



Development Requirements in the Residential Zoning Districts

Planning an Addition or Remodel? Get started with the following steps:

1. **Zoning** - Check the zoning of your property at www.redwoodcity.org/gis
2. **Historic Status** – Confirm whether the property has been evaluated and found to have potential historic significance or has been designated as a historic resource. Planning staff can assist with this.
3. **Zoning Requirements** – See the reverse side of the sheet for setback, height, lot coverage, or other design requirements.
4. **Permits Needed** – If you are planning to do a second-story addition or second-story remodel that involves any exterior modifications, including decks, an Architectural Permit with the Planning Division will be required prior to submittal of a building permit application. Single-story additions that meet all zoning requirements will require a building permit only.
5. **Hillside Homes** – Homes located on sites with an average slope of 30% or more may be subject to additional requirements. This threshold will be lowered to 15% average slope effective January of 2016.

Things to Know

Fire Sprinklers – Fire Sprinklers are required for any new construction or demolition and addition of 1,000 sq. ft. or more, excluding detached garages. If the detached garage also has living space adjacent or above, this entire square footage qualifies towards the 1,000 sq. ft. Please speak with Building Services if you need further information on this requirement.

Lot Coverage – the percentage of the lot covered by buildings, excluding eaves, paved areas or uncovered recreational facilities.

Fences, Sheds and Pools – Separate requirements are located in our Fences, Sheds, and Pools brochure.

Architectural Features –including chimneys, bay windows, and canopies, may extend into any required yard no more than 3 ft.

Garage Dimensions – Two-car garages must be 19 ft. wide by 20.5 ft. deep and clear of any cabinets, appliances, or other obstructions. One-car garages must be 10 ft. wide by 20.5 ft. deep and clear of obstructions.

Driveway Parking Spaces – Driveway spaces must be 18 ft. long and 8.5 ft. in width

Parking Requirements -

Single-family dwellings: 2 spaces, one of which must be covered. The other may be on the driveway or tandem to another space.

Multiple-family dwellings: 2 spaces per unit, one covered for each unit, plus one space for every 4 units for guest or visitor parking – not located within front and side yard setbacks.

Parking That Doesn't Meet Current Requirements - Single family homes in a R Zoning District that do not comply with current parking requirements may still be expanded provided that:

- Existing parking spaces are covered and legally established
- The addition does not occupy existing available parking area
- The structure has no more than 3 bedrooms and 2,000 sq. ft. of living area after the addition is complete;
- Minimum driveway width of 9 ft. is provided.



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There may be slight variations to the requirements depending on the lot dimensions. Please check with the Planning Division.

Zoning District		<u>RH</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>
Min. Lot Size	Area (sq. ft.)	10,000 (varies for sloping lots)	6,000	D1: 5,000 D2: 7,500 D3: 10,000	(same as R-2) + 2,000 per unit over first 3 units	(same as R-2) + 1,500 per unit over first 3 units	(same as R-2) + 1,000 per unit over first 3 units
	Width (ft.)	60	50	D1 / D2: 50 D3: 75	D1 / D2: 50 D3: 75	D1 / D2: 50 D3: 75	D1 / D2: 50 D3: 75
Min. Setbacks	Front (ft.)	25	15; 20 for garages	15; 20 for garages	15; 20 for garages	15; 20 for garages	15; 20 for garages
	Side (ft.) *	7 15 aggregate	10% of lot width (4 min / 6 max)	10% of lot width (4 min / 6 max)	10% of lot width (4 min / 6 max)	10% of lot width (4 min / 6 max)	10% of lot width (4 min / 6 max)
	Rear (ft.)	25	20	20	20	20	20
Max. Height (ft.)		28' or 2.5 stories	28' or 2.5 stories	28' or 2.5 stories	35' D1 / D2: 28 or 2.5 stories	45' D1 / D2: 28 or 2.5 stories	75' D1 / D2: 28 or 2.5 stories
Min. Pervious Area (%)		40	40	40	20	20	20
Min. Front Yard Pervious Area (%)		60	60	60	60	60	60
Min. Open Space (sq. ft.)		n/a	n/a	300 per STU/1 BDRM unit + 100 for each additional BDRM	300 per STU/1 BDRM unit + 100 for each additional BDRM	300 per STU/1 BDRM unit + 100 for each additional BDRM	300 per STU/1 BDRM unit + 100 for each additional BDRM
Max. Lot Coverage (%)		40	40	40	D1 / D2: 40 D3: 60	60	60
Floor Area Ratio (FAR)		n/a	n/a	n/a	n/a	n/a	≤ 3.5

* Side Yard Setbacks:

- Reduced setbacks may be allowed for lots < 60 ft. wide or for homes with irregular side yards.
- Reduction in side yard setbacks will affect required front and rear setbacks.
- Increased setbacks may be required for 2nd story wall lines.

Key	
D1	Single Family
D2	Duplex
D3	Triplex
STU	Studio
BDRM	Bedroom



Residential Setbacks

Side Yard Exceptions:

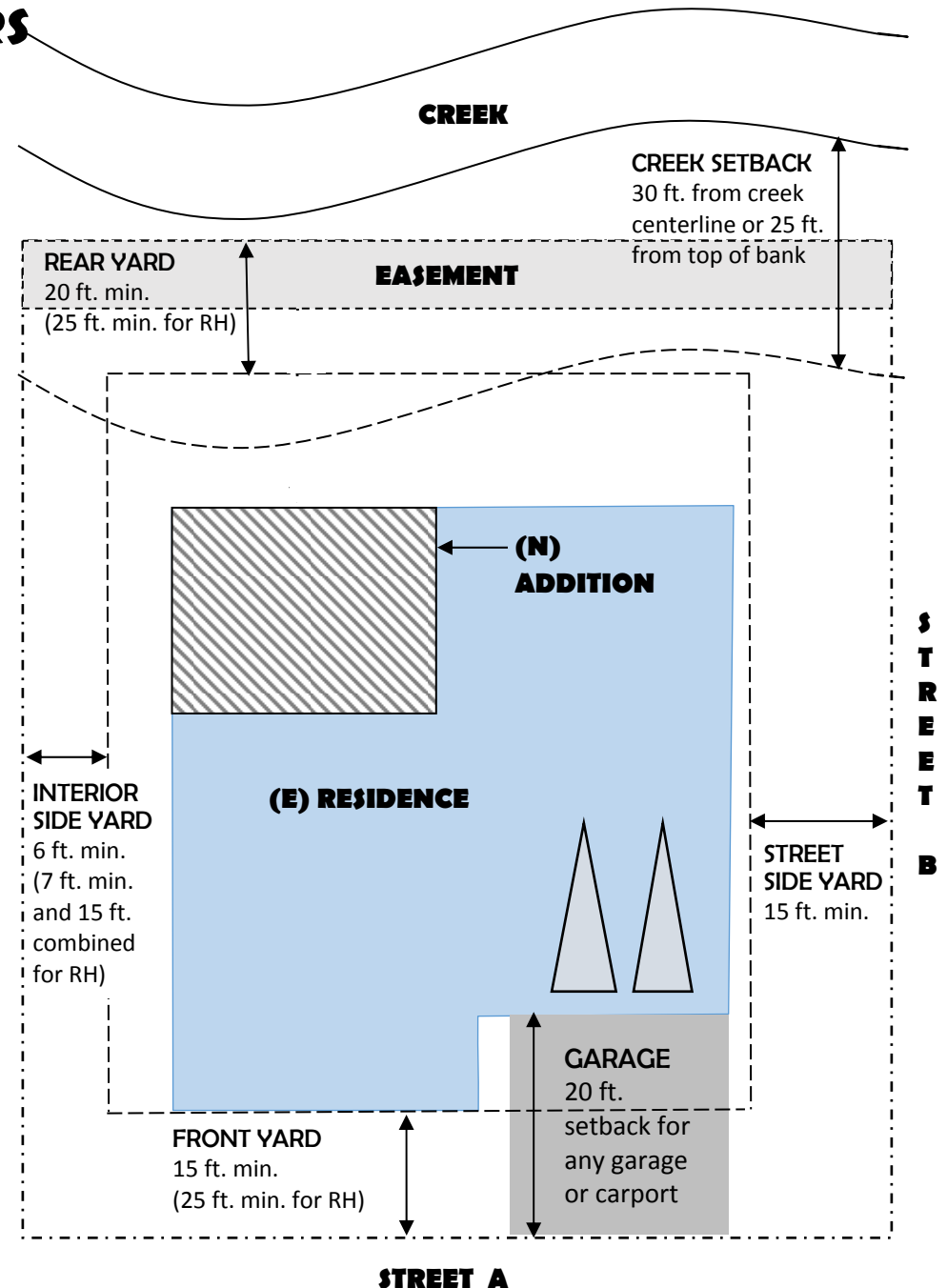
- One-story dwellings or additions on lots < 60 ft. wide:
 - Minimum side yard setback = 10% of lot width of that portion of the lot or 4 ft. (whichever is greater)
 - minimum corner setbacks = 25% of lot width of that portion of the lot
- Single family residences that pre-dated the zoning code:
 - minimum side yard setback = 5 ft. provided the front/rear yards are a minimum of 20 ft.
- Triplex or larger fronting an interior side yard:
 - minimum setback = 15 ft. for that portion of the lot

Easements:

- Buildings or development cannot encroach within an easement area; however they are included in the overall setback
- Certain surface improvements or planting may be allowed within a public easement if approved by the City

Creeks:

- No development of structures or new impervious surfaces are allowed within 30 ft. of a creek centerline or 25 ft. from the top of the bank (whichever is greater)
 - Exceptions may be requested through a Use Permit if approved by the City
- Trails (paved/unpaved) may be allowed if approved by the City





Second Story Side Yard Setbacks

Purpose/Intent:

To provide adequate light, air, and architectural relief for second story additions.

In order to determine the second-story side yard setback for a dwelling, both of the following requirements must be met:

1. Second story structures shall maintain the basic minimum side yard setback (6 feet) for a MAXIMUM length which is equal to 25% of the lot depth, or 35 feet, whichever is less.
2. Remaining portions of the second floor shall have a minimum sideyard setback equal to one-half the wall height measured to the plateline, or ridge beam, whichever is greater.

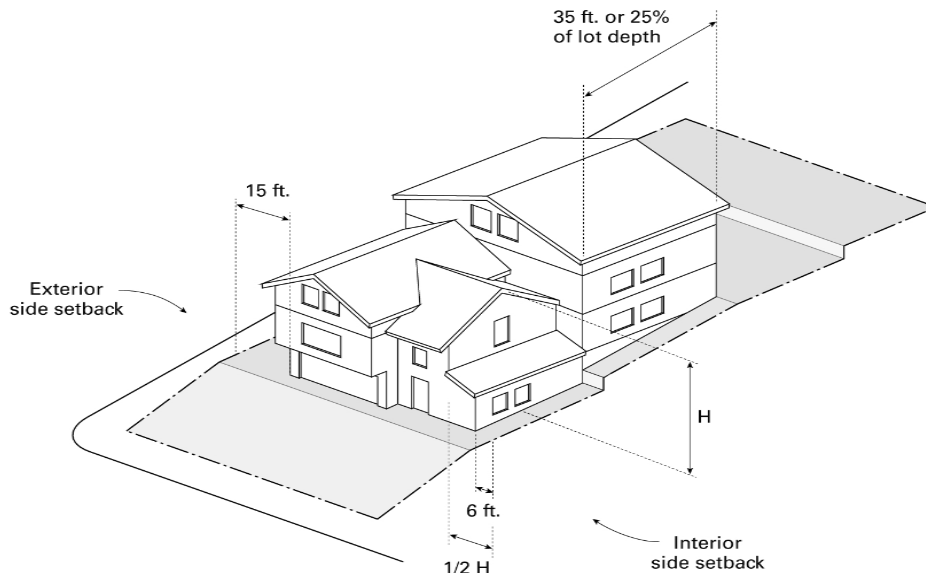
Example:

Lot size: A 5,000 sq. ft. lot with a **lot depth of 100 feet.**

Proposed second story: Once the second story addition is constructed, the home will have a **height of 18 feet** to the plateline. In this case, the following rules are applied:

- ✓ 25% of lot depth (100 feet) = 25 feet
- ✓ $\frac{1}{2}$ wall height to plateline = $18 \text{ ft.} \div 2 = 9 \text{ feet}$

In this case, for the first 25 feet of the second floor, the minimum side yard setback shall be 6 feet - for the remainder of the second floor, the side yard setback shall be a minimum of 9 feet from the property line.

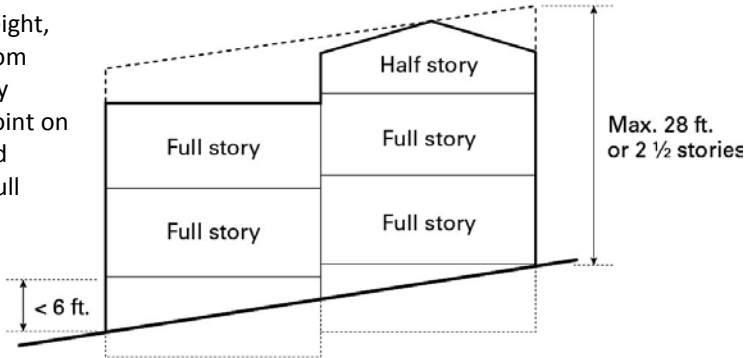




Building Heights and Stories

Height of Residential Structures:

28 ft. max height, measured from grade directly below any point on roof (stepped house with full basement)



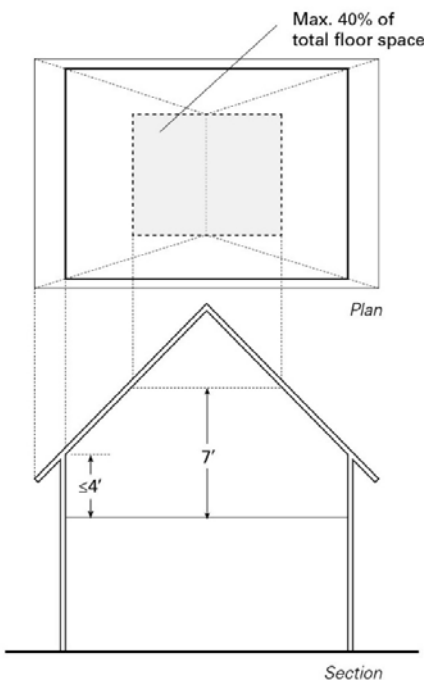
Building height - The vertical distance from any point of the roof to the finished or natural grade, whichever is lower, directly below that point. A diagram depicting the measurement of height for residential structures on sloping lots is included to the left.

Considered a Story if:

Story - The portion of a building included between the surface of any floor and the surface of the floor next above it, or, if there is no floor above it, then the space between the floor and the ceiling above it.

- The finished floor level directly above a basement or cellar is more than 6 ft. above finished grade, such basement or cellar is considered a story.
- The lowest finished floor level is more than six 6 ft. above natural grade then the underfloor space is considered a story.

Considered a Half Story if:



Half Story - A partial story under a gable, hip, or gambrel roof, where the wall plates, on at least 2 opposite exterior walls, are not more than 4 ft. above the floor of the story. The interior height from the floor to the underside of the roof, does not equal or exceed 7 ft. for more than forty 40% of the floor space.

Half Story: Floor area over 7 ft. in height must not exceed 40% of floor space.