



Town of Atherton
Planning Department
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Planning Department Frequently Asked Questions

Please note, this document is not a comprehensive summary of the Town's Zoning Code. It simply documents the most frequently asked questions. The full Municipal Code can be accessed at <http://www.codepublishing.com/CA/Atherton/>

Zone R-1A

Max FAR:

Lots 1 Acre (43,560 sqft) or more = Lot Size in Square Feet x 0.18

Lots Less Than 1 Acre = (Lot Size in Square Feet x 0.163) + 726 Square Feet

Minimum allowable floor area of 2,250 square feet

There is no lot coverage or onsite parking requirement

Front and Rear Yards

60 feet minimum, unless lot was recorded prior to Ordinance No. 146 (April 16, 1946) with a depth of less than 200 feet, the front and rear yards are 30% of the lot depth with a minimum of 30; provided further, where main building heights are between 30 feet and 34 feet, the front and rear yards shall be increased by a ratio of 5 feet for each 1-foot increase in height.

Side Yards

See municipal code chapter 17.38.010

The side yard measurement shall be based off of the "lot width", which means the width measured at right angles to its depth at the front line of the building area

Main Building Height

30 feet max, 22 max for sidewalls and columns.

A "sidewall" is defined as any wall not parallel to the end wall. A sidewall shall be measured from the average natural grade to the base of the roof plate directly above.

Trees

For information about heritage tree removal and protection, please visit the Town Arborist's website at <http://www.ci.atherton.ca.us/index.aspx?NID=155>

Zone R-1B

Max FAR:

Lots 1 Acre or more = Lot Size x 0.18

Lots Less Than 1 Acre = (Lot Size in Square Feet x 0.165) +1,500 Square Feet
There is no lot coverage or onsite parking requirement

Front and Rear Yards

30 Feet minimum, unless lot was recorded prior to Ordinance No. 146 (April 16, 1946), with a depth is less than 160 feet, then front and rear yard are 18% of lot depth, with a minimum of 20 feet

Side Yards

See municipal code chapter 17.38.010

The side yard measurement shall be based off of the “lot width”, which means the width measured at right angles to its depth at the front line of the building area

Main Building Height

28 feet max, 18 max for sidewalls and columns

Trees

For information about heritage tree removal and protection, please visit the Town Arborist’s website at <http://www.ci.atherton.ca.us/index.aspx?NID=155>

Second Dwelling Units (SDU)

Total Allowable Area

Max 1,200 square feet

The first 1,200 square feet of floor area shall be excluded from maximum floor area calculations, provided that the floor area exclusion shall not exceed 10% of the allowed floor area for the lot.

1 parking spot for each room in SDU

Setbacks

Must be located in the main building area, but may encroach into the side and rear yard setback by not more than 20% of the required setback

Additional Requirements

1 parking space per room must be provided

Height

Same as accessory building if detached, same as main residence if attached

Accessory Buildings/ Structures

Definition

“Accessory building” shall mean a detached building where fifty percent or more of the footprint of the enclosed space is covered. Includes guest houses, garages, greenhouses, pool houses, carports, patio covers, etc. A full definition can be found in chapter 17.60 of the Municipal Code.

“Accessory structure” shall mean a detached structure that is not enclosed by walls and a solid or partially enclosed roof. Includes Artwork and fountains/ water features, athletic courts, heat pumps, pool/spas, solar facilities, etc. A full definition can be found in chapter 17.60 of the Municipal Code.

Total Allowable Area

1,200 square feet for each 43,560 square feet of the lot in zone R-1A

Setbacks

Location	Setback
Front	120 ft., or 30 ft. behind front line of main structure, whichever is less ^{1,2}
Side, interior	10 ft.
Side, street side	See Table 17.38.010
Rear	10 ft.
Rear, abutting street	30 ft.
Between structures and buildings	8 ft.

Height

15’ maximum, 11’ sidewalls

Covered Patios

Roofed areas completely open on 2+ sides are exempt up to 5% of max FAR + 500 square feet

Trellises with “substantially open roofs”, open on all sides, will not count towards FAR.

Development Standards for Specific Types of Accessory Buildings and Structures

Please see chapter 17.40.050