

ORDINANCE NO. 04496

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

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AN ORDINANCE AMENDING CHAPTER 20A OF DIVISION VI, PART ONE OF  
THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX) TO REVISE  
THE RM ZONING DISTRICT REGULATIONS TO ALLOW A REDUCTION OF  
THE MINIMUM SETBACK (YARD) REQUIREMENTS FOR RESIDENTIAL  
PROJECTS IN URBAN AREAS THAT PRESERVE OPEN SPACE

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The Board of Supervisors of the County of San Mateo, State of California,  
ordains as follows:

**SECTION 1.** Chapter 20A of Part One of Division VI of the San Mateo County Ordinance Code is hereby amended by adding a new Section 6319C to read as follows:

**SECTION 6319C. CRITERIA FOR REDUCTION OF REQUIRED SETBACKS  
FOR RESIDENTIAL PROJECTS IN URBAN AREAS THAT PRESERVE OPEN  
SPACE.**

1. **Decision Making Authority.** In order to grant a reduction of the required setbacks as allowed by this section, the decision making authority of the Resource Management Development Review Permit, pursuant to Section 6313 of this Chapter, must make the finding that the proposed development complies with the criteria listed in this section at the time of permit approval.
2. The front setback (yard) may be reduced to a minimum of 20 feet, and side setback(s) (yards) may be reduced to a minimum of 10 feet, if all of the following apply:
  - a. The project preserves an area of open space that significantly enhances the protection of visual, habitat, or open space resources.

The preservation of open space is accomplished by a conservation easement.

- b. The project is located in an urban area, as shown on Map 8.1M of the San Mateo County General Plan.
- c. The home sites are located immediately contiguous to an existing developed area.
- d. The reduced setbacks are appropriate to conform the proposed development to existing development, thereby helping to integrate the new development into the surrounding neighborhood.
- e. The reduced setbacks will allow for increased open space by:
  - (1) Reducing the front setback allows for shallower parcels, and thereby allowing for increased open space and/or conservation easement area to be preserved in the rear area of the project or subdivision, and/or
  - (2) Reducing the side setback(s) will promote clustering of proposed residences thereby allowing more open space and/or conservation easement area to be preserved in the project or subdivision.
- f. The project will comply with the following development standards:
  - (1) Minimum Lot Width of 75 feet.
  - (2) Maximum Building Site Coverage Ratio of 40%.

- (3) Accessory buildings and structures will comply with Sections 6410 and 6411 (Detached Accessory Buildings) of this Ordinance Code, except that structures will maintain the minimum 20-foot rear setback and a minimum side setback of 10 feet.

g. The project will minimize grading.

h. The reduction of required setbacks does not adversely impact community character, public health, safety or welfare.

**SECTION 2.** Section 6319B (Minimum Yards) of Chapter 20A of Part One of Division VI of the San Mateo County Ordinance Code is hereby amended by inserting the text as underlined, to read as follows:

**SECTION 6319B. MINIMUM YARDS.** In the absence of more restrictive provisions within this ordinance and with the exception of setbacks determined under the provisions of Section 6319C of this Ordinance Code, the minimum yards required in the RM District shall be as follows:

Front: 50 feet

Side: 20 feet

Rear: 20 feet

Main and accessory buildings shall be located at least thirty (30) feet apart.

**SECTION 3.** This ordinance shall be in full force and effect thirty (30) days after adoption by the San Mateo County Board of Supervisors.

Regularly passed and adopted this 27<sup>th</sup> day of April, 2010.

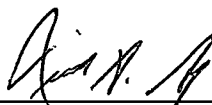
AYES and in favor of said ordinance:

Supervisors: MARK CHURCH  
CAROLE GROOM  
RICHARD S. GORDON  
ROSE JACOBS GIBSON  
ADRIENNE J. TISSIER

NOES and against said ordinance:

Supervisors: NONE


Absent Supervisors: NONE



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President, Board of Supervisors  
County of San Mateo  
State of California

Certificate of Delivery

I certify that a copy of the original resolution filed in the Office of the Clerk of the Board of Supervisors of San Mateo County has been delivered to the President of the Board of Supervisors.



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Marie L. Peterson, Deputy  
Clerk of the Board of Supervisors

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