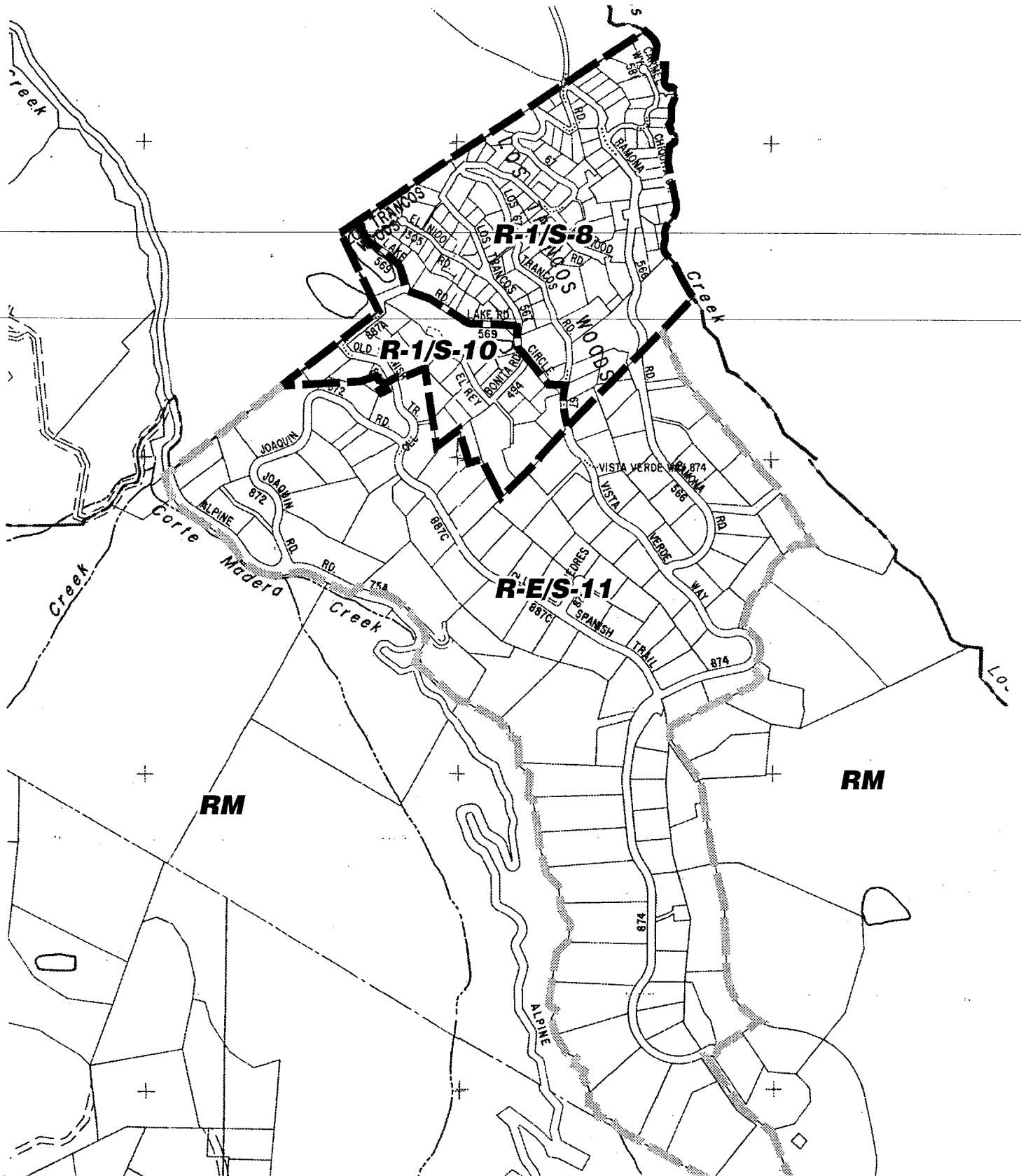


# Los Trancos Woods Area Map



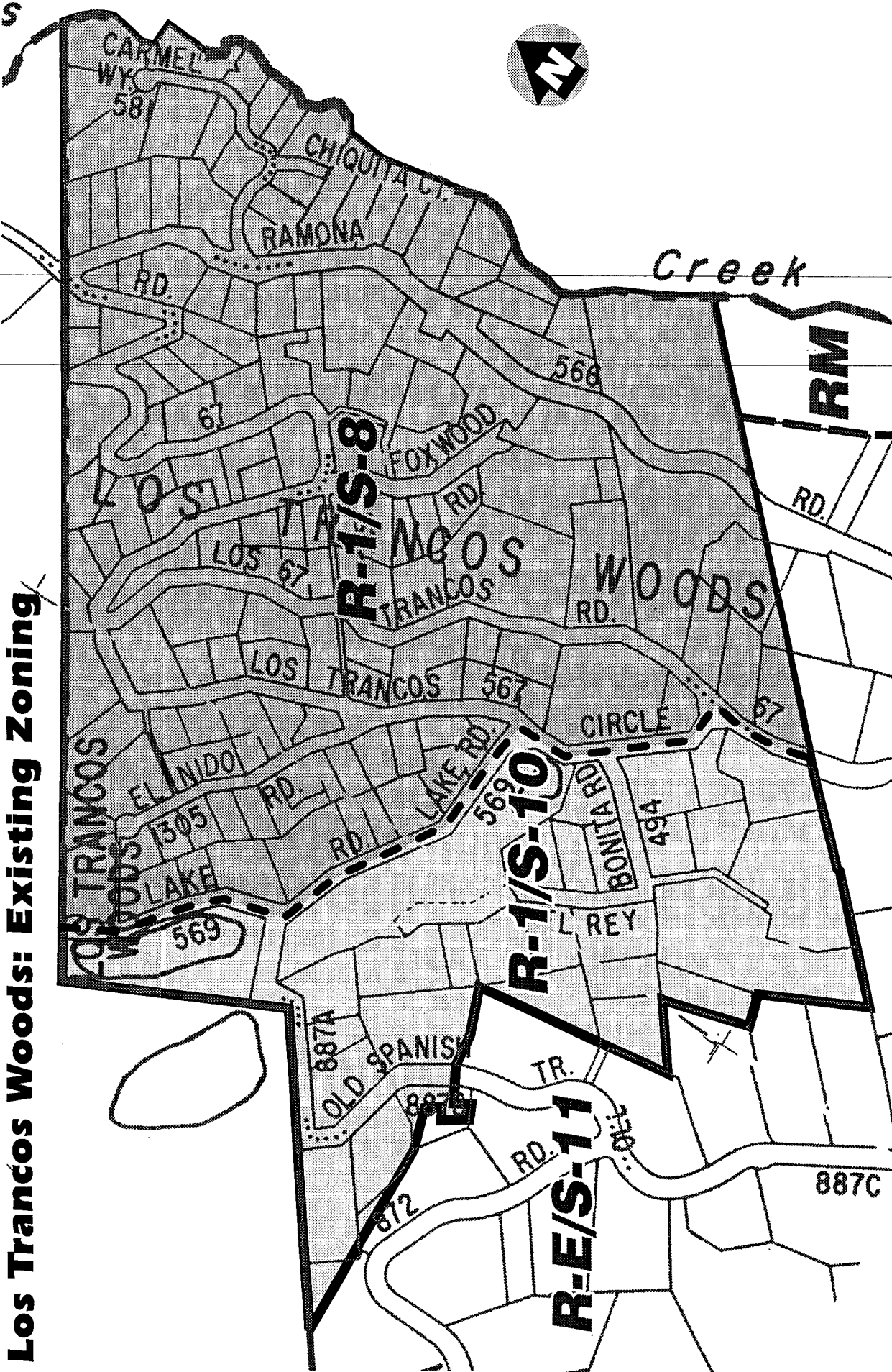
## San Mateo County Board of Supervisors Meeting

Applicant: SMCo Planning Department

Attachment: B

File Numbers: pln2007-00156





**Los Trancos Woods: Existing Zoning**

**San Mateo County Board of Supervisors Meeting**

Attachment: C

Applicant: SMCo Planning Department

File Numbers: pln2007-00156



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 20, "S" (COMBINING DISTRICTS) TO ADD THE "S-83" AND "S-108" COMBINING DISTRICTS (LOS TRANCOS WOODS) AND CHAPTER 2, SECTION 6111 COMBINING DISTRICTS TO ADD THE S-83 AND S-108 COMBINING DISTRICTS**

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

**SECTION 1.** The San Mateo County Ordinance Code, Division VI, Part One, Chapter 20, is hereby amended to add the "S-83" Combining District (Los Trancos Woods), Sections 6300.5.200 through 6300.5.260 as follows:

**CHAPTER 20. "S-83" DISTRICT (COMBINING DISTRICT –(LOS TRANCOS WOODS)**

**SECTION 6300.5.200. REGULATIONS FOR "S-83" COMBINING DISTRICT (LOS TRANCOS WOODS).** The following regulations shall apply in the single-family (R-1) residential zoning district with which the "S-83" 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 6300.5.210. BUILDING SITE WIDTH.** The minimum building site width shall be an average of 50 feet.

**SECTION 6300.5.220. BUILDING SITE AREA.** The minimum building site area shall be 7,500 sq. ft.

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**SECTION 6300.5.230. BUILDING SETBACKS.** The minimum building setbacks shall be:

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Front:   **20 feet**

Sides:   **5 feet**

Rear:     **20 feet**

**SECTION 6300.5.240. BUILDING SITE COVERAGE AREA RATIO.** The maximum building site coverage area ratio shall be 0.40 (40%) 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 6300.5.250. BUILDING HEIGHT.** The maximum building height shall be 36 feet, not to exceed three habitable stories.

**SECTION 6300.5.260. MAXIMUM FLOOR AREA.** The maximum floor area shall be 3,200 square feet, plus an additional amount equaling 10 percent of the amount of lot square footage in excess of 7,500 square feet.

**SECTION 2.** The San Mateo County Ordinance Code, Division VI, Part One, Chapter 20, is hereby amended to add the "S-108" Combining District (Los Trancos Woods), Sections 6300.17.00 through 6300.17.60 as follows:

**CHAPTER 20. "S-108" DISTRICT (COMBINING DISTRICT –(LOS TRANCOS WOODS)**

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**SECTION 6300.17.00. REGULATIONS FOR "S-108" COMBINING DISTRICT**

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**(LOS TRANCOS WOODS).** The following regulations shall apply in the single-family (R-1) residential zoning district with which the "S-108" 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 6300.17.10. BUILDING SITE WIDTH.** The minimum building site width shall be an average of **75 feet**.

**SECTION 6300.17.20. BUILDING SITE AREA.** The minimum building site area shall be **20,000 sq. ft.**

**SECTION 6300.17.30. BUILDING SETBACKS.** The minimum building setbacks shall be:

Front:   **20 feet**  
Sides:   **10 feet**  
Rear:     **20 feet**

**SECTION 6300.17.40. BUILDING SITE COVERAGE AREA RATIO.** The maximum building site coverage area ratio shall be 0.25 (25%) 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.

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**SECTION 6300.17.50. BUILDING HEIGHT.** The maximum building height shall be 36 feet, not to exceed three habitable stories.

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**SECTION 6300.17.60. MAXIMUM FLOOR AREA.** The maximum floor area shall be 3,200 square feet, plus an additional amount equaling 10 percent of the amount of lot square footage in excess of 7,500 square feet.

**SECTION 3.** The San Mateo County Ordinance Code, Division VI, Part One, Chapter 2, Section 6111, be amended to add the S-83 and S-108 Combining Districts.

**SECTION 4.** This ordinance shall be in full force and effect thirty (30) days after adoption by the San Mateo County Board of Supervisors.

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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 MAPS) TO REZONE PARCELS IN THE LOS TRANCOS WOODS AREA FROM "R-1/S-8" TO "R-1/S-83" AND FROM "R-1/S-10" TO "R-1/S-108"**

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

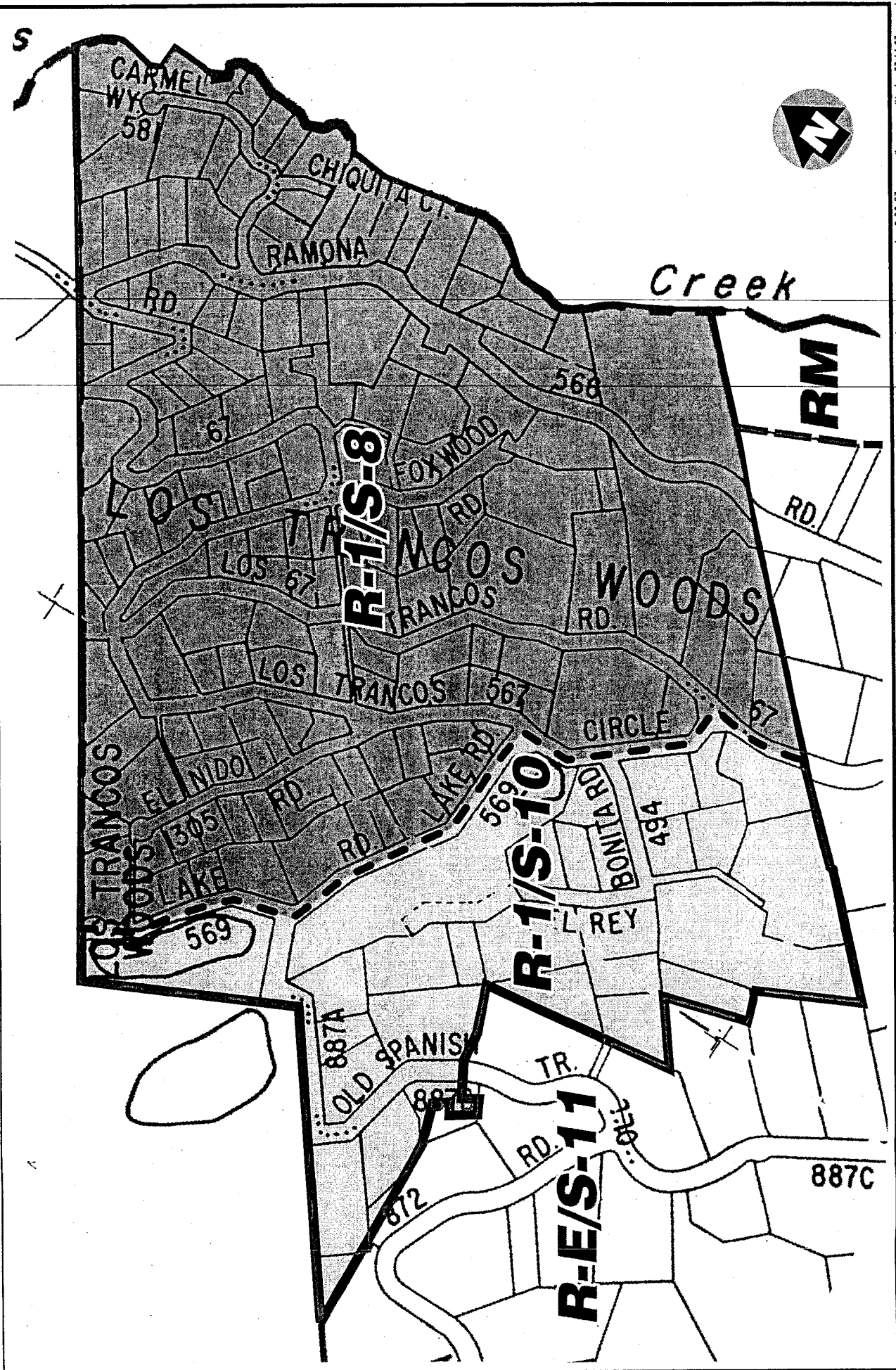
**SECTION 1.** Division VI, Part One, Chapter 2, Section 6115 of the San Mateo County Ordinance Code (Zoning Maps) is hereby amended to change the zoning for entire area specifically delineated as R-1/S-8 zoning on the attached map (Exhibit "C") from "R-1/S-8" to "R-1/S-83," and to change the entire area specifically delineated as R-1/S-10 on the attached map (Exhibit "C") from "R-1/S-10" to "R-1/S-108" (Exhibit "D").

**SECTION 2.** This ordinance shall be in full force and effect thirty (30) days after adoption by the San Mateo County Board of Supervisors.

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**Exhibit: C**  
**Los Trancos Woods: Existing Zoning**



**Exhibit: D**

**Los Trancos Wood Proposed Zoning**

