



# RESIDENTIAL ZONING STANDARDS

This summary provides a general overview of residential zoning standards from the Sunnyvale Municipal Code and is not intended as a comprehensive list of all applicable requirements.

## SINGLE-FAMILY ZONING DISTRICTS

### R-0

Front Setback Minimum (1 <sup>st</sup> story / 2 <sup>nd</sup> story)	20 ft. / 25 ft.
Side Setback Minimum (1 <sup>st</sup> story / 2 <sup>nd</sup> story)	4 ft. / 7 ft.
Side Setback Total (1 <sup>st</sup> story / 2 <sup>nd</sup> story)	20% of lot width / Add 6 ft. to 1 <sup>st</sup> story req.
Rear Setback Minimum	20 ft.
Maximum Lot Coverage (if one-story/if two-story)	45% / 40%
Maximum Floor Area Ratio	45% (see sidebar)
Height Limitation	30 ft. and 2 stories
Minimum Lot Area	6,000 sq. ft.
Maximum Density	7 du/ac

### R-1

Front Setback Minimum (1 <sup>st</sup> story / 2 <sup>nd</sup> story)	20 ft. / 25 ft.
Side Setback Minimum (1 <sup>st</sup> story / 2 <sup>nd</sup> story)	6 ft. / 9 ft.
Side Setback Total (1 <sup>st</sup> story / 2 <sup>nd</sup> story)	20% of lot width / Add 6 ft. to 1 <sup>st</sup> story req.
Rear Setback Minimum	20 ft.
Maximum Lot Coverage (if one-story/if two-story)	45% / 40%
Maximum Floor Area Ratio	45% (see sidebar)
Height Limitation	30 ft. and 2 stories
Minimum Lot Area	8,000 sq. ft.
Maximum Density	7 du/ac

### R-1.5

Front Setback Minimum	20 ft.
Side Setback Minimum (1 <sup>st</sup> story / 2 <sup>nd</sup> story)	4 ft. / 7 ft.
Side Setback Total (1 <sup>st</sup> story / 2 <sup>nd</sup> story)	12 ft. / 18 ft.
Rear Setback Minimum	20 ft.
Maximum Lot Coverage	40%
Maximum Floor Area Ratio (see below)	50%
Height Limitation	30 ft. and 2 stories
Minimum Lot Area	4,200 sq. ft.
Maximum Density	10 du/ac

May have zero lot lines. A minimum of 12 ft. from side wall to side wall is required between adjoining homes.

### R-1.7/PD

Front Setback Minimum	20 ft.
Side Setback Minimum (1 <sup>st</sup> story / 2 <sup>nd</sup> story)	4 ft. / 7 ft.
Side Setback Total (1 <sup>st</sup> story / 2 <sup>nd</sup> story)	12 ft. / 18 ft.
Rear Setback Minimum	20 ft.
Maximum Lot Coverage	40%
Maximum Floor Area Ratio (see below)	50%
Height Limitation	30 ft. and 2 stories
Minimum and Maximum Lot Area	2,600 - 4000 sq. ft.
Maximum Density	14 du/ac
Minimum Site Area for Development	2 acres

#### **DU/ACRE**

*Dwelling units per acre.*

#### **COMBINED TOTAL SIDE YARD SETBACK**

*Is calculated for the R-0, R-1 and R-2 Zoning Districts, by multiplying the lot width (as measured 20 ft. back from the property line) by 20%. Second story additions need an additional 6 ft.*

#### **GROSS FLOOR AREA AND FLOOR AREA RATIOS (FARs) FOR SINGLE FAMILY USES**

*There are requirements for homes in R-0, R-1 and R-2 Zoning Districts that exceed FAR thresholds. See the Single Family Zoning Requirements brochure for more information.*

#### **CORNER LOTS**

*In the R-0, R-1, R-1.5, R-1.7/PD and single family homes in the R-2 Zoning District, corner lots require a 9 ft. setback along the longer street frontage. These lots must also maintain a 40 ft. vision triangle clear of any objects greater than 3.5 ft. in height.*

# MULTI-FAMILY ZONING DISTRICTS

## R-2

Front Setback Minimum (1 <sup>st</sup> story / 2 <sup>nd</sup> story)	20 ft. / 25 ft.
Side Setback Minimum (1 <sup>st</sup> story / 2 <sup>nd</sup> story)	4 ft. / 7 ft. (see sidebar)
Side Setback Total (1 <sup>st</sup> story / 2 <sup>nd</sup> story)	20% of lot width / Add 6 ft. to 1 <sup>st</sup> story req.
Rear Setback Min.	20 ft.
Maximum Lot Coverage (if one-story /if two-story)	45% / 40%
Maximum Floor Area Ratio Single Family Home	45%
Maximum Floor Area Ratio All Other Uses	55%
Height Limitation	30 ft. and 2 stories
Minimum Lot Area	8,000 sq. ft.
Minimum Lot Area Per Unit	1 unit/3,600 sq. ft.
Maximum Density	12 du/ac

## R-3

Front Setback Min.	20 ft.
Side Setback Minimum (1 <sup>st</sup> story / 2 <sup>nd</sup> story)	6 ft. / 9 ft. (see sidebar)
Side Setback Total (1 <sup>st</sup> story / 2 <sup>nd</sup> story)	15 ft. / 21 ft. ft.
Rear Setback Min.	20 ft.
Maximum Lot Coverage	40%
Maximum Floor Area Ratio	None
Height Limitation	35 ft. and 3 stories
Minimum Lot Area	8,000 sq. ft.
Density (Sliding scale density applies. See sidebar.)	24 du/ac 1 unit/1,800 sq.ft.

## R-4

Front Setback Minimum	20 ft.
Side Setback Minimum (1 <sup>st</sup> story / 2 <sup>nd</sup> story)	9 ft./ 20 ft. (see sidebar)
Rear Setback Minimum	20 ft.
Maximum Lot Coverage	40%
Maximum Floor Area Ratio	None
Height Limitation	55 ft. and 4 stories
Minimum Lot Area	8,000 sq. ft.
Density (Sliding scale density applies. See sidebar.)	36 du/ac 1 unit/1,200 sq. ft.

R-0 Zoning District setbacks apply to single-family homes. R-2 Zoning District setbacks apply to duplexes. See SMC 19.34.100 for more information.

## R-5

Front Setback Minimum	20 ft.
Side Setback Minimum (1 <sup>st</sup> story / 2 <sup>nd</sup> story)	9 ft. /20 ft. (see sidebar)
Rear Setback Minimum	20 ft.
Maximum Lot Coverage	40%
Maximum Floor Area Ratio	None
Height Limitation	55 ft. and 4 stories
Minimum Lot Area	8,000 sq. ft.
Density (Sliding scale density applies. See sidebar.)	45 du/ac 1 unit/950 sq. ft.

### REAR YARDS

Single story buildings may encroach up to 10 ft. into the required 20 ft. rear yard setback and cover up to 25% of the required rear yard area (area found by multiplying 20 ft. by the lot width).

### ADDITIONAL DENSITY RESTRICTIONS

Lots with less than 8,000 sq. ft. in the R-3 Zoning District and less than 24,000 sq. ft. in the R-4 and R-5 Zoning Districts have further density restrictions. See SMC 19.30.040.

### MINIMUM LOT SIZE

In R-2, R-3, R-4 and R-5 Zoning Districts, minimum lot area requirements can be waived through the Use Permit process provided the proposed development meets the overall density of the zoning district.

### SIDE YARD SEBACKS

Multifamily projects have increased side yard setback requirements. For each story above the first story, the building must be set back an additional 3 ft, as measured at the ground level.