



ZONING DISTRICT SUMMARY SHEET

Please Note: This summary contains most of the basic zoning regulations. However, it is not possible to condense all of the requirements. Please refer to the complete text of the Zoning Ordinance for comprehensive information.

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ZONING DISTRICT	BUILDING SITE						REQUIRED YARDS - SETBACKS						
	Minimum Lot Area	Min. Lot Width	Min. Lot Depth	Max. Cov.	FAL/ FAR	Min. Land-scaping	Front*	Rear	Interior (side)	Corner (side)	Daylight Plane/ Building Profile	Building Height	Minimum Off-Street Parking Requirements**
R-E	20,000 sf	110'	130'	SEE SUPPLEMENTAL GUIDE-LINES***	SEE SUPPLEMENTAL GUIDE-LINES***	None	20'	20'	min.10' on one side; 30' total	min.15' on one side; 30' total	SEE SUPPLEMENTAL GUIDE-LINES***	28' for lots < 20,000 sf; 30' for lots ≥ 20,000 sf	2 spaces per dwelling unit, one of which must be covered. Required spaces cannot be located in required front or side yard setbacks or in tandem.
R-E-S	15,000 sf	100'	100'						min. 10' on one side; 25' total	min. 15' on one side; 25' total			
R-1-S & R-1-S (FG)	10,000 sf	80'	100'						10'	12'			
R-1-U	7,000 sf	65'	100'						10% of min. lot width (min. 5' max. 10')				
R-2	7,000 sf; 3,500 sf/du	65'	100'		40%; 2nd floor 15%	40%							
R-3 (general)	7,000 sf; lot area/du varies	70'- 80' depending on lot size	100'	30%	45%	50%	15% of lot width (min. 20' front, 15' rear). Distance between buildings: 1/2 sum of the height of the buildings, 20' min.		10'	15'	None	35'	
R-3 (10,000 sf lot area and near SP-ECR/D)	10,000 sf; 3,333 sf/du min - 1,452 sf/du max	80'	100'	40%	35%-75%, varying by density	25%	20'	15'	10'	15'	SEE ORDINANCE	35' (13.1 du/ac); 40' (20 du/ac or greater)	2 spaces for units w/ 2 or more bedrooms; 1.5 spaces for up to 1 bedroom unit; Each unit must have at least one covered space. Spaces cannot be located in required front yard setback or in tandem.
R-3-A	10,000 sf; lot area/du varies	80'	100'	30%	45%	None	15'	10'	25% of bldg. height; min 5'	10'	None	no limit; more setback if over 35'	2 spaces per dwelling unit, one of which must be covered. Required spaces cannot be located in required front or side yard setbacks or in tandem.
R-3-C	AS SPECIFIED IN R-3 (FOR RESIDENTIAL USES) AND C-1-A (FOR COMMERCIAL USES) DISTRICTS.												
R-4	20,000 sf min. - 1 acre max.; 40 du/ac	100'	100'	40%	100%	30%	20'	15'	10'	15'	None	40'	2 spaces for units w/ 2 or more bedrooms; 1.5 spaces for 1 bedroom unit; each unit must have at least one covered pkg. space. Spaces cannot be located in required front or side yard setbacks or in tandem. 1 guest space per 3 units
R-4-S & R-4-S(AHO)	20,000 sf; 20 du/ac min - 30 du/ac max	100'	100'	40%	60%-90%, varying by density	25%	10'	10'	10' (5' if abutting private access easement)	10'	SEE ORDINANCE	40'	2 spaces for units w/ 2 or more bedrooms; 1.5 spaces for 1 bedroom unit; 1 space per studio; Spaces cannot be located in required front yard setback or in tandem.
C-1	2 acres	150'	150'	40%	30%	None	30'	20'	20'	20'	None	35'	1 space per 200 sf of gross floor area, not in any required yard facing a street or in tandem.
C-1-A	10,000 sf	70'	100'	40%	40%		15'	10'	25% of bldg. ht./min 5'	10'			
C-1-C	3 acres	200'	200'	20%	25%	30%	75'	40'; 75' if abuts res. dist.	30'	75'			35'

ZONING DISTRICT	BUILDING SITE						REQUIRED YARDS - SETBACKS						
	Minimum Lot Area	Minimum Lot Width	Min. Lot Depth	Max. Cov.	FAR	Min. Landscaping	Front*	Rear	Interior (side)	Corner (side)	Daylight Plane/ Building Profile	Building Height	Minimum Off-Street Parking Requirements**
C-2	3 acres	200'	200'	50%	40%	10%	15'	20'	20'	20'	None	30'; 15' if within 75' of any res. district	6 parking spaces per 1,000 sf of gross floor area, not in any required yard or loading area or in tandem
C-2-A	None			50%	40%	10%	15'	0'; 20' where abuts residential district				one story	
C-2-B				60%	40%-50% comm.; up to 90% res., varying by density; 100% total max.	10%	10'	0'; 20' where abuts res. district	0'	10'		40' res./comm. mixed-use; 30' otherwise	SEE ORDINANCE
C-2-S	None; 25,000 sf cumulative for district	None specified		To be determined	50%	To be determined	To be determined					To be determined	To be determined
C-4	None specified				40%	5%	None specified					30'	6 parking spaces per 1,000 sf of gross floor area, not in any required yard or loading area or in tandem
M-2	25,000 sf	100'	100'	50%	55% general industrial; 45% office	None	20'	0; 20' if abuts an "R" district	Total of 20' for both sides	10'		35'	One space per 300 sf of gross floor area, not in the front one-quarter (1/4) of any required front yard or in tandem
M-3	3 acres	200'	200'	45%	45%; 137.5% permitted with Dev. Agr. and other limits	35%	20'	20'	20'	20'		45'	

Note: Please refer to the [Zoning Ordinance](#) for a complete listing of permitted uses, conditional uses, and special uses for each zoning district.

* Properties with lot frontage abutting the outside of a curve of a radius ≤ 100' may have a greater setback requirement. See the "[Subdivision Ordinance Front Setback](#)" [handout](#).

** EV (Electric Vehicle) requirements also apply to many projects. In addition, certain single-family residential properties may convert an existing garage/carport into SDU (Secondary Dwelling Unit) use and provide replacement parking in alternate configurations, including uncovered and tandem. See a planner for more information about either the EV or SDU garage conversion topics. Bicycle parking requirements also apply in certain districts- see Ordinance for details.

***The supplemental guidelines are contained in the "[Single-Family Residential and R-2 Zoning District](#)" [handout](#).

OTHER DISTRICTS – See Ordinances for more information

X	Conditional Development Combining District--For a parcel of land in excess of one acre (or ≥ 20,000 square feet, if certain Below Market Rate (BMR) Housing requirements are met), in any district (except for SP-ECR/D), this district permits adjustment of the underlying District requirements in order to secure special benefits possible through comprehensive planning of such large development.
AAGP	Allied Arts Guild Preservation District--This district's purpose is to protect and enhance the historic character and function of the Allied Arts Guild.
FP	Flood Plain, for Baylands, Marshlands--Appropriate uses, such as agricultural uses and public or private recreation facilities are allowed in this district.
H	Historic Site District--This district is used to promote preservation of historic sites and structures.
LS	Life Sciences--Area for R&D (Research and Development) and light industrial uses (esp. bioscience and biomedical product development and manufacturing), with supporting office
O	Office--District accommodating large-scale office, plus retail/service and some light industrial/R&D uses.
O-S-C	Open Space and Conservation--This district is used to protect and preserve open space land.
P-F	Public Facilities--Includes all public facilities owned or used and operated for governmental purposes by the City, the County, the State, the Federal Government, a public school district, and any other governmental agency.
R-1-U (LM)	Single-Family Urban Residential (Lorelei Manor)--Provides unique regulations for a particular neighborhood.
R-L-U	Retirement Living Units--This district provides special development regulations for housing for the elderly.
R-MU	Residential Mixed-Use--Intended to provide high-density housing to complement nearby employment, plus associated retail/service and office uses.
SP-ECR/D	El Camino Real/Downtown Specific Plan--Uses, development regulations, guidelines, definitions, off-street parking requirements, and other parameters for public and private development are established through the El Camino Real/Downtown Specific Plan.

In all zoning districts, the construction of a new building or the extensive remodeling of an existing building on a property which has a substandard lot width, depth and/or area may require use permit and/or architectural control approval by the Planning Commission prior to applying for a building permit. For more information, contact the Planning Division at 650-330-6702.