

ZONING ORDINANCE DEVELOPMENT STANDARDS: SR Zone District

TOWN OF WOODSIDE

2955 Woodside Road
 Woodside, California 94062
 650-851-6790
 www.woodsideca.gov

Lot Area Requirements WMC §153.205		Height Limits WMC §153.208		Maximum Amount of Paved Area and Surface Coverage WMC §153.005 and §153.209
Minimum Area	Minimum Average Width	Main Residence	Accessory Structures	<u>NOTE:</u> Nonconforming properties are subject to WMC §153.236.C
1 acre	100 feet	30 feet	17 feet ¹	15,000 square feet

FLOOR AREA – WMC §153.206

Total Allowable Floor Area (TFA)	Maximum Size of Main Residence	
	Without Exception	With Main Residence Size Exception ²
18% of Lot Area	4,000 square feet <u>NOTE:</u> When TFA is < 4,000 sf, TFA is the maximum residence size	$1,530 * (\text{Lot Size in Acres} - 0.519) + 4,000$ <u>NOTE:</u> Property must be > 0.519 acres in size and the maximum residence size with an exception shall not exceed 5,500 sf

SETBACKS – WMC §153.207

Height in Feet	Basic Yard Setbacks in Feet			Minimum Setbacks with Exceptions ³ in Feet		
	Front	Rear	Side	Front	Rear	Side
<17	50	25	20/25 ⁴	30	20	15
17 to 30	*	30	30	*	30	20

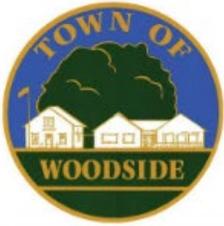
¹ See opposite side of handout for maximum accessory structure plate height, barn height, and covered equestrian arena height.

² Exceptions shall be granted pursuant to the formula, shown above, if the conditions listed in WMC §153.206(C) can be satisfied.

³ The Planning Commission may grant an exception to required setbacks, as shown above, if the required findings are made (WMC §153.207(D)).

⁴ Properties within the Woodside Hills Homes Association require an increased side setback (WMC §153.207(A)(Table H)).

* Any portion of a structure having a height in excess of 17' above the ground elevations measured at the front setback line shall be set back an additional two feet from the property line for each foot of height in excess of 17'. Height shall be measured from existing or finished grade, whichever presents the lower building profile.



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ACCESSORY STRUCTURES— WMC §153.206 (size), §153.208 (height), and §153.211 (ADUs)

Type of Accessory Structure:	Covered Equestrian Arenas	Barns and Stables	Other Accessory Structures (ex. garage, carport, ADU)
Maximum Floor Area Allowed:	≤10% of Lot Area	2,500 square feet	1,500 square feet
Maximum Height Allowed:	30 feet	24 feet	<u>Overall Height:</u> 17 feet <u>Plate Height:</u> 11 feet

Lot Size in Acres	Number/Type of Accessory Dwelling Units Allowed
< 1	1 attached ADU or 1 detached ADU
1 ≤ X < 1.5	1 attached ADU and 1 detached ADU
≥ 1.5	2 ADUs (attached or detached)

BASEMENTS - WMC §151.22 and §151.41

Maximum Basement Grading (cubic yards)
$\frac{\text{Maximum Main Residence Size Permitted without an Exception} \times 12}{27}$
NOTE: Maximum grading will be 1,777.8 cubic yards, unless TFA limits maximum residence size

NATURAL STATE – WMC §153.005 and §153.415

If the Net Average Slope is 12.5% or more, a portion of the property (% determined in table, below) shall remain in natural state (i.e., undisturbed).

Net Average Slope - The average ground slope of the net lot area when all areas with slopes in excess of 35% are removed, as expressed by the formula:
 $S[N] = (0.00229 \times I \times L) / N$
I = Contour interval in feet
L = Combined length of the contour lines in feet; and,
N = The net area in acres of the parcel or lot when all areas with slopes in excess of 35% are removed

Net Average Slope (S[N])	Minimum of net area (N) to remain in natural state
12.5% - 14.9%	32.5%
15.0 - 17.4%	40.0%
17.5 - 19.9%	47.5%
20.0 - 22.4%	55.0%
22.5 - 24.9%	62.5%
25.0 - 27.4%	70.0%
27.5 - 29.9%	77.5%
30.0 - 32.4%	85.0%
32.5% - 34.9%	92.5%
35.0% and above	100%