

CHAPTER 2. DISTRICTS

SECTION 6110. DESIGNATION OF DISTRICTS. The districts established by this Part are as follows:

DISTRICT:

R-E	Residential Estates Districts
R-1	One-Family Residential Districts
R-2	Two-Family Residential Districts
R-3	Multiple-Family Residential Districts
R-3-A	Affordable Housing Districts
PUD	Planned Unit Development Districts
A-1	Agricultural Districts
COSC	Community Open Space Conservation Districts
P	Parking Districts
H-1	Limited Highway Frontage Districts
O	Office Districts
C-1	Neighborhood Business Districts
C-1/NFO	Neighborhood Business District/North Fair Oaks
C-1/WMP	Neighborhood Business District/West Menlo Park
C-2	General Commercial Districts
C-2/NFO	General Commercial District/North Fair Oaks
CCR	Coastside Commercial Recreation Districts
M-1	Light Industrial Districts
M-1/EDISON/NFO	Light Industrial District/Edison Way/North Fair Oaks
M-1/NFO	Light Industrial District/North Fair Oaks
M-2	Heavy Industrial Districts
W	Waterfront Districts
RM	Resource Management Districts
PAD	Planned Agricultural Districts
TPZ	Timberland Preserve Districts
RH	Residential Hillside Districts
RM-CZ	Resource Management-Coastal Zone Districts
TPZ-CZ	Timberland Preserve-Coastal Zone Districts
PC	Planned Colma District

SECTION 6111. COMBINING DISTRICTS. In addition to the foregoing districts, there are hereby established, for combination with the districts set forth in Section 6110 above, certain districts as follows:

DISTRICT:

S-1	Residential Density District Number 1
S-2	Residential Density District Number 2
S-3	Residential Density District Number 3
S-4	Residential Density District Number 4
S-5	Residential Density District Number 5
S-6	Residential Density District Number 6
S-7	Residential Density District Number 7
S-8	Residential Density District Number 8
S-9	Residential Density District Number 9
S-10	Residential Density District Number 10
S-11	Residential Density District Number 11
S-12	Residential Density District Number 12
S-13	Residential Density District Number 13
S-17	Residential Density District Number 17
S-50	Residential Density District Number 50 (North Fair Oaks)
S-71	Residential Density District Number 71 (Palomar Park)
S-72	Residential Density District Number 72 (West Menlo Park)
S-73	Residential Density District Number 73 (North Fair Oaks)
S-82	Residential Density District Number 82 (West Menlo Park)
S-90	Residential Density District Number 90 (Menlo Oaks)
S-91	Residential Density District Number 91 (Palomar Park)
S-92	Residential Density District Number 92 (West Menlo Park)
S-93	Residential Density District Number 93 (North Fair Oaks)
S-94	Residential Density District Number 94 (Mid-Coast)
S-95	Residential Density District Number 95 (Ladera)
S-100	Residential Density District Number 100 (Menlo Oaks)
S-101	Residential Density District Number 101 (Palomar Park)
S-102	Residential Density District Number 102 (Devonshire)
SS-103	Special Residential Density District Number 103
S-104	Residential Density District Number 104 (Ladera)
S-105	Residential Density District Number 105 (Mid-Coast)
S-106	Residential Density District Number 106 (Ladera)
S-110	Residential Density District Number 110 (Ladera)
AO	Airport Overlay District
CD	Coastal Development Districts
DR	Design Review Districts
GH	Geologic Hazards District
E	Entertainment Overlay District

SECTION 6112. ESTABLISHMENT OF DISTRICTS.

- (a) The districts listed in Sections 6110 and 6111 of this Chapter are hereby established insofar as their designations, locations, and boundaries are set forth and indicated in Zoning Maps which comprise Section 6115 of this Part. These

Zoning Maps show the designation, locations, and boundaries of each adopted district, and the location and depth of certain setback lines.

- (b) An index map to the Zoning Maps constitutes Section 6114 of this Part, and all notations, references, data, and other information shown thereon are made a part of this Part.

SECTION 6113. DISTRICT BOUNDARIES. Where uncertainty exists as to the boundaries of any of the aforesaid districts as described as aforesaid or as shown on said sectional district maps, the following rules shall apply:

- (a) Where such boundaries are indicated as following streets and alleys, the center lines of such streets and alleys shall be construed to be such boundaries.
- (b) Where such boundaries are indicated as approximately following lot lines, such lot lines shall be construed to be such boundaries.
- (c) In unsubdivided property or where a district boundary divides a lot, the location of any such boundary, unless the same is indicated by dimensions shown upon said sectional district maps, shall be determined by the use of the scale appearing on such sectional district maps.
- (d) In case further uncertainty exists, the Planning Commission upon written application or upon its own motion, shall determine the exact location of such boundaries.

SECTION 6114. INDEX MAP. This section incorporates the Index Map for the series of maps making up the Zoning Maps which delineate the County's Zoning Districts established in Section 6115.

SECTION 6115. SECTIONAL DISTRICT MAPS. A series of Zoning Maps is established by this section which delineate the County's Zoning Districts established by Section 6112 and named in Sections 6110 and 6111. These maps are separately published.

SECTION 6116. EFFECT OF ESTABLISHMENT OF DISTRICTS. Except as hereinafter otherwise provided:

- (a) No building or structure shall be erected and no existing building or structure shall be moved, altered, added to or enlarged nor shall any land, building or structure, or premises be used, designed or intended to be used for any purpose or in any manner other than those included among the uses thereafter listed as permitted in the district in which such building or structure, land, or premises is located.

- (b) No building or structure shall be erected, reconstructed, or structurally altered to exceed in height the limit hereinafter designated for the district in which such building or structure is located.
- (c) No building or structure shall be erected, nor shall any existing building or structure be altered, enlarged, or rebuilt except in conformity to the lot area, yard, court, and building or structure location regulations hereinafter set forth for the district in which such building or structure is located.
- (d) No yard or other open space provided about any building for the purpose of complying with the provisions of this Part shall be considered as providing a yard or open space for any other building, and no yard or other open space on one lot shall be considered as providing a yard or open space for a building on any other lot.
- (e) No parking area or garage space provided on a lot for the purpose of complying with provisions of this Part shall be reduced in area or capacity or be considered as providing parking area or garage space, or yard, court, or other open space required for any building or use on any other lot except as hereinafter provided.
- (f) No lot or other premises shall be divided, subdivided or otherwise reduced to result in an area less than the minimum lot area specified by this Part for the district in which such lot is situated. Any division of property made in violation of this provision or in violation of the provisions of San Mateo County Ordinance No. 595 or the Subdivision Map Act shall not be recognized for the purposes of determining lots, parcels or building sites in the application of this Part.

- (Section 6110 - Amended by Ordinance No. 2704 - December 16, 1980)
- (Section 6110 - Amended by Ordinance No. 2862 - December 13, 1983)
- (Section 6110 - Amended by Ordinance No. 3602 - September 27, 1994)
- (Section 6110 - Amended by Ordinance No. 3918 - July 27, 1999)
- (Section 6111 - Amended by Ordinance No. 1483 - October 10, 1961)
- (Section 6111 - Amended by Ordinance No. 2704 - December 16, 1980)
- (Section 6111 - Amended by Ordinance No. 2862 - December 13, 1983)
- (Section 6111 - Amended by Ordinance No. 3320 - April 29, 1991)
- (Section 6111 - Amended by Ordinance No. 3602 - September 27, 1994)
- (Section 6111 - Amended by Ordinance No. 3843 - August 4, 1998)
- (Section 6111 - Amended by Ordinance No. 3844 - August 4, 1998)
- (Section 6111 - Amended by Ordinance No. 3918 - July 27, 1999)
- (Section 6111 - Renamed by Ordinance No. 3972 - July 11, 2000)
- (Section 6111 - Added by Ordinance No. 3973 - July 11, 2000)
- (Section 6111 - Added by Ordinance No. 3974 - July 11, 2000)
- (Section 6111 - Added by Ordinance No. 3975 - July 11, 2000)
- (Section 6111 - Added by Ordinance No. 3979 - August 8, 2000)
- (Section 6111 - Added by Ordinance No. 3980 - August 8, 2000)
- (Sections 6112, 6114, 6115 - Amended by Ordinance No. 2862 - December 13, 1983)

CHAPTER 20. "S" DISTRICTS (COMBINING DISTRICTS)

SECTION 6300. REGULATIONS FOR "S" DISTRICTS. In any District with which is combined any "S" District, the following regulations as specified for the respective "S" Districts shall apply:

TABLE 1									
District	Minimum Building Site		Minimum Lot Area Per Dwelling Unit (Sq. Ft.)	Minimum Yards Required			Maximum Height Permitted		Maximum Coverage Permitted (%)
	Average Width (Ft.)	Minimum Area (Ft.)		Front (Ft.)	Side (Ft.)	Rear (Ft.)	Stories	Ft.	
S-1	50	5,000	500	20	5	20	3	36	50
S-2	50	5,000	1,000	20	5	20	3	36	50
S-3	50	5,000	1,250	20	5	20	3	36	50
S-4	50	5,000	1,650	20	5	20	3	36	50
S-5	50	5,000	2,500	20	5	20	3	36	50
S-6	50	5,000	3,500	20	5	20	3	36	50
S-7	50	5,000	5,000	20	5	20	3	36	50
S-8	50	7,500	7,500	20	5	20	3	36	40
S-9	50	10,000	10,000	20	10	20	3	36	30
S-10	75	20,000	20,000	20	10	20	3	36	25
S-11	100	1 – 5 ac. ¹	1 – 5 ac. ¹	50	20	20	3	36	15
S-12	175	2 1/2 – 5 ac. ¹	2 1/2 – 5 ac. ¹	50	20	20	3	36	10
S-13	250	5 ac. ¹	5 ac. ¹	50	20	20	3	36	10
S-17	... ²	... ²	... ²	... ²	... ²	... ²	... ²	... ²	... ²

¹See Section 6300.1 for precise lot area requirements in S-11 and S-12 Districts.

²See Section 6300.2 for precise requirements in the S-17 District.

Maximum coverage limitations shall apply to all structures except:

- (a) Structures in C, H, M, or P Districts in which there are no dwelling facilities.
- (b) Greenhouses, lathhouses, or other structures used exclusively for flower growing.

SECTION 6300.1. LOT SLOPE REGULATIONS. The following additional regulations for determining lot area requirements and lots per gross acre shall apply in S-11 and S-12 Districts.

TABLE 2

LOT AREA REQUIREMENTS FOR S-11 DISTRICTS*

Slope Category In Percent	Gross Area Acres Per Dwelling Unit	Required Minimum Lot Area In Acres	Slope Category In Percent	Gross Area Acres Per Dwelling Unit	Required Minimum Lot Area In Acres
	(1)	(2)		(1)	(2)
1 & under	1.14	1.00	26	1.91	1.52
2	1.16	1.00	27	1.97	1.61
3	1.18	1.00	28	2.02	1.69
4	1.20	1.00	29	2.08	1.77
5	1.22	1.00	30	2.14	1.86
6	1.24	1.00	31	2.21	1.94
7	1.26	1.00	32	2.28	2.03
8	1.29	1.00	33	2.36	2.12
9	1.31	1.00	34	2.44	2.19
10	1.33	1.00	35	2.53	2.27
11	1.36	1.00	36	2.62	2.36
12	1.39	1.00	37	2.72	2.45
13	1.42	1.00	38	2.83	2.55
14	1.44	1.00	39	2.95	2.66
15	1.47	1.00	40	3.07	2.78
16	1.51	1.00	41	3.21	2.91
17	1.54	1.00	42	3.37	3.05
18	1.57	1.00	43	3.54	3.20
19	1.61	1.00	44	3.72	3.38
20	1.65	1.00	45	3.93	3.57
21	1.68	1.09	46	4.16	3.79
22	1.73	1.18	47	4.42	4.03
23	1.77	1.26	48	4.71	4.31
24	1.81	1.34	49	5.05	4.63
25	1.86	1.43	50 & over	5.43	5.00

*S-12 Districts shall be subject to this regulation when slope category indicates minimum lot size greater than 2 1/2 acres.

Slope category is determined by the average ground slope which is calculated by the following formula:

$$S = \frac{.00229 IL}{A}$$

Where I = interval of measured contours
S = average ground slope of parcel
L = combined length of contours in feet
(i.e., map measurement of contours in inches X scale)
A = area of parcel in acres

Where a parcel being subdivided contains lands in excess of 50% slope, such lands may be treated separately from the rest of the parcel and the number of dwelling units permissible on the 50% and over lands may be added to the number permissible on the balance of the parcel to obtain the total permissible on the entire parcel.

For the purpose of providing flexibility of design in subdivisions, individual lots may be as much as fifteen percent (15%) smaller than indicated in Column Two, provided that the total number of lots within the parcel being subdivided does not exceed the number determined from Column One and provided further that no lot contains less than one (1) acre.