



# UPDATE TO DEVELOPMENT STANDARDS FOR TWO-STORY HOMES AND SECOND-STORY ADDITIONS

On September 11, 2018, the Fremont City Council voted to introduce an ordinance establishing updated development standards for two-story homes and second-story additions in the R-1 and R-2 (Single-family and Two-Family) zoning districts. The Council conducted a second reading of the ordinance at their October 2, 2018 meeting and adopted the ordinance. As such, the updated standards will become effective on November 1, 2018.

Any complete design review application submitted by November 1, 2018 will be subject to the current code requirements for R-1 and R-2 zoning districts. Any design review application submitted after November 1, 2018 will be subject to the revised code requirements, which limit the allowable floor area for two-story homes and second-story additions.

Please note that the new development standards do not affect neighborhoods zoned R-1-6 Glenmoor Gardens, R-1-8 Mission Palms, or R-1-8 Mission Ranch.

### Current Code Requirements

The Fremont Municipal Code currently sets maximum lot coverage at 40% for the first story in the R-1 and R-2 zoning districts. The second story must be no greater than 60% of the floor area of the first story area, including the garage.

### Adopted Code Changes

Under the adopted code changes, the maximum lot coverage for the first story would remain 40% in the R-1 and R-2 zoning districts. However, the second story would now be limited to a maximum of 50% of the first floor area including the garage, or the following maximum, whichever is less:

Zoning District	Maximum Floor Area of Second Story (sq. ft.)
R-1-6	1,000
R-1-8	1,250
R-1-10	1,500
R-1-20	3,000
R-1-40	6,000
R-2	1,000

Other development standards for the R-1 and R-2 zoning districts, including second-story setbacks and solar access preservation requirements, will remain the same.