

EXHIBIT B to Ordinance

Proposed Changes to San Carlos Municipal Code Sections 18.03 (Rules of Measurement), 18.12 (Hillside Overlay District), 18.29 (Design Review), and 18.40 (Use Classifications) of the San Carlos Municipal Code.

Proposed Amendments to Municipal Codes are in [blue](#) and deletions in [red](#).

18.03.080 Determining floor area.

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The floor area of a building is the sum of the gross horizontal areas of all floors of a building or other enclosed structure, measured from the outside perimeter of the exterior walls and/or the centerline of interior walls.

A. Included in Floor Area. Floor area includes, but is not limited to, all habitable space (as defined in the California Building Code) that is below the roof and within the outer surface of the main walls of principal or accessory buildings or the centerlines of party walls separating such buildings or portions thereof or within lines drawn parallel to and two feet within the roof line of any building without walls. Garages in the RS-6 zoning district shall be included in floor area calculations. In the case of a multi-story building that has covered or enclosed stairways, stairwells or elevator shafts, the horizontal area of such features shall be counted only once at the floor level of their greatest area of horizontal extent.

B. Excluded from Floor Area. Floor area does not include mechanical, electrical, and communication equipment rooms that do not exceed two percent of the building's gross floor area; [statewide exemption accessory dwelling units in accordance with Section 18.23.210; up to 800 square feet of any accessory dwelling unit](#); bay windows or other architectural projections where the vertical distance between the lowest surface of the projection and the finished floor is thirty inches or greater; areas that qualify as usable open space; and in nonresidential buildings, areas used for off-street parking spaces or loading spaces, driveways, ramps between floors of a multi-level parking garage, and maneuvering aisles that are located below the finish grade of the property.

18.03.100 Determining lot coverage.

Lot coverage is the ratio of the total footprint area of all structures on a lot to the net lot area, typically expressed as a percentage. The footprints of all principal and accessory structures, including garages, carports, covered patios, and roofed porches, shall be summed in order to calculate lot coverage. The following structures shall be excluded from the calculation:

- A. Unenclosed and unroofed decks, uncovered patio slab, porches, landings, balconies and stairways less than eighteen inches in height at surface of deck (and less than six feet including railings);
- B. Eaves and roof overhangs projecting up to two feet from a wall;
- C. Trellises and similar structures that have roofs that are at least fifty percent open to the sky with uniformly distributed openings;
- D. Swimming pools and hot tubs that are not enclosed in roofed structures or decks; and
- E. One small, nonhabitable accessory structure under one hundred twenty square feet. Structures above quantity of one shall be included in lot coverage.

[F. Statewide exemption accessory dwelling units in accordance with Section 18.23.210.](#)

18.12.050 Development standards.

- A. General Site Planning Standards. Each structure shall be located in the most accessible, least visually prominent, most geologically stable portion or portions of the site, and at the lowest feasible elevation. Structures shall also be aligned with the natural contours of the site. Siting structures in the least prominent locations is especially important on open hillsides where the high visibility of construction should be minimized by placing structures so that they will be screened by existing vegetation, depressions in topography, or other natural features.
- B. Parking Front Setback Adjustment. In order to reduce grading, required parking (including a private garage) may be located, at the discretion of the Director, as close as five feet to the street property line; provided, that portions of the dwelling and accessory structures other than the garage shall comply with the setback requirements of the base zoning district.
- C. Natural State. A minimum area of twenty-five percent of the lot area plus the percentage figure of average slope, not to exceed a maximum of eighty-five percent, must remain in its natural state. This standard may be waived or reduced for lots zoned PD or developed with clustered development subject to approval by the review authority. [Statewide exemption accessory dwelling units \(ADUs\) are exempt from natural state calculations.](#)

18.12.060 Building design standards.

A. Height Limits. A proposed structure shall comply with the setback requirements of the base zoning district and the following:

1. Overall Height Limit. The maximum overall height of a structure shall not exceed a height of thirty-five feet, measured from the lowest elevation on the site where the structure touches finished grade, to the highest point of the roof.
2. Downhill Facing Building Elevation. The building elevation facing the downslope shall have a maximum height of twenty feet from finished grade with sufficient articulation from that building face to the next highest story to minimize the visual height and bulk as viewed from the lowest finished grade. [An accessory dwelling unit attached to the main building at the downhill building elevation, and classified as a statewide exemption accessory dwelling unit, may be constructed with a maximum height of twenty-five feet from finished grade.](#)

18.29.020 Applicability.

Design review is required for all projects that require a permit for new construction, reconstruction, rehabilitation, alteration, or other improvements to the exterior of a structure, site, or a parking area except for:

A. Construction, reconstruction, alterations, improvements, and landscaping for a project developed in compliance with a previous design review approval; and

B. Additions of floor area within an existing building envelope [not including accessory dwelling units or junior accessory dwelling units.](#) (Ord. 1537 (Exh. D (part)), 2018; Ord. 1438 § 4 (Exh. A (part)), 2011)

18.29.030 Assignment of design review responsibilities.



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A. Residential Design Review Committee. The Residential Design Review Committee shall conduct design review of any residential improvement in the RS districts that:

1. Results in more than three thousand square feet of floor area (including garages) and meets or exceeds the FAR thresholds identified in Table 18.29.030-A(1); and

**TABLE 18.29.030-A(1): RESIDENTIAL
SINGLE-UNIT DESIGN REVIEW
THRESHOLD**

Average Cross-Slope of Project (Percent)	Floor Area Ratio
0–4.9	0.40
5–19.9	0.30
20–29.9	0.25
30+	0.20

2. Does not require and is not a part of a project that requires approval of a use permit, variance, or other discretionary approval by the Planning Commission.

3. If an application to create or serve an accessory dwelling unit or a junior accessory dwelling unit is submitted with an application to create a new single-family or multifamily dwelling on the lot, staff may delay approving or denying the permit application for the accessory dwelling unit or the junior accessory dwelling unit until staff or RDRC approves or denies the permit application to create the new single-family or multifamily dwelling, but the application to create or serve the accessory dwelling unit or junior accessory dwelling unit shall be considered without discretionary review or hearing.

18.40.020 Residential use classifications.

A. Residential Housing Types.

1. Single-Unit Dwelling. One (1) dwelling unit located on a single lot, within which all rooms are internally accessible and that is not attached to any other dwelling unit. This classification includes individual manufactured housing units installed on a foundation system pursuant to Section [18551](#) of the California Health and Safety Code.

2. Small Lot Single-Unit Development. Detached single-unit dwellings located on lots less than six thousand (6,000) square feet in area.

3. Bungalow Court. Detached single-unit dwellings arranged around a common, shared courtyard that is wholly open to the street.

4. Junior Accessory Dwelling Unit. A unit that is no more than five hundred (500) square feet in size and contained entirely within a single-family dwelling unit (must contain a separate, external entrance). A junior accessory dwelling unit may include separate sanitation facilities (bathroom containing, at minimum, a sink, toilet, and shower) or may share sanitation facilities with the single-family dwelling. An efficiency kitchen is required, which must include a sink and a built-in cooking facility with appliances (e.g., microwave, toaster oven, hot plate), as well as a food preparation counter and storage cabinets.

5. Accessory Dwelling Unit. An attached or detached residential dwelling unit that provides complete independent living facilities for one (1) or more persons ~~and located on a single lot with a proposed or existing single-unit dwelling~~. It shall include a separate external entrance and permanent provisions for living, sleeping, eating, cooking, and sanitation (at minimum, a sink, toilet, and shower) on the same parcel as the single-family or multifamily dwelling. At a minimum, the kitchen shall contain a sink, standard refrigerator, and either a built-in cooktop or range, as well as a food preparation counter and storage cabinets.