



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 st story / 2 nd story)	20 ft. / 25 ft.
Side Setback Minimum (1 st story / 2 nd story)	4 ft. / 7 ft.
Side Setback Total (1 st story / 2 nd story)	20% of lot width / Add 6 ft. to 1 st 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 st story / 2 nd story)	20 ft. / 25 ft.
Side Setback Minimum (1 st story / 2 nd story)	6 ft. / 9 ft.
Side Setback Total (1 st story / 2 nd story)	20% of lot width / Add 6 ft. to 1 st 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 st story / 2 nd story)	4 ft. / 7 ft.
Side Setback Total (1 st story / 2 nd 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 st story / 2 nd story)	4 ft. / 7 ft.
Side Setback Total (1 st story / 2 nd 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 st story / 2 nd story)	20 ft. / 25 ft.
Side Setback Minimum (1 st story / 2 nd story)	4 ft. / 7 ft. (see sidebar)
Side Setback Total (1 st story / 2 nd story)	20% of lot width / Add 6 ft. to 1 st 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 st story / 2 nd story)	6 ft. / 9 ft. (see sidebar)
Side Setback Total (1 st story / 2 nd story)	15 ft. / 21 ft. ft.
Rear Setback Min.	20 ft.
Maximum Lot Coverage	40%
Maximum Floor Area Ratio	None
Height Limitation (Townhomes)	35 ft. and 3 stories
Height Limitation (All other uses)	30 ft. and 2 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 st story / 2 nd 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 st story / 2 nd 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.