



FLOOR AREA RATIO (FAR) ORDINANCE

City Council Meeting: August 26, 2019

BACKGROUND INFORMATION

Why FAR? - FAR is one of the tools that the City Council is considering in response to concerns over neighborhood compatibility, massing, and size for new single-family homes and second story additions.

Current Process - Redwood City currently reviews objective development standards such as setbacks, height, and lot coverage but does not set a FAR limit for single family homes. A second story or a new home would also need to meet the Architectural Permit findings.

PROPOSED FAR

The Planning Commission recommended to the City Council a hard-cap FAR regulation of either a 2,500 square feet home maximum, or forty (40) percent FAR, whichever is the larger number. The proposed FAR would be applicable for all single-family home projects in Redwood City. The City Council will review this proposed Ordinance on **August 26, 2019**.

EXEMPTIONS TO FAR CALCULATION

The following are proposed exemptions from the calculation of FAR:

Basements – Basements that are no more than twenty-four (24”) above average finished grade.

Detached structures – Includes garages, sheds, accessory structures, and Accessory Dwelling Units.

Architectural Features – Includes decks, bay windows, chimneys and everything as defined in Section [32.3 E](#)

DEFINITION

The total covered area of all floors of a single-family home which includes attached garages, measured to the outside of stud walls. It is the ratio of the total building size in proportion to the lot size.

CONTACT

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