BASIC INFORMATION - RS ZONING

Maximum Permitted House Size (Adjusted Floor Area) Based Upon:

- effective lot area is the gross horizontal area of a lot minus any portion of the lot encumbered by a trail easement or recorded driveway or roadway easement
- applicable formula from attached chart

Adjusted Floor Area Includes:

- all actual floor area (measured from exterior surfaces of exterior walls)
- garage space over 500 square feet
- all enclosed accessory buildings
- other volumes with minimum dimensions of 8 feet by 10 feet with 7 feet headroom

Adjusted Floor Area Does Not Include:

- any space not entirely enclosed, such as porches and decks
- first 500 square feet of garage area
- first 500 square feet of a second unit, not internally connected to the main residence, on a lot over 8,000 sq. ft.

Lot Coverage Includes:

- foot print of all structures - house, garage, second units, all accessory buildings
- all decks over 18 inches above grade

Minimum Setbacks:

- front - 15 feet from street property line - except for parking structures on slope and certain 2nd units
- side and rear - 1 foot per 1,000 square feet of lot area, with minimum of 5 feet and maximum of 15 feet (for example: lot = 8,300 square feet, minimum setback = 8.3 feet)
- setbacks apply to all structures over 18 inches above the natural grade (and also below grade pools and hot tubs), except fences
- creek setback – no structures are permitted within 30 feet of the top of bank of the following creeks: Warner Canyon, Corte Madera, Sutton Manor, Old Mill, or Reed

Maximum Height Restrictions:

- 25 feet above natural grade to the highest point of the roof
- 35 feet if located at least double all minimum setbacks
- Accessory structures, garages and detached second units have other height restrictions

Fences:

- up to 4’ in height within front setback area, up to 7’ in height elsewhere
- Fence Permit is required for any fence within public right-of-way

Design Review Required For:

- all new houses
- all new accessory structures over 150 sq. ft.
- additions to existing houses which exceed 35% of existing floor area or 1,000 square feet or involve demolition of 50% or more of the exterior surface area of the dwelling (including exterior walls door and window openings, foundation walls and roofs)
- any addition, extension or exterior changes to or reconstruction of a house fronting on East Blithedale Avenue, in an RP or RSP Zoning District, or when required as a condition of any other zoning approval

MAXIMUM PERMITTED HOUSE SIZES - RS ZONING

Formula	Examples at Various Lot Size (sq.ft.)	(Acres)	Maximum Adjusted Floor Area* (sq.ft.)	Maximum Adjusted Floor Area Ratio
	4,000	0.09	1,400	.35
35% of	5,000	0.11	1,750	.35
Lot Size	6,000	0.14	2,100	.35
	7,000	0.16	2,450	.35
	7,500	0.17	2,625	.35
----------	**8,000**	**0.18**	**2,800**	**.35**
	8,500	0.20	2,850	.33
	9,000	0.21	2,900	.32
10%	9,500	0.22	2,950	.31
Lot Size	10,000	0.23	3,000	.30
+ 2,000 s.f.	11,000	0.25	3,100	.28
	12,000	0.28	3,200	.26
	13,000	0.30	3,300	.25
	14,000	0.32	3,400	.24
	15,000	0.34	3,500	.23
	17,500	0.40	3,750	.21
----------	**20,000**	**0.46**	**4,000**	**.20**
	25,000	0.57	4,250	.17
	30,000	0.69	4,500	.16
5% of	35,000	0.80	4,750	.13
Lot Size	40,000	0.92	5,000	.12
+ 3,000 s.f.	45,000	1.03	5,250	.11
	50,000	1.15	5,500	.11
	55,000	1.26	5,750	.10
	60,000	1.38	6,000	.10
	65,000	1.49	6,250	.09
	70,000	1.61	6,500	.09
	75,000	1.72	6,750	.08
----------	**80,000**	**1.84**	**7,000**	**.08**
	87,120	2.00	7,000	.08
	108,900	2.50	7,000	.06
7,000 s.f.	130,630	3.00	7,000	.05
Maximum	174,240	4.00	7,000	.04
	217,800	5.00	7,000	.03

* "Adjusted Floor Area" includes the gross enclosed floor area in the home plus: any garage space after the first 500 sq. ft.; any enclosed accessory buildings; any second unit space after the first 500 sq. ft. if the unit has a Conditional Use Permit or Second Unit Use Permit; and any potential living space with minimum dimensions of 8x10 and 7 feet head room.

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