

ODDS – Summary of Concurrent Municipal Code Amendments Related to Height, Setbacks, Coverage, etc.

EXISTING REGULATIONS

ZONE	MINIMUM BUILDING SITE AVERAGE WIDTH (FT)	MINIMUM BUILDING SITE AREA (FT)	MINIMUM LOT AREA PER DWELLING UNIT (SQ FT)	MAXIMUM LOT AREA PER DWELLING UNIT (SQ FT)	FRONT (FT)	SIDE (FT)	REAR (FT)	MAXIMUM STORIES PERMITTED (FT)	MAXIMUM HEIGHT PERMITTED (FT)	MAXIMUM COVERAGE PERMITTED (%)	MINIMUM OPEN GREEN AREA REQUIRED (%)
R-2	40	5,000	3,350 ⁴	NA	20	5	20	2	25	50	--
R-T											
R-3	200	20,000	1,244	2,178 (apt) 2,904 (condo)	20	5	20	3	38	50	47
R-4	200	20,000	1,244	2,178 (apt) 2,904 (condo)	20	5	20	5	45	40	47

Notes:

1. "Height of building" means the vertical distance from the average level of the highest and lowest points of that portion of the lot covered by the building to the highest point of a flat roof or the average height of a sloped roof.
2. "Building coverage" is defined but not "coverage". "Building coverage" means the land area covered by all buildings on a lot, including all projections except eaves.
3. "Open green area" means the area of a lot which is not occupied by building coverage, parking lot or driveway.
4. Amended in June 2023 by Ordinance No. 666 to be consistent with General Plan allowing up to 13 du/ac for Two-Family Residential.

PROPOSED REGULATIONS

ZONE	MINIMUM BUILDING SITE AVERAGE WIDTH (FT)	MINIMUM BUILDING SITE AREA (FT)	MINIMUM LOT AREA PER DWELLING UNIT (SQ FT)	MAXIMUM LOT AREA PER DWELLING UNIT (SQ FT)	FRONT (FT)	SIDE (FT)	REAR (FT)	MAXIMUM STORIES PERMITTED (FT)	MAXIMUM HEIGHT PERMITTED (FT)	MAXIMUM BUILDING COVERAGE PERMITTED (%)	MINIMUM OPEN GREEN AREA REQUIRED (%)
R-2	40	8,000	3,350 ¹	NA	20	5	20	2	25	50	--
R-T		3,000	2,904	NA							
R-3	200	20,000	1,244	2,178 (apt) 2,904 (condo)	20	10	10	3	38 and Neighborhood Transition Plane	65	20
R-4	200	20,000	1,244	2,178 (apt) 2,904 (condo)	20	10	10	5	50 and Neighborhood Transition Plane	75	20

Notes:

1. Amended in June 2023 by Ordinance No. 666 to be consistent with General Plan allowing up to 13 du/ac for Two-Family Residential.
2. General Plan allows up to 15 du/ac for Townhouse Residential = 2.904 SF lot area per unit.

EXAMPLE REGULATIONS

CITY / DEVELOPMENT	MINIMUM BUILDING SITE AVERAGE WIDTH (FT)	MINIMUM BUILDING SITE AREA (SQ FT)	MINIMUM LOT AREA PER DWELLING UNIT (SQ FT)	MAXIMUM LOT AREA PER DWELLING UNIT (SQ FT)	FRONT (FT)	SIDE (FT)	REAR (FT)	MAXIMUM STORIES PERMITTED	MAXIMUM HEIGHT PERMITTED (FT)	MAXIMUM COVERAGE PERMITTED (%)	MINIMUM OPEN GREEN AREA REQUIRED (%)
Santa Cruz-R-M (20-40 u/a)	65	5,500		1,450 or 1,100 for 1-bdr	15 or 1/3 height t...	5 or 1/3 height; exterior side yard = 8 or..	10 or 1/3 height		35		400 SF/u
Palo Alto: RM-30	70	8,500							35 plus daylight plane	40	30
Palo Alto RM-40	70	8,500			20-25	10; 16 on street side	10; 16 on street side		50' but 35 within 50' of more restrictive residential; plus daylight plane	45	20
Redwood City R-4	50 for SF & duplex; 75 for MF	7,000 for duplex; 10,000 for triplex; 1,500 Sf for each additional unit in excess of 3			15	6+	20+		45; 28 for Sf or duplex	60	
Los Gatos											20% of site area shall be landscaped

EXAMPLE DEVELOPMENTS

PROJECT	UNITS	ACRES	DENSITY	RETAIL	BUILDING COVERAGE	PARKING- HARDSCAPE	LANDSCAPE	PARKING	PARKING / UNIT	PRIVATE OPEN SPACE / UNIT	COMMON OPEN SPACE / UNIT	HEIGHT	STORIES
Triton Apts	220	3.8	57.89	5,000	49%	36%	15%	412	1.87			61	6
Waverly Cove	20	1.5	13.33	0	31%	44%	25%	47	2.35			31	3
Plaza Apts	307	5.45	56.33	17,000				730	2.38	44	65		5
100 Grand	166	3.53	47.03	6,000	53%	41%	8%	362	2.18			67	6
100 Grand (courtyard as LS)	166	3.53	47.03	6,000	40%	41%	19%	362	2.18				6
Workforce	22	0.71	30.99	0				22	1			35'10"	3
Laguna Vista	70	4.08	17.16	0				175	2.5			38'6"	3