



North Side of Third

Avenue - A Parkway frontage that provides a positive image of San Mateo's neighborhoods, while buffering new dwellings from the street.

Buildings to be setback 20' minimum from property line along Third Avenue.

Building fronts and entries on side streets where possible.

Auto entries on Third Avenue where possible but do not back-out onto Third Avenue.

South Side of Third and All of Fourth Avenue

Boulevards with building fronts and entries facing the street.

Buildings to be built to 15' to 20' from property line along Third and Fourth Avenues. Building height at setback to be 20' minimum, 30' maximum, above 30' height to stepback an additional 8' minimum.

Front door entries shall be at frequent intervals and visible from the street. Make each entry serve as small a number of units as possible. Open porches may extend into the front setback.

Create a buffer or separation between the private residential, and public sidewalk with some combination of the following:

- 3' height architectural walls located near the sidewalk; and
- first level living areas that are up to 4' above grade. Slope grade up to building wherever possible or screen subsurface parking with landscaping.

Auto entries on Third and Fourth Avenues where possible, but do not back-out onto Third or Fourth Avenues.

Neighborhood Street - Streets other than Third and Fourth Avenues where the buildings face the street, are less impacted by traffic, and are more pedestrian oriented.

Buildings to be setback 15' to 20' from property line. Building height at setback to be 25' maximum, above 25' height to stepback an additional 8' minimum.

Front door entries at frequent intervals that are visible from the street. Make each entry serve as small a number of units as possible.

Front porches and large front stoops at entries where possible. Open porches may extend into the front setback area.

Avoid garage entries on side streets if possible.



Design Goals:

Residential Buildings That Reflect San Mateo's Neighborhoods:

- ☐ Variety of architectural styles;
- ☐ Building facades that reflect the scale of San Mateo's neighborhoods;
- ☐ Architectural features that add human scale such as porches, bay windows, low walls and window boxes; and
- ☐ Prominent entries at frequent intervals.

Streets that are lined with Large Trees:

- ☐ Planted at large sizes (min. 24" box) in planter areas next to the curb;
- ☐ Installed as soon as possible; and
- ☐ A double row of trees planted on each side of Third and Fourth Avenue in opposing rows.

Distinctive Street Lights leading to and from Downtown. (Installed as soon as possible.)

An Entry Feature for the City

