

Section 6300, Land Use Districts Index and Development Standards

**Districts established by Section 6110
are as follows:**

A-1	Agricultural District
AO	Airport Overlay District
C-1	Neighborhood Business District
C-2	General Commercial District
CCR	Coastside Commercial Recreation District
COSC	Community Open Space Conservation District
H-1	Limited Highway Frontage District
M-1	Light Industrial District
M-2	Heavy Industrial District
O	Office District
P	Parking District
PAD	Planned Agricultural District
PUD	Planned Unit Development District
R-1	One-Family Residential District
R-2	Two-Family Residential District
R-3-A	Affordable Housing District
R-E	Residential Estates District
RH	Residential Hillside District
RM	Resource Management District
RM-CZ	Resource Management-Coastal Zone District
TPZ	Timberland Preserve District
TPZ-CZ	Timberland Preserve-Coastal Zone District
W	Waterfront District

Planning and Building Division

455 County Center, Second Floor

Redwood City, California 94063

(650) 363-4161 • FAX (650) 363-4849

Basic Zoning Development Standards

District	Minimum building site		Minimum lot area per dwelling unit	Minimum yards required (setbacks)			Maximum height		Maximum coverage permitted %
	Lot width (ft.)	Minimum area (sq.ft.)		Front (ft.) All Lots	Side** (ft.)	Rear (ft.)	Stories	Feet	
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 ^⑦	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.	1-5 ac.	50	20	20	3	36	15
S-17*	50	5,000	5,000	20	5-10	20	*	28	35-50
S-50*	50	5,000	2,500	20	5	20	2	28 ^③	50
S-71*	50	5,000	5,000	20	5	20	*	30 ^③	50
S-72*	50	5,000	5,000	20	5	*	*	*	50
S-73*	50	5,000	5,000	20	5	20	2*	28 ^③	50
S-82*	50	7,500	7,500	20	5	*	*	*	50
S-90*	50	10,000	10,000	40 ^⑥	10 ^①	20	*	30 ^③	30
S-91*	50	10,000	10,000	20	10	20	*	28 ^③	30
S-92*	50	10,000	10,000	20	10	*	*	*	50
S-93*	50	10,000	10,000	20	10	20	2*	30 ^③	30
S-100*	75	20,000	20,000	40	10 ^①	20	-	30 ^③	25
S-101*	75	20,000	20,000	20	10	20	-	28 ^③	25
S-102*	75	20,000	20,000	20	10	20	-	30 ^③	25
SS-103	-	14,000	14,000	25	10	25	2.5	35	-
SS-104	-	*	*	*	8	20	2.5	35	-
RH*	50	*	*	20	20 ^②	20	-	28 ^③	25
RM	-	*	*	50	20	20	3	36	-
RM-CZ	-	*	*	50	20	20	3	36	-
PAD	-	*	*	30/50 ^④	20	20	3	36	-

Maximum coverage limitations shall apply to all structures except structures in C, H, M or P districts in which there are no dwelling facilities.

* See planner for additional requirements including building height, possible floor area ratio (FAR), daylight plane and design review.

** Side yard setbacks on corner lots shall be 50% of the required front yard setback in the respective district.

① 40 foot setback on corner lots (refer to zoning maps).

② combined total - both sides, 7.5 feet minimum on any one side.

③ from natural grade.

④ agricultural/non-agricultural development.

⑤ combined total - both sides, 5 feet minimum on any one side

⑥ 20 foot setback on lots fronting Bay/Ringwood Roads (refer to zoning maps).

⑦ 15 foot setback allowed on all lots of Enchanted Hills Subdivision as noted on Planning counter maps, Book 38, pages 14, 15, 17, and Book 41, pages 22 & 23.