

City of Belmont

Community Development Department

Basic Development Standards
& Miscellaneous Requirements and Graphics
for
Single-family Residential
Properties



Single-Family Residential Development Standards

Zone	Lot Area	Width	FAR ¹	Gross Floor Area ²	Height	Front yard ³	Side yard ⁴	Street Side yard	Rear yard
R-1E	1 acre	150		4,500	28			25	30
R-1H	20 000	100		4,500	28			15	30
R-1A	9,600	70		3,500	28			15	20
R-1B	6,000	60		3,500	28			15	15
R-1C	5,000	50		3,500	28			15	15

¹ FAR is determined by slope and lot size. The FAR, based upon the property's slope, is multiplied by the lot size to find the total possible floor area in square feet (see table below).

² The maximum floor area by zone, regardless of slope and lot size. (Except as provided in Section 4 of the Belmont Zoning Ordinance for lots over 10,000 sq. ft. and Floor Area Exceptions)

³ See Front Setback handout for site specific requirements (Page 4).

⁴ See Side Yard Setback handout for site specific requirements (Page 5).

Floor Area Ratio Table

The permitted Floor Area (FA) of buildings shall be determined by multiplying net lot area by the Floor Area Ratio corresponding to the slope of the lot as shown in the following chart:

<u>% Slope</u>	<u>FAR</u>	<u>% Slope</u>	<u>FAR</u>	<u>% Slope</u>	<u>FAR</u>
0	0.533	16	0.506	32	0.374
1	0.533	17	0.499	33	0.364
2	0.533	18	0.493	34	0.354
3	0.533	19	0.486	35	0.344
4	0.533	20	0.480	36	0.334
5	0.533	21	0.471	37	0.324
6	0.533	22	0.463	38	0.314
7	0.533	23	0.454	39	0.303
8	0.533	24	0.446	40	0.293
9	0.533	25	0.437	41	0.288
10	0.533	26	0.429	42	0.283
11	0.529	27	0.420	43	0.277
12	0.525	28	0.412	44	0.272
13	0.521	29	0.403	45 & Up	0.267
14	0.516	30	0.395		
15	0.512	31	0.385		

To find the slope of the lot, [click here](#) (See also Page 6: Slope for Developed Lots)

Parking Standards

- New homes must have a total of 4 parking spaces, 2 of which must be in a garage.
- Existing homes with an addition that expands the bedroom count of the principal unit, or includes an attached or detached Accessory Dwelling Unit, must have the parking spaces specified in the table below:

Home with Addition	Required Parking # = total spaces, (#) = covered spaces
Six bedrooms or more	4 (2)
Five bedrooms	3 (1)
Four bedrooms	3 (1)
Three bedrooms	2 (1)
Accessory Dwelling Unit	No additional parking required
New Home	4 (2)

- Existing homes with one or more garage spaces may not reduce the number of garage spaces to fewer than 2.
- Existing homes with a covered space may use a carport for required covered parking.
- See Section 24 for Accessory Dwelling Unit parking requirements and standards.

What is classified as a bedroom?

Any fully enclosed room at least seventy square feet or more in area in a residential structure which has heat, ventilation, electricity, a window and a closet may be considered a bedroom. Living rooms, dining rooms, kitchens, dens, bathrooms, or other similar rooms are not considered bedrooms. Bedrooms do not include rooms that are clearly incidental to the other living spaces of the home, such as laundry rooms, rooms that are left open to adjacent living areas of the home, alcoves and breakfast nooks, and rooms accessed solely through bedrooms of the home, such as walk-in closets.

What size must the parking spaces be?

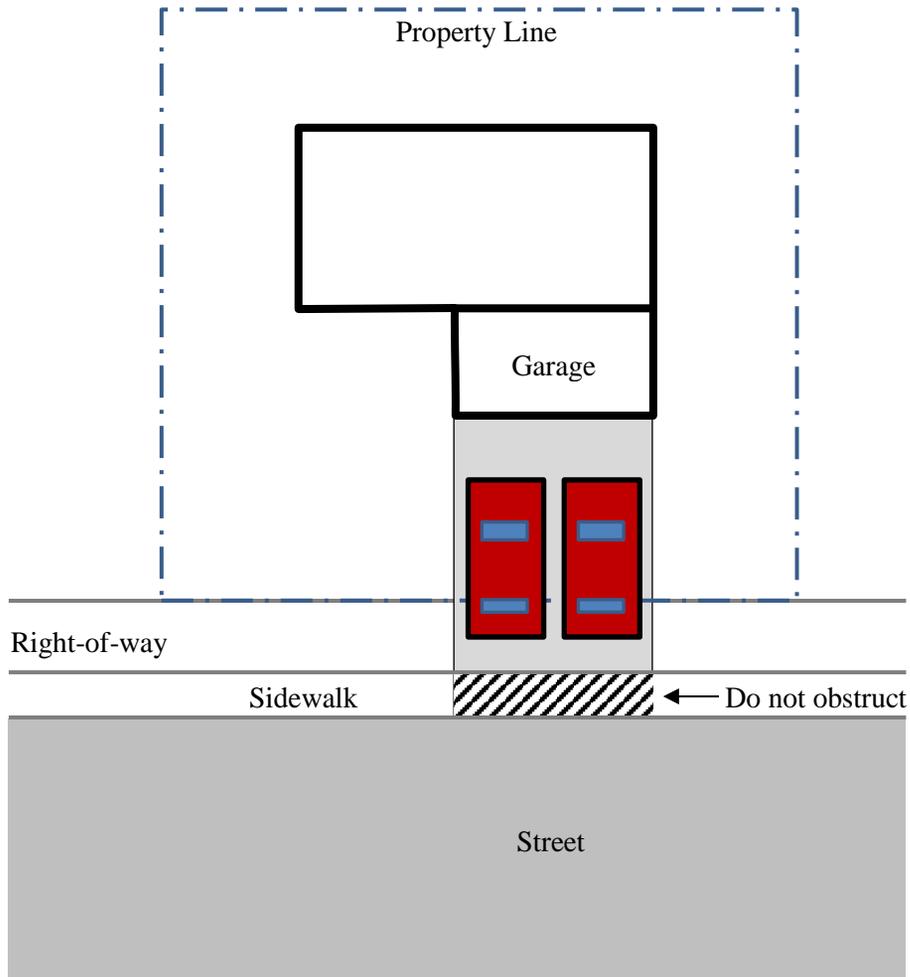
Size and Type of Parking Spaces

Number of Vehicles	Orientation	New Garage	Existing Garage, New or Existing Carport, Uncovered Parking
1	N/A	10' x 20'	8.5' x 18'
2	Side-by-side	20' x 20'	17' x 18'
3	Tandem	10' x 40'	8.5' x 36'

- Covered parking may be arranged in a side-by-side or tandem configuration.
- The minimum driveway width is twelve (12) feet.
- All parking areas including the garage need to be located on the same site as home.
- No parking or paving outside of the required paved driveway and parking surface area is permitted between the front of the dwelling and the front property line (exceptions: 1) a four-foot wide walkway to the front building entrance; and 2) semi-circular driveways may be permitted, provided all of the minimum standards in Section 8.2.8 of the Belmont Zoning Ordinance are met.
- See Section 24 for Accessory Dwelling Unit parking requirements and standards.

Where can I put uncovered spaces?

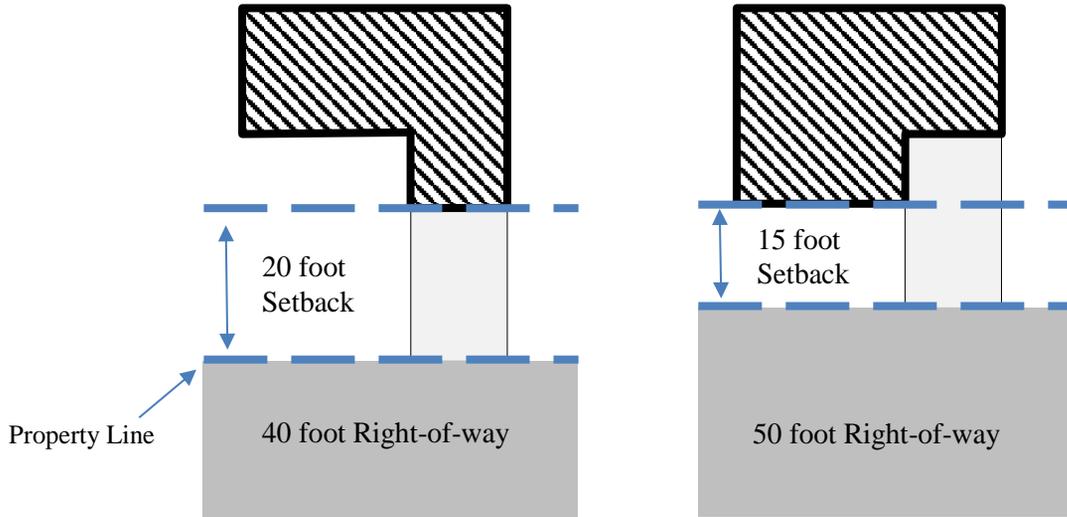
Uncovered spaces are generally required to be within the required driveway area on site; however, uncovered parking spaces may extend into the unused portion of the right-of-way up to the outside edge of street improvements, such as sidewalk, provided they would not obstruct any existing or possible future street improvements that are necessary for the public use (i.e., future sidewalk, curb or gutter installation, utility needs, etc.), as determined by the Public Works Director.



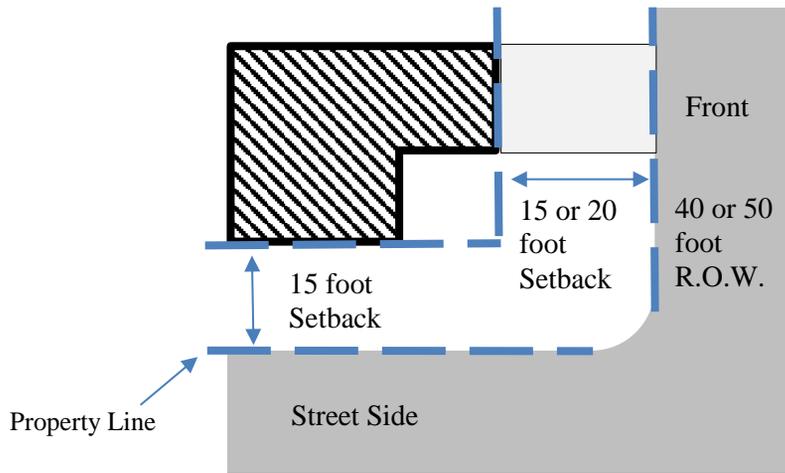
NOTES:

Front Setback

The front setback for residential properties in the R1-E and R1-H Districts shall be 25 feet. Lots in the R-1A, R1-B, and R1-C Districts with frontage on a 50-foot wide public right-of-way shall be 15 feet, or with frontage on a 40-foot wide public right-of-way shall be 20 feet.



Corner Lots



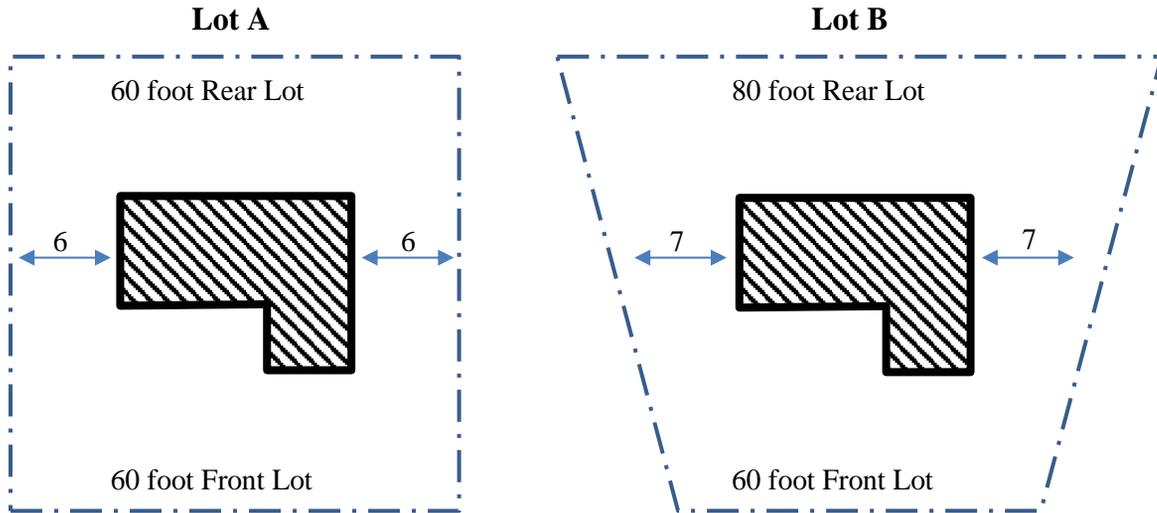
For corner lots the front lot line is the narrowest frontage facing a street, and longest frontage facing a street is the side, irrespective of the direction in which the dwelling faces.

NOTES:

Side Yard Setback

Side yard setback = 10% of lot width (Min 6 feet Max 9 feet)

Lot width (average) = the sum of the length of the front and rear lot line divided by two.

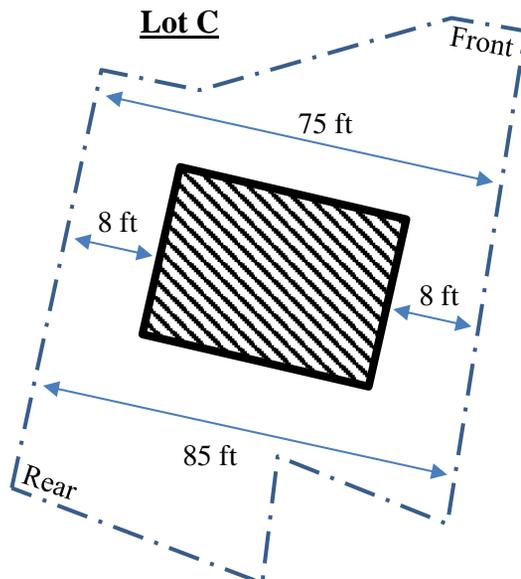


Lot A Example: $(60 + 60)/2 = 60 \rightarrow 60 \times 10\% = 6$ foot setback

Lot B Example: $(60 + 80)/2 = 70 \rightarrow 70 \times 10\% = 7$ foot setback

The lot width is calculated by adding the length of the front and rear lot lines and dividing by two. In the case of irregularly-shaped lots having four or more sides, average lot width shall be the sum of the length of two lines drawn perpendicular to one side line at the widest and narrowest portions of the lot, divided by two.

Lot C Example: $(75 + 85)/2 = 80 \rightarrow 80 \times 10\% = 8$ foot setback



Residential Non-Habitable Accessory Building Standards

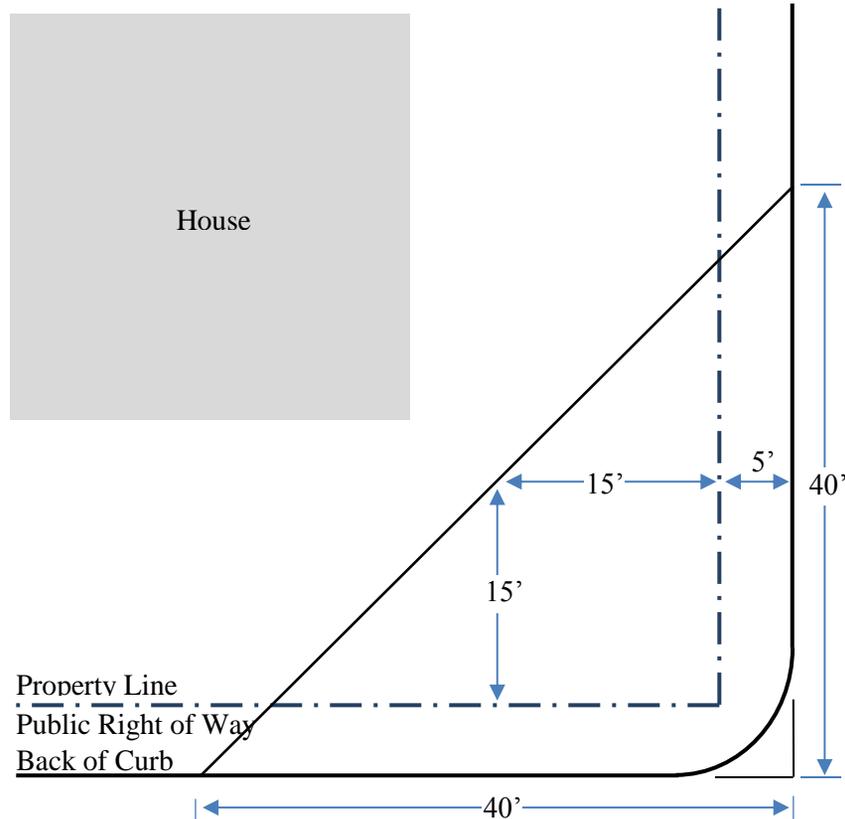
- Height limit is 15 feet
- Not permitted in front of main building
- Cannot cover more than 40% of required yard area, nor be less than 5 feet from the main building on site
- Setbacks for accessory buildings are 5 feet in the rear of R1-A, B or C Districts
- Reverse Corner lot street side setback is the same as the principle home on the adjacent lot to the rear; rear setback is 5 feet
- Corner lot street side setback is 15 feet

Accessory Dwelling Unit (ADU) Standards

See Section 24 of the Belmont Zoning Ordinance for Accessory Dwelling Unit standards.

Fences and Walls

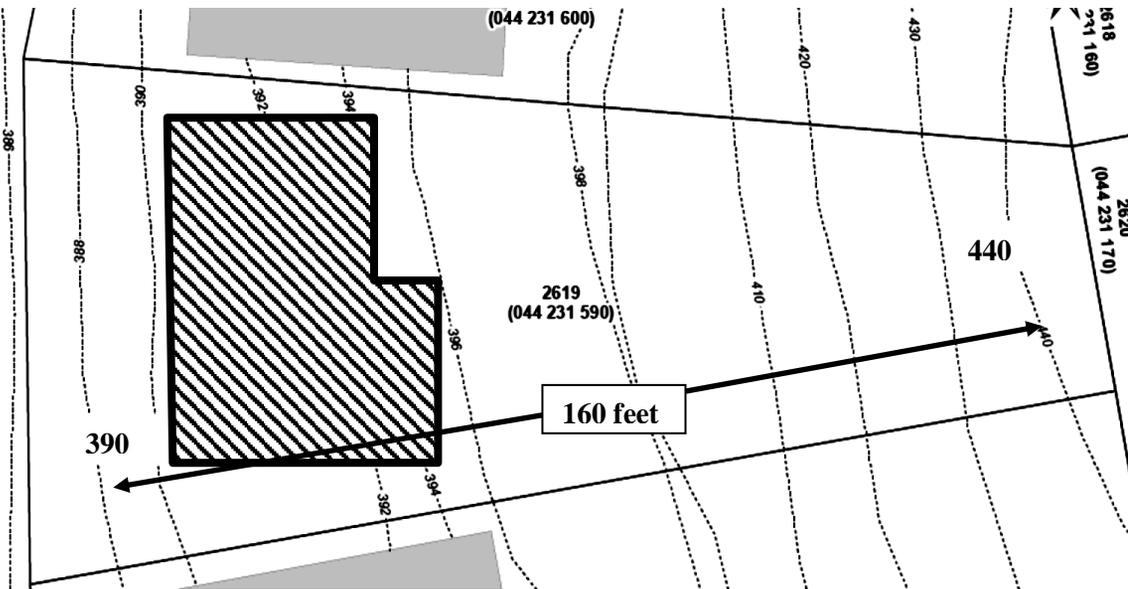
Fences, walls or lattice-work screens having a height of not more than six feet above any portion of the adjoining ground level are permitted in all residential districts. However, fences, walls lattice-work screens or any hedges in any front setback area and within 40 feet of a street intersection are not permitted to exceed three and one-half feet in height.



Slope for Developed Lots

Developed Lots (Rise/Run)

The slope of developed land is the ratio of the vertical change in grade elevation (rise) to the horizontal distance over which that change occurs (run), expressed as a percentage. For the purpose of this calculation, the longest line within the lot boundaries which lies perpendicular to ground contours must be used. In order to calculate the slope, you will need a topographic map of your property.



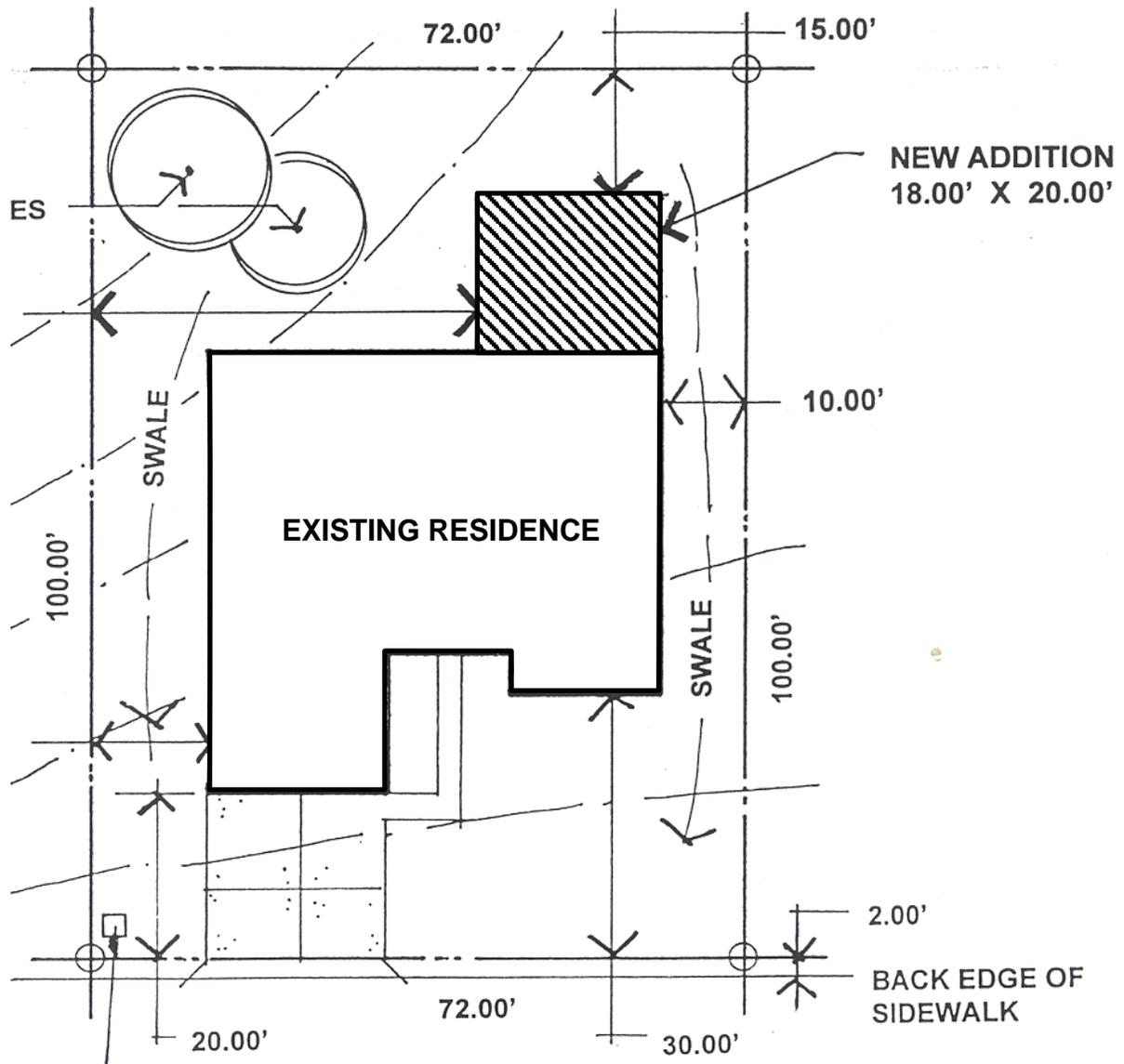
The slope of developed property above is equal to the change in elevation (rise) divided by the distance that the change occurs (run). In this example, the property slopes upward from a contour line at 390 feet to a contour line at 440 feet (rise of 50 feet), over a distance (run) of 160 feet. Thus, the slope of the property would be 50 feet divided by 160 feet, times 100, which equals 31%.

[Click here](#) to help calculate slope.

NOTES:

Sample Site Plan for Initial Permit Center Consultation

(Site Plan for consultation may be hand drawn)



Notes:

- Include all known measurements
- Measure to assumed setback lines (fence line/back of sidewalk)
- Provide approximate locations of large trees on site
- Provide inside measurements for garage and driveway width and length
- Bring pictures of house and sides, front and rear yards of home
- Provide a basic floor plan sketch