



Town of Atherton

Basic Zoning Regulations

(Title 17)

1. Heights:

- A. The maximum main building height is 30 feet from average grade to the peak of the roof in the R1-A district, and 28 feet in the R1-B district.
- B. The maximum accessory structure (Detached Garage, Pool House, etc.) height is 15 feet from average grade to the peak of the roof.
- C. The maximum trellis or arbor height is (generally) 11 feet from grade.

2. Floor Areas:

- A. The maximum allowable floor area is 18% of the lot size for lots larger than 43,560 square feet.
- B. For lots in R1-A smaller than 43,560 square feet, the maximum allowable floor area is: (lot size x 0.163) + 726 square feet.
- C. For lots in R1-B the maximum allowable floor area is: (lot size x 0.165) + 1,500 square feet.
- D. The maximum allowable floor area for (all combined) accessory structures on any lot is limited to 2.75% of the lot size. Detached garages are exempt from this requirement.
- E. The maximum allowable second floor area for a lot in R1-A is limited to 7.5% of the lot size.

3. Setbacks:

- A. In R1-A, the front and rear setbacks for the main building are normally 60 feet; however, if the lot depth is less than 200 feet, the front and rear setbacks are 30% of the lot depth, with a minimum of 30 feet.
- B. In R1-B, the front and rear setbacks are normally 30 feet; however, if the lot depth is less than 160 feet, the front and rear setbacks are 18% of the lot depth, with a minimum of 20 feet.
- C. Side setbacks are determined from Table 17.40.010. (See reverse side)
- D. Setbacks for accessory structures are normally 10 feet from the side and/or rear property lines, and 30 feet beyond the front of the main house.
- E. Accessory structure setbacks on corner lots or lots abutting more than one street are treated differently and should be determined by the town Planner.

*** Please take note that these are general zoning regulations and are in no way meant to be a comprehensive list of all zoning regulations. The specific zoning regulations for a specific parcel may differ from above. To determine the exact zoning regulations for a specific parcel, a meeting with the Town Planner is highly recommended.**

Please go to: <http://www.ci.atherton.ca.us/municipal.html> to view the entire Title 17 online.