

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

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AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX), DIVISION VI, PART ONE, CHAPTER 1, GENERAL PROVISIONS, TO ADD THE DEFINITIONS OF TOP OF SIDE SLOPE AND ORDINARY HIGH WATER LEVEL AND RENUMBER THE DEFINITION OF TOP SOIL; AND CHAPTER 20, "S" (COMBINING DISTRICTS) TO ADD THE "S-75" COMBINING DISTRICT (WEEKEND ACRES), AND CHAPTER 2, SECTION 6111, COMBINING DISTRICTS, TO ADD THE "S-75" COMBINING DISTRICT

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

SECTION 1. The San Mateo County Ordinance Code (Zoning Annex), Division VI, Part One, Chapter 1, General Provisions, shall be amended to add the definition of Top of Side Slope, Section 6102.78.1, as follows:

SECTION 6102.78.1. TOP OF SIDE SLOPE. The first major transitional change in the slope of the incline from the ordinary high water level of a water body to the surrounding terrain. In a case where there is a step-like feature at the top of side slope, the landward edge of the topmost riser shall be taken to be the top of side slope. The top of side slope must be delineated by a licensed surveyor (or engineer, architect, or landscape architect) and approved by the Community Development Director or his/her designee. In cases where the top of side slope is difficult to determine or does not exist, then a distance of 5 feet from the ordinary high water level shall be considered the top of slope. This definition does not apply within the Coastal Zone, until and unless adopted as part of a Local Coastal Program Amendment.

SECTION 2. The San Mateo County Ordinance Code (Zoning Annex), Division VI, Part One, Chapter 1, General Provisions, shall be amended to renumber the definition of Top Soil, previously Section 6102.78.1, as follows:

SECTION 6102.78.2. – TOP SOIL.

SECTION 3. The San Mateo County Ordinance Code (Zoning Annex), Division VI, Part One, Chapter 1, General Provisions, shall be amended to add the definition of Ordinary High Water Level, Section 6102.64.6, as follows:

SECTION 6102.64.6. ORDINARY HIGH WATER LEVEL. A line on a creek or river bank that reflects the normal high water mark experienced over time. The Ordinary High Water Level is usually about 3-4 feet above the normal base water flow. The ordinary high water mark must be identified by a licensed surveyor (or engineer, geologist, or landscape architect), consistent with the Army Corps of Engineers standards, and approved by the Community Development Director or his/her designee. This definition does not apply within the Coastal Zone, until and unless adopted as part of a Local Coastal Program Amendment.

SECTION 4. The San Mateo County Ordinance Code (Zoning Annex), Division VI, Part One, Chapter 20, “S” (Combining Districts) shall be amended to add the “S-75” Combining District (Weekend Acres), Sections 6300.4.31 through 6300.4.40, as follows:

**CHAPTER 20. "S-75" DISTRICT
(COMBINING DISTRICT – WEEKEND ACRES)**

SECTION 6300.4.31. REGULATIONS FOR "S-75" COMBINING DISTRICT (WEEK-

END 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 square feet**.

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

As specified in Board of Supervisors Resolution 50893, adopted October 11, 1988, the Director of Public Works shall require that new development on Bishop Lane maintain a building setback to allow for a 40-foot right-of-way. Therefore, the required building setback for new development on Bishop Lane is 30 feet.

Top of Side Slopes: No construction or creation of any building shall be allowed within the channel of San Francisquito Creek or within 15 feet of the top of the side slopes (as defined in Section 6102.78.1 of the San Mateo County Zoning Regulations) of said creek. The top of side slope must be delineated by a licensed surveyor (or engineer, architect, or landscape architect) and approved by the Community Development Director or his/her designee. Construction within the channel and on the banks of San Francisquito Creek, including the construction or creation of any structure, not including a building, including the placing of rubble, dirt or other such materials, is regulated by Board of Supervisors Resolution 26249, adopted April 15, 1969.

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 – 10,000 sq. ft.	.26 (building site area - 5,000) + 2,800 sq. ft.
>10,000 sq. ft.	.13 (building site area - 10,000) + 4,100 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 water-proof 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**. Building height shall be measured as the vertical distance from any point on the **natural or finished grade, whichever is lower**, to the topmost point of the building immediately above, except where a floor of the building is lower than the adjoining exterior natural or finished grade. Building height above any portion of a floor of a building that is lower than the adjoining exterior natural or finished grade, whichever is lower, shall be measured from such lower grade, and not from the floor of the building that is lower than the adjoining exterior natural or finished grade. 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, (2) they measure no more than **24 feet in height** from the **existing** grade, (3) the horizontal distance between such features is a minimum of 5 feet, and (4) such features are set back at least 5 feet from both the front and rear building setback lines.

SECTION 6300.4.40. PARKING. As specified in Board of Supervisors Resolution 50893, adopted October 11, 1988, new residential development on Bishop Lane shall be required to provide two covered and two uncovered parking spaces on-site.

SECTION 5. The San Mateo County Ordinance Code (Zoning Annex), Division VI, Part One, Chapter 2, Section 6111, shall be amended to add the “S-75” Combining District, for

the area referenced on the attached map.

SECTION 6. This Ordinance shall be in full force and effect thirty (30) days after adoption by the San Mateo County Board of Supervisors.

SECTION 7. The Urgency Interim Ordinance (Ordinance No. 04591), adopted on November 15, 2011, and extended on September 11, 2012, for one year, is repealed thirty (30) days after adoption of this Ordinance by the San Mateo County Board of Supervisors, that is, October 11, 2012, and after this date shall no longer have the force and effect of law.

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

