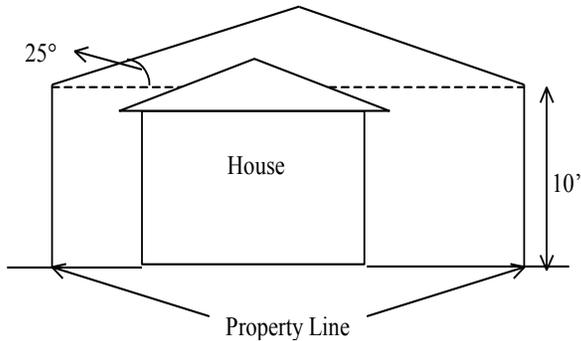


Building Envelope

The first story portion of your home, including eaves, should fit within the building envelope, in all directions. Exception:

- A gable end of a roof enclosing an attic space may encroach outside of the building envelope and have a maximum wall height of 17 feet from natural grade to the peak of the roof, or 20 feet with a Minor Residential Permit.



The building envelope is drawn on all four elevations views with a 10' tall imaginary line drawn at the property lines with a 25-degree angle imaginary line on top of it, directed towards the center.

- In the R1-a zone, the 10' tall line is 12' and located 10 feet inside the property lines.

References:

Section 19.28.070 (J)(3) of the R1 Ordinance

Section 19.28.090 (J)(2) of the R1 Ordinance (for R1-a)

City of Cupertino
Community Development
Department

SINGLE FAMILY R1 ORDINANCE EXPLAINED



CUPERTINO

After reading this, if you have further questions, consult the Planning Department.

City of Cupertino
Community Development Department

10300 Torre Avenue
Cupertino, CA 95014

Phone: 408-777-3308

Email: planning@cupertino.org

Web: www.cupertino.org/planning

Counter Hours: Mon-Thurs: 7:30 am - 5:30 pm

Fri: 7:30 am - 4:30 pm

Floor Area Ratio (F.A.R.) is....

- Livable area
- Garage
- All accessory structures, such as any sheds or granny/second units
- Porches and Decks that have walls on three sides and a roof
- High volume areas defined as areas that are taller than 16 feet from the finished floor to the top of the rafters, regardless of whether a ceiling breaks up the area, are counted twice. In a one story house this is counted twice in calculating F.A.R. In a two story house, it is counted once in the first floor area and again in second floor area.

Maximum Floor Area Ratio

You may build up to a maximum of 45% of the square footage of your net lot area. In the case of a flag lot, the portion of the property that provides access to the street should be excluded. Additionally, if the lines of any natural watercourse, river, stream, creek, waterway, channel or flood control or drainage easement or a street right-of-way run through your property, that area of the property needs to be excluded.

Example:

Total Lot Area = 10,000 sq. ft.

Drainage Easement Area = 1,000 sq. ft.

Net Lot Area = 9,000 sq. ft. (10,000 - 1,000 sq. ft.)

Maximum F.A.R. = $9,000 \times 0.45 = 4,050$ sq. ft.

If, however, there are special circumstances, such as the existence of a protected tree on the lot, the amount you may build on your property may be reduced. Additionally, please do not round down figures while calculating Floor Area Ratio. Measurements are from outside wall to outside wall.

Are basements included in F.A.R.?

No. Basements that meet Cupertino's definition of a basement do not count toward F.A.R. A basement is defined as any floor below the first story in a building that is fully below grade except for light wells required for light, ventilation and emergency

egress. It may have a maximum exterior wall height of two feet between natural grade and ceiling.

Size of Second Floor

Second floor area is unlimited, however, homes with second to first floor ratios greater than 66% require design review by staff and the City's consulting architect. The two-story house design must meet the design principles in Section 19.28.110 (C) of the R1 Ordinance. Please refer to Appendix A of the R1 Ordinance for assistance in meeting these design principles.

Second floors in the R1-a zone are limited to 40% of the existing or proposed first floor area, with the following exceptions:

- A second floor may be at least 750 square feet
- In no case shall a second floor be greater than 1,000 square feet

Second floor area

High volume areas defined as areas that are taller than 16 feet, from the finished floor to the top of the rafters, regardless of whether a ceiling breaks up the area, count towards both first floor square footage and second floor square footage, if it is a two story home.

Stairs count both toward first floor square footage and second floor square footage.

Lastly, of course, all areas that count as F.A.R. count toward square footage.

Lot Coverage Vs. F.A.R.

Lot coverage refers to the footprint all structures plus roof eaves and patio/porch overhangs, while F.A.R. refers to the total square footage (first and second story square footage) of all structures on the site. A single story house will generally have the same lot coverage and F.A.R., while a two-story house will have smaller lot coverage than F.A.R.

May I build a two-story home?

You may build a two-story home on most lots in Cupertino. There are small portions of the city that

are zoned R1-6i, R1-7.5i and R1-10i that have a single-story home overlay, meaning that the houses in those zones cannot be two stories without a use permit. Check the Zoning Map to find these zones. The Planning Department recommends that two story homes on streets that have predominantly one story homes, be lower profile and in-scale with the neighborhood.

Setbacks for my property

Please refer to the Basic Development Regulations Table for this information.

Second story homes with second floor setbacks less than 15 feet to an interior side property line require design review by staff and the City's consulting architect. The two-story house design must meet the design principles in Section 19.28.110 (C) of the R1 Ordinance. Please refer to Appendix A of the R1 Ordinance for assistance in meeting these design principles.

Usable Rear Yard Calculation

The first story rear yard setback may be reduced to 10' if the Usable Rear Yard Calculation is met. The calculation is done by taking the width of the lot at 20' from the front property line and multiplying this by 20. This will give you the minimum area of rear yard that you need to provide after the reduction. The width of the addition should not be more than 50% of the width of the house.

Example:

Width of lot at 20' from the front property line = 75'

Minimum Usable Rear Yard Area = $75 \times 20 = 1500$ sq ft

