



# REASONABLE ACCOMMODATION

This brochure describes the process for individuals with disabilities, including tenants and property owners, to request a “reasonable accommodation” for their residential properties to eliminate regulatory barriers to the use and enjoyment of housing of their choice.

## What is a reasonable accommodation?

- A reasonable accommodation is a minor deviation from the City’s Zoning Ordinance to allow for equal access to housing. This process is intended to prevent the application of any zoning law or other land use regulation, policy, or practice of the City to act as a barrier to fair housing opportunities.
- Reasonable accommodations are not intended to substantially alter the City’s planning and zoning policies or impose undue financial or administrative burdens on the City.
- Reasonable accommodations may be requested by a person with disabilities or by a property owner if the housing is intended for people with disabilities.

## What are some examples of reasonable accommodations?

- A variance from setbacks to allow for greater access to a residence through accessible entryways.
- Permitting wheelchair ramps to extend into required setbacks or rights-of-way.
- Modifying building height restrictions to accommodate accessible features such as elevator access.

## How do I request a reasonable accommodation?

- A tenant with a disability or a property owner who wishes to make a dwelling accessible to tenants with disabilities may apply for a reasonable accommodation.
- Fill out the City’s “Planning Application” form, which can be found [here](#), noting the request for the reasonable accommodation under the “Application Type” and be sure to include the rationale in the “Description of Proposal”.
- Application submittals should include all applicable submittal requirements, including but not limited to site plans, floor plans, and justification for the request.
- No public hearing is required. The Zoning Administrator shall act on these requests based on the ability to make the required findings and issue a Notice of Official Action with associated conditions of approval.

*See reverse for additional information.*

## How should an applicant demonstrate that the required accommodation is necessary?

- An applicant must show that the dwelling unit would not be accessible to a person with a disability without the modification.
- To demonstrate this, an applicant should disclose the disability and why the modification is necessary to achieve fair and equal access to housing.
- As part of the permit review process, the City staff must be able to make the following findings pursuant to Zoning Ordinance [Article 44.5](#):
  - An individual residing on the property and requiring reasonable accommodation is protected under the Federal Fair Housing Act and the California Fair Employment and Housing Act, or successor statutes;
  - Accommodating the request would provide direct benefit to the individual by meeting specific housing needs;
  - The request does not place an undue financial or administrative burden on the City, and;
  - The request does not significantly alter the overarching purposes or intent of the City's zoning ordinance/land development regulations.

## Have Questions?

If you have additional questions about Reasonable Accommodation, contact the Planning Division by email at [planning@redwoodcity.org](mailto:planning@redwoodcity.org) or by phone at 650-780-7234.

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