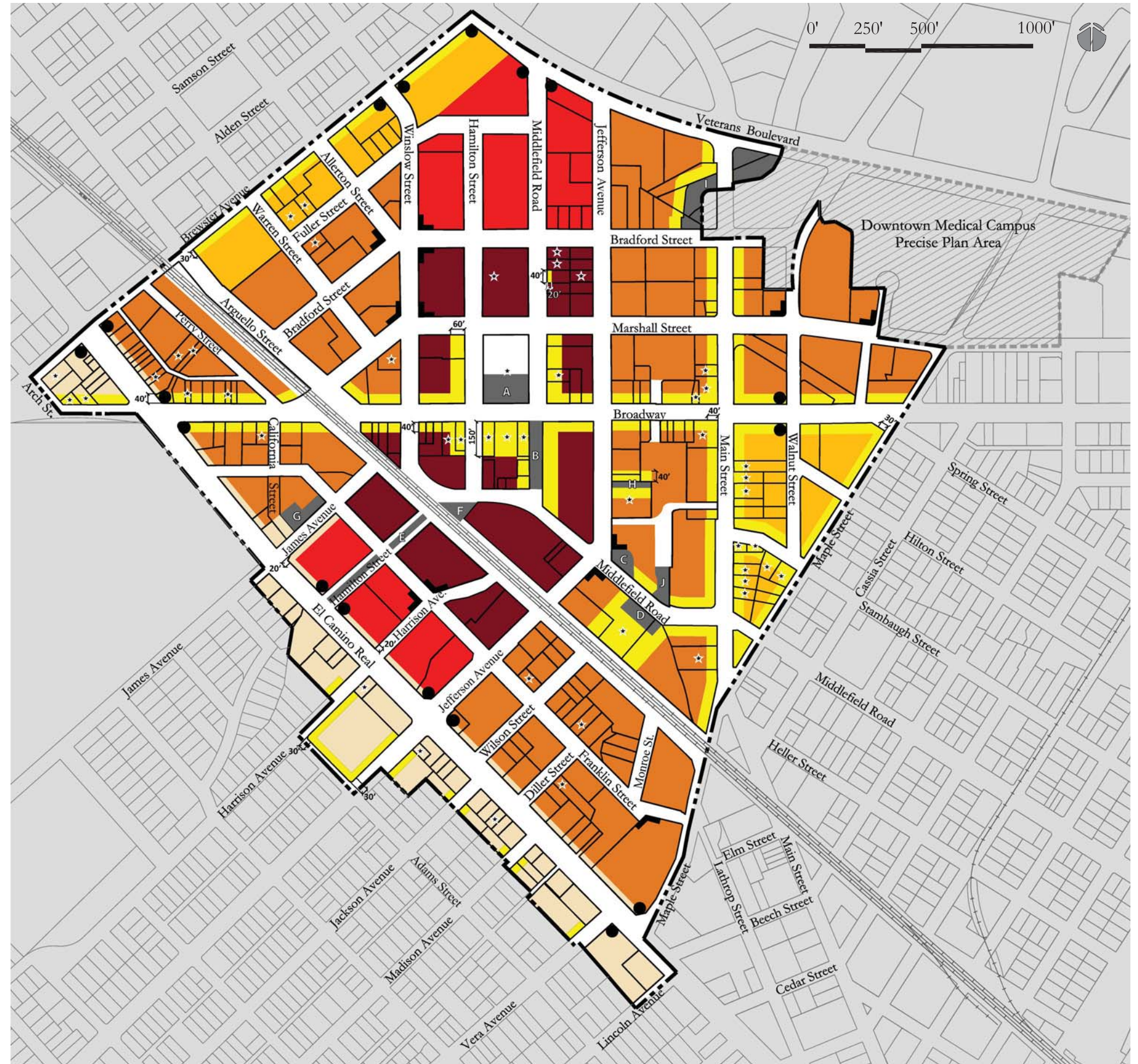
MAP LEGEND

- 12 Story Zone
- 10 Story Zone
- 8 Story Zone
- 5 Story Zone
- 4 Story Zone
- 3 Story Zone
- Shadow Sensitive Public Open Space (See Sec. 2.7.5)
- Maximum Corner Height Required (See Sec 2.7.3)
- Special Corner Treatment Required (See Sec. 2.7.2)
- Historic Resources (See Sec. 2.1.3)

SHADOW-SENSITIVE PUBLIC OPEN SPACES*

- | | |
|----------------------|----------------------|
| A. Courthouse Square | F. Depot Plaza |
| B. Theatre Way | G. Little River Park |
| C. City Hall Park | H. Post Office Paseo |
| D. Library Plaza | I. Redwood Creek |
| E. Hamilton Green | J. City Center Plaza |

* Please note that not all Public Open Spaces are shown on this map. The only Public Open Spaces shown here are those which are considered shadow-sensitive. For a full discussion of Downtown public open spaces, see sections i.2.5, 3.2.1, and Appendix 2.



HEIGHT REGULATIONS MAP

BUILDING HEIGHT AND DISPOSITION REGULATIONS CHART

	12 Story Zone	10 Story Zone	8 Story Zone	5 Story Zone	4 Story Zone	3 Story Zone
Height Zones (Sec. 2.7.1)						
Maximum Height (Sec. 2.7.2)						
Maximum	12 floors / 136 feet	10 floors / 114 feet	8 floors / 92 feet	5 floors / 59 feet	4 floors / 48 feet	3 floors / 35 feet
Relation to Single Family Homes	---	---	---	---	Required	Required
Special Corner Treatment	Required at ●	Required at ●	Required at ●	Required at ●	Required at ●	Required at ●
Accessory Buildings	1.5 floors / 14 feet	1.5 floors / 14 feet	1.5 floors / 14 feet	1.5 floors / 14 feet	1.5 floors / 14 feet	1.5 floors / 14 feet
Minimum Height (Sec. 2.7.3)						
Required Minimum Height	3 floors / 35 feet	3 floors / 35 feet	3 floors / 35 feet	3 floors / 35 feet	3 floors / 35 feet	3 floors / 35 feet
Maximum Corner Height	Tallest mass located at ┘	Tallest mass located at ┘	Tallest mass located at ┘	Tallest mass located at ┘	Tallest mass located at ┘	Tallest mass located at ┘
Building Disposition Types (Sec 2.7.4)						
Rearyard	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Courtyard	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Tower	Permitted	Permitted	Permitted	---	---	---
Specialized	Discretionary	Discretionary	Discretionary	Discretionary	---	---

Legend:

Permitted : These elements are allowed, by right, as indicated.

Required : These elements are required of all new development as indicated.

Discretionary: These elements may or may not be permitted, subject to consideration by the Planning Manager/Designee

--- : These elements are not permitted, as indicated.

12 floors / 136 feet: Maximum or minimum height, measured in habitable floors and in feet, measured from average finish grade.

2.7.1. HEIGHT ZONES

The following Height Zones are established to regulate minimum and maximum building heights (see the Height Regulations Map). Additional factors such as preservation of historic features and Addition Setbacks for historic buildings may apply to historic properties, which are noted with a star. See Section 2.1.3 for specific restrictions.

A) 12 Story Height Zone

- This Height Zone was created to provide a dramatic and attractive punctuation to the Redwood City skyline, as well as to encourage the greatest densities to be concentrated away from adjacent neighborhoods and nearest to transit and other amenities.
- Includes parcels and portions or parcels as designated on the Height Zones Map.
- Additional regulations are applied to Historic parcels within the 12 Story Zone as indicated on the map.

B) 10 Story Height Zone

- This Height Zone was created to provide for a transition at boulevards from the 8 Story Zone to the 12 Story Zone.
- Includes parcels and portions or parcels as designated on the Height Zones Map.
- Additional regulations are applied to Historic parcels within the 10 Story Zone as indicated on the map.

C) 8 Story Height Zone

- This Height Zone is the most common, and was created to allow for adequate density to support retail, entertainment, and streetlife, while maintaining a comfortable scale.
- Includes parcels and portions or parcels as designated on the Height Zones Map.
- Additional regulations are applied to Historic parcels within the 8 Story Zone as indicated on the map.

D) 5 Story Stepdown Height Zone

- This Stepdown Height Zone was created to bring heights down from the standard 8 story maximum permitted height in areas with high concentrations of historic resources, potential shadow concerns, or areas adjacent to low-rise neighborhoods.
- Includes parcels and portions or parcels as designated on the Height Zones Map.
- Additional regulations are applied to Historic parcels within the 5 Story Zone as indicated on the map.

E) 4 Story Stepdown Height Zone

- This Stepdown Height Zone was created to bring heights down from the standard 8 story maximum permitted height in areas with high concentrations of historic resources, potential shadow concerns, or areas adjacent to low-rise neighborhoods.
- Includes parcels and portions or parcels as designated on the Height Zones Map.
- Additional regulations are applied to Historic parcels within the 4 Story Zone as indicated on the map.

F) 3 Story Stepdown Height Zone

- This Stepdown Height Zone was created to bring heights down from the standard 8 story maximum permitted height in areas with high concentrations of historic resources, potential shadow concerns, or areas adjacent to low-rise neighborhoods.
- Includes parcels and portions or parcels as designated on the Height Zones Map.
- Additional regulations are applied to Historic parcels within the 3 Story Zone as indicated on the map.

2.7.2. MAXIMUM HEIGHT REGULATIONS

Height is defined for the purposes of this Plan as the vertical extent of a building mass. Height shall be measured from the average finished grade along the façade to the top of cornice, parapet, eave line of a peaked roof, or mansard roof ridge line (see Section 2.9. Architectural Character for regulations governing roof design). Number of floors shall include all habitable floors located above the average finished grade, and shall not include portions of the building substantially submerged or partly submerged below grade such as basements or podiums.

A) Maximum Permitted Height

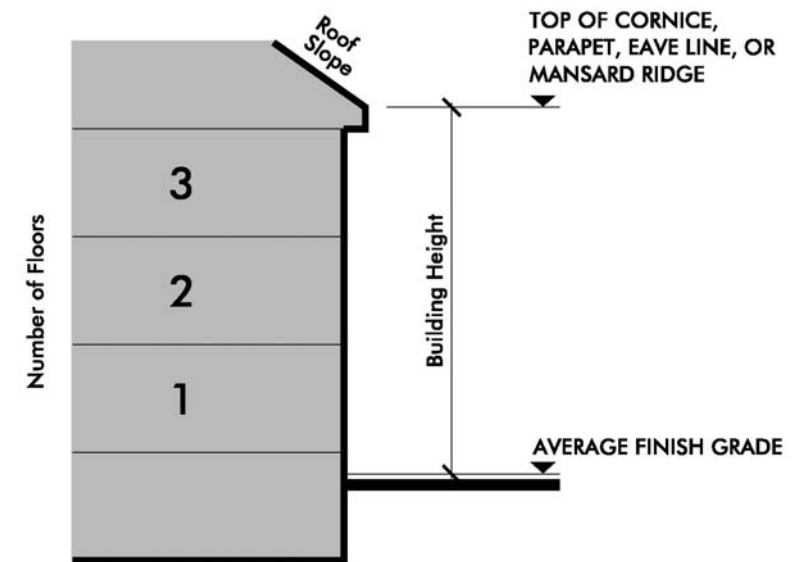
The Maximum Permitted Height is established to ensure economic viability and an attractive skyline while minimizing shadows and aesthetic impacts to historic resources.

1. Standards

- Maximum permitted heights are as indicated in the Height Regulation Chart. Height for inhabited structures is regulated by both the number of floors permitted, and by total height in feet permitted. The maximum height for uninhabited structures (e.g. parking garages) is regulated exclusively by maximum height in feet permitted.
- Habitable attics, or any other inhabited spaces located above a roof's eave line or a mansard roof's peak, are not permitted.
- Portions of the building that extend above the primary building mass, such as dormers, roof-top cupolas, elevator and mechanical equipment enclosures, roof deck trellises, gazebos, and other similar features, shall not exceed the maximum height requirement by more than 10 feet.
- For historic properties as indicated on the Height Regulations Map, in instances where there is a conflict between Section 2.1.3 and Section 2.7.2, the regulations in Section 2.1.3 shall prevail.

2. Guidelines

There are no Maximum Permitted Height guidelines.



MAXIMUM PERMITTED HEIGHT

B) Relation to Single Family Homes

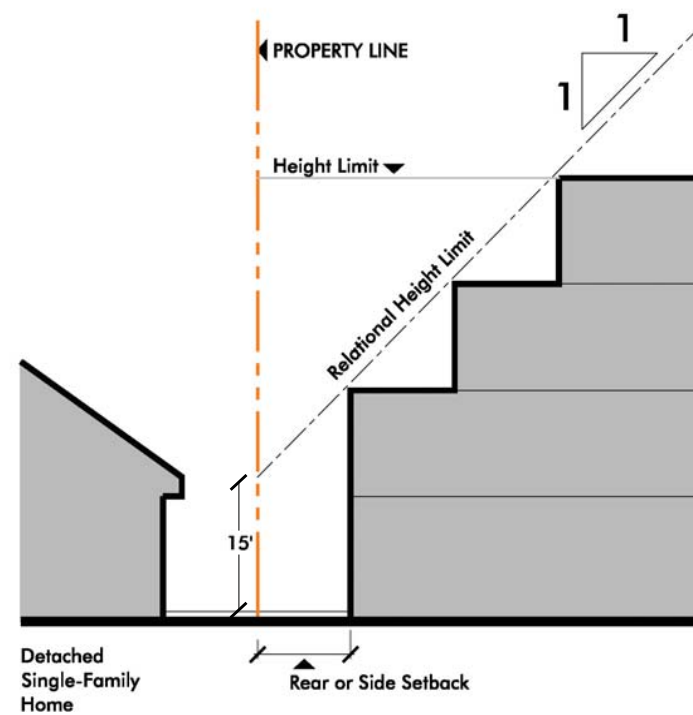
A relational height limit to single-family homes is established in order to create an appropriate height relationship where new development is adjacent to existing single-family homes.

1. Standards

- The relational height limit shall be required for areas as shown in the Height Regulations Chart.
- Where the relational height limit is required, the limit is applied to new development on any parcels that abut another parcel with an existing detached single-family home.
- The relational height limit is controlled by a 45 degree slope originating at a height of 15 feet along the applicable property line (creating a 1 to 1 height to setback ratio) as shown in the diagram below.

2. Guidelines

There are no Relation to Single Family Homes guidelines.



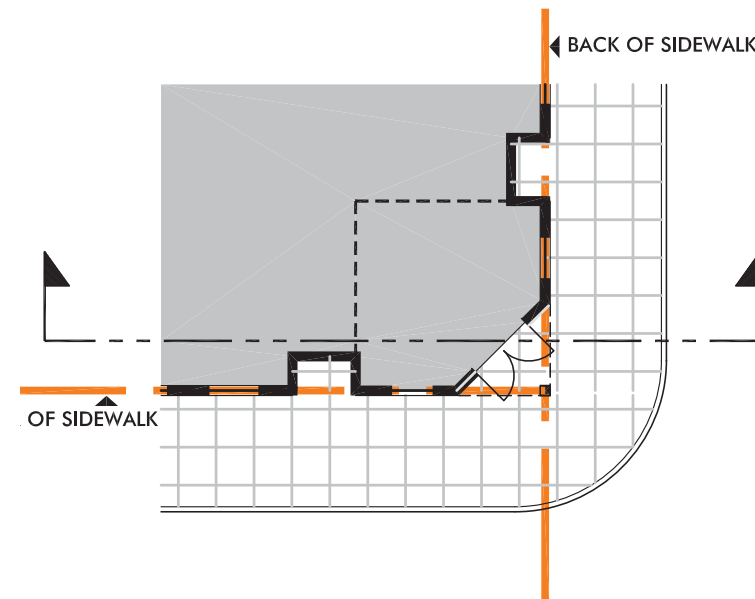
RELATION TO SINGLE FAMILY HOMES

C) Special Corner Treatment

A Special Corner Treatment is required to emphasize corners at specified major intersections. The Special Corner Treatment uses a distinctive building element to emphasize the corner of a building in special locations such as gateways and other places of significance to the district.

1. Standards

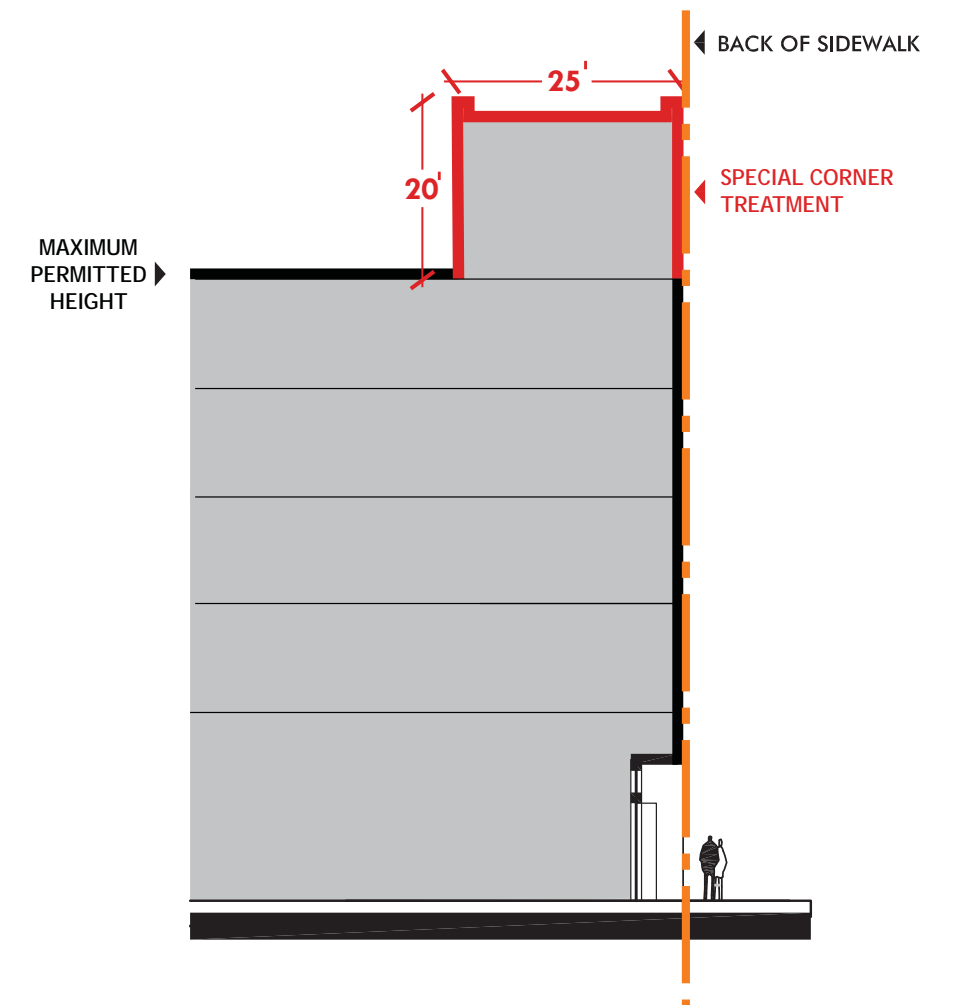
- Special Corner Treatments are required where indicated on the Height Regulations Map. Special Corner Treatments are prohibited at all other locations.
- Special Corner Treatments shall be permitted to exceed the permitted maximum height by no more than 20 feet.
- Special Corner Treatments shall have no horizontal dimension greater than 25 feet, and no less than 20 feet.
- On parcels partially regulated by a Stepdown Height Zone, the Special Corner Treatment shall be placed in the portion of the parcel with the taller maximum height limit.



SPECIAL CORNER TREATMENT - PLAN VIEW

2. Guidelines

- The Special Corner Treatment should differentiate the corner of the building through the application of a corner tower, which is created by articulating a separate, relatively slender mass of the building, continuing that mass beyond the height of the primary building mass, and providing the top of the mass with a recognizable silhouette.
- The Special Corner Treatment should align with building Length Articulation elements, as described in Section 2.8.3(c).



SPECIAL CORNER TREATMENT - SECTION VIEW

D) Accessory Building Height

1. Standards

- a. Accessory buildings, including non-dwelling units such as freestanding garages for individual residential units, service structures and tool sheds, shall not exceed one and one-half stories or 14 feet.

2. Guidelines

There are no Accessory Building Height guidelines.

2.7.3. MINIMUM HEIGHT REGULATIONS

Height is defined for the purposes of this Plan as the vertical extent of a building mass. Height shall be measured from the average finished grade along the façade to the top of cornice, parapet, eave line of a peaked roof, or mansard roof ridge line (see Section 2.9, Architectural Character for regulations governing roof design). Number of floors shall include all habitable floors located above the average finished grade, and shall not include portions of the building submerged or partly submerged below grade, such as basements or parking podiums.

A) Required Minimum Height

1. Standards

- a. Required minimum heights are indicated in the Height Regulation Chart.
- b. New structures shall meet the both the minimum number of floors and the minimum height in feet. No more than the front 50' of lot depth, measured from all streets on which the project has frontage, shall be subject to Required Minimum Height regulations.
- c. Existing structures which are remodeled or otherwise modified shall not be required to comply with Required Minimum Height regulations unless the gross floor area is increased by more than 100%.
- d. Additions to historic resources shall not be required to comply with Required Minimum Height regulations.
- e. Portions of the building that are not part of the primary building mass, such as entrance porticos, bays and stoops, are not required to meet minimum height requirements. Parking podiums, garages, and accessory buildings are not required to meet minimum height requirements.

2. Guidelines

There are no Minimum Height guidelines.

B) Maximum Corner Height Required

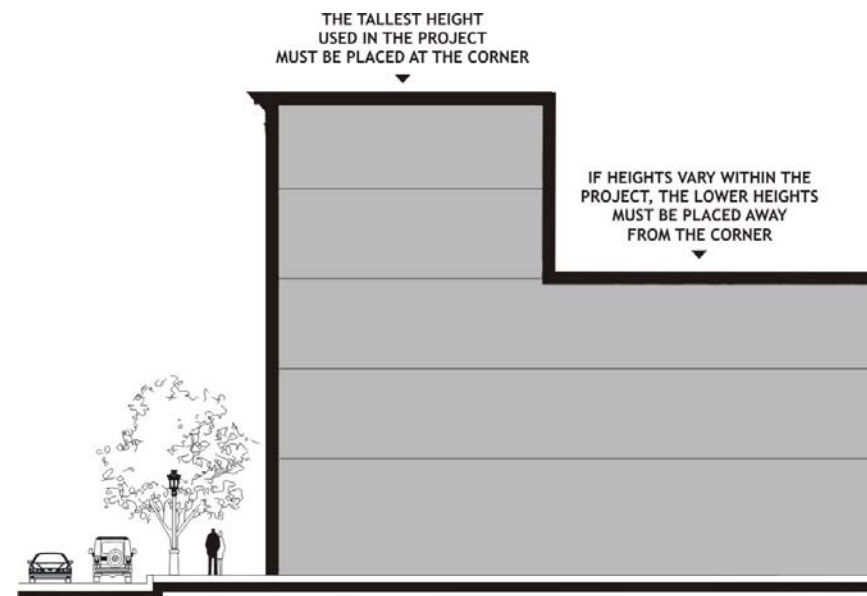
When specified on the Building Height and Disposition Map, buildings are required to place their greatest height at designated corners in order to emphasize the importance of these locations and create attractive terminated vistas.

1. Standards

- a. When indicated on the Height Regulations Map, the tallest mass of a building must be located at the designated corner, as shown in the Maximum Corner Height Required illustration.
- b. The maximum building height shall be held for no less than 50 feet along both designated façades, except where the parcel dimension is less than 50 feet, in which case the maximum permitted height shall be held for the entire length of the parcel, notwithstanding required side setbacks when applicable.
- c. On parcels where minimum front setbacks are required, the Maximum Corner Height treatment is not permitted to encroach into the setback area.

2. Guidelines

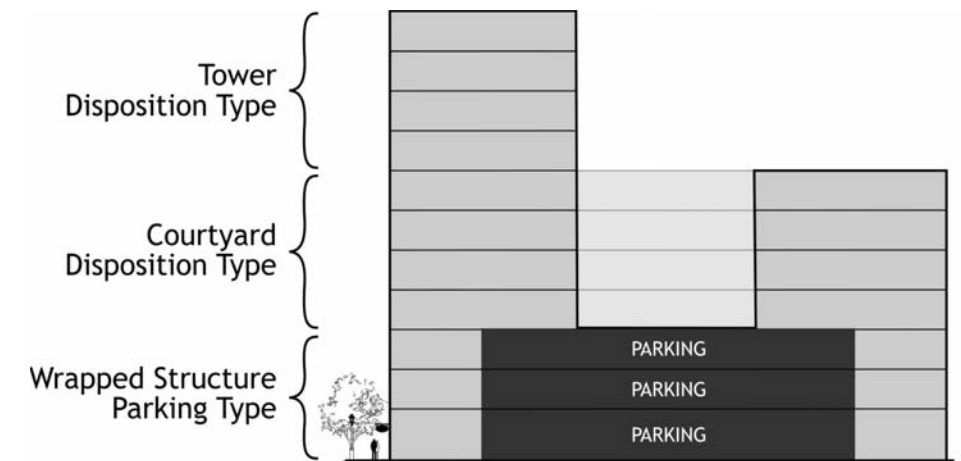
There are no Maximum Corner Height guidelines.



MAXIMUM CORNER HEIGHT REQUIRED

2.7.4. BUILDING DISPOSITION TYPE REGULATIONS

Building disposition types have been created to ensure that building masses are “sculpted” in a way appropriate to their urban context, while also ensuring environmental sustainability and livability by increasing the opportunities for access to natural light and air. Every new building shall have a designated Building Disposition Type. Building Disposition Types shall be permitted based on Height Zone as shown in the Building Height and Disposition Chart. For projects with above grade parking facilities, Section 2.6, Parking Regulations shall determine building form for building levels with parking, while this Section will determine building form for levels *above* the parking. Permitted Disposition Types may be used in combination within one building, but in such instances all regulations of each type must be followed on the applicable building levels.



SAMPLE COMBINATION OF DISPOSITION TYPES AND PARKING TYPES - SECTION VIEW

A) Rearyard

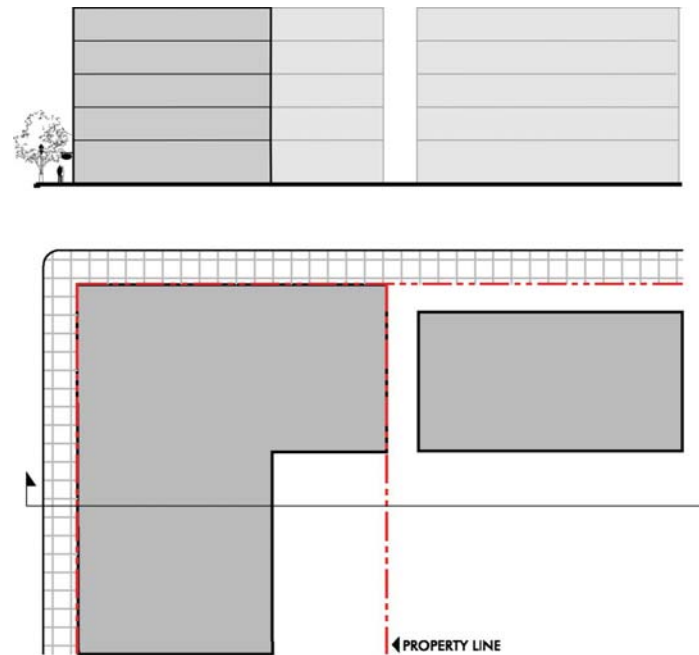
The Rearyard disposition type is intended to shift building masses forward, creating strong spatial definition for the street, and creating a relatively open central area in the back of the lot. Open spaces created by the rearyard type aren't as private as courtyards, but offer the possibility of contributing to a large, open area at the center of the block when neighboring properties are of the same type.

1. Standards

There are no Rearyard standards.

2. Guidelines

- The Rearyard disposition type should not be used for any part of any building over 8 stories in height.
- For lots 10,000 square feet in size or smaller, Rearyards may be no less than 800 square feet in size, and should have no dimension less than 20 feet. For lots larger than 10,000 square feet, Rearyards may be no less than 2,000 square feet in size, and should have no dimension less than 35 feet.
- Rearyards should be open to the sky.
- Rearyards may not contain HVAC units or any other equipment which emits noise and/or fumes.
- Notwithstanding bay windows and other such features, building walls which face a public street or public open space should run parallel to that street or open space.



REARYARD DISPOSITION TYPE

B) Courtyard

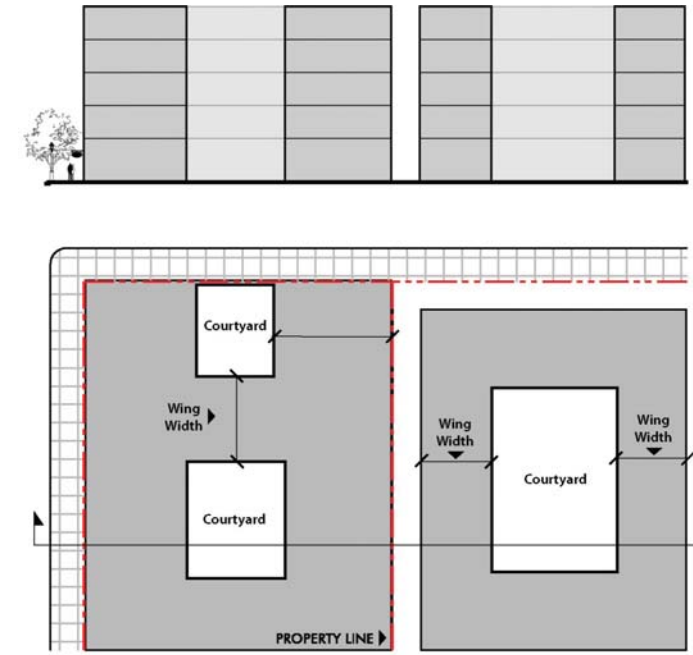
The Courtyard disposition type is intended to create private, intimate spaces which are fully enclosed or nearly fully enclosed by the project building, while still providing strong street enclosure. Open spaces created by the Courtyard type don't offer the potential for aggregation with neighboring properties, but they are much more secluded and private.

1. Standards

There are no Courtyard standards.

2. Guidelines

- The Courtyard Disposition Type should not be used for any part of any building over 8 stories in height.
- A building with a designated Disposition Type of Courtyard should have at least one courtyard, but may have more than one courtyard.
- For lots 10,000 square feet in size or smaller, courtyards may be no less than 1,000 square feet in size, and should have no dimension less than 15 feet. For lots larger than 10,000 square feet, courtyards may be no less than 2,500 square feet in size, and should have no dimension less than 25 feet.



COURTYARD DISPOSITION TYPE

- Courtyards should be enclosed on no fewer than two sides by the project building.
- Courtyards should be open to the sky.
- No building wing (see illustration for explanation) above the courtyard level should have a width of greater than 65 feet from the street to courtyard, or from courtyard to courtyard. Side or rear yards may be counted as courtyards if they meet the same size requirements described here in guideline (C). No building wing should have a width of greater than 45 feet from a side or rear property line to a courtyard.
- Courtyards may not contain HVAC units or any other equipment which emits noise and/or fumes.
- When possible, courtyards should be situated to maximize solar access.
- Notwithstanding bay windows and other such features, building walls which face a public street or public open space should run parallel to that street or open space.

C) Tower

The Tower disposition type is intended to create slender buildings which maximize access to light and views and minimize shadows and the visual “bulk” of the structure. Open spaces are often provided on top of parking podiums at the base of the building. It is most appropriate for the tallest buildings.

1. Standards

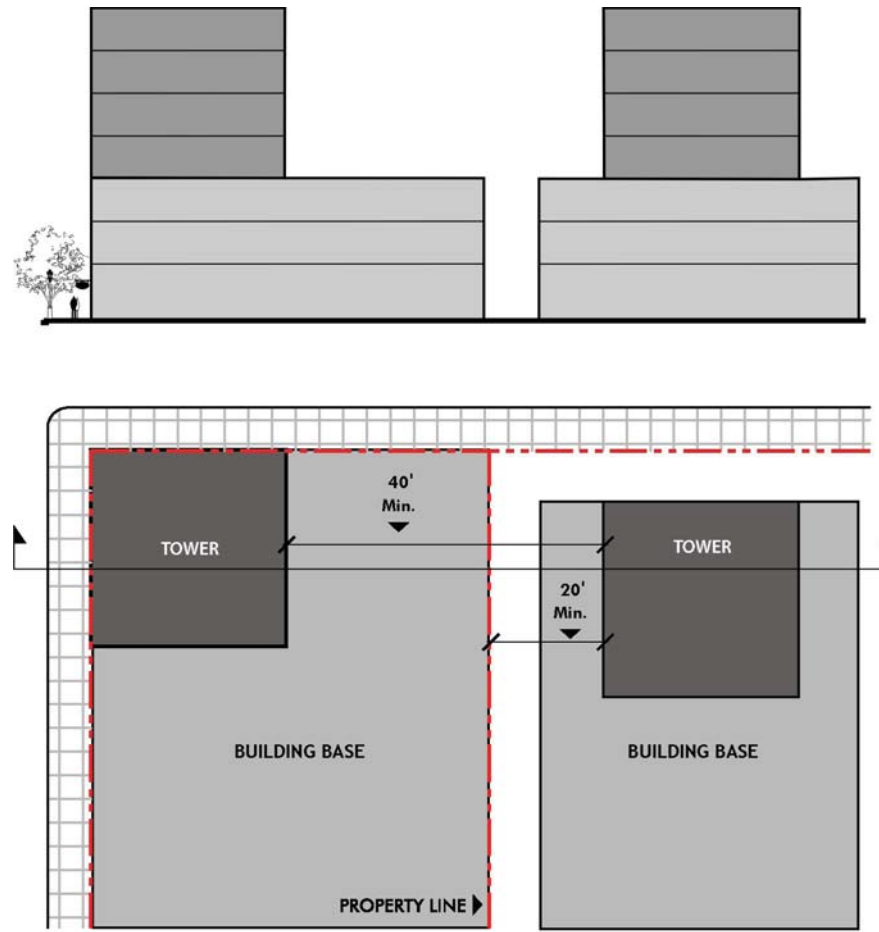
There are no Tower standards.

2. Guidelines

- a. The Tower Disposition Type may be used for any part of any building, with the exception that it shall not cause the lower three stories to violate frontage coverage requirements in Section 2.5.
- b. Building levels which apply the Tower disposition type should be set back horizontally no less than 40 feet from other building masses

at the same level, including those on surrounding parcels, and no less than 20 feet from side and rear lot lines. Towers do not need to be set back from streets, unless necessary to comply with setback requirements.

- c. Towers should have no floor with a gross floor area greater than 7,000 square feet.
- d. Multiple towers will be allowed on a single site, but the spacing requirements listed in guideline (b) must be followed.
- e. Towers should be situated toward the street, and located away from the center of the block whenever possible.
- f. When possible, towers should be situated to maximize solar access.
- g. Notwithstanding bay windows and other such features, building walls which face a public street or public open space should run parallel to that street or open space.



TOWER DISPOSITION TYPE

D) Specialized

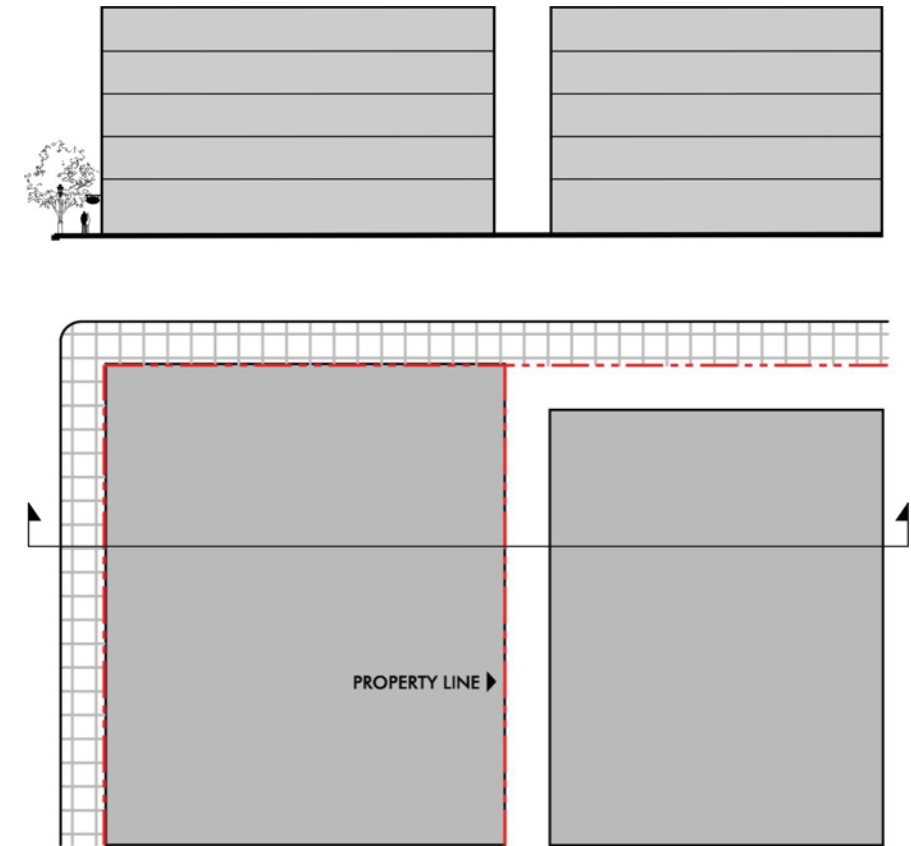
A building that is not subject to other disposition categorizations.

1. Standards

- a. Specialized disposition shall not be used for General Residential uses.

2. Guidelines

- a. The use of Specialized disposition should be extremely limited, and should be permitted at the discretion of the Planning Manager/ Designee based on such factors as unusual special needs of highly specialized and unique land uses, or especially small and irregularly shaped parcels.



SPECIALIZED DISPOSITION TYPE

2.7.5. SHADOW IMPACT MITIGATION

It is the goal of the Downtown Precise Plan to mitigate the impact of shadows on important public space when feasible and consistent with the other goals of this Plan. The regulations set forth in prior parts of this Section, especially Maximum Height, are based in large part on this goal. The following regulations shall apply to designated shadow sensitive public open spaces (see height map) within the Downtown Precise Plan Area, although the heights in this plan have been reduced to make it self-mitigating (meaning full building out of the Plan would not cause the threshold below to be violated) and no additional reductions in height are necessary to comply.

1. Standards

There are no Shadow Impact Mitigation standards.

2. Guidelines

- a. No new structure built within the Downtown Precise Plan Area should cause any of the following parcels and building elements to be more than 50% in shadow at 12:00pm on the Spring Equinox. Parcels and building elements which exceeded the shading standard at the time of the adoption of the Downtown Precise Plan shall not be subject to this policy. Maximum permitted heights have been calibrated in this Section to ensure that this guideline is met by all new development, which is studied in detail in the Environmental Impact Report. Compliance with subsections 2.7.1 through 2.7.3 of this Section shall therefore be sufficient to indicate compliance with this guideline.
 - Shadow-sensitive public open spaces (Courthouse Square, Theatre Way, City Hall Park, Library Plaza, Hamilton Green, Depot Plaza, Little River Park, Redwood Creek, or City Center Plaza as shown on the Downtown Precise Plan Public Open Spaces Map) ;
 - Downtown parcels with lower maximum permitted building heights adjacent to parcels with higher maximum permitted heights;
 - Residential properties located outside but adjacent to the DPP area;
 - Light-sensitive features on historic resources; and
 - Historic facades.