



Development Requirements in the Residential Zoning Districts (June 2022)

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. Proposed homes over 3,000 sq. ft. or 0.45 FAR, whichever is greater require Planning Commission review and is subject to additional findings. 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 exceeding 30% or exceeding 15% with greater with than 3,000 square feet of floor area may be subject to additional requirements.
6. **ADUs**. Accessory Dwelling Units (ADUs) have different rules. Please see Article 37 and the ADU Handout.

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

FAR – total covered area of all floors of a home which includes attached garages in proportion to lot size.

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.

Nonconforming Parking - 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.



Residential Development Standards

This table provides a limited summary of Residential Development Standards in the R-1 Zoning District for convenience. For more information, review the Zoning Ordinance*.

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	Minimum Lot Area	10,000 sq. ft. (varies for sloping lots)	6,000 sq. ft.	D1: 5,000 sq. ft. D2: 7,500 sq. ft. D3: 10,000 sq. ft.	(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	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	25'	15'; 20' for garages	15'; 20' for garages	15'; 20' for garages	15'; 20' for garages	15'; 20' for garages
	Interior Side **	7' 15' aggregate	10% of lot width (4' min / 6' max) 1 story: ½ wall height	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)
	Exterior Side (Corner Lot Street-facing Side)	25% of lot width (12.5' min / 15' max) 20' for garages	25% of lot width (12.5' min / 15' max) 20' for garages	25% of lot width (12.5' min / 15' max) 20' for garages	25% of lot width (12.5' min / 15' max) 20' for garages	25% of lot width (12.5' min / 15' max) 20' for garages	25% of lot width (12.5' min / 15' max) 20' for garages
	Rear	25'	20'	20'	20'	20'	20'
Max. Height		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 ***		n/a	n/a	300 sq. ft. per unit + 100 for each bedroom exceeding 1-bed/ studio	300 sq. ft. per unit + 100 for each bedroom exceeding 1-bed/ studio	300 sq. ft. per unit + 100 for each bedroom exceeding 1-bed/ studio	300 sq. ft. per unit + 100 for each bedroom exceeding 1-bed/ studio
Max. Lot Coverage		40%	40%	40%	D1 / D2: 40% D3: 60%	60%	60%
Floor Area Ratio (FAR)****		3,000 sq. ft./0.45 whichever is greater	3,000 sq. ft./0.45 whichever is greater	3,000 sq. ft./0.45 whichever is greater	3,000 sq. ft./0.45 whichever is greater	3,000 sq. ft./0.45 whichever is greater	3,000 sq. ft./0.45 whichever is greater

* Always review the Zoning Ordinance and General Plan when designing a project.

** Side Yard Setbacks:

- There are supplemental setback requirements and exceptions in [Article 32.3](#).
- Second stories are subject to additional setbacks. Review applicable Zoning District for more information and Article 32.3.

*** Minimum Open Space: Open Space has performance standards outlined in [Article 32.9](#).

**** Floor Area Ratio: Projects exceeding FAR require a Planning Commission Hearing and are subject to additional Findings. See [Article 48](#) For more information.

Key:
D1: Single Family Dwelling
D2: Duplex
D3: Triplex