

ORDINANCE NO. 2021-616

ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF WOODSIDE AMENDING WOODSIDE MUNICIPAL CODE CHAPTER 153, ZONING, PERTAINING TO BUILDING AND PLATE HEIGHT, INCLUDING BUILDING AND PLATE HEIGHT FOR ACCESSORY DWELLING UNITS (ZOAM2020-0003).

WHEREAS, Municipal Code Chapter 153 provides regulations related to building and plate height;

WHEREAS, amendments are needed to provide internal code consistency concerning the manner in which building and plate height is measured, defined and distributed; and to increase interior head height for ADUs above garages - which makes these ADUs more conventionally habitable, while minimizing massing impacts on neighbors;

WHEREAS, the Planning Commission explored possible amendments to regulations pertaining to building and plate height, including building and plate height for accessory dwelling units;

WHEREAS, the Town of Woodside is committed to inclusive public participation and involvement in matters pertaining to the General Plan and its Elements, and the Zoning Code;

WHEREAS, on June 20, 2018, the Planning Commission conducted a duly noticed public hearing on a wide variety of zoning code amendments at which time all oral and written comments and a staff recommendation was presented to the Planning Commission for their review and consideration, which was adopted by the Planning Commission as Resolution 2018-022 (reference **Exhibit A**, II. Code Clarifications and Table Cleanup);

WHEREAS, subsequent to the June 20, 2018, Planning Commission meeting, the Town Council directed staff to return with each code amendment by discrete topic; and to study the issue of ADUs above garages with the Planning Commission before returning to the Town Council for consideration of the code amendments related to building and plate height;

WHEREAS, on September 2, 2020, the Planning Commission conducted a duly noticed public hearing to initiate the amendment of Municipal Code Chapter 153, Zoning, as it pertains to text changes related to ADUs above garages, at which time oral and written comments and a study session were presented to the Planning Commission for their review and consideration; and the Planning Commission provided initial direction to staff;

WHEREAS, on September 16, 2020, the Planning Commission conducted a second duly noticed public hearing to initiate the amendment of Municipal Code Chapter 153, Zoning, as it pertains to text changes related to ADUs above garages, at which time oral and written comments, responsive draft code amendment language, and a staff recommendation was presented to the Planning Commission for their review and consideration; and the Planning Commission provided additional direction to staff, including recommendations on definitions (reference **Exhibit A**, I. Definition Section Cleanup);

WHEREAS, on November 4, 2020, the Planning Commission conducted a third duly noticed public hearing to initiate the amendment of Municipal Code Chapter 153, Zoning, as it pertains to text changes related to ADUs above

garages, at which time oral and written comments, and a study session were presented to the Planning Commission for their review and consideration; and the Planning Commission provided final direction to staff for draft code amendment language (reference **Exhibit A**, III. Code Amendments);

WHEREAS, on December 2, 2020, the Planning Commission conducted a fourth and final duly noticed public hearing to finalize the recommendation on the amendment of Municipal Code Chapter 153, Zoning, as it pertains to building and plate height, including building and plate height for accessory dwelling units (reference **Exhibit A**);

WHEREAS, the Planning Commission finds that the proposed amendments to Chapter 153, Zoning, implement the following Goals, Policies and Strategies of the 2012 General Plan:

- A. Land Use Goal LU1, Preserve the natural hillside as much as possible so that persons traveling through the Town perceive the effect of development as rural and natural;
- B. Land Use Policy LU1.1, Subordinate development to the land;
- C. Land Use Policy LU1.2.2, Decrease land use intensity on hillsides; and,
- D. Housing Element Policy H1.1, Promote ADUs as an opportunity for affordable housing.

WHEREAS, the Planning Commission recommends that the Town Council find that the adoption of this ordinance is exempt from the California Environmental Quality Act ("CEQA"), pursuant to Section 15061(b)(3) (no possibility that the activity may have a significant impact on the environment), of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations);

WHEREAS, on December 2, 2020, the Planning Commission adopted a Resolution of Intention and recommendation to the Town Council to amend Chapter 153 (Zoning) of the Woodside Municipal Code (WMC) pertaining to Building and Plate Height, including Building and Plate Height for Accessory Dwelling Units, as detailed in **Exhibit A**;

WHEREAS, on January 12, 2021, the Town Council conducted a duly noticed public hearing to consider the recommendation of the Planning Commission on the amendment of Municipal Code Chapter 153, Zoning, as it pertains to building and plate height, including building and plate height for accessory dwelling units (reference **Exhibit A**); and directed staff to return with revised code language which considers additional height for ADUs above garages where setbacks are increased proportionally with increases in height on larger parcels;

WHEREAS, on January 26, 2021, the Town Council conducted a duly noticed public hearing at which time all oral and written comments and a staff recommendation were presented to the Town Council for its review and consideration, and provided a first reading and introduction of this ordinance, with revisions; and,

WHEREAS, on February 9, 2021, the Town Council conducted a public meeting, and provided a second reading of this ordinance.

NOW THEREFORE, IT IS HEREBY ORDAINED by the Town Council of the Town of

Woodside to amend the Woodside Municipal Code as follows:

SECTION ONE: The Town Council finds that the Municipal Code amendments set forth herein is consistent with the General Plan of the Town of Woodside and is required for the public convenience and to achieve the health, safety, and welfare of the Town of Woodside.

SECTION TWO: Chapters 153, Zoning, of the Woodside Municipal Code is hereby amended pursuant to **Exhibit A**.

SECTION THREE: In the event that any provision of this ordinance is in conflict with any other ordinances of the Town of Woodside or the Woodside Municipal Code, the provisions of this ordinance shall prevail.

SECTION FOUR: If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of the Ordinance or any part thereof. The Town Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional or invalid or ineffective.

SECTION FIVE: Pursuant to Section 36937 of the Government Code of the State of California, the Ordinance shall take effect and be in full force and effect thirty (30) days after its final passage.

SECTION SIX: The Town Clerk shall cause this Ordinance to be published in accordance with the requirements of Section 36933 of the Government Code of the State of California.

* * * * *

I, the undersigned, hereby certify that the foregoing Ordinance is a full, true and correct copy of Ordinance No. 2021-616 of the Town of Woodside entitled as above; that it was introduced on the 26th of January, 2021, and was passed and adopted by the Town Council on the 9th of February, 2021, by the following vote:

AYES, Councilmembers: Brown, Carvell, Fluet, Scott, Shaw, Wall, and Mayor Dombkowski
NOES, Councilmembers:
ABSENT, Councilmembers:


Clerk of the Town of Woodside

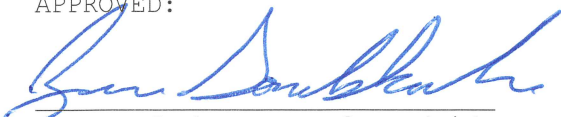
APPROVED:

Mayor of the Town of Woodside

EXHIBIT A

I. DEFINITION SECTION CLEANUP

153.005 - DEFINITIONS

EXTERIOR WALL HEIGHT. The measurement from the existing or finish grade, whichever is lower, to the top exterior wall plate.

GRADE.

- (1) **FINISHED.** The final elevation of the ground surface after building and construction.
- (2) **NATURALEXISTING.** The ~~original~~ elevation of the existing ground surface prior to proposed building construction and grading.

PLATE. The point at which the exterior wall surface and lower surface of the roof meet.

II. CODE CLARIFICATIONS AND TABLE CLEANUP (ref. PC Resolution No. 2018-022)

153.236 - LIMITATIONS APPLICABLE TO ALTERATIONS, ADDITIONS, REPLACEMENT, OR PAVED AREA AND SURFACE COVERAGE.

...

(4) *Floor Area Relocation.* Notwithstanding the provisions of division (B)(1) above, an exception to permit a relocation of portions of the Footprint of a nonconforming main residence, which exceeds the maximum floor area, may be granted by the Planning Director provided all of the following are satisfied:

(a) The relocated portion shall not encroach into the Setback to a greater extent than exists and shall meet all required Height restrictions;

(b) A portion of the residence equal to or greater than the relocated portion beyond the current Footprint shall be removed;

(c) The average Exterior Wall Height of the relocated portion of the residence shall be equal to or lower than the average Plate Height of the portion to be removed;

(ed) The Building Height of the relocated portion of the residence shall be equal to or lower than the ~~Plate and~~ Building Height of the portion to be removed; and

(de) The relocated portion shall be limited to 10% of the maximum allowable main residence size for the zoning district without an exception.

153.208 - HEIGHT.

...

(B) *Measurement of Height.*

(1) The overall Height and Plate Height of an existing Building or Structure shall be measured vertically from the Finished Grade to the uppermost point on the roof, Wall, or parapet above the Finished Grade.

(2) ~~On sloping ground~~ The maximum allowable Height of a Building and Plate shall be determined by establishing a hypothetical line at the maximum Building Height parallel to the Natural Existing Grade, or Finished Grade ~~Building elevation~~, whichever is lower ~~elevation creates a lower Building profile~~.

III. CODE AMENDMENTS

153.206 - Floor Area

(B) - Measurement of floor area.

(1) The *floor area* of *structures* as set forth in division (A) of this section on a site shall be measured as related to plate height exterior wall height as explained in Table F.

(2) Measurements of *floor area* shall be from the outside surfaces of the exterior *wall*.

(3) *Plate height* is measured from *existing grade* at time of application, or from *finished grade*, whichever is lower.

(4) Table F applies to all *structures* except *stables, barns,* and covered equestrian arenas, whose *floor areas* equal their *footprint areas*.

(5) The Community Commercial District utilizes *building coverage*, in place of *floor area*. See Section 153.210, for *building coverage* requirements, measurement, and exceptions.

TABLE F - Floor Area Calculation Method

STEP 1:

Divide the floor plan of the *building* into non-overlapping rectangular, triangular and circular sections, each with the following characteristics:

a. The *slope* of the *grade* under each section remains the same over the entire section ($\pm 5\%$). If the *slope* changes by more than 5%, break the section into multiple sections at the point that the *slope* changes.

b. If the roof line changes (e.g., a second story), start a new section at that point.

NOTE: *Floor area* is counted to the outside of the exterior stud *wall*. Thick finishes and veneers, or unused spaces such as decorative pilasters, are also included in *floor area*.

STEP 2:

Add up the *plate* heights at each corner of the section and divide the total by four if the section is a rectangle, and divide by three if the section is a triangle. If the section is a circle, measure the *plate* height at the center. This gives the average *plate* height (APH) for each section.

The *plate* height is the distance from the *existing grade* at the time of application or *finished grade* (whichever is lower) to the intersection of the exterior *wall* plane with the underside of the roof plane. Flat soffits do not lower the *plate* height.

Clarification 1: *Plates* DO NOT run up the ends of gable roofs, but are assumed to run in a straight line from the *plate* height at one corner of the *building* to the *plate* height at the other corner.

Clarification 2: *Plates* DO run along the roof line of shed roofs, which are defined as a roof which terminates at its high point with a *wall* which has more than four feet exposed.

Clarification 3: *Plates* DO run along roofs that have a pitch greater than 12:12, which are considered a *wall*.

Clarification 4: Gambrel roofs and parapets are a judgment call by the *Planning Director* based on the pitch of the gambrel and the appearance of the roof.

STEP 3:

If the average *plate* height for a section is 11 feet or less, the *floor area* for that section is equal to its *footprint* area. If the average *plate* height of a section is over 11 feet, multiply the *footprint* area of that section by an additional 0.1 for each foot the average *plate* height (APH) is over 11 feet. (Example: If a section's APH is 13 feet, multiply the corresponding *footprint* area by 1.2 to get that section's *floor area*.)

STEP 4:

Add up the *floor areas* for each section to determine the *total floor area* for the *building*.

Apply *floor area credits* or *exclusions*, as specified in the following Table F-1.

TABLE F-1: Floor Area Exclusions and Credits	
Feature	Multiplier
<p>One-story portions of main residences:</p> <ul style="list-style-type: none"> - Up to 600 square feet of <i>footprint</i> area that would otherwise have a <i>floor area</i> multiplier of either (i) more than 1.0 but less than 1.5 shall have its multiplier reduced to 1.0, or (ii) greater than 1.5 shall have its multiplier reduced by 0.5. <p>Clarification 1: <i>Basements</i> shall not be counted as <i>stories</i> in determining what constitutes one-story portions.</p> <p>Clarification 2: <i>Stairwells</i> are considered two-story elements, except when they only provide access to the main floor, from a <i>basement</i>.</p>	
<p>Attic spaces:</p> <ul style="list-style-type: none"> - Are spaces within the roof <i>structure</i> of a <i>building</i> and usually do not count toward <i>floor area</i>, except when associated roof pitches exceed 12:12, per Table F. 	
<p>Garages and <i>carports</i>: attached and detached.</p>	≥1.00
<ul style="list-style-type: none"> - In the <i>Woodside Glens</i>, <i>garages</i>, <i>carports</i>, and <i>parking platforms</i>, attached and detached, up to 440 square feet, with a plate height ≤11 feet, where TFA of all other development does not exceed 3,000 square feet. 	0.00
<ul style="list-style-type: none"> - In the <i>Woodside Glens</i>, <i>garages</i>, <i>carports</i>, and <i>parking platforms</i>, attached and detached, up to 440 square feet, on <i>lots</i> that slope downward from the roadway where additional height is needed to meet the roadway elevation and therefore the plate heights are >11 feet, and where there are no exterior walls enclosing the foundation of the <i>garage</i>, <i>carport</i>, or <i>parking platform</i>. 	= 1.00
<ul style="list-style-type: none"> - In the <i>Woodside Glens</i>, portions of the floor space of <i>garages</i>, <i>carports</i>, and <i>parking platforms</i>, attached and detached, exceeding 440 square feet; or <i>garages</i>, <i>carports</i>, and <i>parking platforms</i> in their entirety that have exterior walls enclosing the foundation of the <i>garage</i>, <i>carport</i>, or <i>parking platform</i>, on <i>lot</i> that slope downward from the roadway where additional height 	= ≥1.00

is needed to meet the roadway elevation and therefore the plate heights are >11 feet.	
<i>Covered Decks/Porches/Patios/Balconies:</i>	
- Covered with a roof, eave, overhang of an upper story, or another deck, that does not extend beyond 8 feet from the structure and is not enclosed except for exterior walls of the structure.	0.00
- Covered with a roof, eave, overhang of an upper story, or another deck that does extend beyond 8 feet from the structure (only that portion that extends beyond 8 feet counts).	≥1.00
- Covered with a trellis or other covering that is at least 50% open.	0.00
Clarification 3: Solid or latticework walls, screens, glass or glazing shall constitute exterior walls. Clarification 4: The footprint of a barn, stable, or covered equestrian riding arena shall be measured to the support posts of any covered areas.	
<i>Eaves:</i>	
- Up to 8 feet from the structure.	0.00
- Any portion extending beyond 8 feet from the structure.	≥1.00
<i>Basements:</i>	
- Areas of basements that are below exterior grade shall not count toward floor area.	0.00
- Areas of basements that are above exterior grade that contribute to plate heights will add floor area to a structure, as defined by Table F.	≥1.00
<i>Bay windows:</i>	
- Up to 25 square feet for each bay window.	0.00
- Greater than 25 square feet or exceeding one story in height (only that portion in excess of 25 square feet and/or one story would count).	≥1.00
<i>Dormers:</i>	

- Up to 25 square feet of an individual <i>dormer</i> .	0.00
- Greater than 25 square feet of an individual <i>dormer</i> .	≥1.00
Clarification 5: If the total length of <i>dormers</i> on a roof section is more than 30% of the length of that roof section, <i>floor area</i> of the <i>building</i> shall be calculated based on <i>plate heights</i> measured to the <i>dormers</i> , per Table F.	
<i>Dormers</i> for ADUs above detached <i>garages</i> <u>that do not comply with the Basic Setbacks in Table H</u> , pursuant to § 153.211 and § 153.110):	
- Up to 50% of the length of the roof.	0.00
<u><i>Dormers</i> for ADUs above detached <i>garages</i> that comply with the Basic Setbacks in Table H, pursuant to § 153.211 and § 153.110):</u>	
<u>- Up to 65% of the length of the roof.</u>	<u>0.00</u>
Chimneys and fireplaces, shall be counted as normal <i>floor area</i> , per Table F.	≥1.00
Clarification 6: Freestanding fireplaces shall not be counted as <i>floor area</i> . Clarification 7: The <i>plate height</i> of the adjacent <i>building wall</i> shall be used to calculate the <i>floor area</i> of a chimney.	
Stairwells are counted for each floor and counted as normal <i>floor area</i> , per Table F.	≥1.00
Feature <i>walls</i> , <i>walls</i> which exceed the 6-foot height limit for <i>fences</i> and <i>walls</i> and/or are attached to a <i>building</i> , shall be counted as normal <i>floor area</i> , per Table F.	≥1.00
<u>Detached <i>garages</i> with an ADU above the <i>garage</i>.</u> <u>Clarification 8: The allowable <i>plate height</i> of 12 feet for an ADU above a detached <i>garage</i> complying with the Basic Setbacks in Table H, shall not increase the multiplier above 1.00.</u>	<u>1.00</u>

(6) **Measurement of size of main residence.** The size of a main residence shall include the total gross *floor area* of a main residence using the rules for calculating *floor area* stated in division (B) above with the following exceptions:

(a) Detached *structures* shall be excluded unless they are attached to the main residence by an aboveground structural element, or they are

separated from the main residence by less than eight feet in the R-1 Districts or less than 15 feet in all other zoning districts. Structures are not considered attached if they are only connected via a covered walkway that is 100 percent open on one of the long sides, 50 percent open on the other long side, less than eight feet wide, have a plate height under 11 feet and do not have a wall higher than four feet on one long side.

(b) Floor area utilized exclusively for attached garages and carports, including those existing at the time of the adoption of the amendment codified in this division shall be excluded as follows:

1. In the R-1 and SR Zoning Districts, the maximum amount of area excluded shall be 440 square feet or the actual size of the garage or carport, whichever is less. If a maximum residence size exception has been approved for a property in the SR Zoning District, the maximum garage or carport exclusion shall be 550 square feet.
2. In the RR and SCP Zoning Districts, the maximum amount of area excluded shall be 660 square feet or the actual size of the garage or carport, whichever is less.

153.208 - HEIGHT

(A) - Height requirements.

- (1) Table I-1 through I-3 set forth the basic height requirements which apply to all zoning districts. Such basic regulations are further defined and supplemented by the additional requirements and exceptions set forth in this section.

Table I-1: Height Requirements in Residential Zone Districts

Zone District	Buildings (Permitted and Conditional)	Barns and Stables ¹	Covered Equestrian Riding Arenas	Accessory Structures ¹	Accessory Structure Plate Height (Not applicable to barns, stables, or covered equestrian riding arenas, <u>or ADUs above detached garages</u>) ¹
R-1	28 feet	24 feet	30 feet	17 feet	11 feet
SR	30 feet	24 feet	30 feet	17 feet	11 feet
RR	30 feet	24 feet	30 feet	17 feet	11 feet
SCP-5	30 feet	24 feet	30 feet	17 feet	11 feet
SCP-7.5	30 feet	24 feet	30 feet	17 feet	11 feet

Table I-1: Height Requirements in Residential Zone Districts

Zone District	Buildings (Permitted and Conditional)	Barns and Stables ¹	Covered Equestrian Riding Arenas	Accessory Structures ¹	Accessory Structure Plate Height (Not applicable to barns, stables, or covered equestrian riding arenas, <u>or ADUs above detached garages</u>) ¹
SCP-10	30 feet	24 feet	30 feet	17 feet	11 feet

¹ Barns and stables including an *accessory dwelling unit* having floor area that exceeds 50 percent of the barn or stable footprint may not have plate heights that exceed 11 feet tall or an overall height that exceeds 17 feet tall. An ADU above a detached garage which meets the regular-required Basic Setbacks for the zoning district in Table H, may have a maximum plate height of 12 feet and a maximum overall height of 18 feet.

Table I-2: Height Requirements in Open Space Zone Districts

Zone District	Buildings (Permitted and Conditional)	Barns and Stables ¹	Covered Equestrian Riding Arenas	Accessory Structures ¹	Accessory Structure Plate Height (Not applicable to barns, stables, or covered equestrian riding arenas, <u>or ADUs above detached garages</u>) ¹
OSH	24 feet	N/A	30 feet	17 feet	11 feet
OSRL	24 feet	24 feet	30 feet	17 feet	11 feet
OSRM	24 feet	24 feet	30 feet	17 feet	11 feet
OSN	24 feet	24 feet	30 feet	17 feet	11 feet
OSM	24 feet	24 feet	N/A	17 feet	11 feet

¹ Barns and stables including an *accessory dwelling unit* having floor area that exceeds 50 percent of the barn or stable footprint may not have plate heights that exceed 11 feet tall or an overall height that exceeds 17 feet tall. An ADU above a detached

Table I-2: Height Requirements in Open Space Zone Districts

Zone District	Buildings (Permitted and Conditional)	Barns and Stables ¹	Covered Equestrian Riding Arenas	Accessory Structures ¹	Accessory Structure Plate Height (Not applicable to barns, stables, or covered equestrian riding arenas, <u>or ADUs above detached garages</u>) ¹
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garage which meets the ~~regular~~ required Basic Setbacks for the zoning district in Table H. may have a maximum plate height of 12 feet and a maximum overall height of 18 feet.

Table I-3: Height Requirements in the Community Commercial Zone District

Zone District	Buildings (Permitted and Conditional)	Barns and Stables	Covered Equestrian Riding Arenas	Accessory Structures	Accessory Structure Plate Height (Not applicable to barns, stables, or covered equestrian riding arenas)
CC	25 feet ^{1, 2}	N/A	N/A	17 feet	11 feet

1 See [§ 153.208](#) (A) (2) of the Woodside Mun. Code

2 See [§ 153.208](#) (A) (3) of the Woodside Mun. Code for *height* limits in the *Town Center* area.

(C) - Exceptions to height requirements: Ministerial.

(1) Towers, spires, cupolas, chimneys, flagpoles, radio and television antennas, and similar *structures* and necessary mechanical equipment covering not more than 150 square feet may be erected to a *height* not more than 20 feet above the *height* limit prescribed by the regulations for the district in which the site is located. In no case shall such *structures* exceed a *height* of 50 feet.

(2) In the Woodside Glens, detached garages, *carports*, and *parking platforms*, are not subject to the 11-foot plate height and 17-foot overall height limit listed in [153.208](#) (A) (1) (Table I-1). Plate heights may be as tall as necessary to construct the detached garages, *carports*, and *parking platforms*, to accommodate the driving elevation of the adjacent road, but the overall structure height may not exceed 28 feet; and may not exceed the 11-foot plate height and the 17-foot overall height as measured from the driving elevation of the road.

(3) In the SR, RR and SCP Residential Zoning Districts, an exception to the maximum height of an ADU above a garage shall be granted by the approving body provided that all of the following conditions are satisfied:

(a) The lot is 100 percent or more of the minimum lot size required for subdivision in the applicable zoning district;

[For reference, minimum lot sizes required for subdivision are as follows: SR: 1 acre; RR: 3 acres; SCP-5: 5 acres; SCP-7.5: 7.5 acres; and SCP-10: 10 acres. Alternatively, a set minimum lot size could be considered.]

(b) The lot shall not be subdivided or adjusted to create a setback smaller than that required for the exception;

(c) Any portion of the structure having a plate height exceeding 12 feet or building height exceeding 18 feet shall be set back, from the base setbacks listed below, an additional two feet from the property line for each foot of plate height or building height increase.

	<u>Front:</u>	<u>Rear:</u>	<u>Side:</u>
<u>SR:</u>	<u>50 feet</u>	<u>30 feet</u>	<u>30 feet</u>
<u>RR:</u>	<u>50 feet</u>	<u>50 feet</u>	<u>50 feet</u>
<u>SCP (all):</u>	<u>50 feet</u>	<u>50 feet</u>	<u>50 feet</u>

The maximum plate height shall not exceed 18 feet, and the maximum building height shall not exceed 24 feet.

153.211 - ACCESSORY DWELLING UNITS

(A) - Requirements applicable to all accessory dwelling units.

(4) General Accessory dwelling unit regulations. All requirements related to accessory buildings contained in the Municipal Code, including, but not limited to: height, setbacks, floor area, lot coverage, natural state, environmentally sensitive areas, slopes in excess of 35%, second driveways, grading, and landscape shall apply. The following ministerial exceptions shall apply to accessory dwelling units:

(a) Exceptions to Setbacks.

...

(b) Exceptions for WMC Regulations.

...

(c) Exceptions for Dormers. An ADU above a ~~new~~-detached garage that complies with the Basic Setbacks in Table H, may include dormer(s) up to 65% of the horizontal length of each side of the roof to provide for increased interior head height.

(ed) Noticing Requirements for Exceptions.

EXHIBIT A

I. DEFINITION SECTION CLEANUP

153.005 - DEFINITIONS

EXTERIOR WALL HEIGHT. The measurement from the existing or finish grade, whichever is lower, to the top exterior wall plate.

GRADE.

- (1) **FINISHED.** The final elevation of the ground surface after building and construction.
- (2) **EXISTING.** The elevation of the existing ground surface prior to proposed building construction and grading.

PLATE. The point at which the exterior wall surface and lower surface of the roof meet.

II. CODE CLARIFICATIONS AND TABLE CLEANUP (ref. PC Resolution No. 2018-022)

153.236 - LIMITATIONS APPLICABLE TO ALTERATIONS, ADDITIONS, REPLACEMENT, OR PAVED AREA AND SURFACE COVERAGE.

...

(4) *Floor Area Relocation.* Notwithstanding the provisions of division (B)(1) above, an exception to permit a relocation of portions of the Footprint of a nonconforming main residence, which exceeds the maximum floor area, may be granted by the Planning Director provided all of the following are satisfied:

(a) The relocated portion shall not encroach into the Setback to a greater extent than exists and shall meet all required Height restrictions;

(b) A portion of the residence equal to or greater than the relocated portion beyond the current Footprint shall be removed;

(c) The average Exterior Wall Height of the relocated portion of the residence shall be equal to or lower than the average Plate Height of the portion to be removed;

(d) The Building Height of the relocated portion of the residence shall be equal to or lower than the Building Height of the portion to be removed; and

(e) The relocated portion shall be limited to 10% of the maximum allowable main residence size for the zoning district without an exception.

153.208 - HEIGHT.

...

(B) *Measurement of Height.*

(1) The overall Height and Plate Height of an existing Building or Structure shall be measured vertically from the Finished Grade to the uppermost point on the roof, Wall, or parapet above the Finished Grade.

(2) The maximum allowable Height of a Building and Plate shall be determined by establishing a hypothetical line at the maximum Building Height parallel to the Existing Grade, or Finished Grade, whichever is lower.

III. CODE AMENDMENTS

153.206 - Floor Area

(B) - Measurement of floor area.

(1) The *floor area* of *structures* as set forth in division (A) of this section on a site shall be measured as related to exterior wall height as explained in Table F.

(2) Measurements of *floor area* shall be from the outside surfaces of the exterior wall.

(3) *Plate height* is measured from *existing grade* at time of application, or from *finished grade*, whichever is lower.

(4) Table F applies to all *structures* except *stables, barns, and covered equestrian arenas, whose floor areas equal their footprint areas.*

(5) The Community Commercial District utilizes *building coverage*, in place of *floor area*. See Section 153.210, for *building coverage* requirements, measurement, and exceptions.

TABLE F - Floor Area Calculation Method

STEP 1:

Divide the floor plan of the *building* into non-overlapping rectangular, triangular and circular sections, each with the following characteristics:

a. The *slope* of the *grade* under each section remains the same over the entire section ($\pm 5\%$). If the *slope* changes by more than 5%, break the section into multiple sections at the point that the *slope* changes.

b. If the roof line changes (e.g., a second story), start a new section at that point.

NOTE: *Floor area* is counted to the outside of the exterior stud wall. Thick finishes and veneers, or unused spaces such as decorative pilasters, are also included in *floor area*.

STEP 2:

Add up the *plate* heights at each corner of the section and divide the total by four if the section is a rectangle, and divide by three if the section is a triangle. If the section is a circle, measure the *plate* height at the center. This gives the average *plate* height (APH) for each section.

The *plate* height is the distance from the *existing grade* at the time of application or *finished grade* (whichever is lower) to the intersection of the exterior *wall* plane with the underside of the roof plane. Flat soffits do not lower the *plate* height.

Clarification 1: *Plates* DO NOT run up the ends of gable roofs, but are assumed to run in a straight line from the *plate* height at one corner of the *building* to the *plate* height at the other corner.

Clarification 2: *Plates* DO run along the roof line of shed roofs, which are defined as a roof which terminates at its high point with a *wall* which has more than four feet exposed.

Clarification 3: *Plates* DO run along roofs that have a pitch greater than 12:12, which are considered a *wall*.

Clarification 4: Gambrel roofs and parapets are a judgment call by the *Planning Director* based on the pitch of the gambrel and the appearance of the roof.

STEP 3:

If the average *plate* height for a section is 11 feet or less, the *floor area* for that section is equal to its *footprint area*. If the average *plate* height of a section is over 11 feet, multiply the *footprint area* of that section by an additional 0.1 for each foot the average *plate* height (APH) is over 11 feet. (Example: If a section's APH is 13 feet, multiply the corresponding *footprint area* by 1.2 to get that section's *floor area*.)

STEP 4:

Add up the *floor areas* for each section to determine the *total floor area* for the *building*.

Apply floor area credits or exclusions, as specified in the following Table F-1.

TABLE F-1: Floor Area Exclusions and Credits	
Feature	Multiplier
<p>One-story portions of main residences:</p> <ul style="list-style-type: none"> - Up to 600 square feet of <i>footprint</i> area that would otherwise have a <i>floor area</i> multiplier of either (i) more than 1.0 but less than 1.5 shall have its multiplier reduced to 1.0, or (ii) greater than 1.5 shall have its multiplier reduced by 0.5. <p>Clarification 1: <i>Basements</i> shall not be counted as <i>stories</i> in determining what constitutes one-story portions.</p> <p>Clarification 2: Stairwells are considered two-story elements, except when they only provide access to the main floor, from a <i>basement</i>.</p>	
<p>Attic spaces:</p> <ul style="list-style-type: none"> - Are spaces within the roof <i>structure</i> of a <i>building</i> and usually do not count toward <i>floor area</i>, except when associated roof pitches exceed 12:12, per Table F. 	
<p>Garages and <i>carports</i>: attached and detached.</p>	≥1.00
<ul style="list-style-type: none"> - In the <i>Woodside Glens</i>, <i>garages</i>, <i>carports</i>, and <i>parking platforms</i>, attached and detached, up to 440 square feet, with a plate height ≤11 feet, where TFA of all other development does not exceed 3,000 square feet. 	0.00
<ul style="list-style-type: none"> - In the <i>Woodside Glens</i>, <i>garages</i>, <i>carports</i>, and <i>parking platforms</i>, attached and detached, up to 440 square feet, on <i>lots</i> that slope downward from the roadway where additional height is needed to meet the roadway elevation and therefore the plate heights are >11 feet, and where there are no exterior <i>walls</i> enclosing the foundation of the <i>garage</i>, <i>carport</i>, or <i>parking platform</i>. 	= 1.00
<ul style="list-style-type: none"> - In the <i>Woodside Glens</i>, portions of the floor space of <i>garages</i>, <i>carports</i>, and <i>parking platforms</i>, attached and detached, exceeding 440 square feet; or <i>garages</i>, <i>carports</i>, and <i>parking platforms</i> in their entirety that have exterior <i>walls</i> enclosing the foundation of the <i>garage</i>, <i>carport</i>, or <i>parking platform</i>, on <i>lot</i> that slope downward from the roadway where additional height is needed to meet the roadway elevation and therefore the plate heights are >11 feet. 	= ≥1.00
<p>Covered <i>Decks</i>/<i>Porches</i>/<i>Patios</i>/<i>Balconies</i>:</p>	
<ul style="list-style-type: none"> - Covered with a roof, eave, overhang of an upper <i>story</i>, or another <i>deck</i>, that does not extend beyond 8 feet from the 	0.00

structure and is not enclosed except for exterior walls of the structure.	
- Covered with a roof, eave, overhang of an upper story, or another deck that does extend beyond 8 feet from the structure (only that portion that extends beyond 8 feet counts).	≥1.00
- Covered with a trellis or other covering that is at least 50% open.	0.00
Clarification 3: Solid or latticework walls, screens, glass or glazing shall constitute exterior walls. Clarification 4: The footprint of a barn, stable, or covered equestrian riding arena shall be measured to the support posts of any covered areas.	
Eaves:	
- Up to 8 feet from the structure.	0.00
- Any portion extending beyond 8 feet from the structure.	≥1.00
Basements:	
- Areas of basements that are below exterior grade shall not count toward floor area.	0.00
- Areas of basements that are above exterior grade that contribute to plate heights will add floor area to a structure, as defined by Table F.	≥1.00
Bay windows:	
- Up to 25 square feet for each bay window.	0.00
- Greater than 25 square feet or exceeding one story in height (only that portion in excess of 25 square feet and/or one story would count).	≥1.00
Dormers:	
- Up to 25 square feet of an individual dormer.	0.00
- Greater than 25 square feet of an individual dormer.	≥1.00
Clarification 5: If the total length of dormers on a roof section is more than 30% of the length of that roof section, floor area of the building shall be calculated based on plate heights measured to the dormers, per Table F.	

Dormers for ADUs above detached <i>garages</i> that do not comply with the Basic Setbacks in Table H, pursuant to § 153.211 and § 153.110):	
- Up to 50% of the length of the roof.	0.00
Dormers for ADUs above detached <i>garages</i> that comply with the Basic Setbacks in Table H, pursuant to § 153.211 and § 153.110):	
- Up to 65% of the length of the roof.	0.00
Chimneys and fireplaces, shall be counted as normal <i>floor area</i> , per Table F.	≥1.00
Clarification 6: Freestanding fireplaces shall not be counted as <i>floor area</i> . Clarification 7: The <i>plate height</i> of the adjacent <i>building wall</i> shall be used to calculate the <i>floor area</i> of a chimney.	
Stairwells are counted for each floor and counted as normal <i>floor area</i> , per Table F.	≥1.00
Feature walls, walls which exceed the 6-foot height limit for <i>fences</i> and walls and/or are attached to a <i>building</i> , shall be counted as normal <i>floor area</i> , per Table F.	≥1.00
Detached garages with an ADU above the garage. Clarification 8: The allowable plate height of 12 feet for an ADU above a detached garage complying with the Basic Setbacks in Table H, shall not increase the multiplier above 1.00.	1.00

(6) **Measurement of size of main residence.** The size of a main residence shall include the total gross *floor area* of a main residence using the rules for calculating *floor area* stated in division (B) above with the following exceptions:

- (a) Detached *structures* shall be excluded unless they are attached to the main residence by an aboveground structural element, or they are separated from the main residence by less than eight feet in the R-1 Districts or less than 15 feet in all other zoning districts. *Structures* are not considered attached if they are only connected via a covered walkway that is 100 percent open on one of the long sides, 50 percent open on the other long side, less than eight feet wide, have a *plate height* under 11 feet and do not have a *wall* higher than four feet on one long side.
- (b) *Floor area* utilized exclusively for attached *garages* and *carports*, including those existing at the time of the adoption of the amendment codified in this division shall be excluded as follows:

1. In the R-1 and SR Zoning Districts, the maximum amount of area excluded shall be 440 square feet or the actual size of the *garage* or *carport*, whichever is less. If a *maximum residence size exception* has been approved for a property in the SR Zoning District, the maximum *garage* or *carport* exclusion shall be 550 square feet.
2. In the RR and SCP Zoning Districts, the maximum amount of area excluded shall be 660 square feet or the actual size of the *garage* or *carport*, whichever is less.

153.208 - HEIGHT

(A) - Height requirements.

- (1) Table I-1 through I-3 set forth the basic *height* requirements which apply to all zoning districts. Such basic regulations are further defined and supplemented by the additional requirements and exceptions set forth in this section.

Table I-1: Height Requirements in Residential Zone Districts					
Zone District	Buildings (Permitted and Conditional)	Barns and Stables ¹	Covered Equestrian Riding Arenas	Accessory Structures ¹	Accessory Structure Plate Height (Not applicable to barns, stables, covered equestrian riding arenas, or ADUs above detached garages) ¹
R-1	28 feet	24 feet	30 feet	17 feet	11 feet
SR	30 feet	24 feet	30 feet	17 feet	11 feet
RR	30 feet	24 feet	30 feet	17 feet	11 feet
SCP-5	30 feet	24 feet	30 feet	17 feet	11 feet
SCP-7.5	30 feet	24 feet	30 feet	17 feet	11 feet
SCP-10	30 feet	24 feet	30 feet	17 feet	11 feet

¹ Barns and stables including an *accessory dwelling unit* having floor area that exceeds 50 percent of the barn or stable footprint may not have plate heights that exceed 11 feet tall or an overall height that exceeds 17 feet tall. An ADU above a detached garage which meets the required Basic Setbacks for the zoning district in Table H, may have a maximum plate height of 12 feet and a maximum overall height of 18 feet.

Table I-2: Height Requirements in Open Space Zone Districts

Zone District	Buildings (Permitted and Conditional)	Barns and Stables ¹	Covered Equestrian Riding Arenas	Accessory Structures ¹	Accessory Structure Plate Height (Not applicable to barns, stables, covered equestrian riding arenas, or ADUs above detached garages) ¹
OSH	24 feet	N/A	30 feet	17 feet	11 feet
OSRL	24 feet	24 feet	30 feet	17 feet	11 feet
OSRM	24 feet	24 feet	30 feet	17 feet	11 feet
OSN	24 feet	24 feet	30 feet	17 feet	11 feet
OSM	24 feet	24 feet	N/A	17 feet	11 feet

¹ Barns and stables including an *accessory dwelling unit* having floor area that exceeds 50 percent of the barn or stable footprint may not have plate heights that exceed 11 feet tall or an overall height that exceeds 17 feet tall. An ADU above a detached garage which meets the required Basic Setbacks for the zoning district in Table H. may have a maximum plate height of 12 feet and a maximum overall height of 18 feet.

Table I-3: Height Requirements in the Community Commercial Zone District

Zone District	Buildings (Permitted and Conditional)	Barns and Stables	Covered Equestrian Riding Arenas	Accessory Structures	Accessory Structure Plate Height
CC	25 feet ^{1, 2}	N/A	N/A	17 feet	11 feet

1 See [§ 153.208\(A\)\(2\)](#) of the Woodside Mun. Code

2 See [§ 153.208\(A\)\(3\)](#) of the Woodside Mun. Code for *height* limits in the *Town Center* area.

(C) - Exceptions to height requirements: Ministerial.

(1) Towers, spires, cupolas, chimneys, flagpoles, radio and television antennas, and similar *structures* and necessary mechanical equipment covering

not more than 150 square feet may be erected to a *height* not more than 20 feet above the *height* limit prescribed by the regulations for the district in which the site is located. In no case shall such *structures* exceed a *height* of 50 feet.

(2) In the Woodside Glens, detached garages, *carports*, and *parking platforms*, are not subject to the 11-foot plate height and 17-foot overall height limit listed in 153.208(A)(1)(Table I-1). Plate heights may be as tall as necessary to construct the detached garages, *carports*, and *parking platforms*, to accommodate the driving elevation of the adjacent road, but the overall structure height may not exceed 28 feet; and may not exceed the 11-foot plate height and the 17-foot overall height as measured from the driving elevation of the road.

(3) In the SR, RR and SCP Residential Zoning Districts, an exception to the maximum height of an ADU above a garage shall be granted by the approving body provided that all of the following conditions are satisfied:

(a) The lot is 100 percent or more of the minimum lot size required for subdivision in the applicable zoning district;

[For reference, minimum lot sizes required for subdivision are as follows: SR: 1 acre; RR: 3 acres; SCP-5: 5 acres; SCP-7.5: 7.5 acres; and SCP-10: 10 acres. Alternatively, a set minimum lot size could be considered.]

(b) The lot shall not be subdivided or adjusted to create a setback smaller than that required for the exception;

(c) Any portion of the structure having a plate height exceeding 12 feet or building height exceeding 18 feet shall be set back, from the base setbacks listed below, an additional two feet from the property line for each foot of plate height or building height increase.

	<u>Front:</u>	<u>Rear:</u>	<u>Side:</u>
SR:	<u>50 feet</u>	<u>30 feet</u>	<u>30 feet</u>
RR:	<u>50 feet</u>	<u>50 feet</u>	<u>50 feet</u>
SCP (all):	<u>50 feet</u>	<u>50 feet</u>	<u>50 feet</u>

The maximum plate height shall not exceed 18 feet, and the maximum building height shall not exceed 24 feet.

153.211 - ACCESSORY DWELLING UNITS

(A) - Requirements applicable to all accessory dwelling units.

(4) General Accessory dwelling unit regulations. All requirements related to accessory buildings contained in the Municipal Code, including, but not limited to: height, setbacks, floor area, lot coverage, natural state, environmentally sensitive areas, slopes in excess of 35%, second driveways, grading, and landscape shall apply. The following ministerial exceptions shall apply to accessory dwelling units:

(a) Exceptions to Setbacks.

...

(b) Exceptions for WMC Regulations.

...

(c) Exceptions for Dormers. An ADU above a detached garage that complies with the Basic Setbacks in Table H, may include dormer(s) up to 65% of the horizontal length of each side of the roof to provide for increased interior head height.

(d) Noticing Requirements for Exceptions.