

MID-COAST RESIDENTIAL ZONING STANDARDS CHRONOLOGY AND PROCESS

- November 2, 1999** - After considering a series of new house appeals in the Mid-Coast, the Board of Supervisors authorized Supervisor Gordon to investigate the options for changing the zoning controls to result in smaller houses being built.
- December 7, 1999** - The Board adopted a 45 day interim ordinance which (1) reduced Mid-Coast building height to 28 ft., and (2) enacted minimum floor area and daylight plane requirements for R-1 zones.
- The Board believed that without new regulations, oversized development would continue.
- December 10, 1999** - Supervisor Gordon formed a 12 member task force to advise on the content of the interim Ordinance. Task force membership reflects the varied perspectives on Mid-Coast zoning.
- January 11, 2000** - The Board extended the interim ordinance for 10 ½ months.
- The ordinance was revised: (1) to apply only in R-1 zones, (2) to provide a floor area credit for garages, and (3) to eliminate the daylight plane requirement. The Board requested that the task force continue to assist staff in preparing the final regulations.
- April 26, 2000** - Staff has met with the task force almost weekly since January. The task force's input was used to develop the draft proposal currently being reviewed by the Mid-Coast Community Council.

KEY PRINCIPLES GUIDING DEVELOPMENT OF NEW MID-COAST RESIDENTIAL ZONING STANDARDS

1. House size should be proportionate to parcel size and relate to surrounding development.
2. House height should be in scale with surrounding development and not appear looming or obtrusive.
3. House shape should respect and conform to the natural topography.
4. House shape should minimally impact neighboring parcels, i. e. pose minimal light, privacy, and "looming wall" visual impacts.
5. Houses should be designed with architectural elements and façades that are aesthetically composed and proportioned.

ZONING TECHNIQUES TO ACHIEVE PRINCIPLES

Maximum Floor Area (FAR)

A zoning technique to control building mass and bulk by relating maximum house size to parcel size. The maximum floor area increases as parcel size increases.

A maximum floor area control can encourage structures that are proportionately scaled to their building site, and thereby reduce impacts on neighboring properties.

For example, a 0.5 FAR would limit house size to one half parcel size, and thereby allow a 2,500 sq. ft. house on a 5,000 sq. ft. parcel.

Maximum Building Height

The maximum allowed vertical distance that a building may extend above the ground.

Controlling building height can protect privacy, views, and access to sunlight, and provide a sense of visual uniformity.

In general, taller houses have greater visual impacts than shorter structures by casting longer shadows, attracting more attention, and reducing privacy.

Daylight Plane

A daylight plane controls where the tallest portion of a building is located. It directs the tallest portion of a house towards the center of the building.

A daylight plane can reduce the visual, privacy and loss of light impacts of a tall, blank wall looming near a neighbor's property.

Design Review

A discretionary review of building design for conformance with adopted design policies. Design review focuses on building size, shape and scale, placement of architectural elements, and proposed colors and materials.

Design review may be administered by staff or by a committee that includes professional architects.

**MID-COAST SINGLE-FAMILY RESIDENTIAL ZONING CONTROLS
DRAFT STAFF PROPOSAL**

Maximum Floor Area (FAR)

<u>Parcel Size</u>	<u>Maximum Floor Area</u>
2,500 – 3,499 sq. ft.	.45 (parcel size) + 200 sq. ft. (no covered parking requirement)
3,500 – 4999 sq. ft.	.45 (parcel size) + 200 sq. ft. garage credit (if one car covered parking is required), or .45 (parcel size) + 400 sq. ft. garage credit (if two car covered parking is required)
5,000 – 7,500 sq. ft.	.45 (parcel size) + 400 sq. ft. garage credit
7,501 – 20,000 sq. ft.	.31 – .51 (parcel size) $\left(\frac{10 \times (\text{parcel size}/1,000)}{10 + (\text{parcel size}/1,000)} - .5 \right) \times 100$
More than 20,000 sq. ft.	6,200 sq. ft.

TOTAL HOUSE SIZE (LIVING AREA + GARAGE)

	<u>Prior R-1/S-17</u>	<u>Interim Ordinance</u>	<u>Draft Proposal</u>	<u>Original Staff Proposal</u>
2,500 sq. ft. parcel →	1,500 sq. ft.	1,450 sq. ft.	1,325 sq. ft.*	1,125 sq. ft.
5,000 sq. ft. parcel →	3,500 sq. ft.	2,900 sq. ft.	2,650 sq. ft.	2,400 sq. ft.
7,500 sq. ft. parcel →	5,250 sq. ft.	4,150 sq. ft.	3,775 sq. ft.	3,000 sq. ft.
10,000 sq. ft. parcel →	7,000 sq. ft.	5,400 sq. ft.	4,500 sq. ft.	3,000 sq. ft.
15,000 sq. ft. parcel →	10,500 sq. ft.	7,900 sq. ft.	5,500 sq. ft.	4,500 sq. ft.
20,000 sq. ft. parcel →	14,000 sq. ft.	10,400 sq. ft.	6,167 sq. ft.	6,000 sq. ft.
30,000 sq. ft. parcel →	21,000 sq. ft.	15,400 sq. ft.	6,200 sq. ft.	6,000 sq. ft.

*No covered parking required.

Maximum Height

<u>Slope of Building Site</u>	<u>Maximum Height Actual, Not Average</u>
Up to 30 %	28 feet
30% and Above	28 – 33 feet
	Upslope wall: 28 feet Downslope wall: 33 feet

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

Limited Height Exemption for Steep Building Sites: In cases where steep localized terrain presents architectural and design difficulties, the Design Review Committee may grant an exemption to allow 33 feet maximum building height for any portion of the house that is at least 15 feet inward from the outermost building wall.

	<u>Prior R-1/S-17</u>	<u>Interim Ordinance</u>	<u>Draft Proposal</u>	<u>Original Staff Proposal</u>
0% building site slope →	24 1/2 – 31 1/2 feet	24 1/2 – 31 1/2 feet	28 feet	28 feet
20% building site slope →	21 – 35 feet	21 – 35 feet	28 feet	28 feet
30% building site slope →	17 1/2 – 37 1/2 feet	17 1/2 – 37 1/2 feet	28 – 33 feet	28 feet
40% building site slope →	14 – 42 feet	14 – 42 feet	28 – 33 feet	28 feet

Daylight Plane

A daylight plane shall be required, unless exempted by the Design Review Committee.

The daylight plane is established by measuring either (1) along the front and rear setback lines, or (2) along the side setback lines, as determined by the applicant, a vertical distance of 20 feet from the natural grade, and then inward at an angle of 45° until maximum building height is reached.

Architectural features, including dormers and gables may extend into the 45° angled portion of the daylight plane, provided that:

1. Dormers and Gables Located Within 15 Feet of the Outermost Building Wall. The combined length on each building side does not exceed 18 feet, and height from natural grade does not exceed 24 feet.
2. Dormers and Gables Located More Than 15 Feet from the Outermost Building Wall. The combined length on each building side does not exceed 15 feet, and height from natural grade does not exceed 28 feet.

Cornices, eaves, roof overhangs, chimneys, stairways, decks and similar features may extend up to two feet into the daylight plane.

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

The Design Review Committee may exempt new development from the daylight plane requirement upon finding that: (1) all building façades will be well articulated and proportioned, and (2) each building wall will be broken up so as not to appear shear, blank, looming or massive to neighboring properties. Façade articulation can be achieved through the placement of decks, bays, windows, balconies, porches, overhangs, cantilevered features, and other projecting or recessing architectural details.

	<u>Prior R-1/S-17</u>	<u>Interim Ordinance</u>	<u>Draft Proposal</u>	<u>Original Staff Proposal</u>
Daylight Plane →	No	No	Yes, Without Required Façade Articulation No, With Required Façade Articulation	Yes

Design Review Committee

All new development would be subject to design review by a design review committee. The design review committee process would be similar to the corresponding committee processes in effect on the Bayside. The three-member committee would be appointed by the Board of Supervisors. Two members shall be licensed architects who reside in San Mateo County. The third member shall be a resident of the unincorporated community in which the project being reviewed is located. Four persons could be appointed to serve as the "third member," i.e., one each representing Montara, Moss Beach, El Granada, and Miramar, respectively.

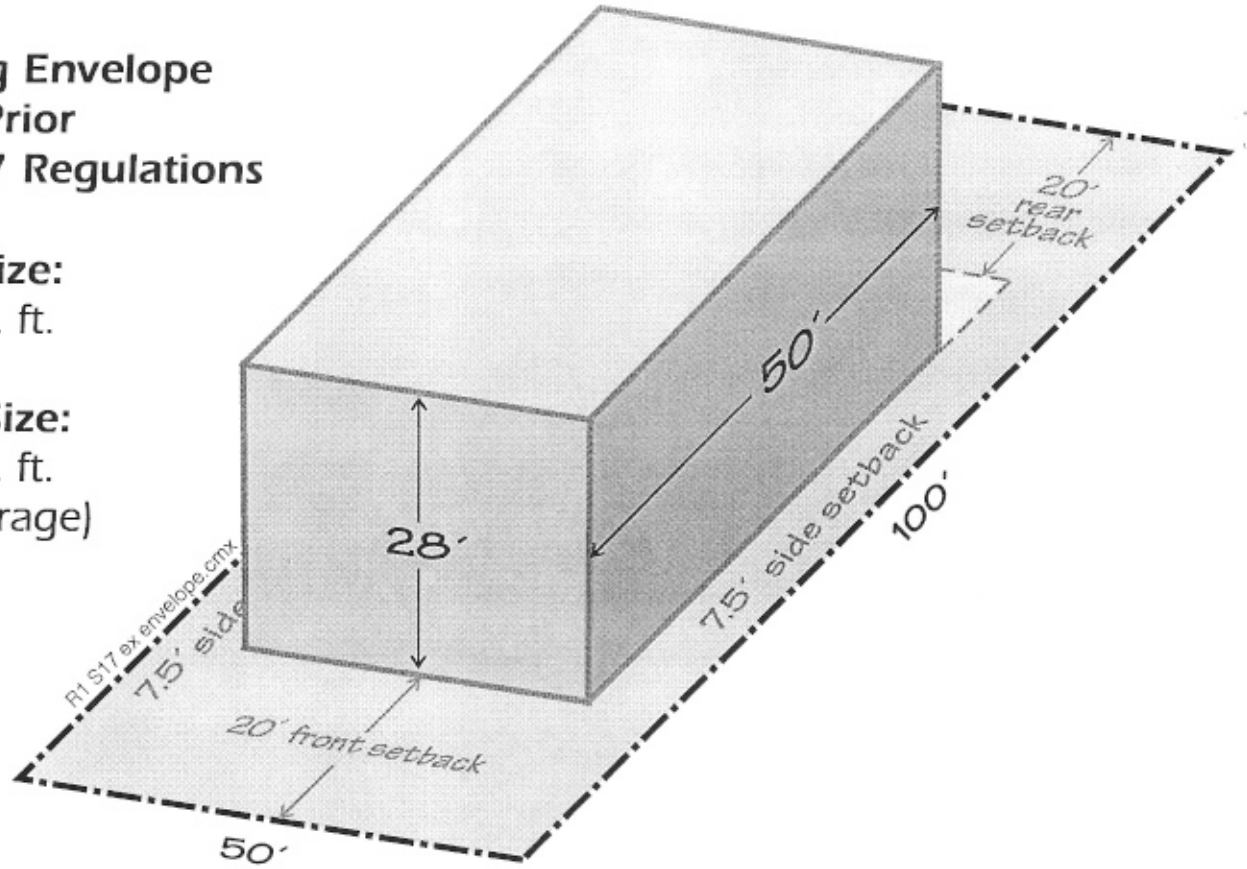
Revised design review criteria and standards would be developed as a component of the Mid-Coast LCP Update Project. The project is currently scheduled to begin with scoping sessions to be held in July, 2000.

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(4/25/00)

**Building Envelope
Under Prior
R-1/S-17 Regulations**

Parcel Size:
5000 sq. ft.

House Size:
3500 sq. ft.
(with garage)



**Building Envelope
Under Staff
Proposal**

Parcel Size:
5000 sq. ft.

House Size:
2650 sq. ft.
(with garage)

