



# 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](http://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 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

**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.



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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)		3,000 sq. ft./0.45 whichever is higher^	3,000 sq. ft./0.45 whichever is higher^	3,000 sq. ft./0.45 whichever is higher^	3,000 sq. ft./0.45 whichever is higher^	3,000 sq. ft./0.45 whichever is higher^	3,000 sq. ft./0.45 whichever is higher^

\* 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 2<sup>nd</sup> story wall lines.

^Projects exceeding FAR require Planning Commission review

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