

## House Size Restriction Profile for Cities in Santa Clara County

(Included from Model Ordinances Survey of Viewshed Report: San Rafael, Napa Co., & Woodside)

### Definitions:

Although definitions for the following terms vary slightly with each city, generally the following apply:

*Height:* The Vertical distance from the grade to the highest point of the building.

*Floor Area:* The entire area of all floors, measured from the outer face of exterior walls. Basements are generally excluded from floor area

*Floor Area Ratio (FAR):* The ratio of gross floor area to the net lot area.

*Lot Coverage:* The horizontal area covered by all buildings on any lot as computed from the outside dimensions of each building, expressed as a percentage of the lot area.

Cities	Height (In feet)	Stories	Lot Coverage (in percent)	Floor Area Ratio (in percent)
Campbell	35	2.5	40	45 generally, Up to 50 with approval of a Site & Architectural Review Permit
Cupertino	28	Not Specified	45	45, second story is limited to 45% of first story
Gilroy	35	2	None	None
Los Altos	27	2	35 (1 story <= 20') 30 (2 stories or 1 story > 20').	35 (net site area <= 11,000 sq. ft.) < 35. <sup>1</sup> (net site area > 11,000 sq. ft.)
Los Altos Hills	27 generally <sup>2</sup>	Not Specified	None	Complex computation based on lot area and average slope. <sup>3</sup>
Los Gatos	30	Not Specified	40	35 to 15 <sup>4</sup> (excluding garages) for lots ranging from 5000 to 30000 sq. feet, 10 to 3 <sup>5</sup> for garages for lots ranging from 5000 to 30000 sq. feet < 35 <sup>6</sup> for all structures (excluding garages up to 400 sq feet) on lots < 5000 square feet
Milpitas	30	Not Specified	None <sup>7</sup>	None
Monte Sereno	25 – 30 (overall maximum <sup>8</sup> )	2	20 to 40 <sup>9,10</sup> (as lot size decreases)	Maximum Area (gross) <sup>11</sup> 3,300 to 6,600 sq. ft. for single story 3,000 sq. ft. to 6,000 sq. ft for two story

Cities	Height (In feet)	Stories	Lot Coverage (in percent)	Floor Area Ratio (in percent)
Morgan Hill	30 <sup>12</sup>	2.5	15 to 50 <sup>13</sup> (as lot size decreases)	None
Mountain View	24 (1 story) 28 (2 stories)	2	None	45 to 40 (Base FAR) <sup>14</sup> Base FAR +(10% of Base FAR) for additions - require discretionary review
Palo Alto	30 <sup>15</sup>	Not Specified	= Maximum FAR (1 story) 35 (2 or more stories)	45 for lots <= 5000 < 45 for lots > 5000 <sup>16</sup>
San Jose	35	2.5	None	> 45 requires discretionary review <sup>17</sup>
Santa Clara	25	2	40	None
Saratoga	26	2	35 to 60 <sup>18</sup> (as lot size decreases)	Complex computation, which yields allowable floor area <sup>19</sup> of 2,400 sq. ft to 8000 sq. ft. for lots ranging from 5,000 sq. ft. to 200,000 sq. ft. <sup>20</sup>
Sunnyvale	30	2	45 ( 1 story) 40 ( 2 story)	FAR > 45 or Gross Floor Area > 4,050 sq. ft. requires Planning Commission Review
County	35 <sup>21</sup>	2, 3 <sup>22</sup>	None	Only by combining district <sup>23</sup>
San Rafael	Info not available	Info not available	Info Not Available	2,500 sq. ft., plus 10% of the lot area, up to 6,500 sq. ft. in hillside overlay districts
Napa Co.	Info not available	Info not available	Info Not Available	4,000 sq. ft. plus up to 2,500 sq. ft. of accessory structures through administrative review; Discretionary review by Zoning Administrator or Planning Commission required for projects exceeding thresholds.
Woodside	Info not available	Info not available	Info Not Available	6,000 sq. ft. in Rural Residential and Special Conservation Districts; 8,000 sq. ft. exception for lots 150% or larger than applicable minimum lot size, by Planning Commission, with additional viewshed impact findings required for approval.

<sup>1</sup> Floor Area is calculated by the formula  $3,850 + \{.10 \times (\text{net lot area} - 11,000)\}$ .

<sup>2</sup> 32' for primary dwellings subject to special requirements

<sup>3</sup> Maximum Floor Area (MFA) = LUF X 6000 where average slope (S) ≤ 10%; MFA = LUF X {6,000 - 50(S-10)} where S > 10% and < 30%; MFA = LUF X 5,000 where S ≥ 30%. LUF in the preceding formulae stands for Lot Unit Factor. The LUF = net area of the lot or parcel for lots where the average slope is less than ten (10%) percent; for lots or parcels with average slopes between ten (10%) percent and fifty-five (55%) percent, then: LUF = An [1-.02143 (S-10)] where: (i) An = net area of the parcel or lot (ii) S = average slope of the net area of the parcel or lot in percent.

<sup>4</sup> The FAR values are calculated by using the formula:  $0.35 - \{(A-5)/25 \times .20\}$  where A is the net lot area in thousands of square feet (for example, 7,500 square feet is written as 7.5).

<sup>5</sup> The FAR values are calculated by using the formula:  $0.10 - \{(A-5)/25 \times .07\}$ , where A is the net lot area in thousands of square feet (for example, 7,500 square feet is written as 7.5).

<sup>6</sup> The Far values are calculated using the formula:  $0.40 - \{(A-2)/3 \times .05\}$ , where A is the net lot area in thousands of square feet (for example, 7,500 square feet is written as 7.5).

<sup>7</sup> The exception is one PUD, where lot coverage is 40

<sup>8</sup> Different maximum height limits are specified for single and two story structures which in turn vary by different single family residential zones; maximum height for single story structures at required first floor setback is 14' which can be increased by 1 foot for each additional 1 foot of distance that portion of the building is from the required setback line to a maximum of 21'. The maximum height for two story structures at required second floor setback is 21' which can be increased by 1 foot for each additional 1 foot of distance that portion of the building is from the required setback line to a maximum of 25' in R-1-8 zone, to a maximum of 27' in R-1-20 zone, and can be increased by 1 foot for each additional 2 feet of distance that portion of the building is from the required setback line to a maximum of 30' in R-1-44 zone

<sup>9</sup> Maximum lot coverage varies in different single family residential zones; R-1-8: 40%, R-1-20: 30%, R-1-44: 20%

<sup>10</sup> Maximum cannot exceed 20,000 sq. ft. (for oversized lots)

<sup>11</sup> Different Floor Areas (gross) are specified for single and two story main dwelling structures, which in turn vary by different single family residential zones. In R-1-8 zone: Maximum size = 3,300 sq. ft. for single story and 3,000 sq. ft. for two story. The size can be increased by .15 sq. ft. for each 1 sq. ft. the net lot size exceeds 10,000 sq ft. or minimum lot size required by slope density formula; In R-1-20 zone: Maximum size = 4,950 sq. ft. for single story and 4,500 sq. ft. for two story. The size can be increased by .050 sq. ft. for each 1 sq. ft. the net lot size exceeds 24,000 sq ft. or minimum lot size required by slope density formula; in R-1-44 zone: Maximum size = 6,600 sq. ft. for single story and 6,000 sq. ft. for two story. The size can be increased by .075 sq. ft. for each 1 sq. ft. the net lot size exceeds 44,000 sq ft. or minimum lot size required by slope density formula

<sup>12</sup> In three single family zoning districts the maximum overall height of the dwelling is ≤ 17'

<sup>13</sup> Maximum lot coverage varies in different single family zoning districts; R-1 7,000 & R-1 9,000: 50%, RE-1 12,000 & RE-1 20,000: 40%, RE-40,000: 30%, RE-100,000: 25%, and RE -10: 15%.

<sup>14</sup> FAR = 45% for lots ≤ 5,000 sq. ft.; 44% for lots 6,000 sq. ft.; 43% for lots 7,000 sq. ft.; 42% for lots 8,000 sq. ft.; 41% for lots 9,000 sq. ft.; 40% for lots ≥ 10,000 sq. ft.; For other lot sizes FAR =  $0.50 - (0.0001 \times \text{Lot Area})$

<sup>15</sup> 33' if the roof pitch is 12:12 or greater.

<sup>16</sup> Floor Area is calculated by the formula:  $2,250 + \{0.30 \times (\text{lot area} - 5000)\}$  for lots > 5000

<sup>17</sup> There are three levels of discretionary review: Level I- Administrative review by Planning Directors, if a set of seven criteria are met. Level II – Public hearing with the planning Director if the criteria are not met. Level III – Planning Commission hearing if the decision at Level II is appealed.

<sup>18</sup> Maximum lot coverage varies in different single family zoning districts; R-1-10,000: 60%; R-1-12,500: 55%; R-1-15,000: 50%; R-1-20,000: 45%, R-1-40,000: 35%.

<sup>19</sup> The allowable floor are is based upon the net site area and slope of the lot and the height of the structure to be constructed,

<sup>20</sup> 8,000 sq ft is the maximum allowable square footage for lots > 200,000 sq. ft.; maximum allowable square footage for lots < 5,000 sq. ft. is determined by Planning Commission.

<sup>21</sup> Height = 27' in 'n1' neighborhood combining district

<sup>22</sup> 3 stories allowed in RHS district in hillside areas.

<sup>23</sup> FAR = 35% in 'n1' neighborhood combining district, and 50% in 'n2' neighborhood combining district.