

# PLANNING DATA

**PROJECT ADDRESS:** 309 OLIVE HILL LANE  
WOODSIDE, CALIFORNIA

**APN:** 072-060-690

**ZONING DISTRICT:** RR (RURAL RESIDENTIAL)

**GROSS LOT AREA:** \*TO BE VERIFIED W/ SURVEY 3.447 ACRES (150,151 SF)

**NET LOT AREA:** 3.157 ACRES (137,518 SF)

**TOTAL ALLOWABLE FLOOR AREA:** 12,376.62 SF

**MAX. MAIN RESIDENCE AREA:** 6,000.0 SQ. FT.  
(9% OF LOT AREA)

**MAX. ACCESSORY AREA:** 1,500.0 SQ. FT.

**MAX. BARN & STABLES:** 2,500.0 SQ. FT.

**REQUIRED SETBACKS:** FRONT 50'-0"  
SIDE 50'-0"  
REAR 50'-0"

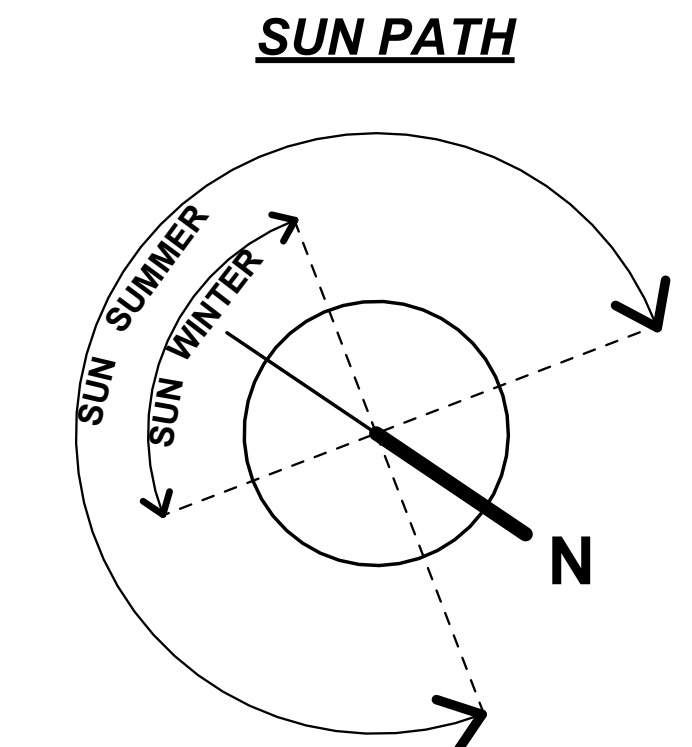
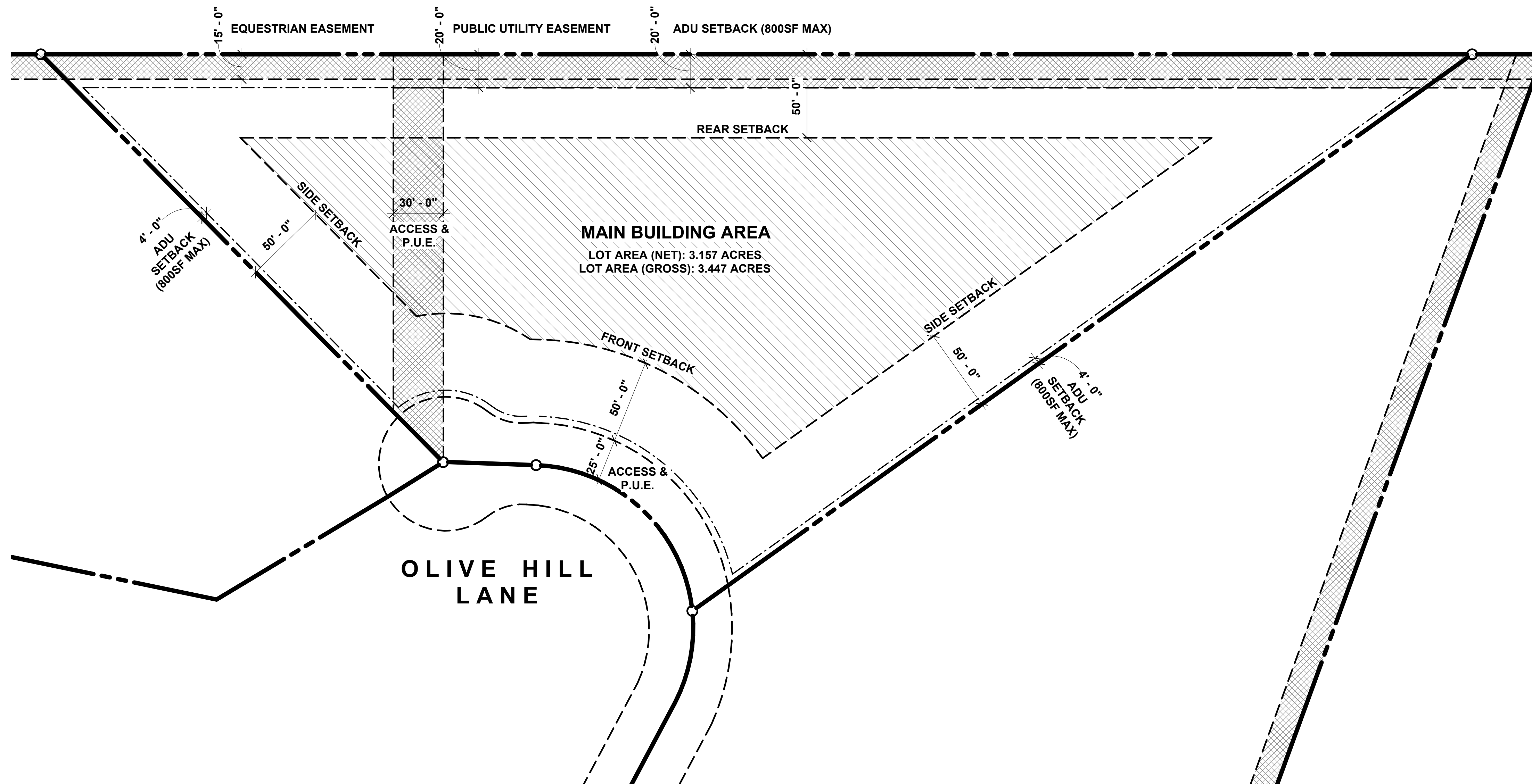
**MAX. MAIN RESIDENCE HEIGHT:** 30'-0"

**MAX. ACCESSORY STRUCTURE HEIGHT:** 17'-0"

**MAX. BARN & STABLES HEIGHT:** 24'-0"

**MINIMUM PARKING REQUIRED:** 4 SPACES

**NUMBER / TYPE OF ACCESSORY DWELLING UNITS (ADUs)** (ATTACHED OR DETACHED) 2 ADUS



**ZONING ORDINANCE DEVELOPMENT STANDARDS: RR Zone District**

TOWN OF WOODSIDE  
2955 Woodside Road  
Woodside, California 94062  
650-851-6790  
www.woodsideca.gov

Lot Area Requirements WMC §153.205		Height Limits WMC §153.208		Maximum Amount of Paved Area and Surface Coverage WMC §153.005 and §153.209
Minimum Area	Minimum Average Width	Main Residence	Accessory Structures	NOTE: Nonconforming properties are subject to WMC §153.236.C
3 acres	175 feet	30 feet	17 feet <sup>1</sup>	15,000 square feet

FLOOR AREA – WMC §153.206		Maximum Size of Main Residence	
Total Allowable Floor Area (TFA)	Without Exception	With Main Residence Size Exception <sup>2</sup>	
9% of Lot Area	6,000 square feet	915.03 + (Lot Size in Acres - 1.439) + 6,000	
NOTE: Adjusted TFAs for nonconforming lots found in WMC §153.206, Table E-4	NOTE: When TFA is < 6,000 sq. ft. TFA is the maximum residence size	NOTE: Property must be > 1.439 acres in size and the maximum residence size with an exception shall not exceed 8,800 sq. ft.	

Height in Feet	Basic Yard Setbacks in Feet			Minimum Setbacks with Exceptions <sup>3</sup> in Feet		
	Front	Rear	Side	Front	Rear	Side
<17	50	50	50	30	30	30
17 to 30	*	50	50	*	30	30

<sup>1</sup> See opposite side of handout for maximum accessory structure plate height, barn height, and covered equestrian arena height.  
<sup>2</sup> Exceptions shall be granted pursuant to the formula, shown above, if the conditions listed in WMC §153.206(C) can be satisfied.  
<sup>3</sup> The Planning Commission may grant an exception to required setbacks, as shown above, if the required findings are made (WMC §153.207(D)).  
 \* Any portion of a structure having a height in excess of 17' above the ground elevations measured at the front setback line shall be set back an additional two feet from the property line for each foot of height in excess of 17'. Height shall be measured from existing or finished grade, whichever presents the lower building profile.  
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Type of Accessory Structure:	Covered Equestrian Arenas	Barns and Stables	Other Accessory Structures (ex. garage, carport, ADU)
Maximum Floor Area Allowed:	≤10% of Lot Area	2,500 square feet	1,500 square feet
Maximum Height Allowed:	30 feet	24 feet	Overall Height: 17 feet Plate Height: 11 feet

Lot Size in Acres	Number/Type of Accessory Dwelling Units Allowed
<1	1 attached ADU or 1 detached ADU
1 ≤ X < 1.5	1 attached ADU and 1 detached ADU
≥ 1.5	2 ADUs (attached or detached)

BASEMENTS – WMC §151.22 and §151.41	
Maximum Basement Grading (cubic yards)	
Maximum Main Residence Size Permitted without an Exception x 12	
27	
NOTE: Maximum grading will be 2,666.7 cubic yards, unless TFA limits maximum residence size	

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### NATURAL STATE – WMC §153.005 and §153.415

If the Net Average Slope is 12.5% or more, a portion of the property (% determined in table, below) shall remain in natural state (i.e., undisturbed).  
 Net Average Slope - The average ground slope of the net lot area when all areas with slopes in excess of 35% are removed, as expressed by the formula:  
 $S(N) = (0.00229 \times l \times l) / N$   
 $l =$  Contour interval in feet  
 $L =$  Combined length of the contour lines in feet, and  
 $N =$  The net area in acres of the parcel or lot when all areas with slopes in excess of 35% are removed

Net Average Slope (S(N))	Minimum of net area (N) to remain in natural state
12.5% - 14.9%	32.5%
15.0 - 17.4%	40.0%
17.5 - 19.9%	47.5%
20.0 - 22.4%	55.0%
22.5 - 24.9%	62.5%
25.0 - 27.4%	70.0%
27.5 - 29.9%	77.5%
30.0 - 32.4%	85.0%
32.5% - 34.9%	92.5%
35.0% and above	100%

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**ACCESSORY DWELLING UNITS (ADUs) – ZONING REQUIREMENTS**

Town of Woodside  
2955 Woodside Road  
Woodside, California 94062  
650 851.6790  
www.woodsideca.gov

Lot Size in Acres	Number/Type of Accessory Dwelling Units Allowed <sup>1</sup>	Parking Requirements	Parking Waivers for ADUs Located Within
< 1	1 attached ADU or 1 detached <sup>1</sup> ADU	1. One parking space per ADU that has one or more bedrooms 2. No parking spaces required for studio ADUs	1. One-half mile walking distance of public transit, including transit stations and bus stops; 2. An architecturally and historically significant historic district; 3. Part of the existing primary residence or an existing accessory structure; 4. An area where parking permits are required, but are not offered to the occupant of the ADU; or 5. One block of a car share vehicle
1 ≤ X < 1.5	1 attached ADU and 1 detached <sup>1</sup> ADU		
≥ 1.5	2 ADUs (attached or detached <sup>1</sup> )		

<sup>1</sup> No more than two ADUs, including ADUs in barns and JADUs, are permitted on a parcel. In R-1 Zoning Districts, no more than one ADU is permitted (attached or detached), and one JADU.

HEIGHT REQUIREMENTS – WMC §153.208 (Tables I-1 and I-2)	
Accessory Dwelling Unit Height Requirement	Attached Accessory Dwelling Units
Maximum Height Limitations for ADUs <sup>2</sup>	Overall Height: 17 feet Plate Height: 11 feet
Maximum Height Limitations for ADUs Above Detached Garages that Meet Basic Setbacks	Overall Height: 18 feet Plate Height: 12 feet

<sup>2</sup> ADUs with a multistory multifamily dwelling as a primary structure, or within one half mile walking distance of major transit stop or high-quality transit corridor shall refer to WMC §153.211(A)(4)(b) for height exception

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SETBACK AND SIZE REQUIREMENTS – WMC §153.211(A)			
Accessory Dwelling Unit Requirement	Detached Accessory Dwelling Units	Attached Accessory Dwelling Units	Two Accessory Dwelling Units (attached or detached)
Setbacks	4 feet from side and rear property lines	4 feet from side and rear property lines <sup>3</sup>	May have only 1 ADU with a side and/or rear setback of 4 feet from property lines Note: Additional ADUs shall meet required basic setbacks
Floor Area Permitted Within Basic Setbacks (Up to 4 feet from Side and/or Rear Property Lines)	800 square feet	800 square feet	800 square feet
Size Limitations for ADUs <sup>4</sup> (except within barns)	1,500 square feet maximum	No more than 50% of the size of the main residence, including the ADU, or 1,500 square feet maximum, whichever is less	1,500 square feet maximum each

<sup>3</sup> No new portion of a main residence may be located within the required setbacks outlined in WMC §153.207(A)(Table H)  
<sup>4</sup> Total floor area may be exceeded by a maximum of 800 square feet for ADUs (detached and attached) - WMC §153.206(D)(1)

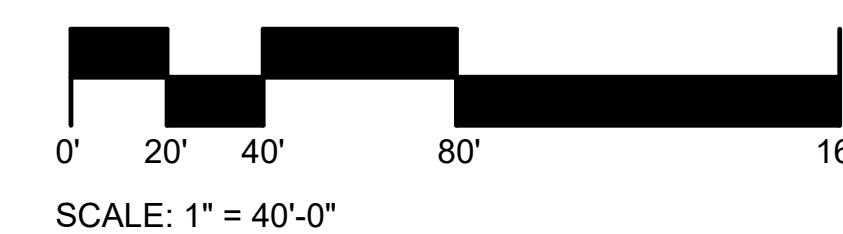
BARN REQUIREMENTS – WMC §153.211(B)	
Number	No more than one ADU within a barn per parcel Note: Up to 2 ADUs within a barn with a Town-approved professional stable and a conditional use permit by the Planning Commission
Location	An ADU in a barn may be located on either a first or second floor, of that portion of the barn that adheres to required setbacks
Size	The ADU shall be no greater than 50% of the footprint area of the barn, or 1,200 square feet, whichever is less Note: In no instance will such an ADU be limited to less than 850 square feet or 1,000 square feet for ADUs that include more than one bedroom
Height	Barns and stables (Typically allowed to be 24 feet in height) which include an ADU having floor area that exceeds 50 percent of the barn or stable footprint shall not have plate heights that exceed 11 feet or an overall height that exceeds 17 feet
Fire	ADU and barn shall contain an automatic fire sprinkler system, and the ADU shall be separated from the other portions of the barn with required fire wall separation

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**Pacific Peninsula Architecture**  
718 OAK GROVE AVENUE MENLO PARK CA 94025  
www.pacificpeninsula.com T 650.323.7900

## PLANNING STUDY - SETBACK OVERLAY

309 OLIVE HILL LANE  
WOODSIDE, CALIFORNIA



THIS PLANNING STUDY IS PROVIDED COURTESY OF PACIFIC PENINSULA ARCHITECTURE FOR MARY GULLIXSON. ALL INFORMATION IS SCHEMATIC ONLY & SHALL BE VERIFIED WITH THE TOWN OF ATHERTON, TITLE REPORT, SURVEY & ARBORIST. PPA ASSUMES NO LIABILITY FOR ANY WORK THAT IS BASED UPON THE INFORMATION WITHIN THESE DRAWINGS

Date	3/3/26
Scale	As indicated
Job	XXXX
<b>PS-1</b>	