

10.05.0700 Purpose.

The purpose of the duplex/triplex residential or “R-2” district is to enable and enhance the residential character of those areas of Millbrae planned for attached single-family housing and to provide a suitable physical environment for family living on a smaller scale at a higher density that allows two or three families on a lot while preserving privacy, open space, and so on. This district correlates with the “medium density” land use designation of the Millbrae General Plan. (Ord. 726, § 2 (Att. A)).

10.05.0710 Uses.

The following uses shall be permitted, conditional, or accessory uses in the R-2 district:

- A. Permitted uses: single-family dwellings, duplexes, triplexes, and state-regulated residential care facilities.
- B. Conditional uses: care facilities, places of worship, schools (pre-K and K through twelve), parks, utility services, wireless communications facilities, and bed and breakfasts.
- C. Accessory uses: home occupations. (Ord. 726, § 2 (Att. A), Amended by Ord. 750, § 3).

10.05.0720 Development standards.

Development regulations in the R-2 district are as follows:

- A. Lot Minimums.
 - 1. Width:
 - a. Fifty feet for interior lots.
 - b. Sixty feet for corner lots.
 - 2. Area:
 - a. Five thousand square feet for interior lots.
 - b. Six thousand square feet for corner lots.
 - c. Seven thousand five hundred square feet for triplex lots.
- B. Lot Maximums.
 - 1. Lot coverage: fifty percent.
 - 2. Floor area ratio (FAR): eighty-eight percent.

FAR is as defined in Article II of this chapter and shall also include the following:

- a. The floor area of a room with a ceiling greater than nine feet in height shall be calculated as the product of the overall height multiplied by the horizontal floor area and divided by eight; however, in cases where the ceiling slopes at three to twelve or greater, the uppermost five feet will be excluded from the calculation.
- b. Crawlspace area greater than two feet above exterior grade will be counted by multiplying the horizontal floor area by the average height of the area, as determined by the height of the finished floor above to the respective corner exterior grade of the building, deducting two feet to allow for typical height of crawlspace and floor joists, and dividing by eight; however, no negative crawlspace area calculation is permitted.
- c. In an attic with a roof slope of three to twelve or greater, only the portion of the floor area with a ceiling height of five feet or greater shall be counted.
- d. The area of atriums, covered and enclosed courtyards, and all covered decks and balconies shall be counted.
- e. The area of all decks and balconies with a floor height above finished grade of seven feet or more shall be counted.
- f. One-half of the area of covered patios, decks and balconies with a floor height less than seven feet above finished grade shall be counted.
- g. The area of unenclosed front entry porches, and portions thereof, at least ten feet deep shall be counted.
- h. FAR exceptions may be granted by the planning commission in the manner provided in Article XXV of this chapter for residences on lots with slopes of thirty percent or greater where total FAR, based upon the net lot area, exceeds eighty-eight percent.
- i. FAR exceptions may be granted by the planning commission in the manner provided in Article XXV of this chapter for residences on lots with a cumulative easement area of more than ten percent of gross lot area where total FAR, based upon net lot area, exceeds eighty-eight percent.

C. Height.

1. Maximum height of structures shall be thirty feet, provided the uppermost five feet shall consist of a roof which slopes toward any adjacent street at a minimum slope of three inches per foot. If the slope is less than three inches per foot, the maximum height shall be twenty-five feet.

2. Exceptions. Upon securing a height exception, chimneys, silos, cupolas, flagpoles, monuments, gas storage holders, radio and other towers, church steeples, and similar structures and mechanical appurtenances may be permitted to exceed the height limit for the district; provided, that the front, side and rear yards shall each be increased by one foot for each one foot of additional height allowed.

3. All other structures exceeding the maximum allowable height shall require a variance.

D. Setbacks (All Floors).

1. Duplex:

a. Front: twenty feet.

b. Side:

i. Five feet interior; however, the width of interior side yards may be reduced to ten percent of the lot width, but in no case less than three feet.

ii. Ten feet exterior.

c. Rear: ten feet.

2. Triplex:

a. Front: twenty feet.

b. Side:

i. Five feet interior; however, the width of interior side yards may be reduced to ten percent of the lot width, but in no case less than three feet.

ii. Ten feet exterior.

c. Rear: fifteen feet.

3. Attached ground floor decks greater than one foot above adjacent grade shall meet the above specified setbacks.

4. Residential garage entrances fronting on any exterior lot line shall be located not less than twenty feet from said line, except for alley frontages where the setback may be less than twenty feet; provided, that adequate vehicular maneuvering area is available.

5. The exterior yard on the rear thirty feet of a side fronting lot shall not be less than the front

yard required or existing on the first lot to its rear.

6. Where a dwelling unit is located on a lot so that the main entrance is located on the side of the building, the required side setback, from the front setback line to such entrance, shall be not less than ten feet.

7. Encroachments Permissible without Planning Commission Approval.

a. Architectural features on the main building, such as cornices, eaves, canopies, fireplaces, and bay windows, may extend no closer than three feet to any interior side lot line and not more than two feet into any required front, rear, or exterior side yard.

b. Open, uncovered raised porches, landings, or outside stairways may project not closer than three feet to any interior side lot line, not more than two feet into any required exterior side yard, and not more than six feet into any required front or rear yard.

E. Density Limit. The minimum lot area per unit shall be two thousand five hundred square feet.

F. Parking. The parking requirements for all permitted, conditional, and accessory uses in the R-2 district are listed in MMC 10.05.2100 (the "parking requirements table").

G. Other Provisions.

1. For duplexes only, there shall be one thousand square feet of open and uncovered space in the rear one-third of the lot.

2. Not less than forty percent of the front yard shall be landscaped (as defined in Article II of this chapter) with the exception that all site improvements required to provide disabled accessibility, to the extent not feasible in nonlandscaped areas, may extend into the required landscaped area. The remainder of the front yard may be used for vehicular parking or storage; however, all vehicular parking and stage areas shall be surfaced in compliance with this chapter. (Ord. 726, § 2 (Att. A)).

Article VIII. Multifamily Residential or "R-3" District

Prior legislation: 1966 Code §§ 7905 and 8133 – 8146, 1976 Code §§ 10-1.405, 10-1.415 and 10-1.603 – 10-1.616, and Ords. 231, 249, 270 and 632.