

DEVELOPMENT STANDARDS FACT SHEET

Prior to the upcoming Comprehensive Zoning Code Update project, the City of San Mateo is planning to adopt four new zoning districts to implement the four highest density General Plan 2040 land use designations (Residential Medium II, Residential High, Mixed-Use Medium II, Mixed-Use High). Currently, the City does not have corresponding zoning districts or development standards that can accommodate these higher densities. The following table provides the draft new development standards to align the new zoning districts with the General Plan's land use designations in order to streamline the City's review and approval of high-density projects that are consistent with General Plan 2040 before the Comprehensive Zoning Code Update project is completed.

Zoning District	R6 (Multiple Family Dwellings (High Density))	R7 (Multiple Family Dwellings (High Density))	MU-MII (Mixed-Use Medium II)	MU-H (Mixed-Use High)
Building Type	Mid-Rise	High-Rise	Mid-Rise	High-Rise
<u>Density (du/net ac)</u>				
Minimum				
If within 1/2 mile radius of a Caltrain Station (TOD area) per the GP Land Use Map with 5+ units	50	50	50	50
All other projects with 5+ units	-	-	30	50
Maximum	99	130	99	130
Height by Project Type (max.) (ft. / stories)	Residential Only: 68 / 6	Residential Only: 90 / 8	Non-Residential: 62 / 4 Mixed-Use with Residential: 75 / 6	Non-Residential: 76 / 5 Mixed-Use with Residential: 98 / 8
<u>Parcel Size (min.)</u>				
Parcel Area (sq. ft.)	10,000			
Length (ft.)	100			
Width (ft.)	100			
<u>Setbacks (min.) (ft.)</u>				
Front and Street Side	0			
If Across from Very-Low/Low Density District	5			
If Abutting Very-Low/Low Density District	10			
Side	0			
If Abutting Very-Low/Low Density District	10			
Rear	5			
If Adjacent to Very-Low/Low Density District	15			
<u>Open Space (per unit) (min.) (ft.)</u>				
Common Usable	200 (10 ft. min. dimension)			
Private Usable	50 (5 ft. min. dimension)			