

CHAPTER 20. "S-17" DISTRICT (COMBINING DISTRICT – MIDCOAST)

SECTION 6300.2. REGULATIONS FOR "S-17" COMBINING DISTRICT (MID-COAST). The following regulations shall apply in any single-family residential district with which the "S-17" District is combined.

1. Building Site Width. The minimum building site width shall be an average of 50 feet.
2. Building Site Area. The minimum building site area shall be 5,000 sq. ft.
3. Building Setbacks. The minimum setbacks shall be:

<u>Front Setback</u>	<u>Rear Setback</u>	<u>Side Setback</u>
20 feet	20 feet	For structures 16 feet in height or less: 5 feet each side. For structures over 16 feet in height: combined total of 15 feet with a minimum of 5 feet on any side.

In any area where the "S-17" District is combined with the "DR" District, the minimum side yard setback may be reduced to provide for creative design concepts such as "zero" side yard setbacks provided that: (1) the Design Review Committee approves, (2) the application involves joint development of two or more adjacent parcels, (3) the total side yard requirement is met and (4) a minimum side yard of 5 feet is maintained adjacent to any parcel not included with the application.

4. Parcel Coverage. The maximum parcel coverage shall be:
 - a. For structures 16 feet in height or less: 50%.
 - b. For structures greater than 16 feet in height: 35%.

Parcel coverage shall include all: (1) buildings, (2) accessory buildings, or (3) structures such as patios, decks, balconies, porches, bridges, and other similar uses which are eighteen (18) inches or more above the ground.

5. Building Floor Area.

- a. The maximum building floor area shall be established according to the following table, except as provided by subsection b.

Parcel Size	Maximum Building Floor Area
2,500 - 4,749 sq. ft., or less than 45 feet parcel width	0.48 (parcel size)
4,750 - 4,999 sq. ft.	0.53 - ((5,000-parcel size) x 0.0002) x parcel size
5,000 - 11,698 sq. ft.	0.53 (parcel size)
More than 11,698 sq. ft.	6,200 sq. ft.

The maximum building floor area shall include the floor area of all stories of all buildings and accessory buildings on a building site. Maximum building floor area specifically includes: (1) the floor area of all stories excluding uninhabitable attics as measured from the outside face of all exterior perimeter walls, (2) the area of all decks, porches, balconies or other areas covered by a waterproof roof which extends four (4) or more feet from exterior walls, and (3) the area of all garages and carports.

- b. Up to 200 sq. ft. of covered parking floor area shall not be counted toward the limitations set forth in subsection a. for any substandard lot that is (1) smaller than 4,500 sq. ft. in area, (2) not in common ownership with contiguous lots, and (3) developed with an affordable (very low, low, or moderate income) single-family residential unit, i.e., subject to income and cost/rent restriction contracts with San Mateo County.
- c. In addition to the limitations set forth in subsection a., permit 250 sq. ft. bonus building floor area for any parcel whose substandard lots are voluntarily merged in accordance with the provisions of San Mateo County Board of Supervisors' Resolution No. 068386 (Exhibit "G").

6. Building Height. The maximum building height shall be established, as follows:

- a. Up to 30% Slope. Where the average slope of the parcel area covered by the main residence is less than 30%, maximum building height is 28 feet.
- b. 30% Slope or Greater. Where the average slope of the parcel area covered by the main residence is 30% or greater, maximum building height is 28 feet, unless increased by the Design Review Committee.

The Design Review Committee may increase the maximum building height to 33 feet for either:

- (1) The center 40% of the house, or
- (2) The downslope wall. Where the downslope wall height limit is increased to 33 feet, maximum building height for the house shall be the plane formed by connecting the maximum upslope wall height (28 feet) with the maximum downslope wall height (33 feet).

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

Finished grade, measured at the outside face of exterior perimeter walls, shall not significantly deviate from the natural grade, to the satisfaction of the Design Review Committee.

Where the average slope of a parcel is greater than a one (1) foot fall in seven (7) feet distance from the established street grade at the front lot line and where a sewer connection must be made uphill from the building location, the maximum height allowed may be increased to 36 feet.

Where Zoning Regulations Chapter 35.5, Flood Hazard Areas, requires an elevated building, as defined in Section 6822.8, building height shall be measured as the vertical distance from the “base flood elevation,” as identified on the applicable Flood Insurance Rate Map (FIRM), to the topmost point of the building immediately above.

Chimneys, pipes, mechanical equipment, antennae, solar panels and similar features may exceed the height limit to a maximum of 36 feet as required for safety or efficient operation.

7. Impervious Surface Area. The amount of parcel area covered by impervious structures less than eighteen inches (18”) in height is limited to ten percent (10%) parcel size (not to exceed 1,170 sq. ft. for residential uses). Impervious structures include, but are not limited to, non-porous driveways, decks, patios, walkways and swimming pools.

An exception to the limit may be granted by the Community Development Director for select development upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10% (parcel size). The runoff equivalent of 10% (parcel size) could be achieved by directing runoff to on-site porous areas or through the use of detention basins. The applicant shall submit a professionally prepared site plan showing topography, drainage and calculations which demonstrates this finding can be made. The exception provision applies to:

- a. Non-residential development, and

- b. Residential development, only if the Community Development Director determines that the exception is necessary for compliance with the site planning and design requirements.
- 8. Plate Height for Garages on Downhill Slopes. The maximum plate height for a garage on a downhill slope that is allowed by Section 6411 to extend into the front setback shall be 10 feet. Plate height shall be measured as the vertical distance from any point on the floor to the bottom of the lowest ceiling joist where the framing of the roof begins. No second story shall be allowed above or below any portion of such garage.
- 9. Daylight Plane or Façade Articulation. New residential development shall conform to either the daylight plane or façade articulation options described in this section, as determined by the project applicant.

- a. Daylight Plane Option

The daylight plane shall be established on two opposite house sides, i.e., either from the front and rear setback lines, or from the side setback lines, as determined by the project applicant and approved by the Design Review Committee.

The daylight plane shall be measured from the setback line at natural grade, upward a vertical distance of 20 feet, and then inward at an angle of 45° until the maximum building height is reached.

Cornices, canopies, eaves, roof overhangs, chimneys, fire escapes, stairways; landing places; uncovered porches, and similar architectural features may extend into the daylight plane at the front, side, or rear yard, to the extent allowed by Zoning Regulations Section 6406.

Chimneys, pipes, mechanical equipment, antennae, and similar equipment may extend into the daylight plane up to a maximum of 36 feet as required for safety or efficient operation.

Dormers, gables and other architectural features located in the center 60% of the house may extend into the angled portion of the daylight plane, subject to Design Review Committee approval, provided that:

- (1) The combined length on any building side does not exceed 40% of the length of that building side, and the height of such features does not exceed 24 feet.
- (2) The combined length on any building side does not exceed 30% of the length of that building side, and the height of such features does not exceed 28 feet.

b. Facade Articulation Option

Facade articulation shall be provided on all building sides, and is subject to approval by the Design Review Committee. Facade articulation is intended to break up the appearance of shear walls through the placement of projecting or recessing architectural details, including decks, bays, windows, balconies, porches, overhangs, and cantilevered features.

In order to approve proposed facade articulation, the Design Review Committee must find that: (1) all building facades are well articulated and proportioned, and (2) each building wall is broken up so as not to appear shear, blank, looming or massive to neighboring properties.

10. Noise Insulation and Avigation Easement. For new dwellings on those properties in Moss Beach, north of Half Moon Bay Airport, identified on County Zoning Maps 37-18 and 37-24, the following shall apply:

a. Submit an acoustical analysis, prepared by a qualified acoustical consultant, demonstrating that new construction has been designed to comply with the following standards:

(1) Interior community noise equivalent levels (CNEL) with windows closed attributable to exterior sources shall not exceed an annual CNEL of 45 dBA in any habitable room.

(2) Design maximum noise levels (single event) shall not exceed 50 dBA in bedrooms and 55 dBA in other habitable rooms.

b. Construct residence in accordance with recommendation of acoustical analysis.

c. Grant to the County an avigation easement which (1) provides for aircraft use of airspace above grantor's property, and (2) protects the County from liability associated with aircraft operations.

11. Winter Grading. Development related grading, e.g., site preparation, shall not occur between October 15 and April 15 in any given year unless the applicant demonstrates to the satisfaction of the Community Development Director and Building Official that the development site will be effectively contained to prevent erosion and sedimentation, and that such site containment has been established and is ongoing. Site containment shall include, but not be limited to, covering stored equipment and materials, stabilizing site entrances and exposed slopes, containing or reducing runoff, and protecting drain inlets.

- (Section 6300.2 - Added by Ordinance No. 2699 - December 16, 1980)
- (Section 6300.2 - Amended by Ordinance No. 2778 - April 6, 1982)
- (Section 6300.2 - Amended by Ordinance No. 3057 - March 4, 1986)
- (Section 6300.2 - Subsection 7 Added by Ordinance No. 3104 - April 14, 1987)
- (Section 6300.2 - Amended by Ordinance No. 3595 - September 20, 1994)
- (Section 6300.2 - Amended by Ordinance No. 3978 - Effective September 20, 2001)
- (Section 6300.2.5 - Amended by Ordinance No. 4554 - May 24, 2011, certified by the California Coastal Commission on August 8, 2012 and effective in the Coastal Zone on September 7, 2012)
- (Section 6300.2.7 - Added by Ordinance No. 4554 - May 24, 2011, certified by the California Coastal Commission on August 8, 2012 and effective in the Coastal Zone on September 7, 2012)
- (Sections 6300.2.8-6300.2.10 - Renumbered by Ordinance No. 4554 - May 24, 2011, certified by the California Coastal Commission on August 8, 2012 and effective in the Coastal Zone on September 7, 2012)
- (Section 6300.2.11 - Added by Ordinance No. 4554 - May 24, 2011, certified by the California Coastal Commission on August 8, 2012 and effective in the Coastal Zone on September 7, 2012)