

## **CHAPTER 20. “S-75” DISTRICT (COMBINING DISTRICT – WEEKEND ACRES)**

**SECTION 6300.4.31. REGULATIONS FOR “S-75” COMBINING DISTRICT (WEEKEND ACRES).** The following regulations shall apply in the single-family (R-1) residential zoning district with which the “S-75” District is combined.

In the case where a requirement, standard, or provision of this Chapter conflicts with another requirement, standard, or provision in the Zoning Regulations, including this Chapter, the most limiting provision shall take precedence and govern.

**SECTION 6300.4.32. BUILDING SITE WIDTH.** The minimum building site width shall be an average of **50 feet**.

**SECTION 6300.4.33. BUILDING SITE AREA.** The minimum building site area shall be **5,000 sq. ft.**

**SECTION 6300.4.34. DEVELOPMENT DENSITY.** The maximum density of development shall be 8.7 dwelling units/net acre.

**SECTION 6300.4.35. BUILDING SETBACKS.** The minimum building setbacks shall be:

Front:	<b>20 feet</b>	
Sides:	<b>10 feet</b>	- <b>When the side property line fronts a public or private street</b>
	<b>5 feet</b>	- <b>All other cases</b>
Rear:	<b>20 feet</b>	

**SECTION 6300.4.36. BUILDING SITE COVERAGE AREA RATIO.** The maximum building site coverage area ratio shall be **.50 (50%)** and shall include all: (1) buildings, (2) accessory buildings, and (3) structures such as patios, decks, balconies, porches and other similar uses which are 18 inches or more above the ground, except fences/walls.

**SECTION 6300.4.37. BUILDING FLOOR AREA.** The maximum building floor area shall be established according to the following table:

<u>Building Site Area</u>	<u>Maximum Floor Area</u>
≤5,000 sq. ft.	2,800 sq. ft.
>5,000 sq. ft.	.26 (building site area - 5,000) + 2,800 sq. ft.

Floor area specifically includes: (1) the area of all stories of all main and accessory buildings on a building site 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 or more feet from exterior walls, and (3) the area of all garages and carports that exceed 400 sq. ft., but excludes uninhabitable attics and sub-grade basements.

**SECTION 6300.4.38. BUILDING HEIGHT.** The maximum building height shall be **28 feet, not to exceed two habitable stories**. Building height shall be measured as the vertical distance from any point on the **existing grade** to the topmost point of the building immediately above. Chimneys, pipes, mechanical equipment, antennae, and other common facilities may extend beyond the respective maximum height to a maximum of 36 feet as required for safety or efficient operation.

**SECTION 6300.4.39. DAYLIGHT PLANES.** The daylight planes shall be established by measuring along the **side setback lines** a vertical distance of **16 feet** from the existing grade and then inward at an **angle of 45 degrees** until a **maximum height of 28 feet** is reached.

Daylight planes shall not be applicable to the side setback line of the street-facing side of a corner parcel.

Certain architectural features shall be allowed to extend into all yard setback areas according to the provisions of Zoning Regulations Section 6406.

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

Additionally, architectural features, such as dormers or gables, shall be allowed to extend into the daylight plane of the **side setbacks** provided that: (1) they measure perpendicularly to the daylight plane no more than **20 feet** in continuous or cumulative length on each side, and (2) they measure no more than **24 feet in height** from the **existing grade**.

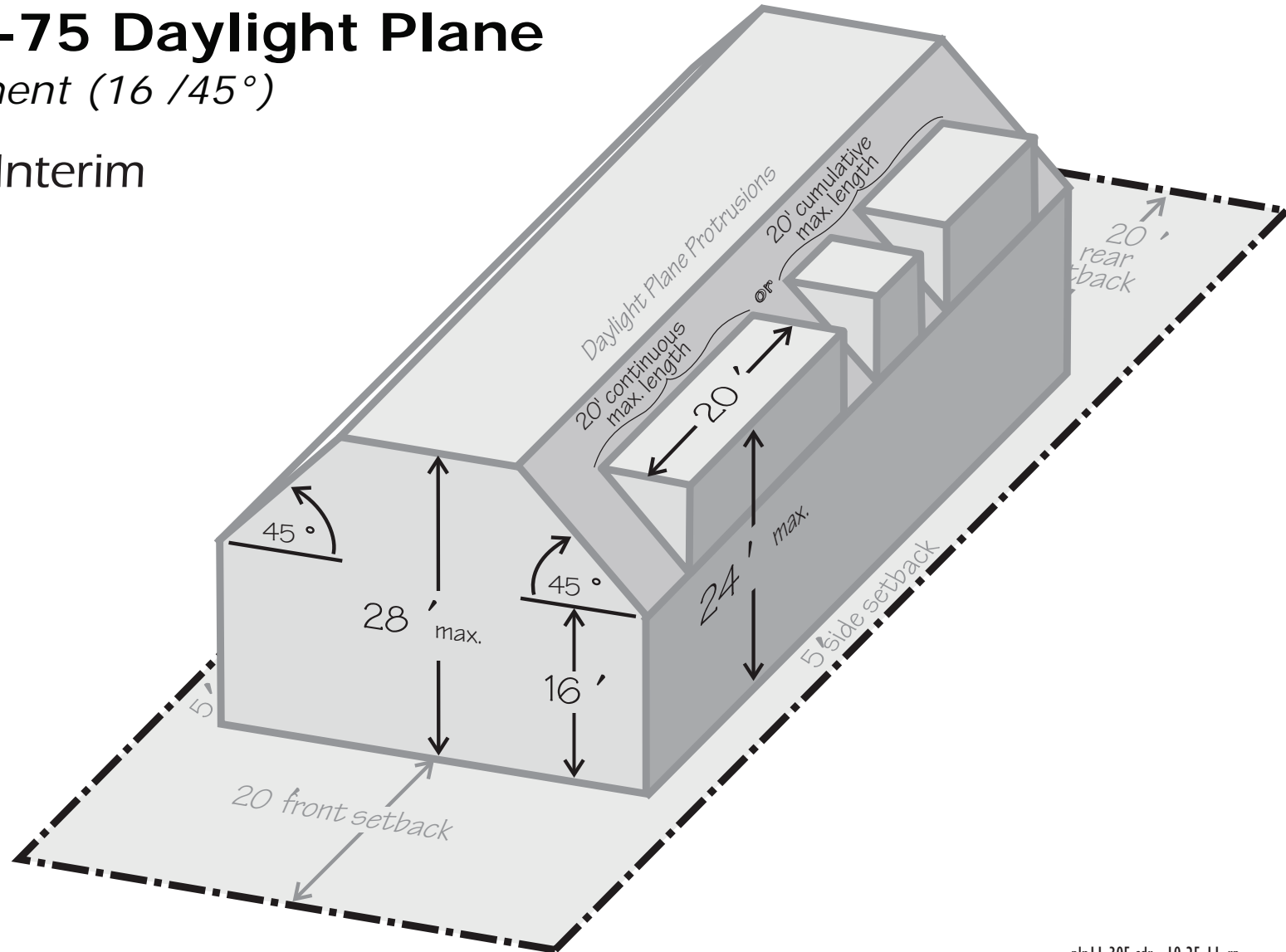
(Sections 6300.4.31 through 6300.4.39 - Added by Ordinance No. 04591 - November 15, 2011)

MAT:fc – MATV0852\_WFR.DOC  
(11/22/11)

## R-1/S-75 Daylight Plane

Requirement (16 / 45°)

Existing Interim



pln11-305.cdr 10-25-11 rp

**Board of Supervisors Meeting**

**PLN 2011-00305**

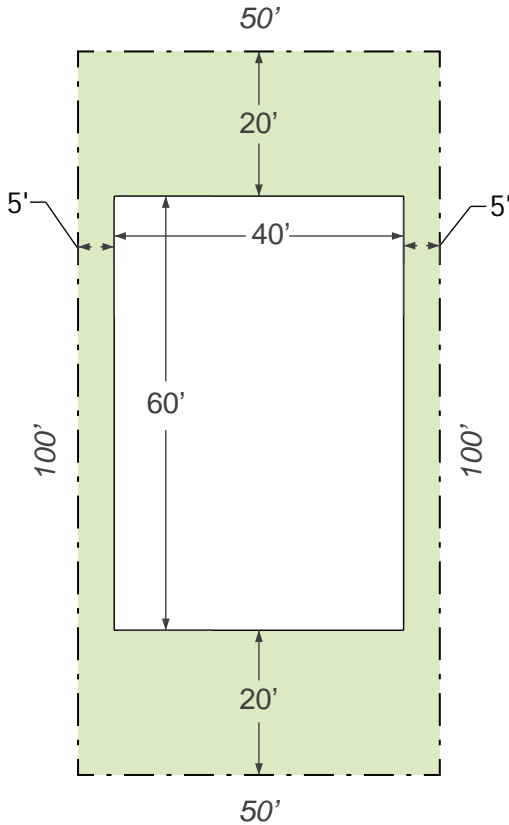
Case

B2

Attachment

## **S-7 District**

*5000 sq ft Lot*



### **Maximum Lot Coverage**

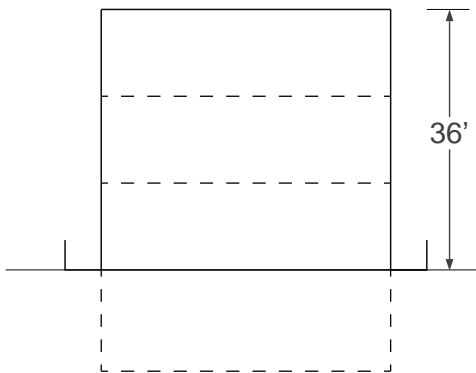
*50%*  
*(2,500 sq ft)*

### **Total Floor Area Allowed**

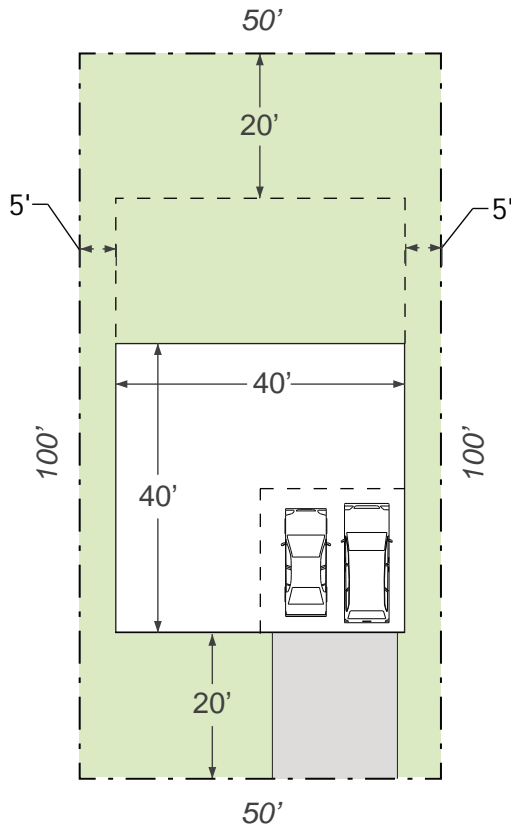
*7200 sq ft*  
*Including Garage*  
*Excluding Basement*

### **Building Footprint**

*2,400 sq ft*  
*No Floor Area Ratio (FAR)*



## **S-75 District** *(Existing)* *5000 sq ft Lot*



### **Maximum Lot Coverage**

*50%*

*2,500 sq ft*

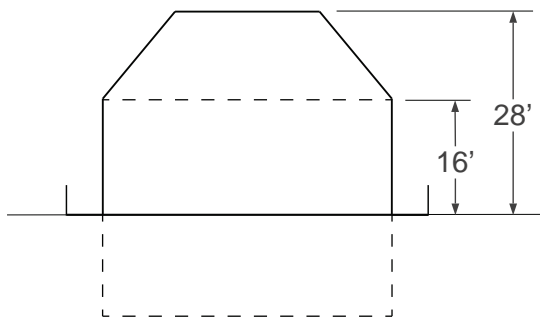
### **Maximum FAR**

*2,800 sq ft*

*(+ 400 sq ft Garage)*

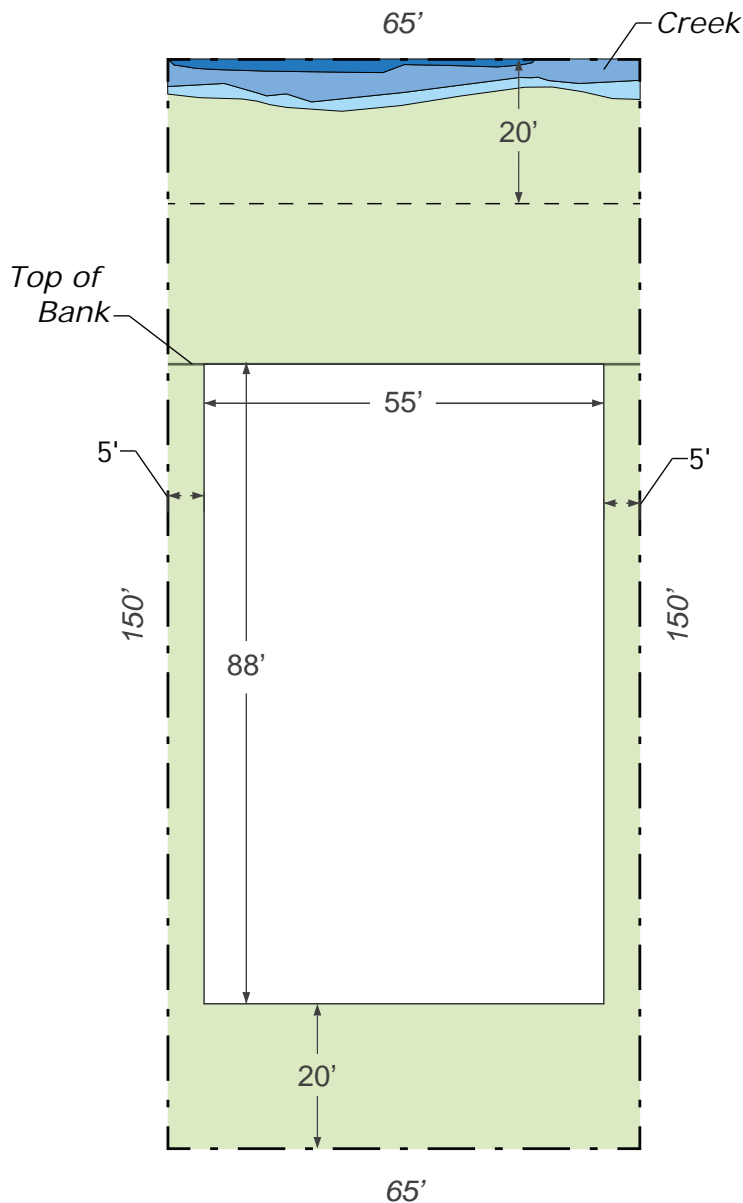
### **Building Footprint**

*1,600 sq ft*



## **S-7 District**

*9750 sq ft Lot*



### **Maximum Lot Coverage**

*50%*

### **Total Floor Area Allowed**

*14,625 sq ft*

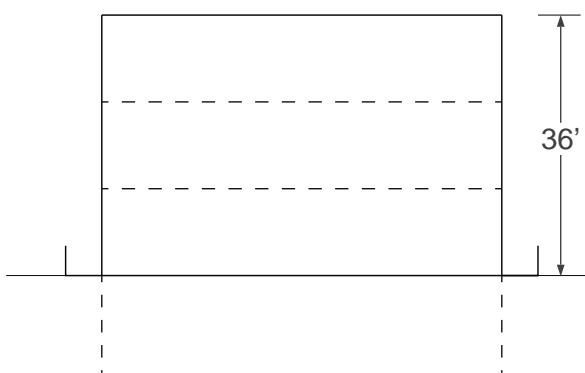
*Including Garage*

*Excluding Basement*

### **Building Footprint**

*4,875 sq ft*

*No Floor Area Ratio (FAR)*



**Board of Supervisors Meeting**

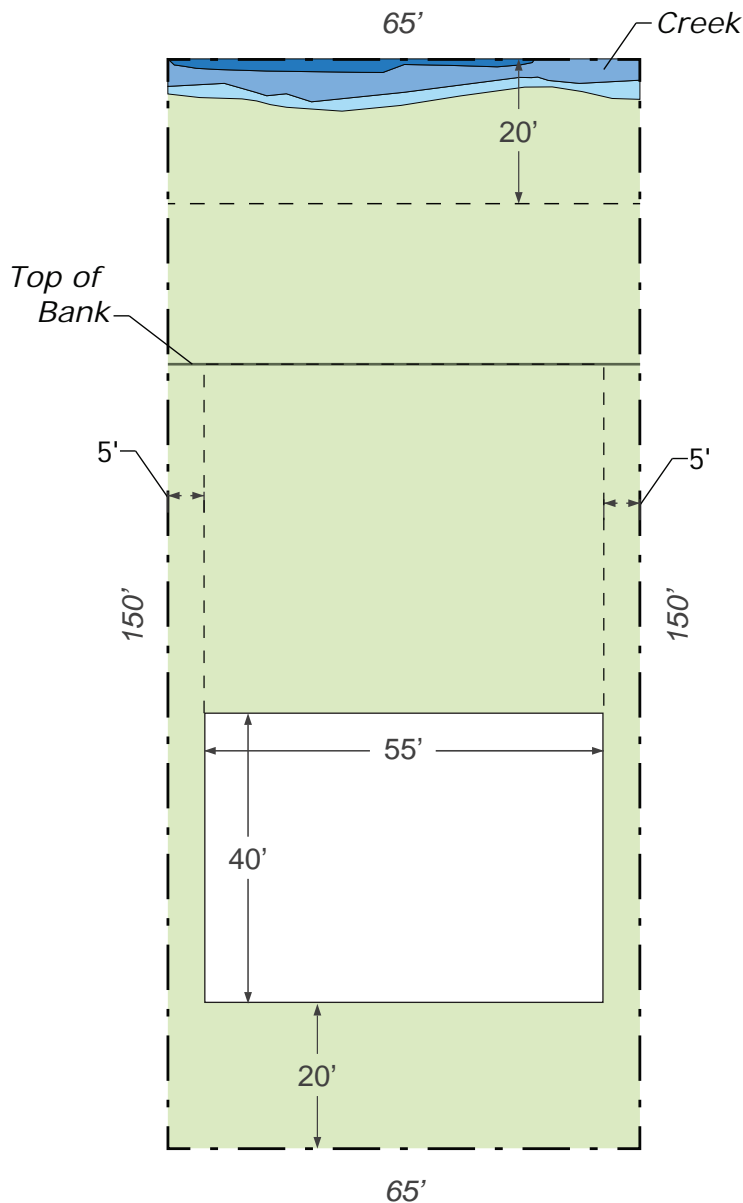
**PLN 2011-00305**

Case

C3

Attachment

# **S-75 District** *(Existing)* *9750 sq ft Lot*



## **Maximum Lot Coverage**

*50%*

*4875 sq ft*

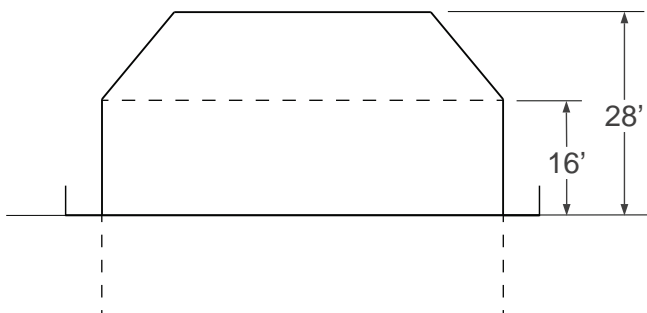
## **Maximum FAR**

*4035 sq ft*

*(+ 400 sq ft Garage  
Excluding Basement)*

## **Building Footprint**

*2218 sq ft*



**2 Story Maximum**

**Board of Supervisors Meeting**

**PLN 2011-00305**

Case

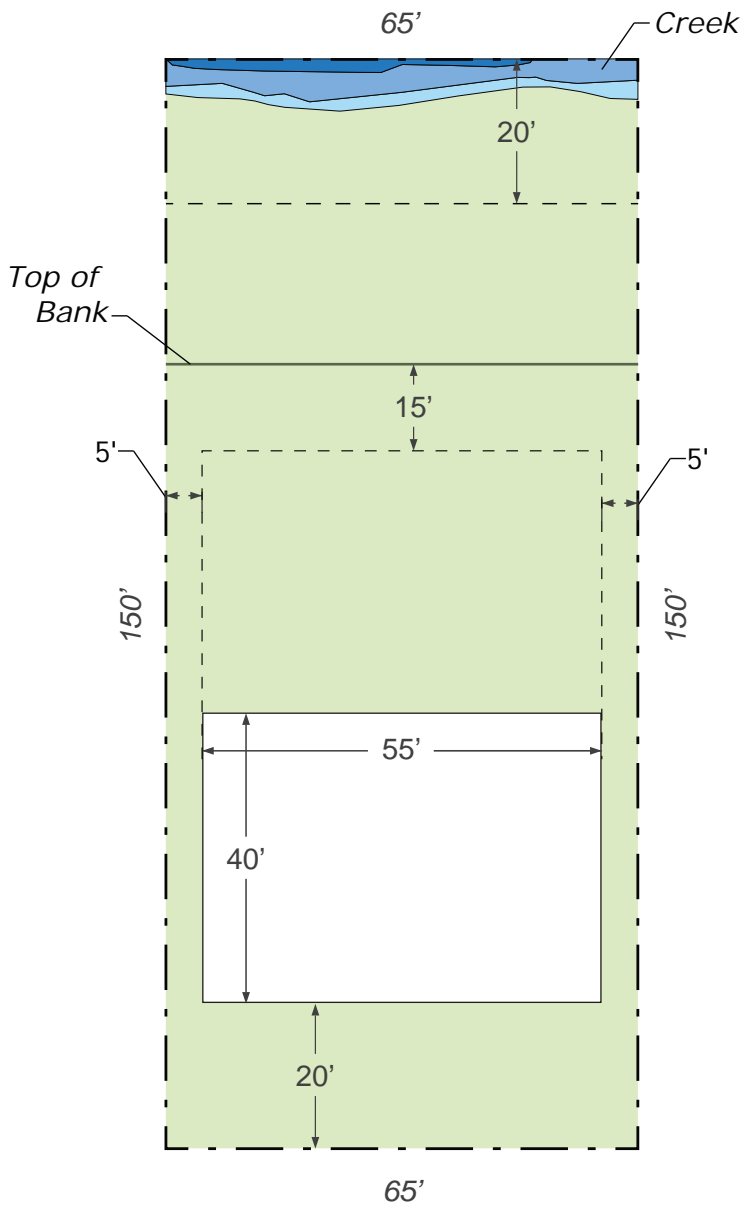
C4

Attachment

## S-75 District

*(Proposed)*

*9750 sq ft Lot*



### Maximum Lot Coverage

*50%*

*4875 sq ft*

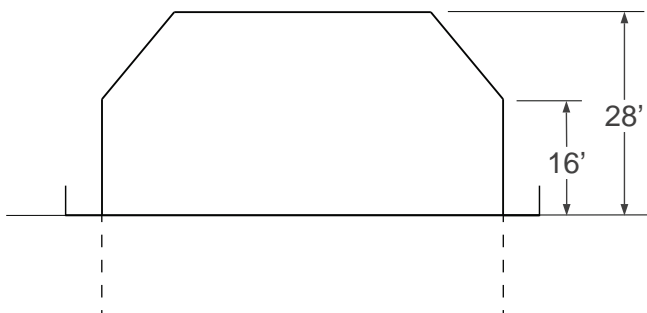
### Maximum FAR

*4035 sq ft*

*(+ 400 sq ft Garage  
Excluding Basement)*

### Building Footprint

*2218 sq ft*



### No Story Maximum

*28' Height Limit*

**Board of Supervisors Meeting**

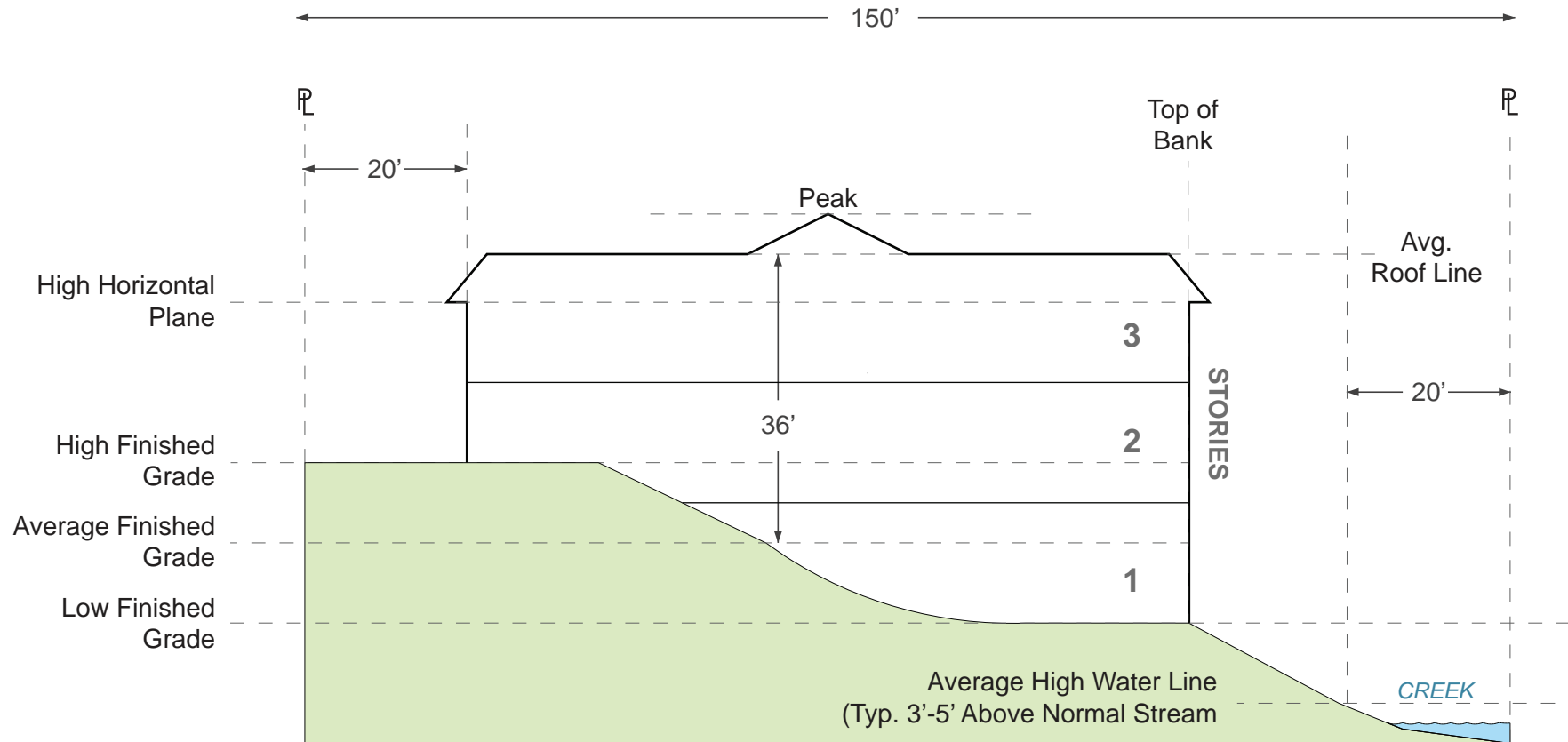
**PLN 2011-00305**

Case

C5

Attachment

## S-7 District



\* For illustration purposes only

**Board of Supervisors Meeting**

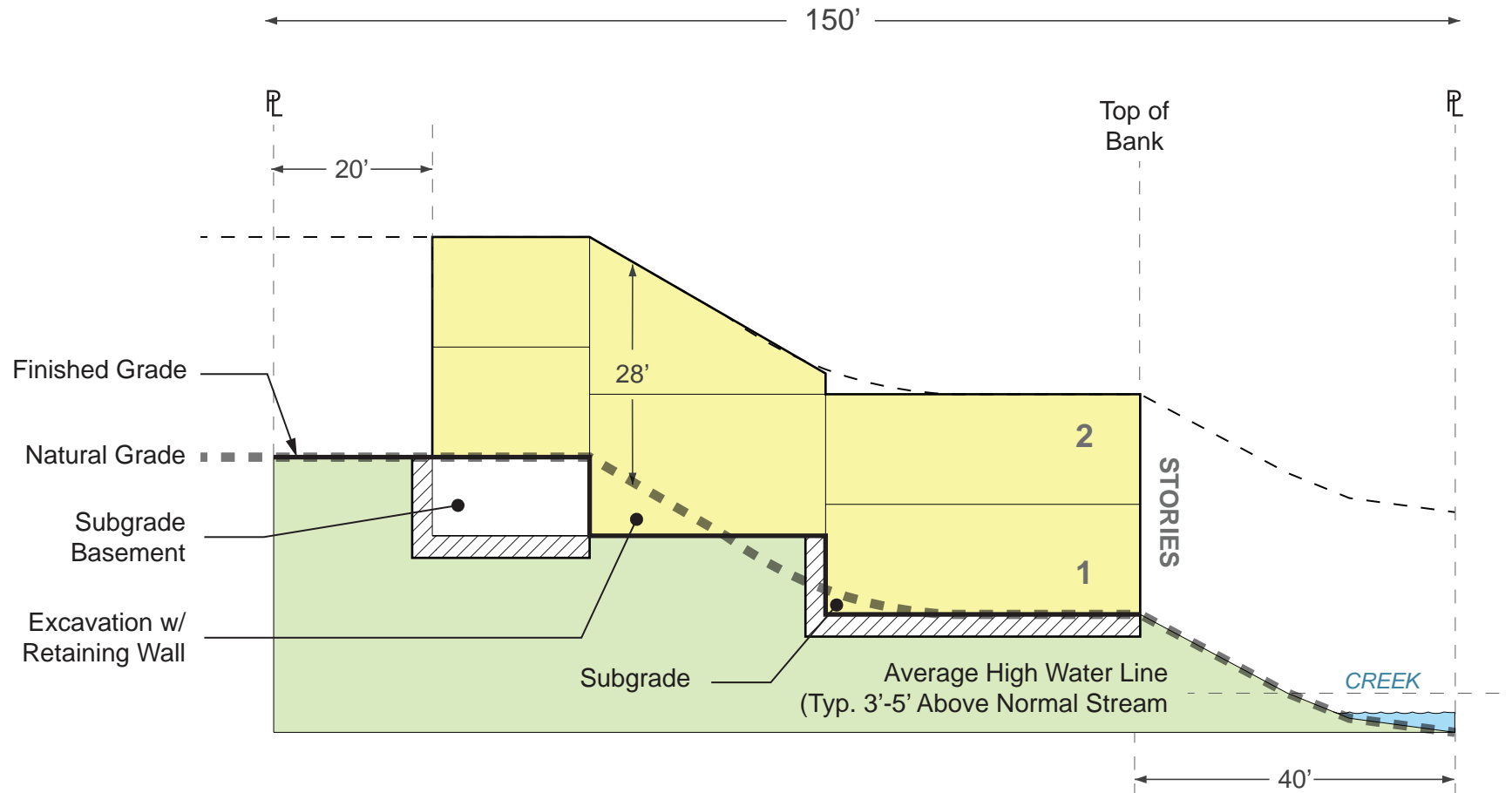
**PLN 2011-00305**

Case

C6a

Attachment

# S-75 District (Existing)



**Board of Supervisors Meeting**

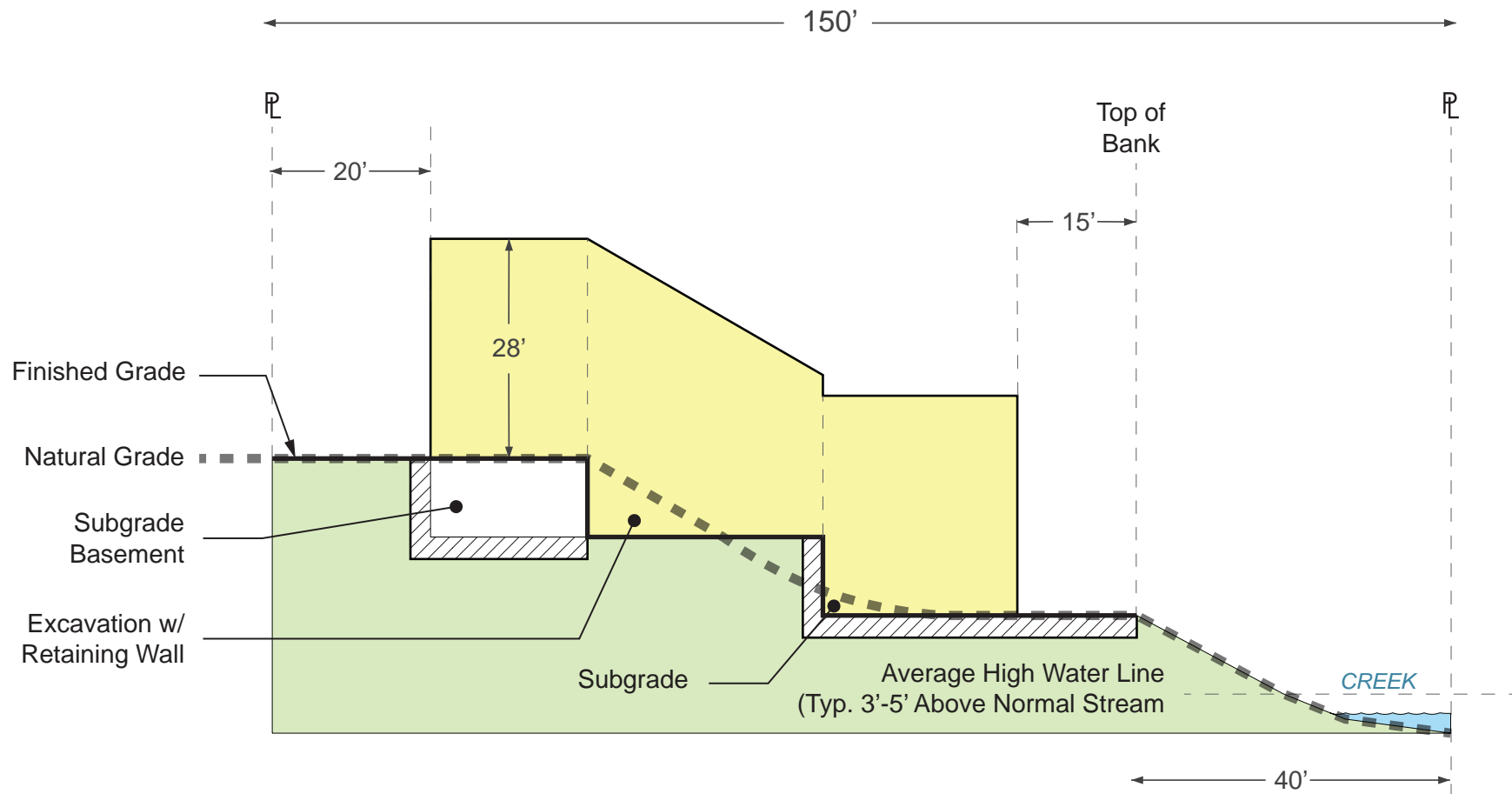
**PLN 2011-00305**

Case

C6b

Attachment

# **S-75 District** *(Proposed)*



**Board of Supervisors Meeting**

**PLN 2011-00305**

Case

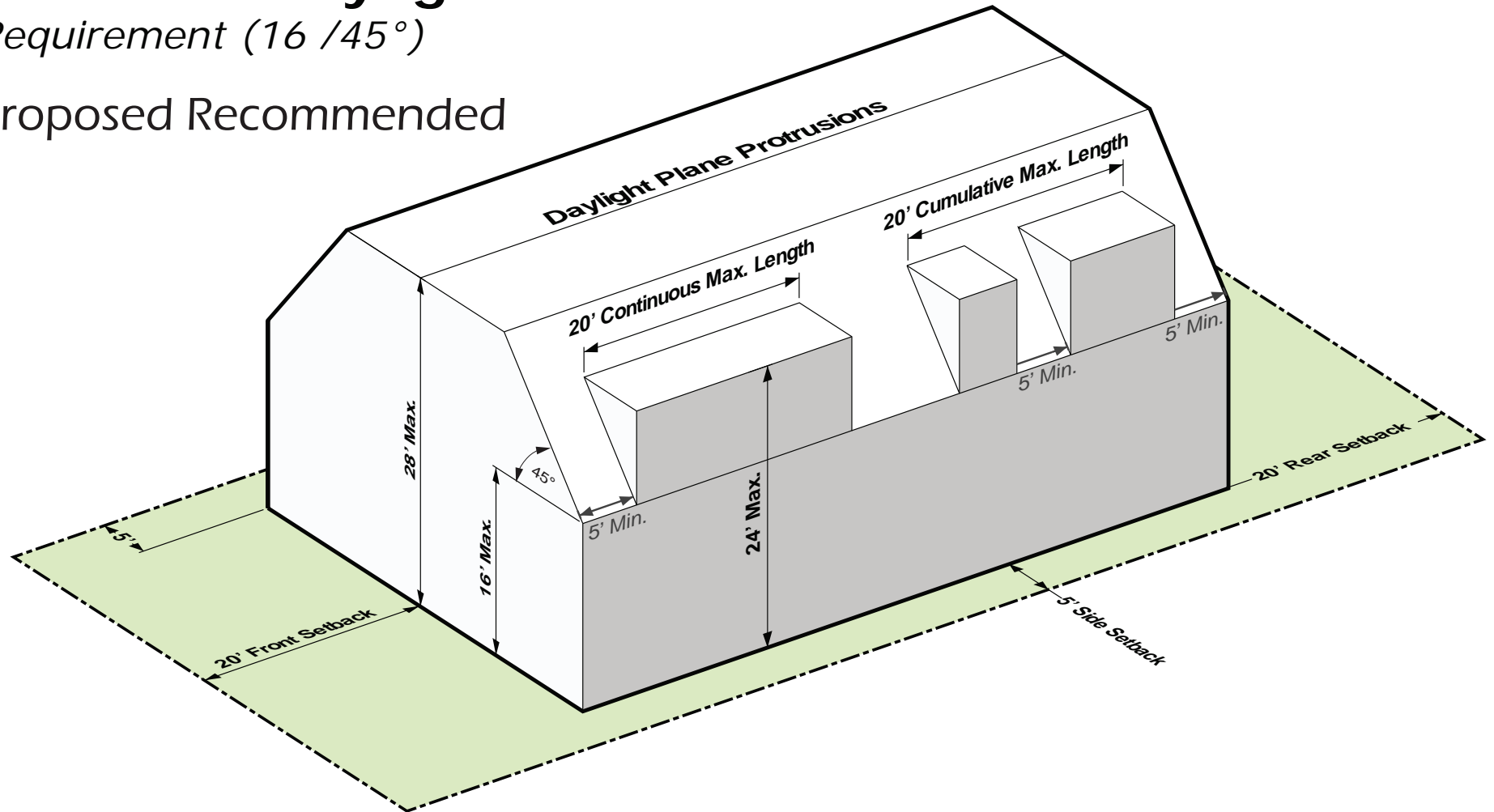
C6c

Attachment

## R-1/S-75 Daylight Plane

Requirement (16 / 45°)

Proposed Recommended



Board of Supervisors Meeting

PLN 2011-00305

Case

**C7**

Attachment

# San Mateo County Planning & Building Department Weekend Acres

## THIS IS TO CERTIFY

That Tacoma Land Co. is the sole owner of the tract of land called "Map of Stanford Week End Acres" hereon designated and delineated; that the only consent necessary to passing a clear title is that of Tacoma Land Co., a corporation; that said corporation has caused said tract to be surveyed, subdivided and laid out into lots, and that the lots intended for sale are hereon designated by numbers, their precise size, length, and width being given.

In witness whereof, Tacoma Land Co. has caused these presents to be signed by its President and Secretary and its Corporate Seal to be hereunto affixed this 22nd day of April, 1921.

TACOMA LAND CO

By Parker Maddup President

By Jessie K. Smith Secretary

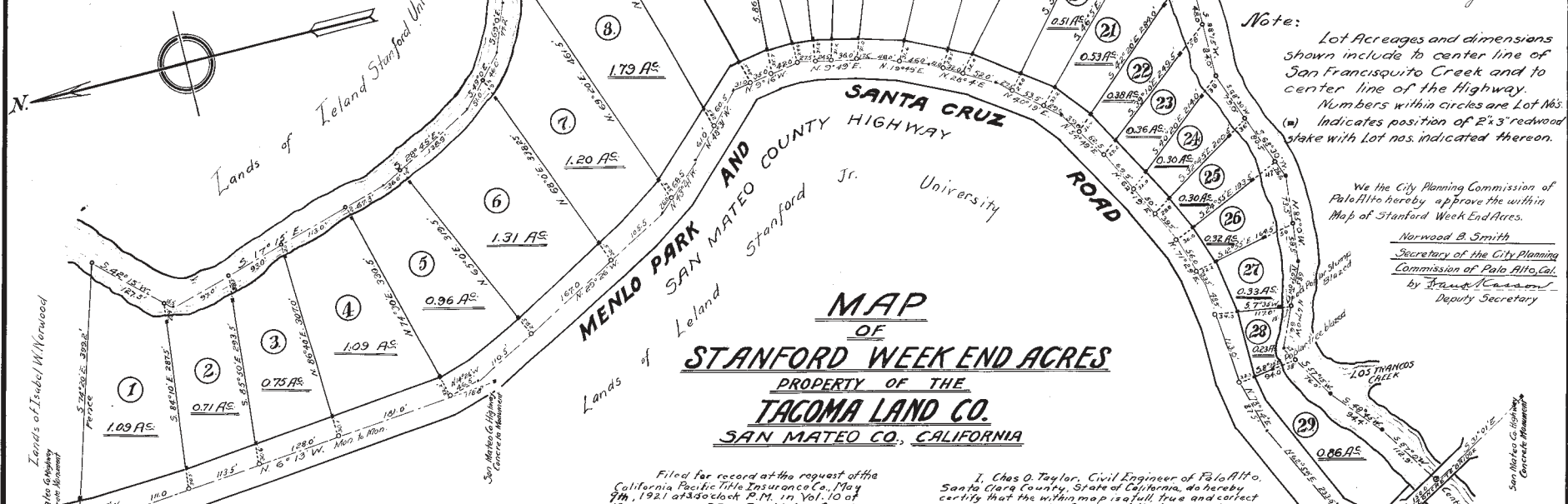
STATE OF CALIFORNIA  
COUNTY OF SANTA CLARA S.S.

On this 23rd day of April, 1921 A.D. before me, Elizabeth A. Wright, Notary Public, personally appeared Parker Maddup, known to me to be the President, and Jessie K. Smith, known to me to be the Secretary of the Corporation that executed the within instrument, and they acknowledged to me that they as such President and Secretary executed the same for and on behalf of said Corporation.

In witness whereof, I have hereunto set my hand and affixed my official seal at my office in the County of Santa Clara this day and year in this Certificate first above written.

Elizabeth A. Wright

Notary Public in and for Santa Clara County,  
State of California



STATE OF CALIFORNIA  
COUNTY OF SAN MATEO.

I, J. J. Shields, County Auditor of the County of San Mateo, State of California, hereby certify that there are no liens for unpaid taxes except taxes not yet payable against the tract of land shown on this map.

In witness whereof, I have hereunto set my hand this 2nd day of May, 1921.

J. J. Shields  
County Auditor

The Board of Supervisors of San Mateo County at their regular meeting on the 2nd day of May, 1921, duly authorized the Clerk of said Board to endorse their approval of the within map.

Elizabeth M. Nash  
County Clerk and Clerk ex-officio of the Board of Supervisors.

We, Geo. A. Kneese, County Surveyor and D. P. Flynn, County Assessor, of the County of San Mateo do hereby certify that each and every lot designated on the map herein has been carefully examined by us and we recommend the approval of said map by the proper authorities.

Geo. A. Kneese  
D. P. Flynn

## Note:

Lot Acreages and dimensions shown include to center line of San Francisco Creek and to center line of the Highway. Numbers within circles are Lot Nos. (m) Indicates position of 2"x3" redwood stake with Lot nos. indicated thereon.

We the City Planning Commission of Palo Alto hereby approve the within Map of Stanford Week End Acres.

Norwood B. Smith  
Secretary of the City Planning Commission of Palo Alto, Cal.  
by Frank Casson  
Deputy Secretary

**MAP  
OF  
STANFORD WEEK END ACRES  
PROPERTY OF THE  
TACOMA LAND CO.  
SAN MATEO CO., CALIFORNIA**

Filed for record at the request of the California Pacific Title Insurance Co., May 9th, 1921 at 3:00 clock P.M. in Vol. 10 of Maps of page 38 San Mateo County Records.

John  
County Recorder  
File #82089

I, Chas. O. Taylor, Civil Engineer of Palo Alto, Santa Clara County, State of California, do hereby certify that the within map is a full, true and correct survey made on the Ground of the hereon by me in April, 1921.

Chas. O. Taylor  
Civil Engineer

Scale: 100 feet to 1 inch

Board of Supervisors Meeting

PLN 2011-00305

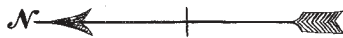
Case

D1a

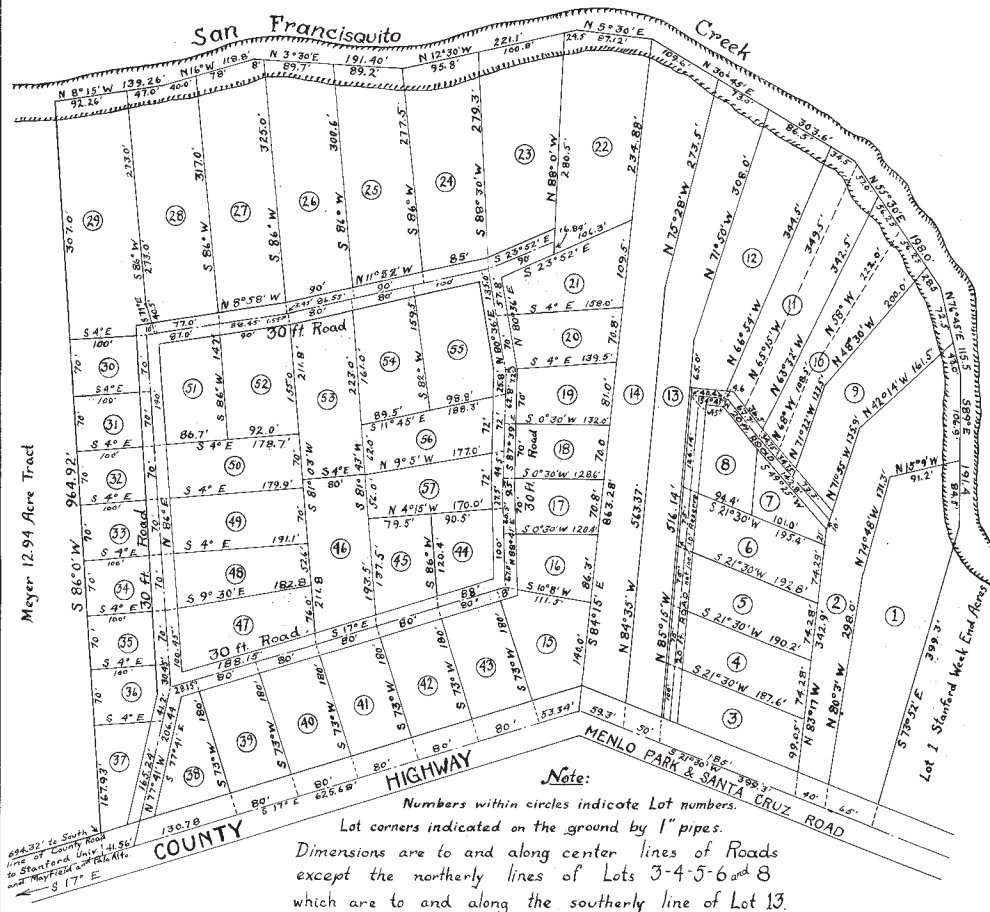
Attachment

# San Mateo County Planning & Building Department Weekend Acres

## MAP OF NORTH STANFORD WEEK END ACRES San Mateo Co., Calif.



Scale: 100 Ft. to 1 in.



### THIS IS TO CERTIFY

That Tacoma Land Co. is the sole owner of the tract of land called "Map of North Stanford Week End Acres" hereinafter designated and delineated; that the only consent necessary to passing a clear title is that of Tacoma Land Co., a corporation; that said corporation has caused said tract to be surveyed, subdivided and laid out into lots and that the lots intended for sale are herein designated by numbers, their precise size, length and width being given. That the In witness whereof, Tacoma Land Co. has caused these presents to be signed by its President and Secretary and its corporate seal to be hereunto affixed this 24 day of August, 1923.

TACOMA LAND CO.

*Parker Maddux*  
President  
*Jessie K. Smith*  
Secretary

STATE OF CALIFORNIA  
COUNTY OF SAN MATEO S.S.

On this 24 day of August, 1923 A.D., before me, Notary Public, personally appeared Parker Maddux, known to me to be the President, and Jessie K. Smith, known to me to be the Secretary of the Corporation that executed the within instrument, and they acknowledged to me that they as said President and Secretary executed the same for and in behalf of said Corporation.

In witness whereof, I have hereunto set my hand and affixed my official seal at my office in the county of San Mateo the day and year in this certificate first above written.

Notary Public in and for San Mateo Co.  
State of California.

STATE OF CALIFORNIA  
COUNTY OF SAN MATEO

I, J.J. Shields, County Auditor of the County of San Mateo, State of California, hereby certify that there are no liens for unpaid taxes except taxes not yet payable against the tract of land shown on this map.

In witness whereof, I have hereunto set my hand this 17 day of August, 1923.

*J.J. Shields*  
County Auditor

The Board of Supervisors of San Mateo Co. at their regular meeting on the 24 day of August, 1923, duly authorized the Clerk of said Board to endorse their approval of the within map.

*Elizabeth M. Treese*  
County Clerk and Clerk of the Board of Supervisors.

We, Geo. A. Knese, County Surveyor, and D.P. Flynn, County Assessor, of the County of San Mateo, Calif., do hereby certify that each and every lot designated on the map herein has been carefully examined by us and we recommend the approval of said map by the proper authorities.

*Geo. A. Knese*

*D.P. Flynn*

We, the City Planning Commission of Palo Alto, hereby approve the within Map of North Stanford Week End Acres.

*A.C. Hobart*  
Secretary of the City Planning Commission of Palo Alto, Calif.

by *Frank Casson*  
Deputy Secretary

I, Chas. O. Taylor, Civil Engineer of Palo Alto, County of Santa Clara, State of California, do hereby certify that the within map is a full, true, and correct survey made on the Ground of the lands embraced hereon by me in July 1923.

*Chas. O. Taylor*  
Civil Engineer.

10537A

Filed for record at the request of  
CALIFORNIA PACIFIC TITLE INSURANCE COMPANY  
SEPT. 26, 1923 at 10:00 o'clock A.M.  
in Volume 11 of Maps at page 49  
San Mateo County Records.

*T. Rine*  
County Recorder.

Board of Supervisors Meeting

PLN 2011-00305

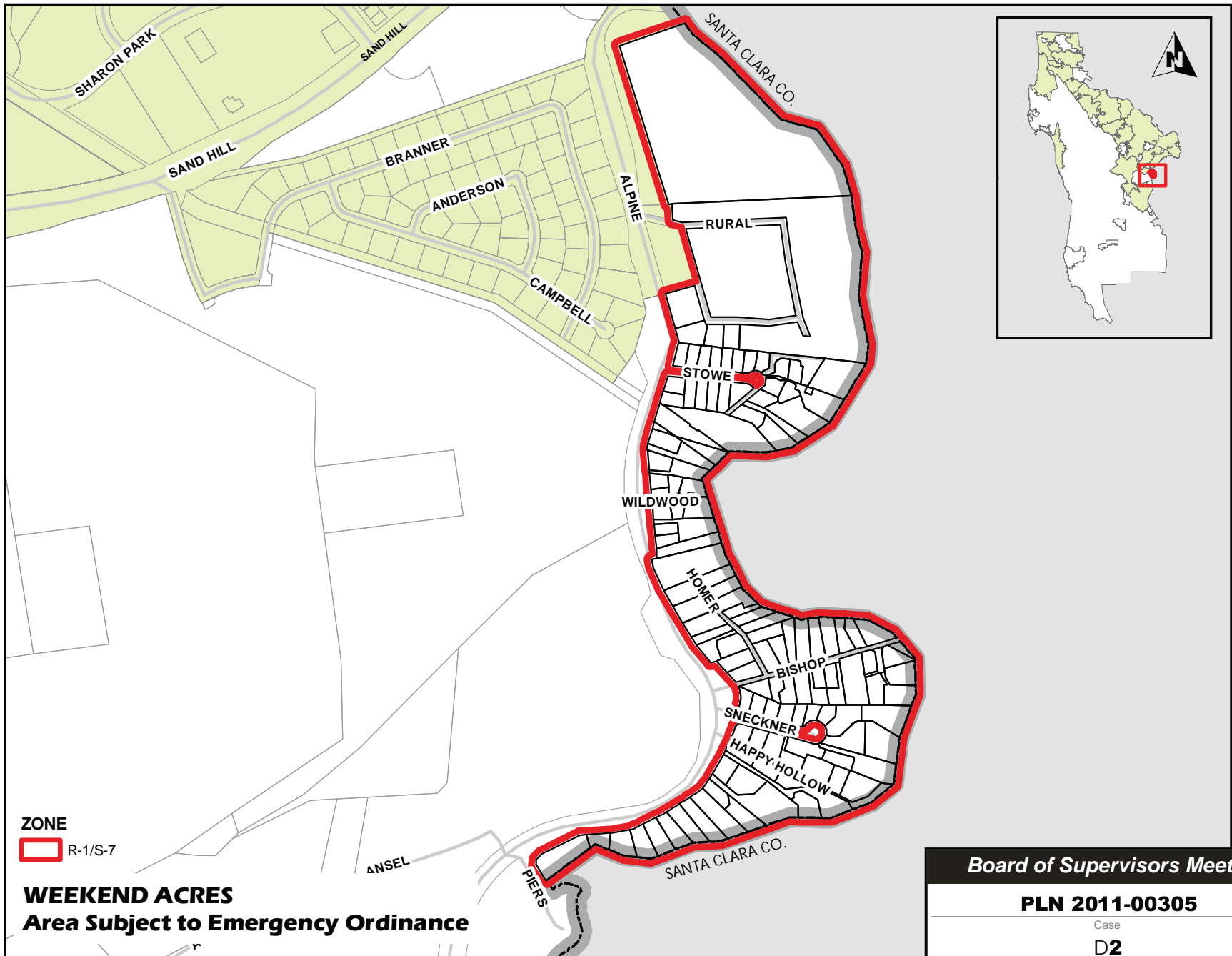
Case

D1b

Attachment

# San Mateo County Planning & Building Department

## Weekend Acres



BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

RESOLUTION NO. 20219

RESOLUTION AUTHORIZING ADOPTION OF REGULATION OF  
CONSTRUCTION IN SAN FRANCISQUITO CREEK

RESOLVED, by the Board of Supervisors of San Mateo County as the ex-officio governing board of the San Mateo County Flood Control District that

WHEREAS, this Board is empowered under the provisions of Section 5 of the San Mateo County Flood Control District Act to adopt regulations for the administration of said District; and

WHEREAS, this Board finds it necessary and desirable to regulate construction in the San Francisquito Creek Channel; and

WHEREAS, a form of "Regulation of Construction in San Francisquito Creek" has been presented for the consideration of this Board:

NOW, THEREFORE, IT IS HEREBY ORDERED AND DETERMINED that this Board does adopt the said Regulation and order its enforcement.

\*\*\*\*\*

*Board of Supervisors Meeting*

**PLN 2011-00305**

Case

E

Attachment

Regularly passed and adopted this 15th day of April, 1969.

AYES, and in favor of said Resolution:

SUPERVISORS: JAMES V. FITZGERALD

ROBERT ST. CLAIR

W. M. WERDER

JEAN FASSLER

NOES, and against said Resolution:

SUPERVISORS: NONE

ABSENT SUPERVISOR :

T. LOUIS CHESSE

ATTEST:

Marvin Church  
CLERK OF THE BOARD OF SUPERVISORS

Robert St. Clair  
CHAIRMAN, BOARD OF SUPERVISORS  
COUNTY OF SAN MATEO  
STATE OF CALIFORNIA

BOARD OF SUPERVISORS

**FILED**

APR 15 1969

MARVIN CHURCH, County Clerk

BK 45 PAGE 188

REGULATION OF CONSTRUCTION IN SAN FRANCISQUITO CREEK

Pursuant to Section 5 of the San Mateo County Flood Control District Act, the following regulations concerning construction within the channel and on the banks of San Francisquito Creek are hereby adopted:

1. No construction or creation of any structure, including the placing of rubble, dirt, or other such materials, shall be allowed within the channel of San Francisquito Creek or within 15 feet of the top of the side slopes of said creek without a permit for such work having been issued by the San Mateo County Flood Control District. For purposes of this Regulation, a structure is defined as any wall, retaining wall, crib wall, bulkhead, dwelling, business structure, garage, barn, outbuilding, trench, pipe, pole, conduit, utility, fence, wire, or anything made or constructed which has its foundation upon, under or within the surface of the earth. This Regulation shall apply to the reaches of San Francisquito Creek downstream from its confluence with Los Trancos Creek.

2. Applications for such a permit shall be made to the County Engineer. All applications shall include a plan for the proposed work, said plan to be prepared by a registered civil engineer. However, the requirement that a registered civil engineer prepare the plan may be waived by the County Engineer for simple structures not requiring structural and hydraulic evaluation.

3. If the following criteria are met, the permit may be issued by the County Engineer, as ex officio Engineer of the Flood Control District:

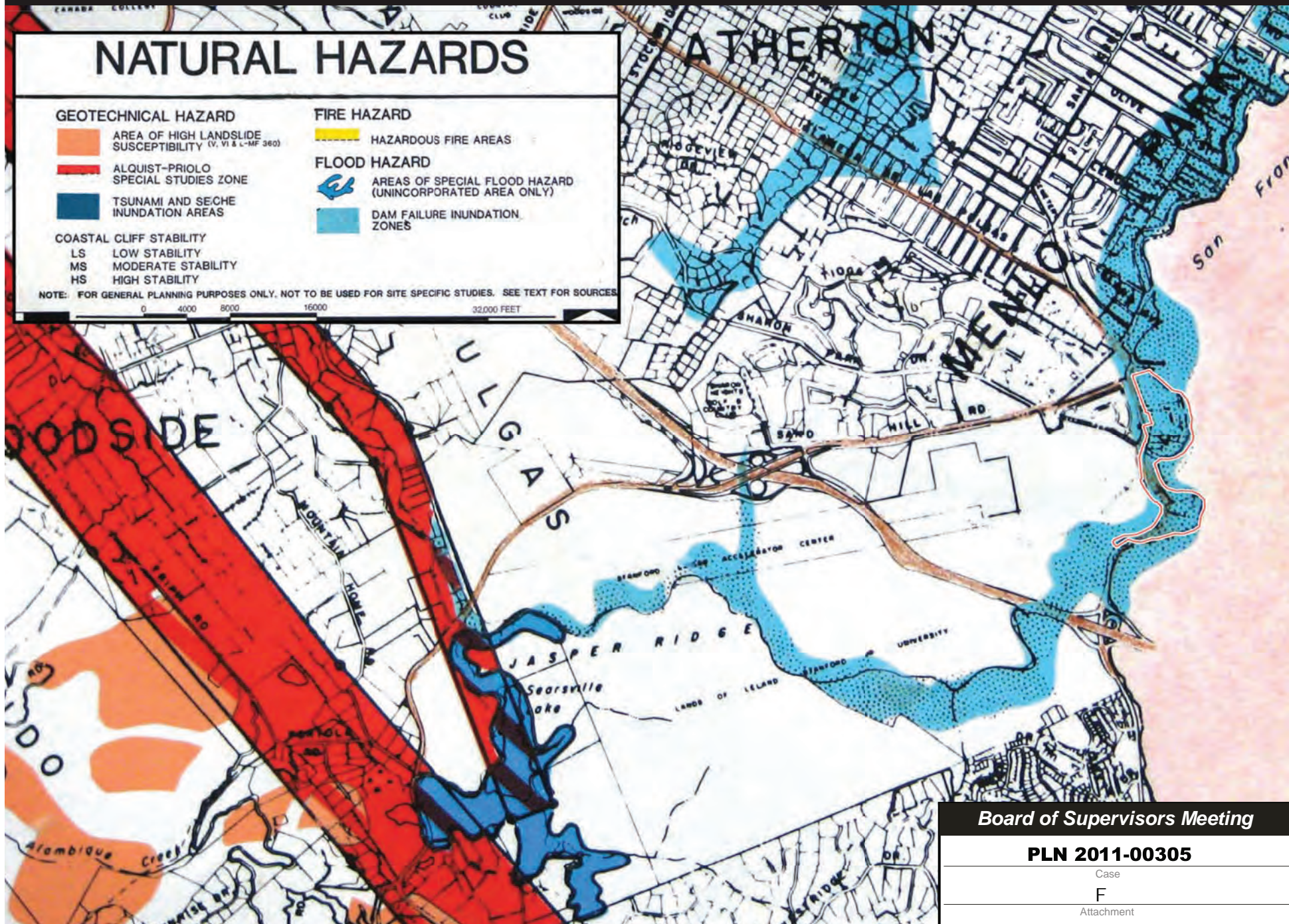
- a. The proposed improvements do not reduce the cross sectional area of the channel.
- b. The proposed improvements do not reduce the capacity of the channel for carrying of flood flows.
- c. The proposed improvements do not threaten to cause damage to neighboring properties.
- d. The proposed improvements satisfy the requirements of any city in whose territory the improvements are located.

4. All permits shall be subject to the express condition that any improvements constructed pursuant to such a permit may be removed or replaced by the District upon the construction of flood control facilities without compensation therefor.

to the permittee or his heirs, successors or assigns. In addition, issuance of a permit will not serve to bind the County of San Mateo or the San Mateo County Flood Control District to bear any portion of the costs of making the proposed improvements.

VKS:rmg  
1-23-69

***San Mateo County Planning & Building Department  
Weekend Acres***



*San Mateo County Planning & Building Department  
Weekend Acres*



**2nd Story Front Setback/Daylight Plane with  
Prominent Garage**

*Board of Supervisors Meeting*

**PLN 2011-00305**

Case

**G1**

Attachment

***San Mateo County Planning & Building Department  
Weekend Acres***



**2nd Story with Flat Roof**

***Board of Supervisors Meeting***

**PLN 2011-00305**

Case

**G2**

Attachment

***San Mateo County Planning & Building Department  
Weekend Acres***



**Saltbox Roof**

***Board of Supervisors Meeting***

**PLN 2011-00305**

Case

**G3**

Attachment