

Specific Plan	Setbacks					Height
	Front	Rear	Side	Adjacent to Residential & Daylight Plane	Encroachments into setback	
Winchester Urban Village Plan (City of San Jose)	Along with 20'-0" sidewalk width fronting Winchester and 12'-15' sidewalk fronting all other streets: 0'-0"-10'-0" (non-residential ground floor) 5'-0" - 12'-0" (residential ground floor) Along Winchester: 5th story and above stepped back 5'-0" minimum from ground level facade	10'-0" (Daylight plane required when adjacent to residential)	0'-0" (Daylight plane required when adjacent to residential) Street Side: 0'-10'	Buildings <65'-0" in height: 20'-0" rear/side setback adjacent to residential Buildings >65'-0" in height: 40'-0" rear/side setback adjacent to residential Within 60'-0" of rear/side: building height limit shall be equal to height limit of adjacent residential building. Does not apply to buildings 65'-0" or less (45-degree daylight plane applies) Each story after 55'-0" are subject to 45-degree daylight plane		85'-0" (ground floor commercial required, mainly northern and southern ends of plan) 65'-0" (along Winchester, more central of plan) 55'-0" - parcels behind Winchester Blvd towards residential 45'-0" - urban residential parcels not fronting Winchester Blvd
Stevens Creek Boulevard Urban Village (City of San Jose)	To curb line: 20'-0" (non-residential development non-residential along Stevens Creek Blvd, Saratoga Ave, and Kiely Blvd) 25'-0" (residential development across along Stevens Creek Blvd, Saratoga Ave, and Kiely Blvd) 25'-0" (mixed-use or commercial development across from existing residential NOT along Stevens Creek Blvd, Saratoga Ave, and Kiely Blvd) Intent to allow small POPOS and pedestrian zone with shade trees	15'-0" minimum (Daylight plane required depending on adjacent use)	15'-0" minimum and (Daylight plane required depending on adjacent use)	For new developments >45'-0": 15'-0" minimum setback and 45-degree daylight plane starting at adjacent residential property line to residential (front, side, and rear) 45-degree daylight plane for stories above 4 stories/45'-0" adjacent to non-residential uses	Architectural projections and rooftop equipment may extend up to 10'-0" above max height limit	Tallest buildings located in "Heart of the Stevens Creek Urban Village", generally intersection of SCB and Saratoga Ave 45'-0" (generally outer edges in Urban Residential, Mixed-Use commercial) 65'-0" (generally outer edges in Urban Residential) 85'-0" (generally in between edge and center of plan, in Urban Village and Urban Village Commercial) 120'-0" and up (highest concentration towards center of plan, in Urban Village and Urban Village Commercial)

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El Camino Real Specific Plan (public review draft) (City of Santa Clara)	<p>Intent to achieve 20' total sidewalk width along ECR and minimum 15.5'</p> <p>From new back of walk: 0'-0" minimum if sidewalk is 20'-0", 5'-0" minimum if less up to 10'-0" for ground floor commercial;</p> <p>10'-0" to 15'-0" other ground floor use along ECR</p> <p>At least 75% of building façade must be built up to setback line</p>	<p>5'-0" minimum ground floor commercial; 10'-0" minimum other ground floor use (Regional Commercial MU & Corridor MU)</p>	<p>Regional Commercial MU & Corridor MU: 5'-0" minimum interior, 10'-0" to 15'-0" street side ground floor commercial; 10'-0" minimum interior, 15'-0" to 20'-0" street side other ground floor use</p> <p>Corridor Residential: 5'-0" minimum interior, 10'-0" to 15'-0" street side ground floor commercial; 10'-0" minimum interior, 15'-0" street side other ground floor use</p>	<p>Regional Commercial MU & Corridor MU: 25'-0" minimum all ground floor uses to SFR and duplex-zoned parcels</p> <p>Corridor Residential: 20'-0" minimum all ground floor uses to SFR and duplex-zoned parcels</p> <p>All areas: 45-degree daylight plane from residential property line at grade</p> <p>Across the street from residential zoning district: At setback line, height of roof plate no taller than one story above maximum allowed height in opposing residential zone. Behind setback line, height may step up from street at a 45-degree daylight plane measured from roof plate</p>		<p>Regional Commercial MU: 6 stories/70'-0"</p> <p>Corridor MU: 5 stories/60'-0"</p> <p>Corridor Residential: 4 stories/50'-0"</p>
El Camino Real (ECR) Precise Plan (City of Mountain View)	<p>ECR setbacks measured from property lines, or from 60'-0" from street centerline if property line is located within the 120'-0" wide ROW</p> <p>Measured to property lines: Village Centers: 10'-0" to 15'-0" ground floor, 10'-0" upper floors</p> <p>Castro/Miramonte: 10'-0" to 15'-0" ground floor, 10'-0" upper floors</p> <p>Medium-Intensity Corridor: 10'-0" to 15'-0" ground floor, 10'-0" upper floors</p> <p>Low-Intensity Corridor: 10'-0" to 15'-0" ground floor, 10'-0" upper floors</p>	<p>Measured to property lines: Village Centers: 0' ground floor, 15'-0" upper floors</p> <p>Castro/Miramonte: 0' ground floor, 5'-0" upper floors</p> <p>Medium-Intensity Corridor: 0' ground floor, 15'-0" upper floors</p> <p>Low-Intensity Corridor: 0' ground floor, 10'-0" upper floors</p>	<p>Measured to property lines: Village Centers: 25'-0"</p> <p>Village Centers: 0' ground floor, 15'-0" upper floors</p> <p>Castro/Miramonte: 20'-0"</p> <p>Medium-Intensity Corridor: 25'-0"</p> <p>Low-Intensity Corridor: 15'-0"</p> <p>Wall planes shall not be higher than the distance to a residentially-zoned property. Further limits or screening required for adjacent 1- or 2- story neighborhoods</p> <p>When across a street <80'-0" from residential: Within 40' to street property line, building height limited to max allowed in adjacent residential</p>	<p>Measured to property lines: Village Centers: 25'-0"</p> <p>5th story 80'-0" (Tier 2 only)</p> <p>6th story 100'-0" (Tier 2 only)</p> <p>Castro/Miramonte: 20'-0"</p> <p>Medium-Intensity Corridor: 25'-0"</p> <p>Low-Intensity Corridor: 15'-0"</p> <p>Wall planes shall not be higher than the distance to a residentially-zoned property. Further limits or screening required for adjacent 1- or 2- story neighborhoods</p> <p>When across a street <80'-0" from residential: Within 40' to street property line, building height limited to max allowed in adjacent residential</p>	<p>Architectural projections may encroach up to 8 feet into El Camino Real setback or side street setback, and up to 2 feet in other setbacks.</p> <p>Projections over sidewalk at least 8 feet above grade</p>	<p>Village Centers: Base - 3 stories/45' Tier 1 - 4 stories/55' Tier 2 - 5 stories/65'</p> <p>Castro/Miramonte: Base - 3 stories/45' Tier 1 - 4 stories/55'</p> <p>Medium-Intensity Corridor: Base - 3 stories/45' Tier 1 - 4 stories/55'</p> <p>Low-Intensity Corridor: 3 stories/45'</p>

SETBACKS AND HEIGHTS COMPARISON

ATTACHMENT 1

Specific Plan	Setbacks					Height
	Front	Rear	Side	Adjacent to Residential & Daylight Plane	Encroachments into setback	
San Antonio Precise Plan (City of Mountain View)	To frontage (curb) line: 18'-0" (major streets) 24'-0" (neighborhood streets) Along ECR, 75% of linear façade should be within 10'-0" of frontage setback For streets with active space requirement, 75%-100% of linear façade should be within 10'-0" of frontage setback	N/A	N/A	Where more than 4 stories allowed at frontage, 80% of linear frontage above 4 stories must be stepped back 10' minimum 25'-0" in neighborhood transition areas In neighborhood transition areas, new development shall not exceed allowed height of adjacent residentially-zoned property by more than one story at all setback lines. Where additional height is permitted, additional stories must step back 10'-0" per story	Balconies, upper-floor bay windows, and other projects up to 8'-0" in frontage setback	MU Corridor: Base - 3 stories/45' Tier 1 - 4 stories/55' or 5 stories/65' with significant public benefits MU Center: Base - 2 stories/35' Tier 1 - 6 stories/75' Height at frontage setback: 4 stories/55-0" at setback line. Where more than 4 stories, 80% of a building's linear frontage above 4 stories must step back 10'-0" minimum on every street the project faces
Heart of the City Specific Plan (City of Cupertino)	35' setback from face of curb along Stevens Creek Blvd with: 26' landscape easement and 9' setback from property line	20' minimum and a 1'6" setback for every foot of increase in height	Interior side: 10' or a minimum of 1/2 the height of the building, whichever is more restrictive. If properties are part of a commercial development, setback can be 0'. Street side setback: minimum frontage requirement recommended but not required	30'-0" in designated areas where adjacent to residential Buildings shall be stepped back or terraced at 1.5:1 setback to height ratio	Uninhabitable building elements (i.e. chimneys and projecting eaves) may encroach into required setbacks up to 3'-0"	45'-0", or 30'-0" in designated areas where adjacent to residential