

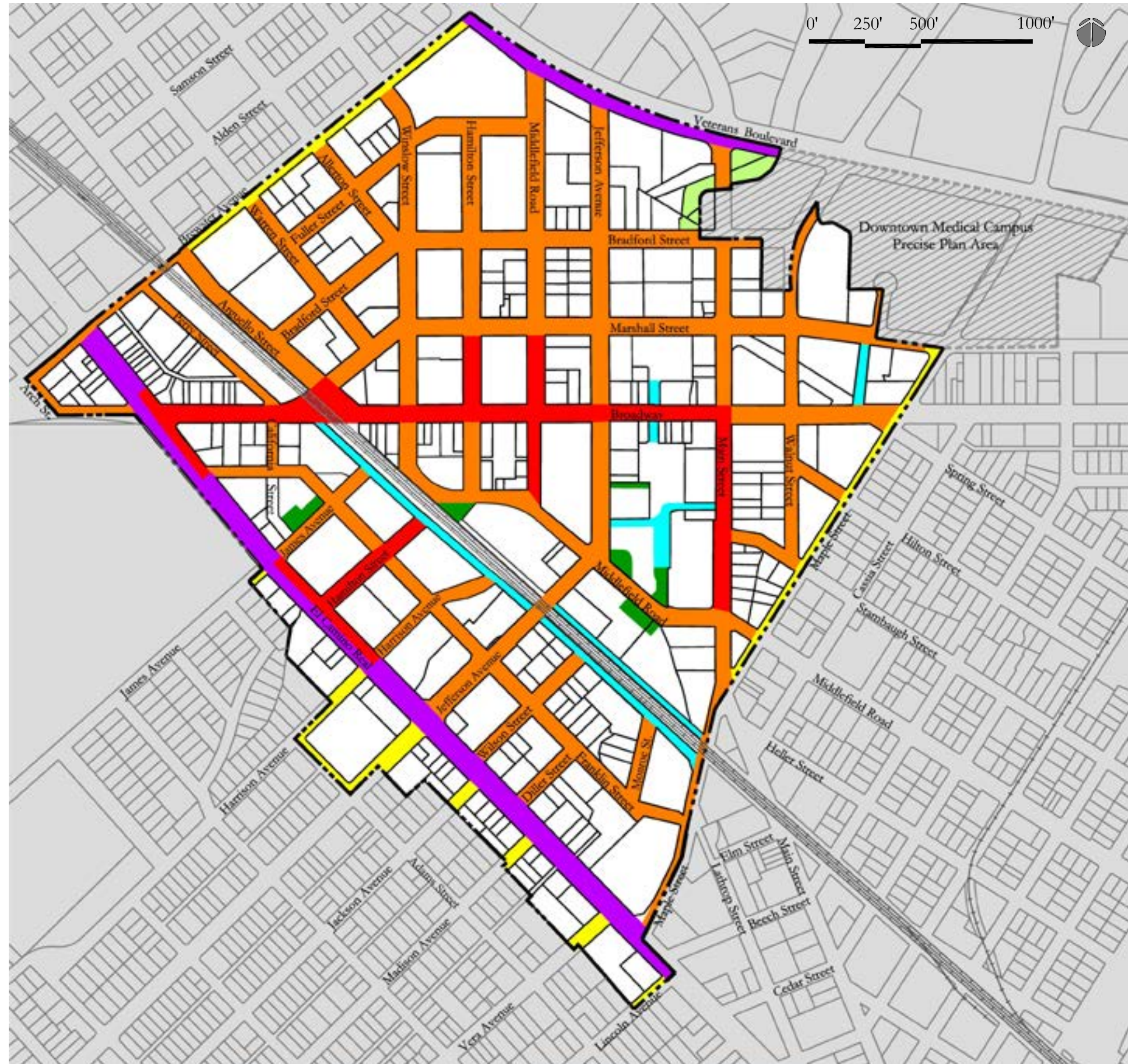
2.5. BUILDING PLACEMENT AND LANDSCAPING REGULATIONS

This Section contains standards and guidelines designed to ensure that buildings are situated on their lots in a manner that is appropriate for their location. In areas where setbacks are allowed or required, this Section also contains regulations to ensure that those areas are landscaped, paved, and lit in a manner that is attractive, appropriate to the Downtown urban environment, and which provides Downtown with proper pedestrian accessibility.

MAP LEGEND

-  Boulevard
-  Downtown Core Street
-  City Street
-  Neighborhood Street
-  Lane
-  Redwood Creek
-  Public Open Space*

* Please note that not all Public Open Spaces are shown on this map. The only Public Open Spaces shown here are those which are to be treated as “frontage” by adjacent development. For a full discussion of Downtown Public Open Spaces, see sections i.2.5, 3.2.1, and Appendix 2.



BUILDING PLACEMENT AND LANDSCAPING REGULATIONS MAP

BUILDING PLACEMENT AND LANDSCAPING REGULATIONS CHART							
Corridor Types (Sec. 2.5.1)	Boulevard	Downtown Core Street	City Street	Neighborhood Street	Lane	Redwood Creek	Public Open Space
Building Placement (Sec. 2.5.2)							
Front Setback	0ft / 10 ft	0 ft / 0 ft	0 ft / 10 ft	10 ft / 25 ft	0 ft / 10 ft	20 ft min.	10 ft min.
Side Setback	0 ft / 10 ft	0 ft / 0 ft	0 ft / 20 ft	5 ft / 20 ft	0 ft / 20 ft	0 ft / 20 ft	0 ft / 20 ft
Rear Setback	0 ft min.	0 ft min.	0 ft min.	Adj. to sing. fam. home: 20 ft min. Other: 0 ft min.	0 ft min.	0 ft min.	0 ft min.
Frontage Coverage	75% min.	100% min.	90% min.	75% min.	90% min.	N/A	N/A
Build-to-Corner	Required	Required	Required	Not Required	Required	Not Required	Required
Edge Treatments (Sec. 2.5.2)							
Fenced Edge	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Terraced Edge	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Flush Edge	---	---	---	Permitted	---	Permitted	---

Legend:

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

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

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

Not Required : These elements are not required, as indicated.

N/A: These regulations are not applicable, as indicated.

15 ft / 25 ft: Minimum / Maximum requirements

2.5.1. ESTABLISHMENT OF CORRIDOR TYPES

The following Corridor Types are established for existing streets and required new streets to govern building placement as well as regulate the landscaping of setback areas. Regulations for each Corridor Type are applied to parcels as indicated on the Building Placement and Landscaping Regulations Map. The order of the Corridor Types is given below from highest to lowest. Some regulations in the following sections will refer to primary and secondary streets. In these cases, the primary street is taken to be the higher ranked Corridor Type while the secondary street is taken to be the lower ranked Corridor Type.

A) Boulevard

- This Corridor Type was created to ensure that large streets carrying heavy automobile traffic are able to evolve into walkable, enjoyable public spaces, while still serving their vital transportation roles.
- Regulations for this Corridor Type are applied to bordering parcels and portions of parcels as designated on the Building Placement and Landscaping Map.

B) Downtown Core Street

- This Corridor Type was created to ensure that the most significant retail and civic areas are treated in a way that places the utmost priority on pedestrian comfort, convenience, and safety, as well as community building.
- Regulations for this Corridor Type are applied to bordering parcels and portions of parcels as designated on the Building Placement and Landscaping Map.

C) City Street

- This Corridor Type was created to ensure that the typical Downtown street is attractive and comfortable, while allowing enough flexibility in setbacks and other treatments to accommodate a wide variety of treatments and conditions.
- Regulations for this Corridor Type are applied to bordering parcels and portions of parcels as designated on the Building Placement and Landscaping Map.

D) Neighborhood Street

- This Corridor Type was created to ensure that streets which serve as a border between Downtown and adjacent neighborhoods are treated in a way that appropriately respects the context of the existing residential uses.
- Regulations for this Corridor Type are applied to bordering parcels and portions of parcels as designated on the Building Placement and Landscaping Map.

E) Lane

- This Corridor Type was created to allow for the creation and improvement of narrow but appealing passages which provide critical linkages in the Downtown fabric on a small amount of land.
- Regulations for this Corridor Type are applied to bordering parcels and portions of parcels as designated on the Building Placement and Landscaping Map.

F) Redwood Creek

- This Corridor Type was created to allow for the improvement of access to Redwood Creek, which has great potential but is currently underutilized.
- Regulations for this Corridor Type are applied to bordering parcels and portions of parcels as designated on the Building Placement and Landscaping Map.

G) Public Open Space

- This Corridor Type was created to ensure that when development is built directly adjacent to a public open space (without a street in-between) that appropriate access and aesthetic relationships are created between the open space and the buildings.
- Regulations for this Corridor Type are applied to bordering parcels and portions of parcels as designated on the Building Placement and Landscaping Map.

2.5.2. BUILDING PLACEMENT

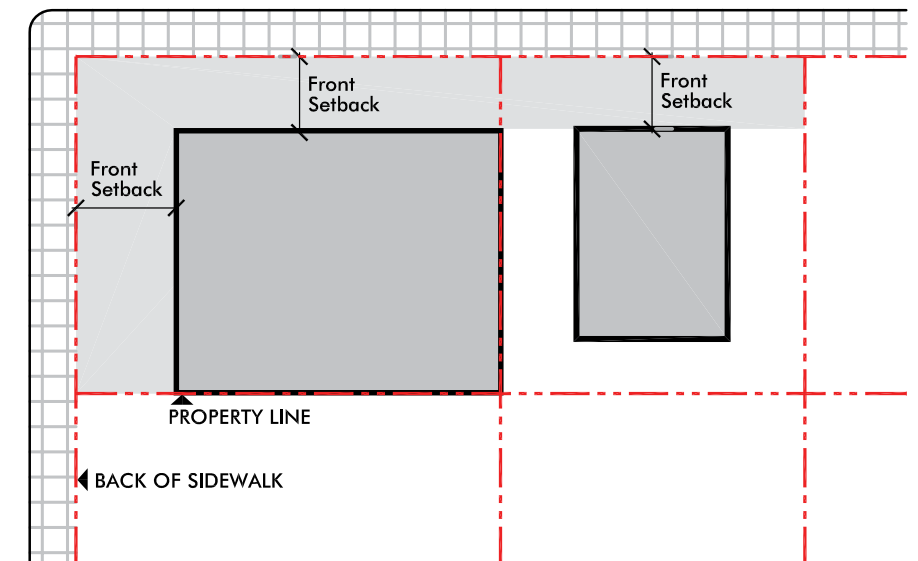
The placement of buildings on their lot is an essential element of urbanism. Appropriate treatments vary depending on the context, such as uses, frontages, and other factors. Methods of regulating building placement in Downtown Redwood City include setbacks, Build-to-Corner requirements, and the orientation of building walls relative to the adjacent street.

A) Front Setback

The front setback is the distance from the back of sidewalk line to the primary building façade. This is illustrated in the front setback diagrams below.

1. Standards

- The maximum and minimum front setbacks shall be determined by Corridor Type as shown on the Building Placement and Landscaping Chart. At corner locations, the primary street setback must be applied to the first 25 feet of the secondary street, as measured from the corner of the parcel (shown on the Front Setback – Corner illustration).
- Front setback areas in front of Grand Portico, Common Entry, Stoop, Recessed Stoop, and Porch Private Frontage types must apply a Special Edge Treatment as set forth in Section 2.5.3.
- Front setback areas must be landscaped according to the regulations set forth in Section 2.5.4, except where exceptions are noted within the Private Frontage regulations for a particular Private Frontage Type in Section 2.8.4.
- Building elements are allowed to encroach into the required front setback as follows:

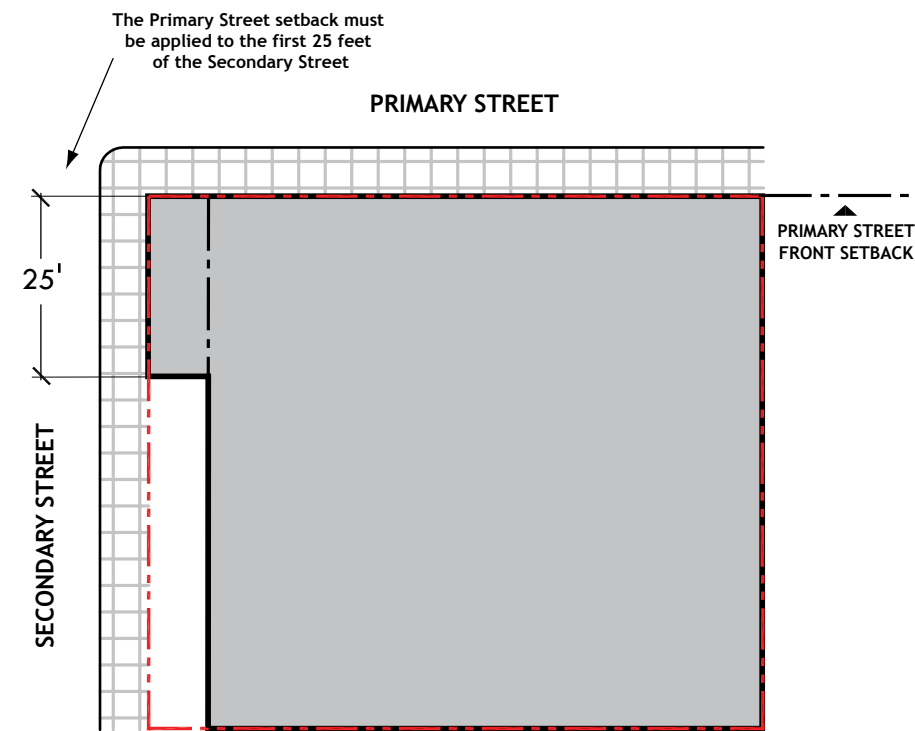


FRONT SETBACK

- Balconies and bay windows may encroach no more than three (3) feet into the required front setback.
 - Trellises, awnings, canopies, stairs, cornices, and eaves may encroach no more than six (6) feet into the required front setback.
 - Entrance porticos, porches, stoops, and covered entrance overhangs may encroach no more than twelve (12) feet into the required front setback.
 - If the permitted front setback encroachment distance listed above is greater than the proposed front setback, then the building element may encroach into the right-of-way. However, encroachments into the right-of-way shall be regulated by Section 2.4.2(b) Public Frontage.
- e. When appropriate to the Private Frontage type, Special Edge Treatment fencing may be allowed within the Front Setback, but it may never be used to create a private, enclosed patio.

2. Guidelines

There are no front setback guidelines.



FRONT SETBACK - CORNER

B) Side Setback

The side setback is the distance from the side property line to the primary building as shown in the diagram below.

1. Standards

- The minimum side setbacks shall be determined by Corridor Type as shown on the Building Placement and Landscaping Chart.
- Side setback areas must be landscaped according to the regulations set forth in Section 2.5.4.

2. Guidelines

There are no side setback guidelines.

C) Rear Setback

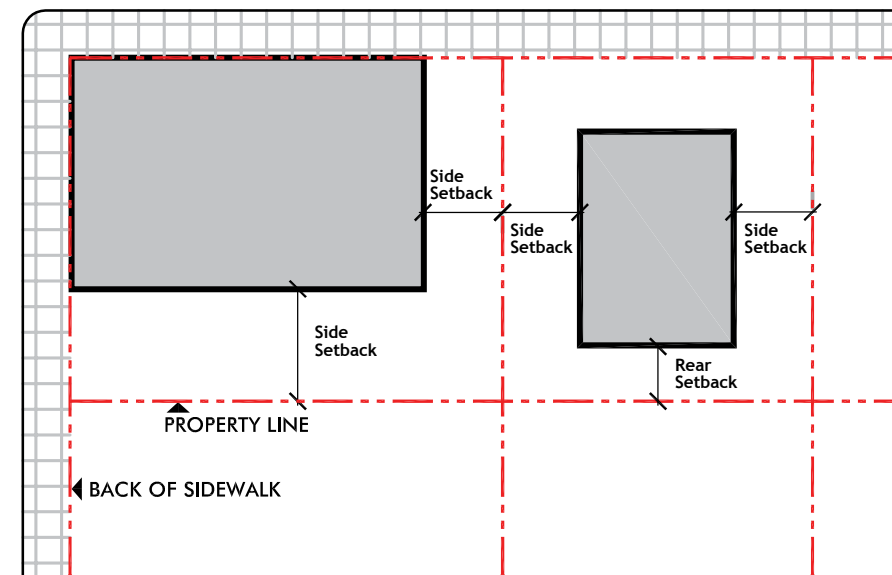
The rear setback is the distance from the rear property line to the primary building as shown in the diagram below.

1. Standards

- The minimum rear setbacks shall be determined by Corridor Type as shown on the Building Placement and Landscaping Chart.
- Rear setback areas must be landscaped according to the regulations set forth in Section 2.5.4.

2. Guidelines

There are no rear setback guidelines.



SIDE AND REAR SETBACK

D) Frontage Coverage

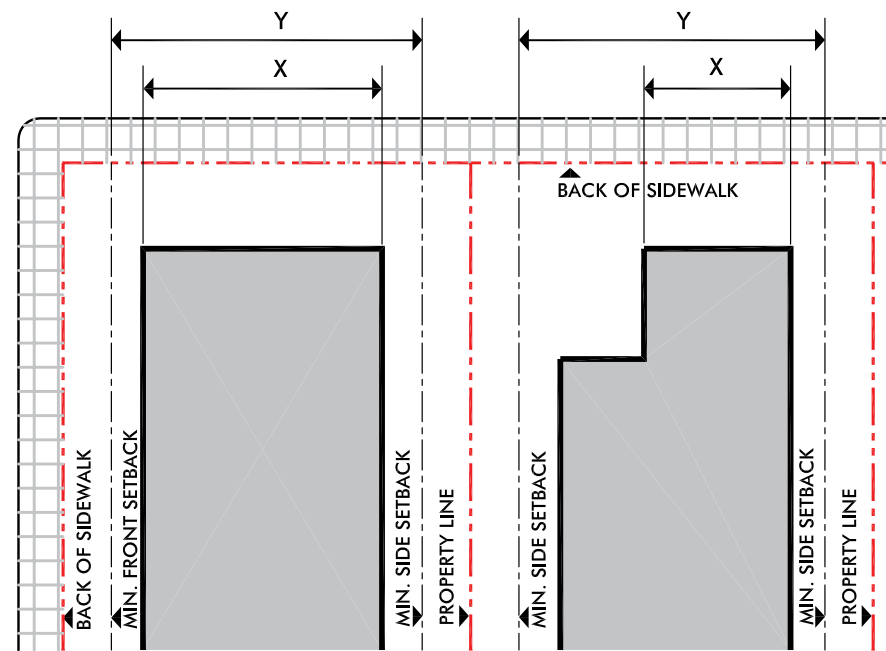
Frontage coverage is the amount of primary linear building façade located along the front setback line as shown in the diagram below.

1. Standards

- Frontage coverage shall be no less than the minimum percentage shown on the Building Placement and Landscaping Chart, determined by Corridor Type.
- The frontage coverage requirement is applied to the portion of the primary building mass within the required minimum building height (see 2.7. Building Height).
- The minimum frontage coverage shall be calculated as a percentage of the distance measured between the minimum side setback lines. For corner parcels without a Downtown Core Street frontage, this frontage distance can also be measured using the minimum front setback lines as shown in the Frontage Coverage diagram.
- For corner parcels fronting a Downtown Core Street in combination with any other Corridor Type, 100% frontage coverage and 0 foot setback shall be maintained along the entire Downtown Core Street parcel frontage.

2. Guidelines

There are no Frontage Coverage guidelines.



$$\text{FRONTAGE COVERAGE} = \frac{X}{Y}$$

FRONTAGE COVERAGE

E) Build-To-Corner

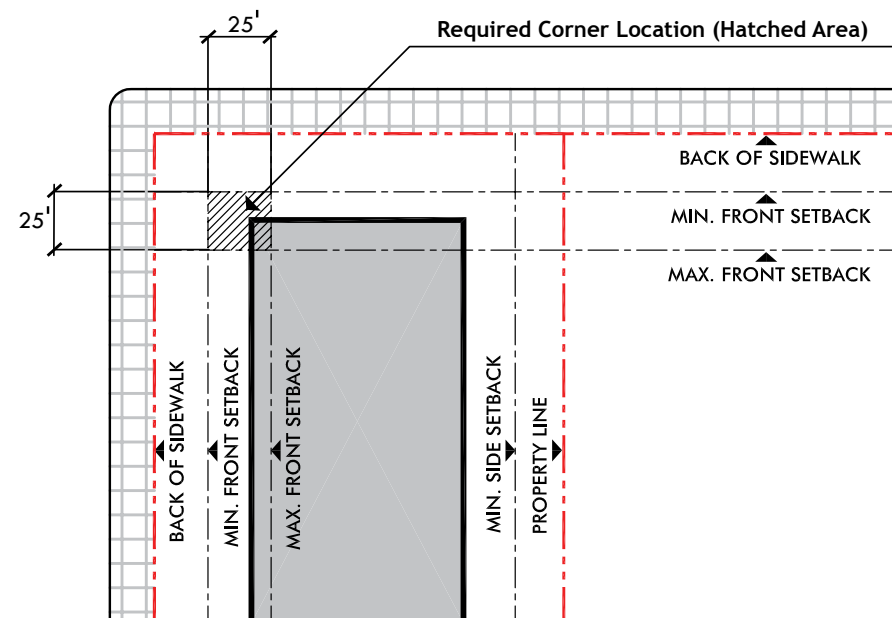
The Build-To-Corner requirement specifies that at designated locations buildings must “hold the corner” of the parcel at the intersection of two streets.

1. Standards

- Build-to-corner treatments shall be required as indicated on the Building Placement and Landscaping Map.
- At designated corners, the front setback shall not exceed the minimum front setback shown for the applicable Corridor Type on the Building Placement and Landscaping.
- The minimum front setback shall be held for no less than 25 feet from the corner along each corridor.

2. Guidelines

There are no Build-To-Corner guidelines.



BUILD-TO-CORNER

F) Building Orientation

1. Standards

There are no Building Orientation standards.

2. Guidelines

- Notwithstanding bay windows, recessed entries, and other such features, building walls which face a public street or public open space should run parallel to that street or open space.

2.5.3. SPECIAL EDGE TREATMENTS

At areas with front setbacks which do not satisfy the Public Frontage requirements in Section 2.4, a Special Edge Treatment shall be used. Special Edge Treatments, when combined with Private Frontage Types (as described in Section 2.8.4) help to establish a desirable relationship between landscaped front setback areas and the public sidewalk. When landscaping Grand Portico, Common Entry, Stoop, and Porch setback areas, an edge treatment must be selected from those permitted for the given Corridor Type as shown on the Building Placement and Landscaping Regulations Chart and applied to the setback area in accordance with the specified edge treatment’s regulations.

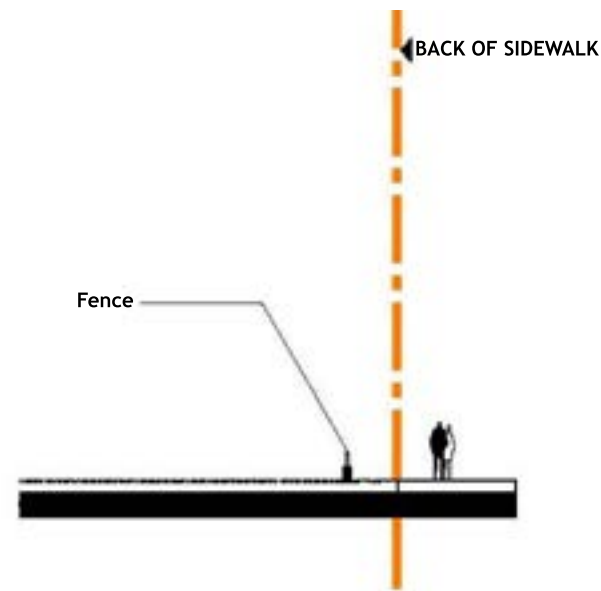
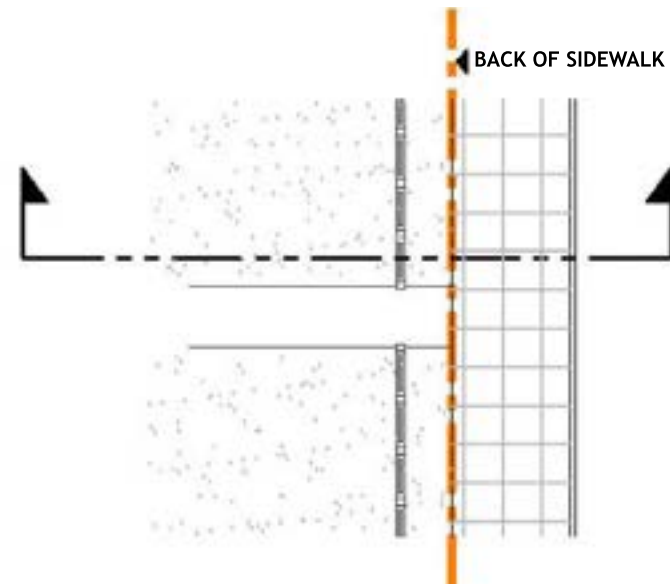
A) Fenced Edge

1. Standards

- a. A fenced edge shall have a low decorative fence constructed at or very close to the edge of the public sidewalk. The fence may be located along the public sidewalk or setback as shown.

2. Guidelines

- a. A low masonry base makes an excellent addition to the decorative fence.



FENCED EDGE

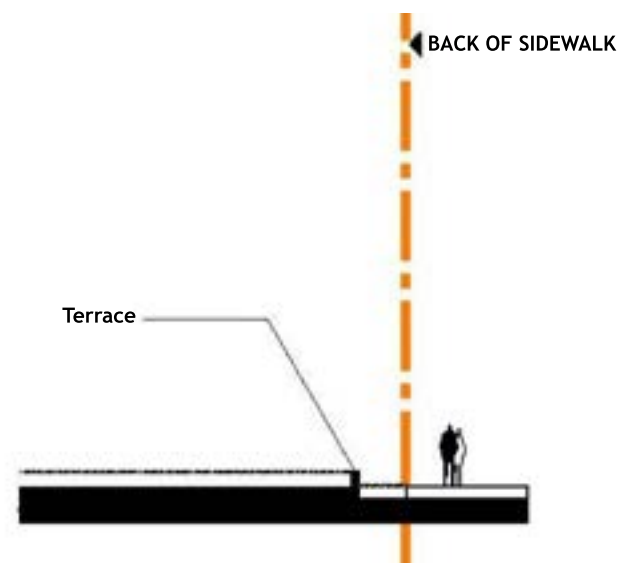
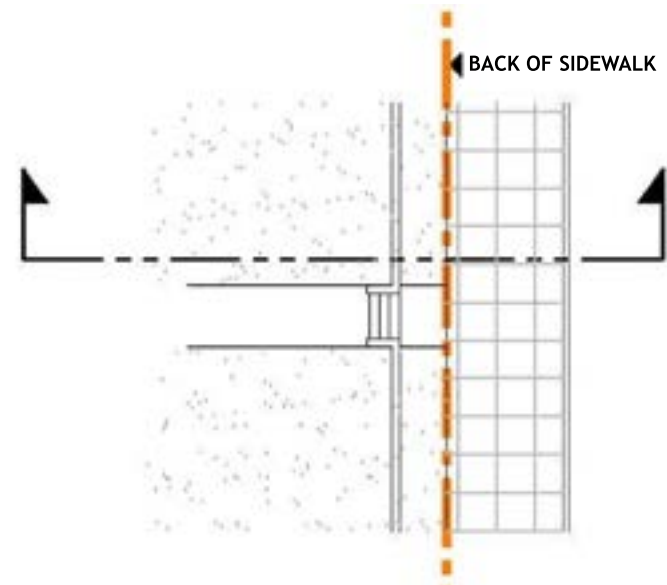
B) Terraced Edge

1. Standards

- a. A terraced edge shall have a raised planted front yard and decorative low retaining wall at or very close to the edge of the public sidewalk. The retaining wall may be located along the public sidewalk or setback as shown.

2. Guidelines

There are no Terraced Edge guidelines.



TERRACED EDGE

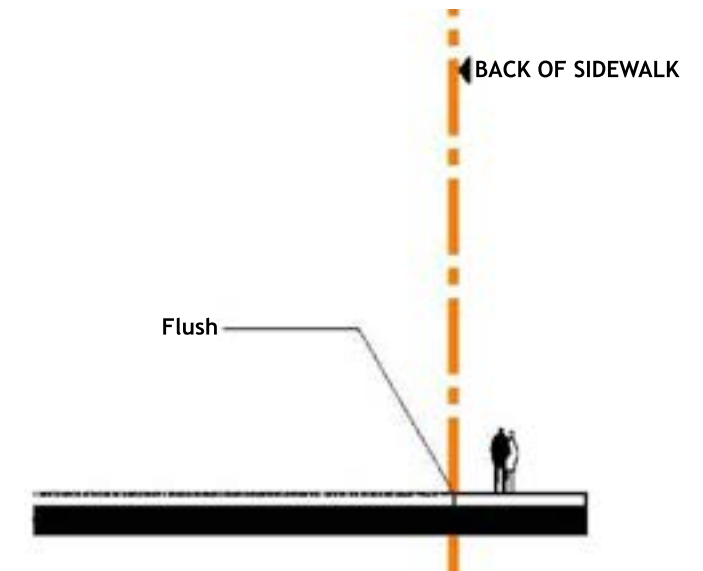
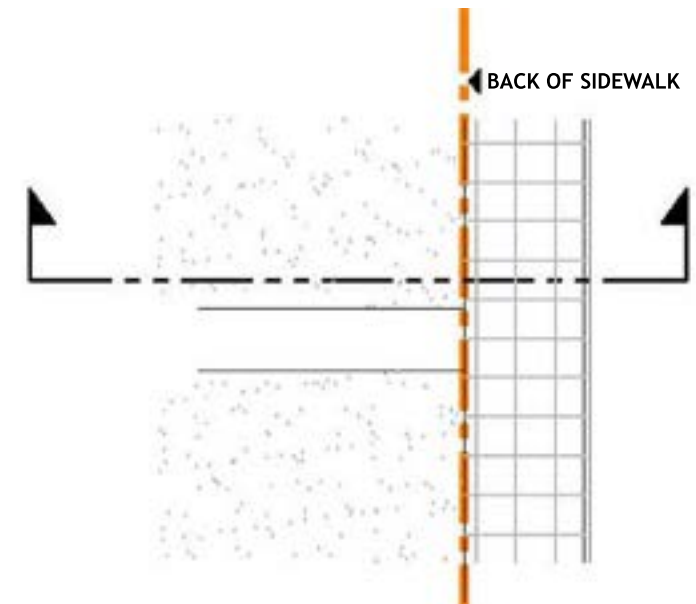
C) Flush Edge

1. Standards

- a. A flush edge shall have a landscaped front yard which is built at sidewalk grade and extends to the edge of the public sidewalk.

2. Guidelines

There are no Flush Edge guidelines.



FLUSH EDGE

2.5.4. LANDSCAPING

When buildings are set back from the street to create open spaces, the treatment of fences, walls, plant materials, paving, and other treatment will have a strong impact of the pedestrian experience and should be treated with care. Therefore, the following regulations have been created and will apply as indicated.

A) Front Setback Landscaping

1. Standards

- a. Front Setback areas shall be treated in accordance with the following standards in coordination with the applicable regulations for Private Frontage Types as specified in Section 2.8.4.
- b. Portions of front setbacks which satisfy Public Frontage requirements per Section 2.4 shall conform to the applicable regulations therein. Portions of front setbacks which do not satisfy Public Frontage requirements per Section 2.4 shall conform to the following standards:
 - Front setback areas in front of all Storefront, Storefront with Dining Alcove, and Grand Marquee Private Frontage types shall be flush with the sidewalk, with no barriers other than those required for dining areas per the Alcoholic Beverage Commission, and shall be paved as extensions of the public sidewalk.
 - Front setback areas that are not along Storefront, Storefront with Dining Alcove, or Grand Marquee frontages shall provide individual pathways connecting the public sidewalk to each front door and to any parking areas. The remainder of these areas may be planted with grass or groundcover across the entire property frontage. Trees or shrubs may be planted in the setback area. Planting with trees and/or shrubs in the setback area shall have a simple, geometric and repetitive pattern. Drought tolerant species are recommended.
 - Front setback areas along the Redwood Creek Corridor Type, regardless of Frontage Type, shall be treated as shown in Section 2.4.3(F). Any additional front setback depth may be planted with grass or groundcover across. Trees or shrubs may be planted in the additional setback area. Planting with trees and/or shrubs in the setback area shall have a simple, geometric and repetitive pattern. Drought tolerant species are recommended.

2. Guidelines

There are no Front Setback Landscaping guidelines.

B) Walls and Fences

1. Standards

- a. The following standards shall apply to front yard fences:
 - Overall height of fences and walls located in the front yard shall not exceed 3 feet.
 - Chain link fencing, barbed-wire, razor-wire, and corrugated metal fencing shall not be permitted for fences in the front yard.
- b. Front property edges on El Camino Real that are not along Storefront frontages shall have frontage walls. The following standards shall apply to the design of frontage walls:
 - Frontage walls may occur as garden walls, planter walls, seat walls, or low retaining walls.
 - Frontage walls shall have a masonry base and cap treatment.
 - The height of the frontage wall may not exceed 2 feet. An ornamental fence may be installed on top of the masonry wall if the total height does not exceed 3 feet.
- c. Utility, Trash, Recycling, Food Waste and Service Equipment, including satellite receiving dishes, transformers, and backflow devices, shall be located away from streets and enclosed or screened from view by landscaping, fencing or other architectural means.
 - Trash facilities and recycling containers must always be within structural enclosures.
 - The provision of recycling receptacles alongside trash receptacles is required.

2. Guidelines

- a. Front yard fences and frontage walls should conform to the following guidelines:
 - Front yard fences should employ a combination of thick and thin structural elements with thicker elements for supports and/or panel divisions. Fence posts and/or support columns should be defined using additional trim, caps, finials, and/or moldings.
 - All frontage walls should have a cap and base treatment.
 - For front yard fences and frontage walls, entrances and pedestrian “gateways” should be announced by posts or pilasters, and may be combined with trellises, special landscaping, decorative lighting, public art or other special features.

- b. Side yards (defined as the portion of side setback areas behind the front setback area) and rear yards may contain landscape features that protect the privacy of the property’s occupants such as landscaping, trees and screening walls.
 - Screening walls may not exceed a height of five feet, and must be constructed of materials that are compatible with the architecture and character of the site.
 - Natural colors, a cap or top articulation, and related dimensional post spacing increments should be used at screening fences to enhance compatibility.
 - Design elements should be used to break up long expanses of uninterrupted walls, both horizontally and vertically. Walls should include design elements such as textured concrete block, interlocking “diamond” blocks, formed concrete with reveals, or similar materials. Landscape materials should also be used to provide surface relief.
- c. Security fences should conform to the following guidelines:
 - Use of security fences should be minimized, and limited to special locations where additional security is necessary, such as adjacent to the railroad tracks. Such security fences should not exceed 8 feet in height.
 - Security fences should be designed to maintain a visually open character to the extent possible. This may be accomplished by using metal picket or open grille fencing or by mounting metal picket or open grille fencing on top of a low masonry wall.
- d. Piers should be used to add interest to and break up long expanses in fences or walls. Piers should conform to the following guidelines:
 - Piers are recommended to have a base, shaft and cap composition.
 - Larger piers should be specially designed for gateway or other special locations, and these may incorporate ornamental plaques or signs identifying the building or business; public art such as panels or sculptural elements; and /or light fixtures.
 - Piers may be topped by ornamental finials, light fixtures, or roof caps.
 - Recommended dimensions for masonry piers are approximately 18 inches per side or diameter. Metal piers should be a minimum of 4 inches per side or diameter.
 - Maximum spacing between piers should be 20 feet.
- e. All fences and walls should follow the following materials and colors guidelines:
 - All fences and walls should be built with attractive, durable materials that are compatible with the character of Redwood City (see Section 2.9.2).
 - Appropriate fence materials include wood, masonry, and metal.

- Wood picket fences are only recommended along Neighborhood Streets. For wood picket fences, a paint finish or vinyl coating should be applied.
- For iron or metal fences, recommended materials include wrought iron, cast iron, welded steel, tubular steel, or aluminum. Metal fences should be mounted on a low masonry wall, and/or between masonry piers.
- Appropriate wall materials include stone, brick, precast concrete, textured concrete block, or formed concrete with reveals. A stucco finish may be used over a masonry core.
- Exposed block walls should be constructed with a combination of varied height block courses and/or varied block face colors and textures (e.g. a combination of split-face and precision-face blocks). Plain gray precision-face concrete block walls are not recommended. Design treatments and finishes previously described should be applied to these walls for improved visual compatibility with building architecture.
- An anti-graffiti coating is recommended for exposed masonry wall surfaces.
- Piers and posts should be constructed of the same or a compatible material as the principal building(s).
- Support post or pier materials may differ from fence materials; e.g. metal fence panels combined with masonry piers. Recommended materials include brick, terra cotta, and stone, colored or decoratively treated cast-in-place concrete, precast concrete or concrete block, or stucco-faced concrete or concrete block.
- Bollards are recommended to be cast iron, cast aluminum, and precast concrete. An anti-graffiti protective coating is recommended for precast concrete.
- Colors and finishes of mechanical enclosures and equipment should be coordinated with colors and finishes of streetlights, fencing and other painted metal surfaces to be used on site, or with the associated building's material and color scheme.
- Street and building-mounted metal furnishings should be powdercoated or painted with Waterborne Acrylic Polyurethane, such as Tnemec Series 1080 or similar product. For powdercoated finishes, a chemically compatible UV-protectant clear coat is recommended for prevention of color fading.

C) Site Furnishings

1. Standards

There are no Site Furnishings standards.

2. Guidelines

- Public gathering places and other publicly accessible areas should be detailed with decorative, pedestrian-scaled site furnishings and equipment.
 - Seating, freestanding planters, ornamental trash and recycling receptacles, bike racks, drinking fountains, pergolas, trellises, heaters, umbrellas, wind screening, and decorative bollards are recommended.
 - When designing seat walls with straight edges of more than 6 feet in length, consider how detailing can prevent skateboard damage.
- Landscape structures and sculptural objects should reference the human scale in their overall massing and detailing.
- Components should be made of durable high quality materials such as painted fabricated steel, painted cast iron, painted cast aluminum, and integrally colored precast concrete. Recycled materials should be used so long as the finish or look of the material is consistent with or similar to the finishes prescribed above. Masonry surfaces should be treated with an anti-graffiti coating. Metal surfaces should be coated with highly durable finishes such as aliphatic polyurethane enamel. An ultraviolet protectant clear coating is strongly recommended for dark or fugitive colors.

D) Paved Areas

1. Standards

There are no Paved Areas standards.

2. Guidelines

- The grading of all paved areas and adjacent non-paved areas, the selection of paving materials, and the design of drainage facilities should consider paving permeability and be configured to allow water run-off to percolate back into native soil to the degree possible.
- Paved areas shall incorporate best management practices to control stormwater as outlined in the National Pollution Discharge Elimination System (NPDES) Guidelines.

E) Plant Materials

1. Standards

There are no Plant Materials standards.

2. Guidelines

- Plant materials should always be incorporated into new development site design to provide “softening” of hard paving and building surfaces.
- Mature, existing trees should be preserved whenever possible.
- Trees should be placed to maximize climate benefits and energy savings. Deciduous trees should be located on the west and southwest sides of buildings to allow sunlight to reach the building during winter months, and to provide shade during summer months.
- Plant and landscape materials should be selected from native species as well as non-native/non-invasive species that are well adapted to the climatic conditions of the Peninsula. They should be resistant to local parasites and plant diseases. Turf is highly discouraged.
- Tree sizes should be suitable to lot size, the scale of adjacent structures, and the proximity to utility lines.
- The use of structural soil planting beds for street trees within paved areas is strongly recommended in order to maximize the ability of the tree to thrive and perform well in the urban environment.
- Both seasonal and year-round flowering shrubs and trees should be used where they can be most appreciated - adjacent to walks and recreational areas, or as a frame for building entrances and stairs.
- In general, deciduous trees with open branching structures are recommended to ensure visibility to retail establishments. More substantial shade trees are recommended in front of private residences.
- Evergreen shrubs and trees should be used for screening along rear property lines, around trash/recycling areas and mechanical equipment, and to obscure grillwork and fencing associated with subsurface parking garages.
- The use of drip irrigation, gray water systems and other water-conserving methods of plant irrigation are strongly encouraged (see the City's Water Conservation Policy & Guidelines).

F) Lighting

1. Standards

There are no Lighting standards.

2. Guidelines

- Lighting fixtures should generally be directed downward from the horizontal plane of the light source to preserve a dark sky and prevent unnecessary light pollution. Exceptions may be made for uplit trees and architectural lighting.

- b. Pedestrian-oriented areas, including walkways and paths, plazas, parking lots, and parking structures should be illuminated to increase safety and provide clear views both to and within the site.
- c. All on-site and building-mounted lighting fixture design should be architecturally compatible with building design and with the character of the Downtown.
- d. Unnecessary glare from unshielded or undiffused light sources should be avoided. Commercial buildings and landscaping can be illuminated indirectly by concealing light features within buildings and landscaping to highlight attractive features and avoid intrusion into neighboring properties.
- e. In selecting materials and color, the following guidelines should be followed:
 - Color and finish of lighting metalwork should match that of other site furnishings, and/or of the building's metalwork or trim work.
 - A chemically compatible UV-protectant clear coat over paint or powdercoat on metalwork is recommended for prevention of fading of dark or fugitive colors.
 - Color of lighting source types: in pedestrian-intensive areas, warm white, energy efficient source types (with color temperatures specified as 2700 degrees Kelvin to 3200 degrees Kelvin) such as metal halide, induction lighting, compact fluorescent, and light-emitting diode (LED) are strongly encouraged.
- f. In selecting luminaire types, the following guidelines should be followed:
 - New area lighting fixtures shall be of the cutoff type to prevent light from being emitted above a horizontal line relative to the point of light source.
 - New fixtures should use a reflector and/or a refractor system for efficient distribution of light and reduction of glare.
 - New fixtures should not cause glare or transmit it to upper stories of buildings. House-side shields and internal reflector caps should be used to block light from illuminating residential windows.
 - Small decorative "glow" elements are permitted to emit a low amount of light above the horizontal.
- g. Lighting should conform to the following height guidelines:
 - For building-mounted lights, maximum mounting height should be approximately 12 feet above finished grade.
 - For pole-mounted lighting at pedestrian plazas, walkways, and entry areas, a pedestrian-height fixture 10 to 14 feet in height from grade to light source should be used.
 - Bollard mounted lighting and stair lighting are also recommended for low-level illumination of walkways and landscaped areas.
- Bollard illumination should be shielded or kept at a sufficiently low level to prevent glare impacts for passing motorists.
- In general, height of light sources should be kept low to maintain pedestrian scale and prevent spill light from impacting adjacent properties.
- h. Uplighting should conform to the following guidelines:
 - Building façade uplighting, roof "wash" lighting, and landscape uplighting should be operated on timers that turn off illumination entirely after 2 a.m. nightly.
 - Shielding and careful placement should be used to prevent spill light from being visible to pedestrians, motorists, and nearby residential dwelling windows.
 - Adjacent to single family homes, a combination of lower mounting height and luminaire shields should be used to protect residences from spill-light and glare.
 - Illumination levels of façade uplighting, roof wash lighting, and landscape uplighting, should use lower brightness levels where the illuminated façades, roofs, or landscaping face residential buildings, except across wider streets or boulevards with landscaped medians and street trees.

G) Sustainability

1. Standards

There are no landscaping sustainability standards.

2. Guidelines

- a. In addition to the regulations in this Section, application of site design related portions of the latest San Mateo Countywide Sustainable Buildings Guide is strongly encouraged.

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