



R-1 DEVELOPMENT STANDARDS FAQS

Answers to common questions for single-family homes in the R-1 zoning district:

- **What is the maximum floor area ratio?** Floor area ratio (FAR) means the ratio of gross floor area of the building divided by the total land area.

Zoning District	Parcel Area	Floor Area Ratio
R1-A	Parcel less than or equal to 10,000 sq. ft:	0.4
	Additional parcel area over 10,000 sq. ft:	+ 0.2
R1-B and R1-C	Parcel less than or equal to 6,000 sq. ft:	0.5
	Additional parcel area over 6,000 sq. ft:	+ 0.2

Floor area cap: In no case shall more than 6,000 sq. ft. of total floor area be permitted per parcel. [SMMC 27.18.060]

Example 1: A building on a 25,000 sq. ft. lot in the R1-A zone would be allowed a maximum floor area of 6,000 sq. ft. (Explanation: [10,000 sq. ft. x 0.4 = 4,000 sq. ft.] + [15,000 sq. ft. x 0.2 = 3,000 sq. ft.] = 7,000 sq. ft.) This exceeds the 6,000 sq. ft. cap, so the maximum floor area allowed is 6,000 sq. ft. The building can potentially have 5,000 sq. ft. downstairs and 1,000 sq. ft. upstairs, or another configuration.

Example 2: A building on a 10,000 sq. ft. lot in the R1-B zone would be allowed a maximum floor area of 3,800 sq. ft. (Explanation: [6,000 sq. ft. x 0.5 = 3,000 sq. ft.] + [4,000 sq. ft. x 0.2 = 800 sq. ft.] = 3,800 sq. ft.) The building can potentially have 3,000 sq. ft. downstairs and 800 sq. ft. upstairs, or another configuration.

- **What are the setback requirements?**

Yard	Zoning District	Min. Setback Required
Front	R1-A: For garage doors in Park Planning Area facing street: For garage doors in Park Planning Area not facing street:	25 ft. 50 ft. 25 ft.
	R1-B and R1-C: For garages:	15 ft. 20 ft.
Side – interior	R1-A: For Park Planning Area with interior lots equal or greater than 75' wide:	7 ft. 10 ft.
	R1-B and R1-C:	5 ft.
Side – street	R1-A ground floor: For Park Planning Area ground floor:	15% of lot width (min: 7.5'. max: 25'). 15% of lot width (min: 10'. max: 25').
	R1-B and R1-C ground floor: For garages: R1-A, R1-B, and R1-C upper floors: For Park Planning Area upper floors:	15% of lot width (min: 7.5'. max: 15'). 20 ft. 10 ft. 15% of lot width (min: 10'. max: 25').
Rear	Ground floor: Upper floors:	15 ft. 25 ft.

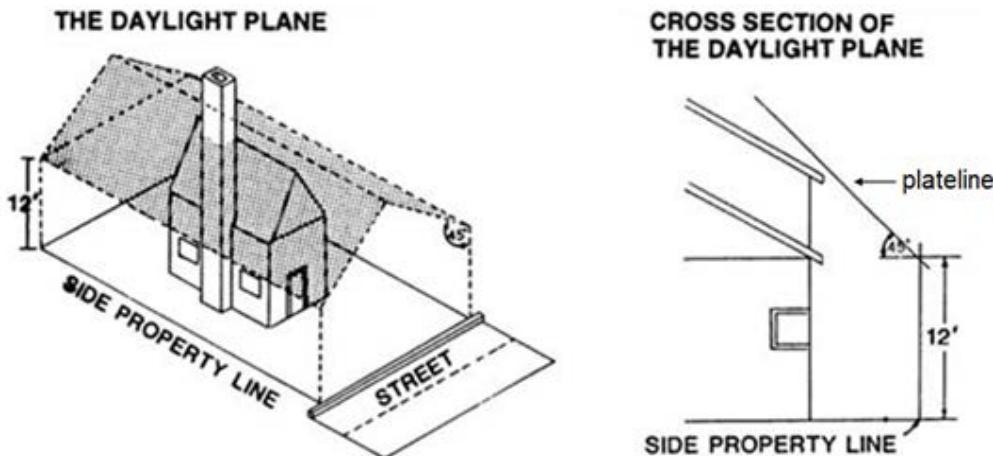
■ **Setback Exceptions:**

- 1) If the building fronts a private road or easement, the front setback shall be at least 50 ft. from the centerline of the private road or easement. [SMMC 27.18.070.c]
- 2) If in the San Mateo Park Planning Area, for new residences constructed on corner lots of widths equal to or greater than 75 feet, both street frontages shall be treated as front yards with a minimum setback of 25 feet. [SMMC 27.18.115.c]
- 3) In all R1 zones, certain structures and building features may extend into setbacks. See SMMC 27.18.200 for a list of these items, which include trellises, covered patios, balconies, and accessory buildings.

■ **What is the height limit?**

24 feet to the building plateline, and 32 feet to the top of the roof. The plateline means the line established by the horizontal girder which supports the trusses or rafters of a roof.

Daylight Plane: There is also a daylight plane which has a height limit of 12 feet at each side property line, and extends into the parcel at an angle of 45 degrees. A structure shall not extend past the daylight plane, with exceptions allowed for limited architectural features. [SMMC 27.18.050]



■ **How many parking spaces are required?**

Main Residence	Parking Requirement
Under 3,000 sq. ft. of floor area*	2 garage spaces
3,000-3,749 sq. ft. of floor area*	2 garage spaces + 1 additional space. Additional space may be uncovered.
3,750 sq. ft. of floor area* and above	Requirements above + 1 additional space for each 750 sq. ft. of floor area*. Additional spaces may be uncovered.

* Excluding enclosed parking facilities, uninhabitable accessory structures and covered patios. [SMMC 27.18.110]

■ **What are the paving and driveway width limits?**

Paving within a required front yard is limited to:

- Pedestrian walkways which must be 5 ft. or less in width
- Necessary driveways:
 - For 1-car garages: 17 ft. maximum or 40% of street frontage, whichever is less.
 - If a parcel has a single car garage, carport, or open parking space setback more than 35 ft. from the front property line, then no paving in addition to the driveway is allowed in the front setback.
 - For 2-car garages or larger: 20 ft. maximum
- For properties on a cul-de-sac, a driveway of at least 10 ft. wide is permitted when providing access to 2 or fewer parking spaces. A driveway of at least 12 ft. wide is required when providing access to three or more parking spaces.
- Circular driveways: subject to a SPAR review. [SMMC 27.18.070]

For more information, please see San Mateo Municipal Code 27.18.