

# MID-COAST SINGLE FAMILY RESIDENTIAL ZONING CONTROLS DRAFT STAFF PROPOSAL

## Maximum Floor Area (FAR)

<u>Parcel Size</u>	<u>Maximum Floor Area</u>
2,500 - 3,499 sq. ft.	.45 (parcel size) + 200 sq. ft. (no covered parking requirement)
3,500 - 4,999 sq. ft.	.45 (parcel size) + 200 sq. ft. garage credit (if one car covered parking is required), or .45 (parcel size) + 400 sq. ft. garage credit (if two car covered parking is required)
5,000 - 7,500 sq. ft.	.45 (parcel size) + 400 sq. ft. garage credit
7,501 - 20,000 sq. ft.	.31 -.51 (parcel size)  (insert formula here)
More than 20,000 sq. ft.	6,200 sq. ft.

## TOTAL HOUSE SIZE (LIVING AREA + GARAGE)

<u>Proposal</u>	<u>Prior R-1/ S-17</u>	<u>Interim Ordinance</u>	<u>Draft Proposal</u>	<u>Original Staff</u>
2,500 sq. ft. parcel →	1,500 sq. ft.	1,450 sq. ft.	<b>1,325 sq. ft.*</b>	1,125 sq. ft.
5,000 sq. ft. parcel →	3,500 sq. ft.	2,900 sq. ft.	<b>2,650 sq. ft.</b>	2,400 sq. ft.
7,500 sq. ft. parcel →	5,250 sq. ft.	4,150 sq. ft.	<b>3,775 sq. ft.</b>	3,000 sq. ft.
10,000 sq. ft. parcel →	7,000 sq. ft.	5,400 sq. ft.	<b>4,500 sq. ft.</b>	3,000 sq. ft.
15,000 sq. ft. parcel →	10,500 sq. ft.	7,900 sq. ft.	<b>5,500 sq. ft.</b>	4,500 sq. ft.
20,000 sq. ft. parcel →	14,000 sq. ft.	10,400 sq. ft.	<b>6,167 sq. ft.</b>	6,000 sq. ft.
30,000 sq. ft. parcel →	21,000 sq. ft.	15,400 sq. ft.	<b>6,200 sq. ft.</b>	6,000 sq. ft.

\* No covered parking required

**Maximum Height**

<u>Slope of Building Site</u>	<u>Maximum Height Actual, Not Average</u>
Up to 30%	28 ft.
30% and Above	28 - 33 ft. Upslope wall: 28 ft; Downslope wall: 33 ft.

Height Measurement. Height shall be measured as the vertical distance from any point on the natural grade to the topmost point of the building immediately above.

Limited Height Exemption For Steep Building Sites In cases where steep localized terrain presents architectural and design difficulties, the Design Review Committee may grant an exemption to allow 33 ft. maximum building height for any portion of the house that is at least 15 ft. inward from the outermost building wall.

	<u>Prior R-1/ S-17</u>	<u>Interim Ordinance</u>	<u>Draft Proposal</u>	<u>Original Staff Proposal</u>	
0% building site slope →		24½ -31½ ft.	24½ -31½ ft.	<b>28 ft.</b>	28 ft.
20% building site slope →		21-35 ft.	21-35 ft.	<b>28 ft.</b>	28 ft.
30% building site slope →		17½ -37½ ft.	17½ -37½ ft.	<b>28-33 ft.</b>	28 ft.
40% building site slope →		14-42 ft.	14-42 ft.	<b>28-33 ft.</b>	28 ft.

## Daylight Plane

A daylight plane shall be required, unless exempted by the Design Review Committee.

The daylight plane is established by measuring either (1) along the front and rear setback lines, or (2) along the side setback lines, as determined by the applicant, a vertical distance of 20 ft. from the natural grade, and then inward at an angle of 45° until maximum building height is reached.

Architectural features, including dormers and gables may extend into the 45° angled portion of the daylight plane, provided that:

1. All Dormers and Gables. The combined length on each building side does not exceed 18 ft., and height from natural grade does not exceed 24 ft.
2. Dormers and Gables Located at Least 15 Ft. from the Outermost Building Wall. The combined length of those features such features on each building side does not exceed 15 ft., and height from natural grade does not exceed 28 ft.

Cornices, eaves, roof overhangs, chimneys, stairways, decks and similar features may extend up to two feet into the daylight plane.

Chimneys, pipes, mechanical equipment, antennae and other similar features may extend into the daylight plane up to 36 ft. as required for safety and efficient operation.

The Design Review Committee may exempt new development from the daylight plane requirement upon finding that: (1) all building façades will be well articulated and proportioned, and (2) each building wall will be broken up so as not to appear shear, blank, looming or massive to neighboring properties. Façade articulation can be achieved through the placement of decks, bays, windows, balconies, porches, overhangs, cantilevered features, and other projecting or recessing architectural details

<u>Prior R-1/ S-17</u>	<u>Interim Ordinance</u>	<u>Draft Proposal</u>	<u>Original Staff Proposal</u>
Daylight Plane → No	No	<b>Yes, Without Required Façade Articulation</b> <b>No, With Required Façade Articulation</b>	Yes

## **Design Review Committee**

All new development would be subject to design review by a design review committee. The design review committee process would be similar to the corresponding committee processes in effect on the Bayside. The three member committee would be appointed by the Board of Supervisors. Two members shall be licensed architects who reside in San Mateo County. The third member shall be a resident of the unincorporated community in which the project being reviewed is located. Four persons could be appointed to serve as the “third member”, i.e. one each representing Montara, Moss Beach, El Granada, and Miramar, respectively.

Revised design review criteria and standards would be developed as a component of the Mid-Coast LCP Update Project. The project is currently scheduled to begin with scoping sessions to be held in July, 2000.