

City of Monte Sereno

SUMMARY OF DEVELOPMENT STANDARDS for R-1-44 Zone

COVERAGE LIMITS						
MINIMUM NET LOT AREA See Note: #2	MINIMUM FRONTAGE	MAXIMUM IMPERVIOUS COVERAGE See Note: #5	MAXIMUM STRUCTURAL COVERAGE See Notes: #5 & #6	MAXIMUM SIZE OF MAIN DWELLING UNIT (includes 2 enclosed parking spaces, attached or detached) See Notes: #1-4	MAXIMUM SIZE OF ACCESSORY STRUCTURE	MAXIMUM SIZE OF SECONDARY DWELLING UNIT See Note: #7
43,560 sq. ft.	120'	30%	20%	6,600 sq. ft. single story	1,000 sq. ft	800 sq. ft. (Attached)
				6,000 sq. ft. two story		1,200 sq. ft. (Detached)

SETBACKS See Note: #8 & #9				
	FRONT YARD	SIDE YARD	SIDE CORNER	REAR YARD
DWELLING UNIT				
FIRST FLOOR	30'	20'	25'	30'
SECOND FLOOR	45'	40'	42 ½'	40'
ACCESSORY STRUCTURE	Not allowed in Front Yard as defined.	6'	42 ½'	10'
SINGLE STORY ONLY				
POOLS		PARKING		
WATERLINE TO ALL PROPERTY LINES	12'	With On-street Parking		2 enclosed covered 2 uncovered
WATERLINE TO ALL STRUCTURES	8'	Without On-Street Parking		2 enclosed covered 5 uncovered
EQUIPMENT TO ALL PROPERTY LINES	12'			

MAXIMUM HEIGHT				
	MAX HEIGHT ALLOWED AT REQUIRED FIRST FLOOR SETBACK	OVERALL HEIGHT MAX FOR SINGLE STORY STRUCTURES SEE NOTE: #10	MAX HEIGHT ALLOWED AT REQUIRED SECOND FLOOR SETBACK	OVERALL HEIGHT MAX FOR TWO-STORY STRUCTURES SEE NOTE: #10
DWELLING UNITS	14'	21'	21'	30'
PLATE HEIGHT	N/A	N/A	N/A	20'
ACCESSORY STRUCTURE	12'	21'	N/A	N/A

NOTES

- Note #1** MAXIMUM SIZE INCLUDES REQUIRED COVERED PARKING (2 enclosed covered spaces – 10' x 20' each exclusive of maneuvering space and supports of enclosing structure)
- Note #2** ON LOTS WITH SLOPE OF 10% OR GREATER, See Separate Handout titled Slope Density Formula – Required lot size will be increased, allowable maximum house size will be reduced, and the allowable impervious coverage limits will be reduced
- Note #3** MAXIMUM SIZE OF THE MAIN DWELLING UNIT MAY BE INCREASED by 0.075 square feet for each one (1) square foot that the net lot size exceeds 44,000 square feet or the minimum lot size required by the slope-density formula
- Note #4** MAXIMUM SIZE DOES NOT INCLUDE BASEMENT, Floor area includes portions of Daylight Basement areas where the floor above exceeds 48" above the finished grade along the perimeter of the building
- Note #5** STRUCTURAL AND IMPERVIOUS COVERAGE shall be decreased by two (2) percent for each 21,780 square feet by which the area of a parcel of property or lot exceeds the minimum lot area required in this residential zoning district. STRUCTURAL AND IMPERVIOUS COVERAGE shall not be reduced below twelve percent (12%) or twenty thousand (20,000), or 12% and 30,000 square feet, respectively, whichever is less.
- Note #6** A STRUCTURE IS DEFINED as anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground. Swimming pools, spas and Jacuzzis (or the like) whether constructed above or below grade, which are capable of holding water to a depth of two (2) feet or more shall be considered structures and are counted toward the allowable structural coverage
- Note #7** Please see separate handout for Development Standards for Secondary Dwelling Units
- Note #8** EACH OF THE MINIMUM FRONT, SIDE AND REAR YARD SETBACKS SHALL BE INCREASED by five (5) feet for each 21,780 square feet that the lot exceeds the minimum lot size (also applies to Accessory Structures and Accessory Dwelling Units)
- Note #9** CORNER LOT SETBACK for the corner side (adjacent to street) is the average of the required front and interior side yard setback.
- Note #10** MAXIMUM HEIGHT FOR ANY portion of the building may be increased 1 foot for each additional two (2) feet of distance that portion of the building is from the required setback lines, but not to exceed 21 feet for any single-story building or portion thereof, and not to exceed 30 feet for any two story portion of a building.

SELECTED DEFINITIONS

“Accessory Buildings” means a subordinate building for purposes other than dwelling, the use of which is incidental to that of a main building on the same lot. (Example: garage, greenhouse, hobby shop, pool house, cabana). To be considered an accessory building, the building must be separated from any other building by at least six (6) feet, measured from roof eave to roof eave.

“Basement” means any habitable space contained within the structure where the floor above does not exceed 48" above the finished grade at any point along the perimeter of the building footprint. A basement cannot extend beyond the footprint of the floor above. Basement also defines "daylight basement."

"Daylight Basement" is any habitable space contained within the structure where a portion of the foot above does not exceed 48" above the finished grade along the perimeter of the building footprint and a portion of the floor above exceeds 48" above the finished grade along the perimeter of the building footprint.

“Building Height” means the vertical distance measured from the natural grade or finished grade, whichever is lower, to the point of the structure above, except where a crawl space, Basement or Daylight Basement exist. In areas where a crawl space, Basement or Daylight Basement exist, building height shall be calculated from the average natural grade to the point of the structure above.

“Floor Area” means the entire area of all floors, measured from the outer face of the exterior walls. Basements as defined in 10.01.020 D. for main dwellings shall not be counted in the floor area. Daylight basement as defined in 10.01.020 D. for main dwellings shall not be counted for the portion of the floor area where the floor above does not exceed forty-eight (48) inches above the finished grade along the perimeter of the building. Daylight basements areas where the floor above exceeds forty-eight (48) inches above the finished grade along the perimeter of the building shall be counted in the floor area. The calculation of floor area includes but is not limited to exterior covered balconies, walkways, patios, and porches surrounded by a structure on three or more sides. Floor area where ceiling height exceeds fifteen (15) feet above finished floor shall be counted twice. Staircases shall only be counted once in the calculation of floor area. Once any portion of the attic space meets or exceeds the minimum height for habitable space per the CBC (California Building Code), all areas down to five (5) feet shall be counted towards floor area.

“Front Yard” means a yard extending across the front of the lot between the inner side yard lines and lying between the front line of the lot and the nearest line of the building