

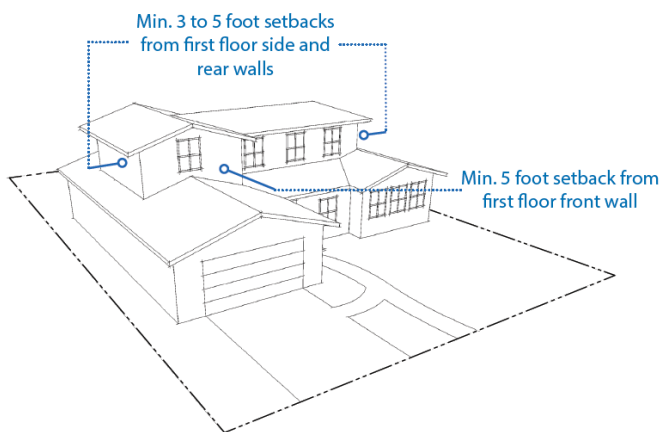
# February 28, 2019, Zoning Code Update Workshop

## Design Standards

### Second story addition

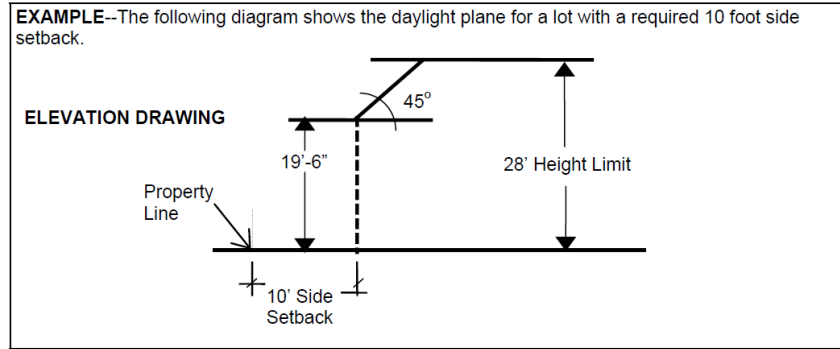
#### Existing (Single-Family Design Guidelines)

1. 2nd-floor area not to be more than 66% of the first floor area.
2. 2nd-floor to be set back 5' from the front wall of the first floor, and 3-5' from the side and rear.
3. Looking into codifying applicable the Design Guidelines



#### Other Communities, Menlo Park

1. In single story, spaces with more than 17' shall be counted at 200% floor area.
2. Building coverage percentage is different for different lot sizes.
3. Max F.A.R requirement
4. Daylight Plane Restriction



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### Design Standards

#### Accessory Dwelling Unit

##### Existing (Zoning Code)

A detached accessory unit: 1,200 square feet.

An attached accessory unit: 50% of the existing living area of the single-family dwelling, with a maximum increase in floor area of 1,200 square feet.

##### Other Communities

1. **San Jose:** 800 SF on lots greater than 10,000 Sf; 650 SF on lots 9,001-10,000 SF; 600 SF on lots less than 9,000 SF
2. **Sunnyvale:** 700 SF Max ADU Size
3. **Mountain View:** 700 SF Max ADU (Companion Units)
4. **Los Gatos:** 1,200 SF allowed no minimum lot size
5. **Redwood City:** 700 SF for any ADU; 800 SF for ADU's that meet accessibility standards; 900 SF for ADU's on lots of 10,000 SF or greater
6. **Milpitas:** 1,200 SF allowed
7. **Belmont:** 800 SF, no minimum lot size
8. **San Mateo:** 640 SF

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## Design Standards

### Dormer

#### Existing

1. 2nd-story roof elements to be in proportion with the rest of the building, to avoid a bulky appearance.

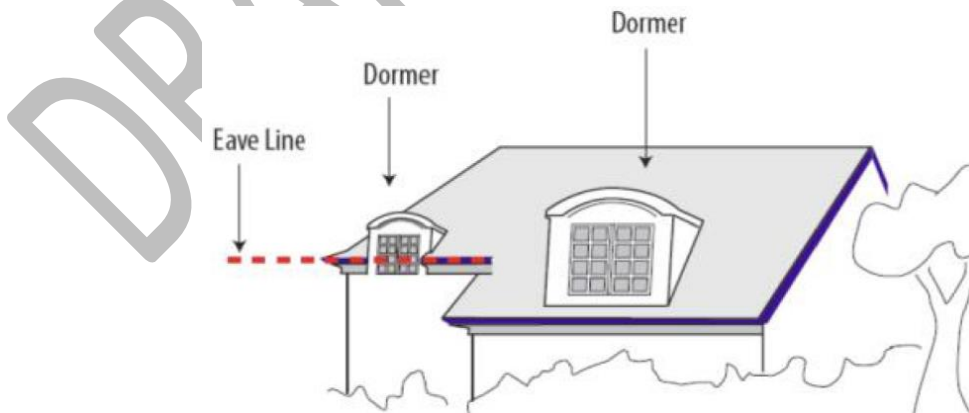
#### Proposed

1. Limit dormer length in relation to roof (50%)



#### Other Communities, Atherton

1. Max combined length of all dormers on a side or elevation of a building not to exceed fifty percent of the total length of the respective side or elevation



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## Design Standards

### Front Porch within the Setback

#### Proposed

1. Considering allowing approximately 6' encroachment in to the required front setback

