

ZONING ORDINANCE DEVELOPMENT STANDARDS: R-1 Zone District¹

Town of Woodside

2955 Woodside Road
Woodside, California 94062
650 851.6790
www.woodsideca.gov

Lot Area Requirements WMC §153.205		Height Limits WMC §153.208		Maximum Amount of Paved Area and Surface Coverage WMC §153.005 and §153.209
Minimum Area	Minimum Average Width	Main Residence	Accessory Structures	<u>NOTE:</u> Nonconforming properties are subject to WMC §153.236.C
20,000 square feet	80 feet	28 feet	17 feet ²	1.2 x Maximum Main Residence Size Permitted without an Exception

FLOOR AREA – WMC §153.206

Total Allowable Floor Area (TFA)	Maximum Size of Main Residence	
	Without Exception	With Main Residence Size Exception ³
1.4 x Maximum Main Residence Size Permitted without an Exception	10% of Lot Area + 1,000 square feet <u>NOTE:</u> Not to exceed 3,000 square feet	5,217 x (Lot Size in Acres – 0.458) + 3,000 <u>NOTE:</u> Property must be > 0.458 acres in size and the maximum residence size with an exception shall not exceed 4,200 sf

SETBACKS – WMC §153.207

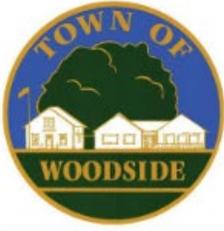
Height in Feet	Basic Yard Setbacks in Feet			Minimum Setbacks with Exceptions ⁴ in Feet		
	Front	Rear	Side	Front	Rear	Side
<17	30	25	15	20	17	10
17 to 28	30	25	22.5	25	20	17.5

¹ For R-1 (Glens) Development Standards, refer to the WMC Chapter 153 for allowed Total Floor Area, size of main residence, setbacks, heights, and hillside development regulations (WMC §153.415)

² See opposite side of handout for maximum accessory structure plate height, barn height, and covered equestrian arena height.

³ Exceptions shall be granted pursuant to the formula, shown above, if the conditions listed in WMC §153.206(C) can be satisfied.

⁴ The Planning Commission may grant an exception to the required setbacks for the MAIN RESIDENCE ONLY, if the required findings are made (WMC §153.207(D)).



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ACCESSORY STRUCTURES – WMC §153.206 (size), §153.208 (height), and §153.211 (ADUs)

Type of Accessory Structure:	Covered Equestrian Arenas	Barns and Stables	Other Accessory Structures (ex. garage, carport, ADU)
Maximum Floor Area Allowed:	≤10% of Lot Area	2,500 square feet	1,500 square feet
Maximum Height Allowed:	30 feet	24 feet	<u>Overall Height:</u> 17 feet <u>Plate Height:</u> 11 feet
Lot Size in Acres	Number/Type of Accessory Dwelling Units Allowed		
< 1	1 attached ADU or 1 detached* ADU		
1 ≤ X < 1.5	1 attached ADU and 1 detached* ADU		
≥ 1.5	2 ADUs (attached or detached*)		

**Detached ADUs are only allowed on R-1 zoned properties that have a Lot Area of at least 20,000 sf*

BASEMENTS - WMC §151.22 and §151.41

Maximum Basement Grading (cubic yards)
$\frac{\text{Maximum Main Residence Size Permitted without an Exception} \times 12}{27}$
NOTE: Maximum grading not to exceed 1,333.3 cubic yards

NATURAL STATE – WMC §153.005 and §153.415

If the Net Average Slope is 12.5% or more, a portion of the property shall remain in natural state. NOTE: Does not apply to developed lots that are ≤ 1 acre.	
Net Average Slope - The average ground slope of the net lot area when all areas with slopes in excess of 35% are removed, as expressed by the formula: $S[N] = (0.00229 \times I \times L) / N$ <i>I = Contour interval in feet</i> <i>L = Combined length of the contour lines in feet; and,</i> <i>N = The net area in acres of the parcel or lot when all areas with slopes in excess of 35% are removed</i>	
Net Average Slope (S[N])	Minimum of net area (N) to remain in natural state
12.5% - 14.9%	32.5%
15.0 - 17.4%	40.0%
17.5 - 19.9%	47.5%
20.0 - 22.4%	55.0%
22.5 - 24.9%	62.5%
25.0 - 27.4%	70.0%
27.5 - 29.9%	77.5%
30.0 - 32.4%	85.0%
32.5% - 34.9%	92.5%
35.0% and above	100%