ZONING CALCULATIONS

METHODS, DEFINITIONS, AND CLARIFICATIONS

CITY OF MOUNTAIN VIEW

COMMUNITY DEVELOPMENT DEPARTMENT

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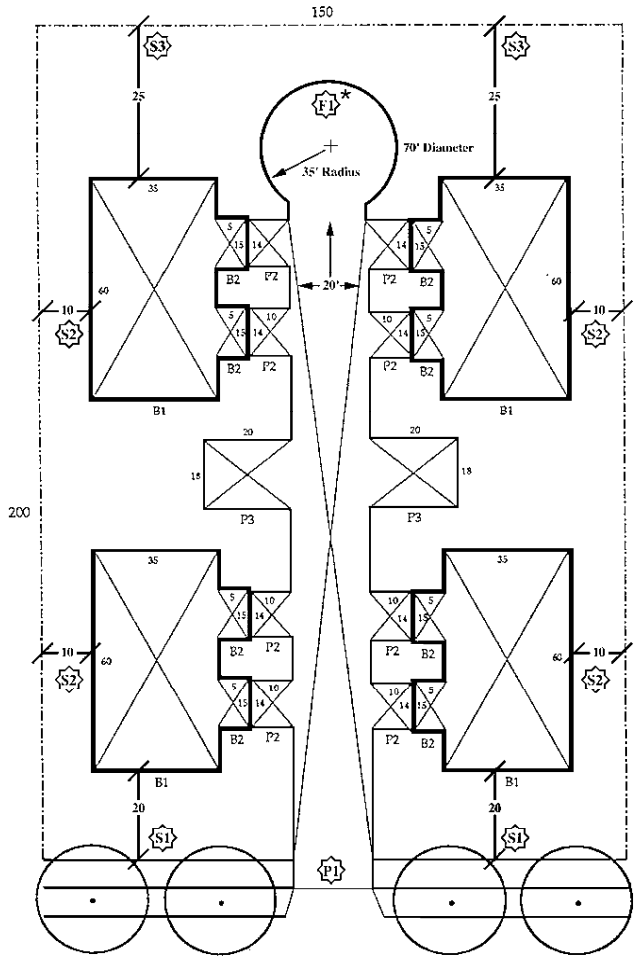
ZONING CALCULATIONS: METHODS, DEFINITIONS AND CLARIFICATIONS

As part of applications for development review, all applicants are required to fill out the City of Mountain View Ordinance Calculation Sheet. This set of calculations is a numerical analysis describing how the proposed project complies with applicable zoning regulations. In addition, all applicants are required to submit drawings graphically illustrating and verifying the numerical calculations. Community Development Department staff reviews both the numerical and graphic calculation sheets, checking whether the zoning requirements are met and whether the regulations have been applied correctly.

FIGURE 1: Graphic Calculations Sheet



*Actual Fire Department requirements may vary. Contact the Fire Department for additional information.

The following definitions and drawings in this handout are intended to clarify how to calculate the numerical requirements of the Zoning Ordinance. Also, an example of a graphic calculations sheet is shown to better explain the submittal requirements.

TOTAL SITE AREA

200' x 150' =	30,000 SF*	100%

SETBACKS

S1 (Note on Plans)
S2 (Note on Plans)
S3 (Note on Plans)

BUILDING COVERAGE

B1 4 (35 x 60) =	8,400 SF
B2 8 (5 x 15) =	600
	9,000 SF

% of Site Coverage =	9,000 / 30,000 = .30	30%

PAVING COVERAGE

P1 20 x 170 =	3,400 SF
P2 8 (9 x 20) =	1,440
P3 2 (20 x 18) =	720
	3,850

F1 (note dimensions on plans) 4,200 SF

% of Site Coverage = 3,850 +	4,200 / 30,000 = .31	31%

OPEN AREA

30,000 – (9,000 + 9,410) =	11,590	
% of Site Coverage =	11,590 / 30,000 = .38	38%

* SF = Square Feet

ZONING CALCULATIONS: METHODS, DEFINITIONS AND CLARIFICATIONS

1. **PERCENTAGE OF LANDSCAPING**

This requirement generally applies in commercial and industrial zoning districts.

The percentage of landscaping is defined as the total area of the lot, minus the area covered by buildings, accessory structures, outdoor enclosures, driveways and parking.

Paved sidewalk and patio areas are counted as landscaping. Any areas which are necessary for automobile access or parking are not counted as landscaping. Specifically, the 2' deep car bumper overhang area is not counted as landscaping, even though it may be planted with landscaping.

2. **LOT AREA**

The computed area contained within the lot lines, said area to be exclusive of street rights-of-way, but including portions held in fee title in the same ownership which may have easements for such purposes as utilities or flood control channels. The area of new public streets dedicated as part of a project shall be included in the calculation of lot area as part of a planned unit development or planned community, or as determined by the Subdivision Committee or City Council.

3. **OPEN AREA, PAVING AND BUILDING COVERAGE**

These requirements generally apply in residential zoning districts.

The following three categories—open area, auto-dedicated paving area and building coverage—when added together, will account for 100 percent of the site area. However, in cases where upper-level decks or patios are allowed to be counted as open area (e.g., multi-family residential apartments), the total could exceed 100 percent of the site area.

a. Open Area

Total lot area; minus the area covered by buildings, accessory structures, other structures, garbage and refuse facilities, driveways and off-street parking. Also, decks, roof gardens and patios on upper floors, and similar open spaces shall constitute open area for apartments. In townhouse projects and small-lot, single-family developments, upper-level decks may not count toward the open area requirement.

b. Auto-Dedicated Area (Paving)

Any area necessary for the ingress, egress or parking of motor vehicles. This includes areas necessary for automobile circulation which also serve pedestrians. It also includes fire turnaround areas, except those which are covered by turfstone/Grasscrete. Paved areas underneath carports are not included in parking coverage; they count as building coverage.

c. Building Coverage

The total lot area covered by structures (defined below). Porches, entryways and covered patios are included in this calculation. All accessory structures, including garages, trash dumpster enclosures, storage sheds, etc., are included in this calculation. Architectural appurtenances are included in lot coverage also (i.e., stairs, chimneys, porches, decks above the first floor, etc.).

4. **FLOOR AREA**

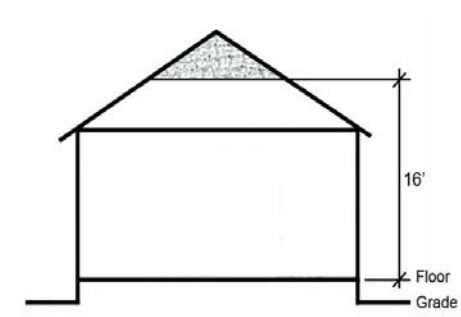
Floor areas shall include the following: all floor area enclosed within the walls of the principal structure (measured from the outside perimeter of the walls); the total floor area of all accessory structures, including garages, carports and storage sheds; enclosed patios; and any other fully enclosed space that contributes toward the overall mass or bulk of the building.

The total area of each floor, as defined by the area enclosed by the exterior permanent walls, will be calculated separately. Openings for stairways or shafts are not deducted.

Attic space or high-volume interior area, or any combination of the two, can result in building mass similar to a second story and, therefore, will be counted as additional floor area in certain circumstances. Portions of the home that have a height equal to or greater than 16', measured from the floor to the top of the roof, will count as extra floor area (see Figure 2). Generally, this will

apply to high-volume first-floor areas, but it can apply in cases where the distance between the second floor and the top of the roof is 16' or greater. Also, cases where the home has varying floor levels (split-level homes) will be reviewed on a case-by-case basis.

Figure 2: Floor Area Under Sloping Roof



Any architectural projection which adds to the usable volume or area of the building is included in floor area calculations (e.g., fireplaces and chimneys, bay windows, window seats, garden windows, etc.). To provide for flexibility for homeowners desiring bay windows, the first 25 square feet of bay windows, window seats and garden windows will be exempted from floor area calculations.

Any basement level where more than one-half of the height is above building grade constitutes a story and counts as floor area.

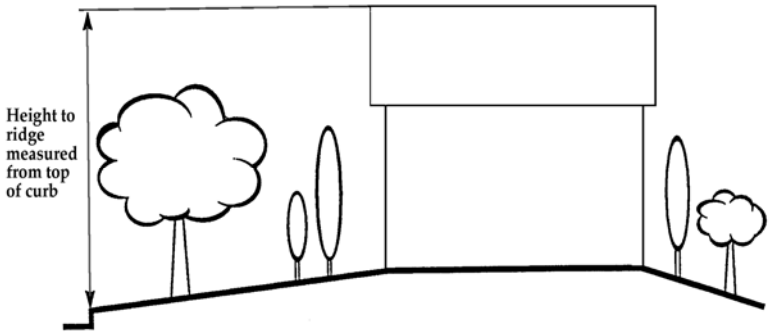
"Open, unenclosed structures" such as decks, open porches, open patios and trellises are not counted as floor area. A covered structure is "open and unenclosed" if it has walls on no more than two sides. An uncovered structure is "open and unenclosed" if it has walls on no more than three sides.

Please note that a carport that is used as the required covered parking space for a home will count as floor area regardless of the fact that it is an open structure.

5. **HEIGHT OF BUILDING**

The vertical distance from the elevation of the top of the existing or planned curb along the front property line to the highest point of the coping of a flat roof; or to the top of the slope of a mansard roof; the ridge of a gable, hip or gambrel roof or to the mean height level between eaves and ridge for a gable, hip or gambrel roof for nonresidential buildings (Section 36.3). (See Figure 3.)

Figure 3: Building Height



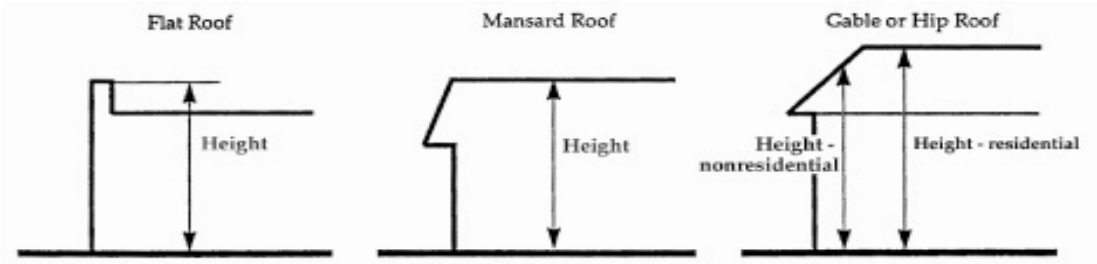
6. **STRUCTURE**

That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in the same definite manner (Section 36.3). This includes all buildings; all accessory structures such as garages, trash enclosures, storage sheds, etc.; all fences; porches; or any other built structure.

7. **HEIGHT OF WALL**

The vertical distance from the grade along a given wall to the wall plate (residential) or to the highest point of the coping of a flat roof; or to the top of the slope of a mansard roof; or to the mean height level between eaves and ridge for a gable, hip or gambrel roof (nonresidential) (Section 36.3). (See Figure 4.)

Figure 4: Height of Wall



8. **ACCESSORY STRUCTURE**

A use or structure subordinate to the principal use of a building on the same lot and serving a purpose customarily incidental to the use of the principal building. This includes: garages, carports, trash enclosures, storage sheds, gazebos, covered patios, etc.

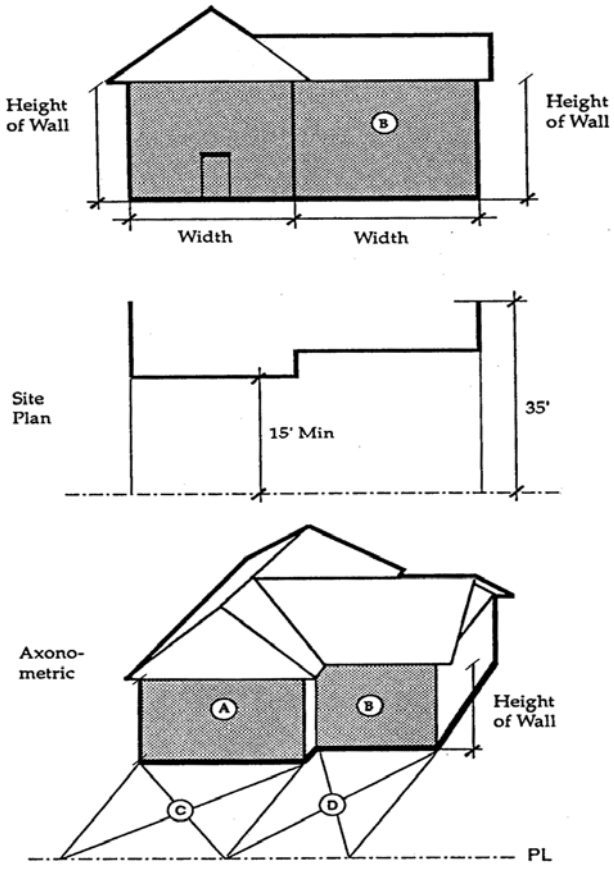
9. **FRONT YARD—R3 DISTRICT**

These requirements apply in the R3 Residential Zoning District.

There shall be a front yard of at least 15', but not less than the height of the adjacent building wall as measured from the grade along a given wall to the top of the wall plate. (See Figure 5.)

Figure 5: Front Yard—R3 District

HEIGHT OF WALL: Height as measured from the grade to the top of the wall plate.

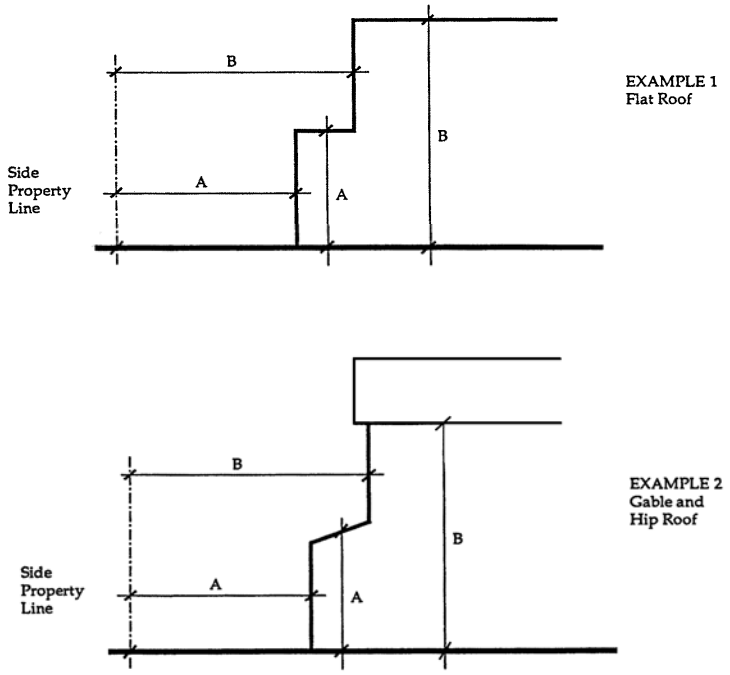


10. **SIDE YARD AND REAR YARD—R3 DISTRICT**

These requirements apply in the R3 Residential Zoning District.

There shall be a side yard of at least 15', but not less than the height of the adjacent building wall as measured from the grade along a given wall to the top of the wall plate. This setback is not an average setback requirement but a minimum setback requirement at any point. (See Figure 6.)

Figure 6: Side and Rear Yards



11. **PROJECTION INTO REQUIRED YARDS**

This requirement generally applies in Residential Zoning Districts.

Architectural features may project 2' into a side setback and 6' into any front or rear setback. Architectural features may project 6' into a second-story front setback but are not permitted to project into any second-story side or rear yard. The architectural features covered by this provision include: cornices, canopies, bay windows no more than 12' long, awnings, eaves, porches, fire escapes, decks, balconies, landing places and outside stairways. Stoops or porches less than 18" in height are not counted as projections and are exempt from any setback requirements.

This provision allowing for architectural projections is intended to accommodate minor features of a larger building mass. It is not intended to allow substantial floor area, or substantial portions of a building wall, to encroach into required setbacks.

For townhouse developments, there is a specific provision that architectural projections may not encroach more than 2' into the yard area between the front door and the driveway.

These are the maximum projections allowed. They are mainly for the R1 and R2 One-Family/Two-Family Zoning Districts. The Development Review Committee may decide not to allow such large projections in R3 District projects.

12. **BUILDING-TO-BUILDING DISTANCE**

This requirement applies in the R2 and R3 Residential Districts.

The distance between principal buildings shall be at least one-half the sum of the height of the nearest opposing walls, and a minimum of 12', whichever is greater. If the buildings step in plan (See Diagram A), the required separation is an average of the opposing wall heights and a minimum of 12'. If the walls of the two buildings are at angles rather than parallel to each other (see Diagram B), the distance between the buildings is calculated as an average distance between walls; however, the minimum distance must be at least 12' (see Figure 7). The distance between principal and accessory buildings is also calculated as an average with a required minimum of 10'.

GRAPHICS/CDD/Zoning Calculations Handout
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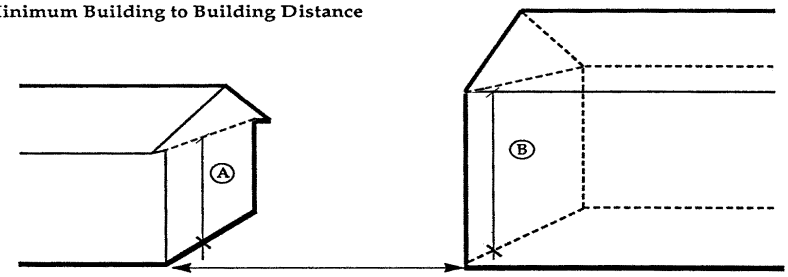
FIGURE 7: Minimum Building to Building Distance



(A + B)/2 = Minimum distance between buildings

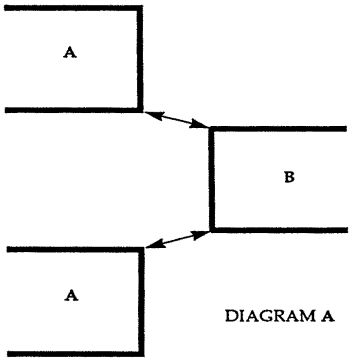


DIAGRAM A

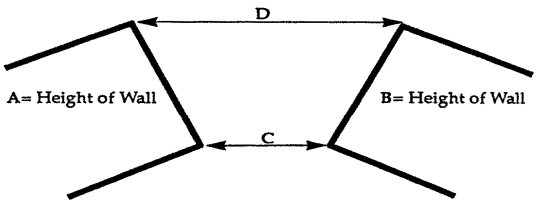


DIAGRAM B

DIAGRAM A: (A + B)/2 = Minimum distance between buildings.
DIAGRAM B: Distance between Principal Buildings: (A + B)/2 ≤ (C + D)/2. However, C ≤ 12'.
Distance between Principal and Accessory Buildings: (A + B)/2 ≤ (C + D)/2. However, C ≤ 10'.