

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY APPROVING NEW ZONING ORDINANCE ARTICLE 48 (FLOOR AREA RATIO FOR SINGLE FAMILY HOMES) AND AMENDING ARTICLES 2 (DEFINITIONS), 5 (RESIDENTIAL – HILLSIDE AND RESIDENTIAL SINGLE FAMILY), 6 (RESIDENTIAL – DUPLEX), 8 (RESIDENTIAL – LOW DENSITY), 9 (RESIDENTIAL – MEDIUM DENSITY), 10 (RESIDENTIAL – HIGH DENSITY), 53 (MIXED-USE CORRIDOR), 54 (MIXED-USE NEIGHBORHOOD), AND 55 (MIXED-USE LIVE/WORK)

WHEREAS, the City of Redwood City (“City”) controls the discretionary review of certain single-family home development projects in part through the issuance of Architectural Permits, pursuant to Article 45 of the Zoning Ordinance; and

WHEREAS, decisions regarding an Architectural Permit are based upon meeting the required development standards, as well as findings in Section 45.4; and

WHEREAS, on July 23, 2018, the City Council held a study session to consider the Architectural Permit process for single-family homes and discussed additional tools and development regulations that would help new two-story homes and substantial remodels address neighborhood compatibility; and

WHEREAS, on November 19, 2018, the City Council held a study session regarding a proposed neighborhood compatibility and design review process for second-story additions and two-story single-family homes. The City Council also directed staff to prepare a Floor Area Ratio (FAR) ordinance for consideration as an additional tool for reviewing single-family home design; and

WHEREAS, on December 3, 2018, the City Council adopted a resolution establishing residential development guiding principles to be used when evaluating one of the Architectural Permit findings related to neighborhood compatibility; and

WHEREAS, on May 21, 2019, the Planning Commission reviewed an Interim FAR ordinance at a public hearing. The ordinance included a threshold approach where projects over 0.50 FAR would require Planning Commission review and

approval. The Planning Commission continued the public hearing to June 18, 2019 in order to review additional data and analysis; and

WHEREAS, on June 18, 2019, the Planning Commission reviewed three “hard-cap” options for an FAR ordinance at a public hearing. Staff also prepared amendments to Zoning Ordinance Articles 2, 5, 6, 8, 9, 10, 48, 53, 54, and 55. These revisions are collectively referred to as the “Zoning Ordinance Amendments”; and

WHEREAS, at its June 18, 2019 public hearing, the Planning Commission reviewed and recommended approval of the Zoning Ordinance Amendments, specifically the option of limiting the maximum dwelling size to 2,500 square feet or an FAR of 40 percent, whichever is greater; and

WHEREAS, on August 14, 2019, a public hearing notice was published in the San Mateo Daily Journal; and

WHEREAS, on August 26, 2019, a public hearing was held and the City Council considered the whole of the record and public comments received.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDWOOD CITY AS FOLLOWS:

Section 1. The recitals set forth above are true and correct, and are hereby incorporated herein by this reference as if fully set forth in their entirety.

Section 2. The City Council hereby finds that the proposed Zoning Ordinance Amendments are in the public interest and consistent with the Redwood City General Plan.

Section 3. The proposed Zoning Ordinance Amendments have been reviewed with respect to applicability of the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.). The project is exempt from CEQA as it can be seen with certainty that there is no impact

on the environment. (See CEQA Guidelines 15061 (b) (3)) as described in the staff report.

Section 4. The City Council of the City of Redwood City hereby adopts the Zoning Ordinance Amendments as shown in Exhibit A, attached hereto and incorporated herein by reference, by adding text shown in underline (example) and deleting text shown in strikeout (~~example~~). Wording in brackets ([example]) is informational only and is not to be included in the published ordinance.

Section 5. Applicability. This Ordinance shall not apply to Architectural Permit applications deemed complete or, if no Architectural Permit is required then to building permit applications submitted, for single-family home projects prior to the Ordinance’s effective date.

Section 6. This Ordinance shall go into effect 30 days following its adoption.

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**EXHIBIT A
ZONING ORDINANCE AMENDMENTS**

[Article 2 (Definitions), Section 2.2 is amended as follows]

2.2 - Definitions.

Floor Area, Gross

[Subsections A-D remain unchanged]

E. For the purpose of determining gross floor area for Single-Family Dwellings, See Article 48, Floor Area Ratio Ordinance.

[All other definitions remain unchanged]

[Article 5 (Residential – Hillside and Residential – Single-Family), Section 5.5 is amended as follows]

5.5 – Lot Coverage and Floor Area Ratio.

A. Total lot coverage is limited to forty (40) percent of the lot area. Not more than fifty (50) percent of the required rear yard shall be covered by any combination of accessory buildings or an accessory dwelling unit subject to Section 36.5 (Accessory Buildings) and Article 37 (Accessory Dwelling [Units]).

B. Total Floor Area Ratio for single-family dwellings is limited to a maximum dwelling size of 2,500 sq. ft. or 40 percent, whichever is greater.

See Article 48 (Floor Area Ratio) for methods of calculations and exceptions.

[All other sections remain unchanged]

[Article 6 (Residential – Duplex), Section 6.8 is amended as follows]

6.8 – Lot Coverage and Floor Area Ratio.

A. Not more than forty (40) percent of the lot shall be covered by buildings.

B. Total Floor Area Ratio for single-family dwellings is limited to a maximum dwelling size of 2,500 sq. ft. or 40 percent, whichever is greater.

See Article 48 (Floor Area Ratio) for methods of calculations and exceptions.

[All other sections remain unchanged]

[Article 8 (Multi-Family – Low Density), Section 8.8 is amended as follows]

8.8 – Lot Coverage and Floor Area Ratio.

- A. Not more than sixty (60) percent of the lot shall be covered by buildings.
- B. Total Floor Area Ratio for single-family dwellings is limited to a maximum dwelling size of 2,500 sq. ft. or 40 percent, whichever is greater.

See Article 48 (Floor Area Ratio) for methods of calculations and exceptions.

[All other sections remain unchanged]

[Article 9 (Multi-Family – Medium Density), Section 9.8 is amended as follows]

9.8 – Lot Coverage and Floor Area Ratio.

- A. Not more than sixty (60) percent of the lot shall be covered by buildings.
- B. Total Floor Area Ratio for single-family dwellings is limited to a maximum dwelling size of 2,500 sq. ft. or 40 percent, whichever is greater.

See Article 48 (Floor Area Ratio) for methods of calculations and exceptions.

[All other sections remain unchanged]

[Article 10 (Residential – High Density), Section 10.8 is amended as follows]

10.8 – Lot Coverage and Floor Area Ratio.

- A. Not more than sixty (60) percent of the lot shall be covered by buildings.
- B. Total Floor Area Ratio for single-family dwellings is limited to a maximum dwelling size of 2,500 sq. ft. or 40 percent, whichever is greater.

See Article 48 (Floor Area Ratio) for methods of calculations and exceptions.

[All other sections remain unchanged]

[New Article 48 is added to read as follows]

Article 48

Floor Area Ratio for Single-Family Homes

Sections

- 48.1 Purpose**
- 48.2 Applicability**
- 48.3 Definitions**
- 48.4 Floor Area Ratio**

48.1 – Purpose.

The intent of this Article is to establish an additional development standard, Floor Area Ratio, for the review of single-family dwellings.

48.2 – Applicability.

This Article shall apply to all single-family dwellings in any zoning district, including single-family dwellings with an accessory dwelling unit.

48.3 – Definitions.

For the purposes of this Article, the following words and phrases shall have the following meanings:

- A. “Gross Floor Area” means the total covered area of all floors of a single-family dwelling which includes attached garages, measured to the outside of stud walls except as described below:
 - 1. Basements that are no more than twenty-four inches above average finished grade; and
 - 2. Detached structures including: Accessory Buildings and Accessory Dwelling Units; and
 - 3. Features as described in Section 32.3 E (Architectural Features).

48.4 – Floor Area Ratio.

Total Floor Area Ratio for single family dwellings shall be limited to a maximum of 2,500 square feet, or forty (40) percent of lot area, whichever is larger.

[Article 53 (Mixed-Use Corridor), Table 53-3 is amended as follows]

Table 53-3: Height, Density, and Intensity Development Standards

Development Standards	MUC-ECR	MUC-VB	MUC-RC	MUC-SB	MUC-GB	Specific Regulations
Maximum Height - Residential Use (Max)	4 stories/50 ft.	4 stories/50 ft.	4 stories/50 ft.	4 stories/50 ft.	4 stories/50 ft.	
Maximum Height - Commercial Use	4 stories/60 ft.	4 stories/60 ft.	4 stories/60 ft.	4 stories/60 ft.	4 stories/60 ft.	
Maximum Height - Bonus Height (Max)	6 stories/85 ft.	6 stories/85 ft.	6 stories/85 ft.	6 stories/85 ft.	6 stories/85 ft.	53.7.B.3
Minimum Height - All Uses	2 stories/20 ft.	2 stories/20 ft.	2 stories/20 ft.	2 stories/20 ft.	2 stories/20 ft.	53.7.B.2
Maximum Density - Residential Only	60 du/ac	60 du/ac	60 du/ac	60 du/ac	60 du/ac	
Maximum Density - Mixed-Use	60 du/ac	60 du/ac	60 du/ac	60 du/ac	60 du/ac	
Maximum FAR - Commercial Only	0.5	0.5	0.5	0.5	0.5	
Maximum FAR - Mixed-Use	1.0	1.0	1.0	1.0	1.0	FAR applicable to commercial use only.
<u>Maximum FAR – Single-Family</u>	<u>See Article 48 (FAR Ordinance)</u>					

[Article 54 (Mixed-Use Neighborhood), Table 54-3 is amended as follows]

Development Standards	MUN	Specific Regulations
Maximum Height - Residential Only	3 stories/40 ft.	
Maximum Height - Commercial Use Only	2 stories/35 ft.	
Maximum Height – Mixed-Use*	4 stories/50 ft.	Section 54.7.B, D
Minimum Height - All Uses	2 stories/20 ft.	Section 54.7.C
Maximum Density - Residential Only	40 du/ac	
Maximum Density - Mixed-Use	40 du/ac	
Maximum FAR - Commercial Only	0.6	
Maximum FAR - Mixed-Use*	0.8	FAR applicable to commercial use only. Section 54.7.E
Maximum FAR – Mixed-use/Public Amenity Bonus FAR*	1.0	FAR applicable to commercial use only. Section 54.7.E

Development Standards	MUN	Specific Regulations
<u>Maximum FAR – Single-Family Dwellings</u>	<u>See Article 48 (FAR Ordinance)</u>	
After approval, a mixed-use building shall not be converted to an entirely residential or entirely commercial use.		

[Article 55 (Mixed-Use Live/Work), Table 55-3 is amended as follows]

Development Standards	MUN	Specific Regulations
Maximum Height	3 stories/40 ft.	
Maximum Density	20 du/ac	Live/Work developments shall be subject to both maximum density and maximum FAR requirements.
Maximum FAR	2.0	
<u>Maximum FAR – Single-Family</u>	<u>See Article 48 (FAR Ordinance)</u>	