

1 **Chapter 25.27 R-2 DISTRICT REGULATIONS**

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14  
15 25.27.010 Scope of regulations.

16 The regulations of this chapter shall apply to all R-2 districts.

17 25.27.020 Permitted uses.

18 The following uses are permitted in the R-2 districts:

- 19 (a) All uses permitted in R-1 districts, and subject to the same restrictions, regulations and  
20 exceptions;
- 21 (b) Duplexes, flats or other buildings designed for and occupied by not more than two (2)  
22 families;
- 23 (c) Accessory uses as described for R-1 districts.

24 25.27.030 Conditional uses.

25 The following uses are conditional uses requiring a conditional use permit:

- 26 (a) All uses allowed with a permit in the R-1 district and subject to the same restrictions and  
27 limitations;
  - 28 (b) Community clubhouses.
- 29 25.27.040 Building regulations.
- 30 (a) Only one building designed or used as a residence for one or two (2) families, or two (2)  
31 dwellings designed or used as residences, each for one family, may be erected, located or maintained on  
32 any one lot.

1 (b) Where two (2) single-family dwellings are constructed on one lot, all the following  
2 requirements must be met:

3 (1) Only one dwelling may have frontage on the street;

4 (2) No portion of the rear dwelling may be closer than twenty (20) feet to any portion of the  
5 front dwelling;

6 (3) There shall be a yard at the rear of the rear building of at least twenty (20) feet in depth;

7 (4) There shall be a driveway of a minimum width of ten (10) feet leading to the rear  
8 structure;

9 (5) The lot must be not less than one hundred fifty (150) feet in depth.

10 25.27.045 Design review.

11 Construction and alterations as designated in Chapter 25.57 shall be subject to design review  
12 under that chapter.

13 25.27.050 Lot dimensions and lot requirements.

14 (a) Lots of six thousand nine hundred ninety-nine square (6,999) feet or less must have an  
15 average width of not less than fifty (50) feet and all such lots or parcels of land shall have a frontage of  
16 not less than fifty (50) feet on a public street; lots of seven thousand (7,000) square feet to nine thousand  
17 nine hundred ninety-nine (9,999) square feet must have an average width of not less than fifty (50) feet  
18 and all such lots or parcels of land shall have a frontage of not less than fifty-five (55) feet on a public  
19 street; and lots of ten thousand (10,000) square feet or more must have an average width of not less than  
20 fifty (50) feet and all such lots or parcels of land shall have a frontage of not less than sixty (60) feet on a  
21 public street; provided, however, that lots or parcels which face on the curve of a curved street, where the  
22 radius of such curvature is less than forty-five (45) feet may have a lesser frontage but not less than thirty  
23 (30) feet for a six thousand nine hundred ninety-nine (6,999) square foot or less lot or parcel, thirty-five  
24 (35) feet for a seven thousand (7,000) square foot to nine thousand nine hundred ninety-nine (9,999)  
25 square foot lot or parcel, or forty (40) feet for a ten thousand (10,000) square foot or larger lot or parcel.

26 (b) On the map adopted by Ordinance 712 and as subsequently amended, all lots shown in  
27 white shall have an area of not less than five thousand (5,000) square feet; all lots shown within a border  
28 of horizontal crosshatching shall have an area of not less than seven thousand (7,000) square feet; and  
29 all lots shown within a border of vertical crosshatching shall have an area of not less than ten thousand  
30 (10,000) square feet.

31 (c) Where frontage on a public street is impossible or impractical, the planning commission  
32 may recommend to the city council an easement or easements providing ingress from and egress to a

1 public street in lieu of such street frontage. In any case, the city of Burlingame shall be made an owner of  
2 such easement. Recommendations of acceptance may be conditional.

3 (d) Variances may be granted, in accordance with the provisions of Chapter 25.54 of this  
4 code, only to the provisions of subsections a and b above.

5 (e) The average width, lot frontage and minimum areas provided for in subsections a and b  
6 above shall not apply to any lot or parcel of land of smaller dimensions appearing of record in the office of  
7 the county recorder of the County of San Mateo, or of the city engineer of the city of Burlingame, prior to  
8 June 18, 1958. No building permit shall be issued for the construction of any building on any lot divided or  
9 subdivided after said date which does not comply with the minimum requirements set forth above, except  
10 as varied by subsections e and f of this section.

11 (f) All the development requirements of Chapter 25.27 lot dimensions and requirements  
12 shall apply to lands hereafter subdivided in accordance with the provisions of the Subdivision Map Act of  
13 the State of California; provided, however, that the planning commission and the city council may, in the  
14 considerations and acceptance of any tentative or final map submitted pursuant to the provisions of said  
15 Subdivision Map Act, approve or accept any such tentative or final map wherein one or more lots or  
16 parcels of land do not conform to all of the provisions of Chapter 25.27, when the planning commission  
17 and the city council find that by reason of exceptional or extraordinary circumstances the approval or  
18 acceptance of such maps will not adversely affect the comprehensive zoning plan of the city.

19 (g) No lands annexed to the city of Burlingame after May 31, 1960, which are thereupon  
20 classified for residential uses shall be divided into lots having areas of less than ten thousand (10,000)  
21 square feet each.

22 (h) Certain new construction and additions to residences on lots in specified hillside districts  
23 are subject to the requirements of the Hillside Area Construction Permit as defined in Chapter 25.61.

24 **25.27.060 Height limitations.**

25 No building in an R-2 district shall be constructed or altered which exceeds two and one-half (2-  
26 1/2) stories or thirty (30) feet in height, whichever is lesser, with the following exceptions:

27 (a) On lots that slope downward more than twenty-five (25) percent toward the rear of the lot,  
28 the maximum height of the building shall not exceed two (2) stories or twenty (20) feet above the curb  
29 level, irrespective of the number of stories at the rear of the building;

30 (b) On lots that slope upward more than twenty-five (25) percent toward the rear of the lot,  
31 the maximum height of the building shall not exceed two and one-half (2-1/2) stories or thirty (30) feet  
32 above mean grade as measured fifteen (15) feet from the front property line.

1 25.27.070 Lot coverage.

2 The maximum lot coverage for all buildings and structures shall be forty (40) percent, including  
3 balconies, stairs, roof overhangs extending more than twenty-four (24) inches, trellises and improvements  
4 which exceed thirty (30) inches in height above adjacent existing grade.

5 25.27.071 Setback lines.

6 (a) Measurement of all setback lines shall be from the lot line to the closest wall or any  
7 covered projection of the existing or proposed structure.

8 (b) Front.

9 The minimum front setback line to the first floor shall be fifteen (15) feet as measured from the lot  
10 front or the average on the side of the street as measured from the lot front, whichever is greater,  
11 provided that the setback line delineated on any approved subdivision map shall supersede any provision  
12 of this chapter, except that there shall be a minimum setback of twenty (20) feet to the face of any garage  
13 or covered parking area.

14 (c) Side and rear.

15 (1) If front and rear lot lines are equal, the minimum side setback shall be based on the front  
16 property line dimension; if front and rear lot lines are unequal, the setback shall be based on the width of  
17 the lot as measured between the midpoints of the two (2) side lot lines. In either case the setbacks based  
18 on lot width shall be as follows:

19 **Side Setback Lines (in feet)**

20 Lots 42' wide or less	3
21 Lots wider than 42', but less than 51'	4
22 Lots 51' wide or more, but less than 54'	5
23 Lots 54' wide or more, but less than 61'	6
24 Lots 61' wide or more	7

25 **Rear Setback Lines (in feet)**

26 1 and 2 story	15
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27 (2) The minimum side setback for second stories shall be based on the declining height  
28 envelope.

29 (d) The minimum exterior side setback for any structure on a corner lot shall be seven and  
30 one half (7-1/2) feet.

31 (e) A public building, church, library, museum or other similar use either governmental or  
32 private, shall be set back at least ten (10) feet from all lot lines.

1 (f) There shall be a minimum setback of twenty (20) feet on all buildings on El Camino Real.  
2 25.27.072 Exceptions.

3 (a) The following shall be exceptions to both lot coverage and setback lines:

4 (1) Front entrance stairs and stoops with no roof which extend up to a maximum of six (6)  
5 feet into the front setback and no closer than three (3) feet to lot line.

6 (2) Bay windows on the first floor projecting into the front setback no more than one and one  
7 half (1 1/2) feet and not exceeding twenty (20) square feet in footprint.

8 (3) Fireplace chimneys projecting into the front setback no more than two (2) feet and not  
9 exceeding six (6) feet in width.

10 (b) The following shall be exceptions only to side and rear setback lines:

11 (1) Fireplace chimneys projecting into a setback no more than two and one half (2-1/2) feet  
12 from a lot line shall be counted in lot coverage but not in setbacks.

13 (2) Bay window(s) projecting into exterior side setback not more than one and one half (1  
14 1/2) feet and not exceeding twenty (20) square feet in total footprint area, at least three (3) feet from any  
15 lot line, provided that bay window(s) may not project into the interior side setback.

16 (3) Cornices or eaves projecting into a side setback no more than fifty (50) percent of the  
17 required setback to a maximum of two (2) feet.

18 (4) A detached garage or other one story accessory building located within the rear thirty  
19 (30) percent of the length of the lot line.

20 (5) Greenhouse window(s) projecting no more than one foot and a minimum of three (3) feet  
21 above finished floor, not exceeding seventeen (17) square feet inside the window casement area and at  
22 least three (3) feet from any lot line.

23 (c) The following shall be exceptions only to front setback lines:

24 (1) Open balconies projecting not more than four (4) feet into a front setback. Multiple  
25 balconies on the same story shall not exceed the maximum projection and shall each have a minimum  
26 horizontal separation of at least ten (10) feet.

27 25.27.075 Declining height envelope.

28 There shall be a declining height envelope in this district departing from a height of twelve (12)  
29 feet above original existing grade at each side property line set at an angle of forty-five (45) degrees until  
30 it intersects with a point seven and one-half (7-1/2) feet above the second story finished floor, then it shall  
31 extend vertically to a maximum of thirty (30) feet or two and one-half (2 1/2) stories.

32 No structure shall extend above or beyond said envelope except:

1 (a) Chimneys or flues, eaves to a maximum of two (2) feet or one-half the distance to  
2 property line whichever is less, gables without windows and architectural features which do not create  
3 habitable area and do not extend within the first story side setback;

4 (b) Window enclosures which create no more than thirty-five (35) square feet of floor area  
5 within the structure;

6 (c) The side of a single-family or duplex residential structure next to an existing two (2)-story  
7 residential structure, provided:

8 (1) the second story is not closer to the property line than the required first floor setback;

9 (2) if the second story wall is outside of the declining height envelope and adjacent to an  
10 existing two (2) story wall, the second story plate line is no higher than the second story plate line on the  
11 adjacent property;

12 (3) if there is a two (2) story residential structure on each side of a lot, only one side wall may  
13 be exempt from the declining height envelope;

14 (4) if any portion of the second story of an existing two (2) story house adjacent to either side  
15 of the lot complies with the declining height requirements, the adjacent wall of the new construction shall  
16 not be exempt;

17 (d) Where the slope on a lot along the front property line varies one foot or more from corner  
18 to corner; in such cases the measurement of the declining height envelope point of departure shall be  
19 adjusted by the average elevation on the front property line;

20 (e) Where the slope on a lot between the front setback and rear setback lines on either side  
21 property line varies by two (2) feet or more; in such cases the measurement of the declining height  
22 envelope point of departure shall be adjusted by the average elevation at the two (2) setback lines;

23 (f) Where the finished first floor of a house is more than three (3) feet above average  
24 finished grade and the area below or basement is not habitable area; in such cases the measurement of  
25 declining height envelope shall be fourteen (14) feet above the side property line.  
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