

SB 9 Design Standards											
	ONTARIO	GARDEN GROVE	ARCADIA	ROSEMEAD	WOODSIDE	LOS ALTOS	SAN CARLOS	SEASIDE	BURLINGAME	GILROY	LOS GATOS
Building Separation	-	Min. 6ft	Min. 6ft	Min. 20ft	-	-	-	-	-	-	Min. 5ft
Architecture	Match existing	Match existing	Match existing	Match existing	Match existing	Match existing	Match existing	Match existing	-	Match existing	-
			Material reqs.		Material reqs.	Material reqs.	Material reqs.				
Parking	1 garage/unit	1 space/unit	1 covered space/unit	1 space/unit	-	1 covered space/unit or uncovered space/ 2 unit	1 uncovered space/unit	1 uncovered space/unit	1 space/unit	-	1 space/unit
Unit Size	Min. 500sf	Min. 500sf	Min. 500sf	Min. 500sf	Max. 800sf	-	Max. 800 sq. ft.	Max. 800 sq. ft.	-	-	Max. 1,200sf
	Max. 800sf	Max. 800sf	Max. 800sf								
Building Height	Max. 16ft/22ft, per lot size	One story	-	Two story	Max. 17ft	Two story max. 27 ft	Max. 16 ft	Max. 24 ft	Max. 30 ft	Two story max. 35 ft	Max. 16ft
		Max. 17ft		Max. 30ft.							
Landscaping/	Required	Required, min. 225sf/unit	Required, min. tree #/size	-	Required, min. tree size	Required, min. tree #/size	Required, 1 tree/1000 sq. ft.	-	-	Paving max 50% / front	-
Open Space											
Lot Standards	-	-	-	Min. 50ft width	-	-	Perpendicular parcel/ longest property line	Perpendicular parcel/ longest property line	-	-	Right angles
				Min. 15ft frontage			Right angle lot lines	Min. parcel width matches original			Min. 20ft access
							Frontage required				
Noticing	Adjacent owners	-	-	-	Adjacent owners	-	-	-	-	-	-
ADU	-	-	-	Allowed.	New units not allowed.	-	New units not allowed on lot split.	-	New units not allowed on lot split.	-	New units not allowed.
Driveways	-	-	-	-	One driveway allowed	One driveway allowed	One driveway allowed	Shared driveway unless 100 ft. apart	-	-	Match existing
						Max 22 ft. width					
						Min. 30 ft. width corner lot					
Lighting	Down lights only /exterior	Down lights only/ exterior	Down lights / exterior	-	Down lights only & shielded/ exterior	Down lights only & shielded/ exterior	Down lights only & shielded / exterior	Down lights only & shielded/ exterior	-	-	Down lights / away from adjacent properites
Building Separation	-	6 ft	6 ft	20 ft	-	-	-	-	-	-	5 ft

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Dwelling Type	-	-	-	-	-	-	-	-	-	-	single family
											attached
											twoplex
Entryway	-	Covered entry required.	Covered porch optional.	-	Covered entry required.	Roofed projection required.	Covered entry required. / Front elevation entry match single family appearance	-	-	Patio/porch required / Min. 48 sq ft area. Front facing entry required.	Front entry eave matches adjacent
		Min. depth 3 ft	Max. 12 ft depth		Max. height 10 ft	Min. depth 5 ft / width 30 sq ft	Max. height 10 ft / Min. depth 5 ft			Material reqs.	Min. depth 6 ft / width 25% from front elevation
Balcony	No rooftop deck permitted on lot split.	-	No rooftop deck permitted.	-	-	No balcony/rooftop deck permitted facing interior/rear yard	-	Rooftop decks permitted.	-	-	No rooftop deck/second floor terrace permitted.
						Balcony permitted front elevation / Max. depth 4 ft & 25 sq ft					Balcony permitted only primary dwelling.
FAR	-	-	-	-	-	Net site area (NSA) < 11,000 sq ft; Max. 35%	-	-	-	-	-
						> 11,000; Max. 3,850 sq ft + 10% x (NSA - 11,000 sq ft)					
Finished Floor	-	-	-	-	-	First story max. 22 in.	-	-	-	-	First story max. height 18 in.
Fire Mitigation	-	-	-	-	-	-	-	Fire sprinklers required.	-	-	-
					Varies by zone	Max. coverage for buildings > 6 ft. = 35% of single story area ~ 20 ft max.					

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Lot Coverage	-	Max. 50%	-	-	10% (R1) or 50% (SR,RR, SCP)	50% front yard matching existing landscaping	-	-	-	-	-
						> 30% two story prohibited					
Plate Height	-	-	-	-	Max. 11 ft	First story: Max. 9' 3"; entry porch max. 12'; garage 10'	-	-	-	-	Max. 10 ft
						Second story: Max. 8' 3"					
Roof	-	-	-	-	Min. 30 year composition	Material reqs.	-	-	-	-	-
					Material reqs.						
Setbacks	Match existing requirements	Match exsiting requirements	Match existing requirements	Match exsiting requirements	Front: 30' (R-1), 50' (SF, RR, SCP)	Front: 25' single story, 30' second story	Match exsiting requirements	Front: Min. 15 ft. Side & Rear: Min. 4 ft	-	Match exsiting requirements	Front: Match underlying zone
			Side and Rear: Min. 4 ft			Second front: 10' single, 13' second					Interior: 4'
					Side & Rear: 4'	Side & Rear: Min. 4 ft					Rear: 4'
						Second stort: Min. 11.5 ft					Garage entry: 18'
Street Access	Access to public street required / min. 20 ft. frontage	Access to public street required / min. 25 ft frontage	Existing driveway required	-	-	Access to public street required / min. width 20 ft	Lots without street frontage not permitted.	25 ft wide panhandle or easement required.	-	-	Access to public street required / min. frontage 20 ft
											Access corrdidor min. 20 ft width
Trash	-	Match existing requirements	-	-	Screened trash enclosure required. Max. 6 ft height	-	Match existing requirements	-	-	-	-

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Utilties	Seperate utility connections required.	Seperate utility connections required.	Seperate utility connections required.	-	Material reqs.	Utility services must be placed underground	Seperate utility connections required.	Separate utility measures required and must be placed underground.	-	-	-
Walls & Fences	6 ft masonry wall required	6 ft masonry wall required	Wall or fence required.	-	Walls max. 6 ft	Screening vegetation required within sight of windows less than 4'6" on second floor; balcony adjoining property	-	-	-	-	-
	3 ft within front, side and rear setback		Material reqs.		Material reqs.	24 in. evergreen species					
Windows	No direct line of sight to adjoining property	-	Windows must be recessed.	-	No direct line of sight to adjoining structure within 30 ft. or adjacent unit	Windows must be trimmed or recessed.	-	-	-	Windows must be trimmed or recessed.	Material reqs.
	Material reqs.		Material reqs.		Material reqs.	Material reqs.					
Other	-	Private secure storage required. Min. 144 cubic ft	-	-	Structural offsets prohibited on street facing elevation	Units may not extend the daylight plane.	Deed restriction applied to newly created parcels	Deed restriction applied to newly created parcels	-	-	-
		Laundry space required within unit or garage						Fire wall required between units			
		Proritizes development standards									