

COUNTY OF SANTA CLARA - PLANNING OFFICE

70 W. Hedding St., San Jose, CA 95110

(408) 299-5770 www.sccplanning.org

Development Standards for Residential Uses by Zoning District

(Accessory buildings and structures, see Section 4.20.020.)

Zoning District	Setbacks (in ft.)			Building Height (in ft.)		Lot Size for Subdivision
	Front	Side*	Rear	Height	Stories	(in net sq. ft., under 1 acre) (in gross acres, 1 acre or more)
Urban Base Districts						
R1, R1E, R2, & A1 (in USA)	25	5	25	35	2	5000 s.f.
R3	20	10	15	45	4	NA (City GP)
RHS	30	20	25	35	3	1 to 10 ac. (See 2.30.040)
R1S (Stanford)	25	5	25	35	2	8 du/ac, max. (See 2.30.030)
R1S - Multi-Family	ASA	ASA	ASA	ASA	ASA	
R3S (Stanford)	ASA	ASA	ASA	ASA	ASA	15 du/ac, max. (See 2.30.030)
Lot Size Combining Districts (Ch. 3.10)						
	Front	Side*	Rear	Height	Stories	
-6	25	6	25	NA	NA	6000 s.f.
-8	25	8	25	NA	NA	8000 s.f.
-10	25	10	25	NA	NA	10,000 s.f.
-20	30	15	25	NA	NA	20,000 s.f.
-1 ac.	30	20	25	NA	NA	1 acre, gross
-2.5 ac.	30	30	30	NA	NA	2.5 acres
-5 ac.	30	30	30	NA	NA	5 acres
-10 ac.	30	30	30	NA	NA	10 acres
-20 ac.	30	30	30	NA	NA	20 acres
-40 ac.	30	30	30	NA	NA	40 acres
-1s, -1.75s, -2.5s, -5s, -5/20s, -20s	30	30	30	NA	NA	Formula (See 3.10.040)
Rural & Special Purpose Districts						
	Front	Side*	Rear	Height	Stories	
A, A1	30	30	30	35	2	By Combining District
RR	30	30	30	35	2	5 - 20 ac. (See 2.20.040)
AR	30	30	30	35	3	160 ac.** (See 2.20.040)
HS	30	30	30	35	3	160 ac.** (See 2.20.040)
RS	30	30	30	35	2	20 ac. (See 2.50.030)
OS/F (Stanford)	ASA	ASA	ASA	ASA	ASA	160 ac. (See 2.50.030)

NOTES:

* 10' exterior side for corner lots, minimum, if standard is less than 10'

** Density/min. lot size in AR and HS may also be determined by "20s" slope-density formula. See section noted.