

4

DEVELOPMENT STANDARDS FOR RESIDENTIAL MIXED-USE PROJECTS

This chapter presents standards for residential mixed-use projects in the Ashland and Cherryland Business District and the Castro Valley Central Business District. Although there are several different types of mixed-use development, this chapter only addresses mixed-use development that includes residential uses. Section 4.1 discusses the various districts in the unincorporated areas of West Alameda County in which residential mixed-use projects are allowed. Section 4.2 shows drawings to provide a summary of the major development standards in a visual format, followed by a table listing all the development standards. Standards in bold italics are existing County standards. This Chapter is organized by the following sections.

Policy 4-1: Residential Mixed-Use: Appropriate Zones and Densities

Policy 4-2: Residential Mixed-Use Standards

4.1 Residential Mixed-Use: Appropriate Zones and Densities

Appropriate Zones and Densities

To ensure that new residential mixed-use development respects the scale and character of adjacent development, new residential mixed-use development should have densities appropriate to each zone or subarea in the Specific Plan. The table in this section shows the densities allowed in different zones and subareas of the Specific Plans.

Policy 4-1: Design projects consistent with the following table, which shows the appropriate density ranges within the Specific Plan zones and subareas. The table may be updated from time to time as the Specific Plans are updated.

The minimum building site per dwelling unit establishes the minimum developable lot area required for one dwelling unit. When calculating net density for single-family subdivisions, small-lot single family homes and townhomes, the following portions of the property are excluded from the calculation: private streets, access easements, stems, driveways that serve more than one lot, designated parking spaces, and any other unservable or unbuildable portion of the lot. This applies to all single-family subdivisions, small-lot single family homes and townhomes, regardless if they are rental or for sale units. This does not apply to air space subdivisions, or multi-family flats.

Density Bonuses

A residential development that includes five or more dwelling units and meets one or more of the following criteria is entitled to a density bonus and one or more incentives under State Government Code Section 65915:

- (A) Ten percent of the total units of a housing development for lower income households, as defined in Section 50079.5 of the State Health and Safety Code.
- (B) Five percent of the total units of a housing development for very low income households, as defined in Section 50105 of the State Health and Safety Code.
- (C) A senior citizen housing development, as defined in Sections 51.3 and 51.12 of the State Civil Code, or mobilehome park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code.
- (D) Ten percent of the total dwelling units in a common interest development as defined in Section 1351 of the State Civil Code for persons and families of moderate income, as defined in Section 50093 of the State Health and Safety Code, provided that all units in the development are offered to the public for purchase.

TABLE 4.1-1: RESIDENTIAL MIXED-USE MAXIMUM DENSITIES AND APPROPRIATE ZONES

ACBD: Ashland and Cherryland Business District Specific Plan / CVCBD: Castro Valley Central Business District Specific Plan				
Building Type	Appropriate Zones	Minimum Building Site (square feet) Per Dwelling Unit¹	Maximum Net Density (Dwelling Units/Acre)²	Notes
MIXED USE	ACBD-RC (Residential/Commercial)		15 – 25	
	ACBD-TA (Transit Access)		Up to 50	
	ACBD-TC (Transit Corridor)		See General Plan	
	ACBD-FA (Freeway Access)		See General Plan	
	CVCBD Land Use Group D	2,500	17.4	With minimum lot size of 10,000 – 20,000 square feet
	Subareas 2, 4, 5, 6, 7, 11	2,000	21.8	With minimum lot size greater than 20,000 square feet
	Not allowed along Castro Valley Boulevard in Subareas 5, 6, 7 Subarea 7 Limitations: Allowed along side street frontage depending on factors such as specific use, design, adjacent uses, etc, Not allowed along Redwood.		20 – 40	Allowed where a development is substantially composed of units aimed at the elderly or handicapped, where units are mostly studios or one bedroom units, where the parcel is large enough that higher density development can successfully occur, where surface parking is minimized through parking structures, underground parking, etc, or where development is immediately adjacent to the BART station or intensive commercial development.
	CVCBD Land Use Group E Subareas 8, 9, 10 Subarea 9 Limitations: Allowed on parcels west of Redwood Road only.			40 – 60

Notes:

1. The minimum building site per dwelling unit establishes the minimum developable lot area required for one dwelling unit.
2. When calculating net density for single-family subdivisions, small-lot single family homes and townhomes, the following portions of the property are excluded from the calculation: private streets, access easements, stems, driveways that serve more than one lot, street parking spaces, and any other unservable or unbuildable portion of the lot. This applies to all single-family subdivisions, small-lot single family homes and townhomes, regardless if they are rental or for sale units. This does not apply to air space subdivisions, or multi-family flats.

4.2 Residential Mixed-Use Standards

This section presents the development standards for mixed-use projects that include residential and commercial uses.

The purpose of the mixed-use residential standards is to allow for a variety of housing types in the unincorporated areas of Alameda County that serve all types of households, while also achieving neighborhood goals for an active pedestrian realm along transit corridors, an attractive street appearance, and minimizing impacts on neighboring properties. The standards are also to ensure a quality living environment that will be desirable and hold its value over time. When mixed-use residential projects are well designed, they can provide good quality housing and an active and vibrant commercial corridor.

There are many different types of mixed-use projects, depending on the types of uses developed together and whether these uses are integrated horizontally or vertically. The standards in this section apply to mixed-use projects with ground floor commercial uses along the street and residential uses above or behind the commercial uses.

Mixed-use residential development is typically a multi-story building with commercial uses on a ground floor, and a shared residential entry lobby, and common access areas such as hallways or stairways that lead to individual residential units above or behind the commercial uses. Parking is often shared, whether in a garage or parking court.

In certain instances, if a project is located on a large site, there may be a mixture of residential unit types, for example multi-family apartments and townhomes. In this case, each unit type should be designed to the specific standards and guidelines of the unit type.

Medium density mixed-use residential development is appropriate in Subareas 2, 4, 5, 6, 7, and 11 in the Castro Valley Central Business District Specific Plan area, with some limitations. (See Table 3.1-1) It is also appropriate in the Residential Commercial (R/C) and Freeway Access (FA) designations in the Ashland Cheryland Specific Plan area, along Lewelling Boulevard.

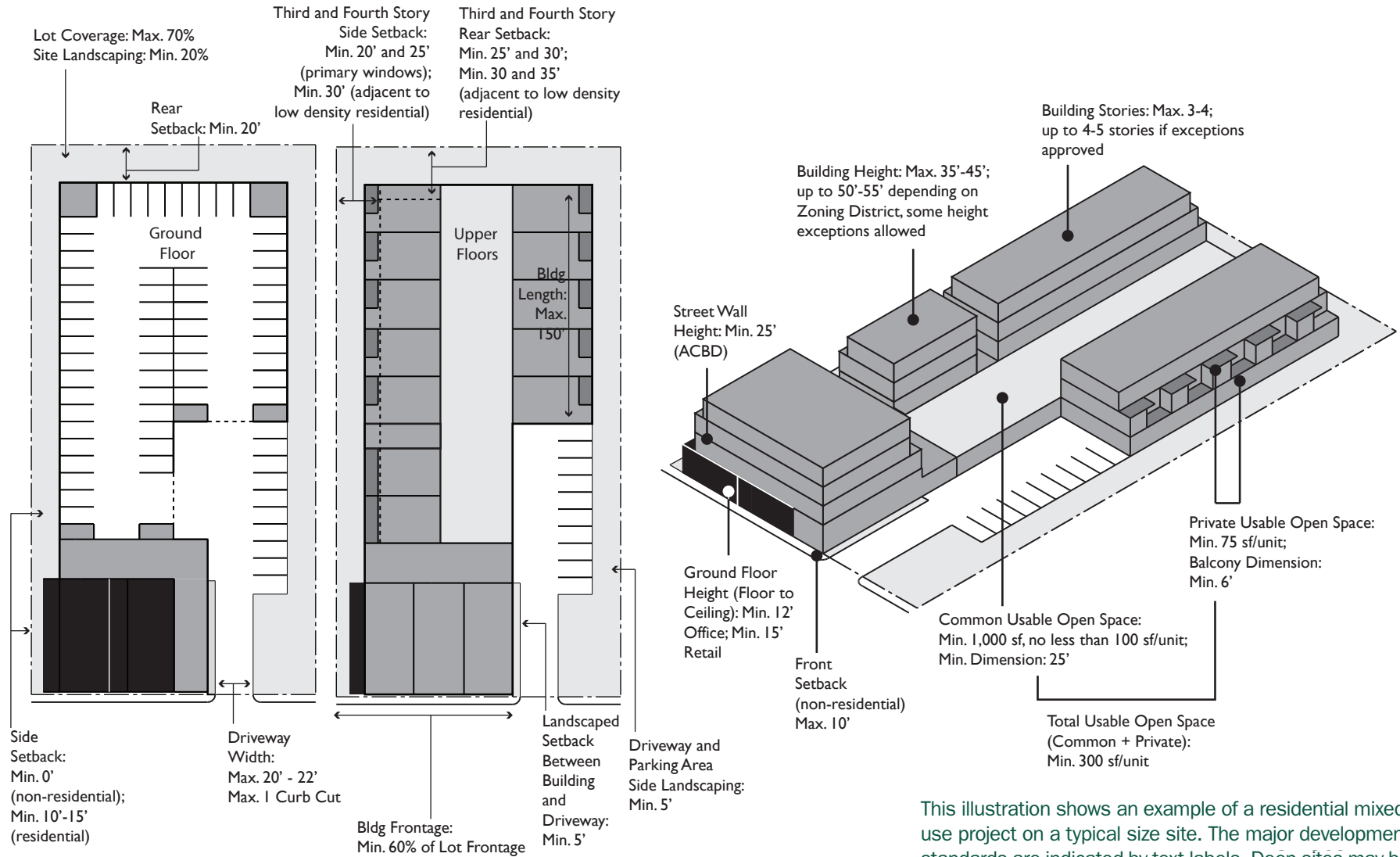
High density mixed-use residential development is appropriate in Subareas 8, 9, and 10 in the Castro Valley Central Business District Specific Plan Area, with some limitations. (See Table 4.1-1) It is also appropriate in the Transit Access (TA), Transit Corridor (TC) and Freeway Access (FA) designations in the Ashland Cheryland Specific Plan area, along East 14th Street and Mission Boulevard.



NOTE: Diagrams not to be used for density calculations. Not to scale.

Figure 4.2-1: Residential Mixed Use: Summary of Major Development Standards

NOTE: Diagrams not to be used for density calculations. Not to scale.



This illustration shows an example of a residential mixed-use project on a typical size site. The major development standards are indicated by text labels. Deep sites may be required to meet additional Fire Department Standards.

Figure 4.2-2: Residential Mixed Use: Street Elevation

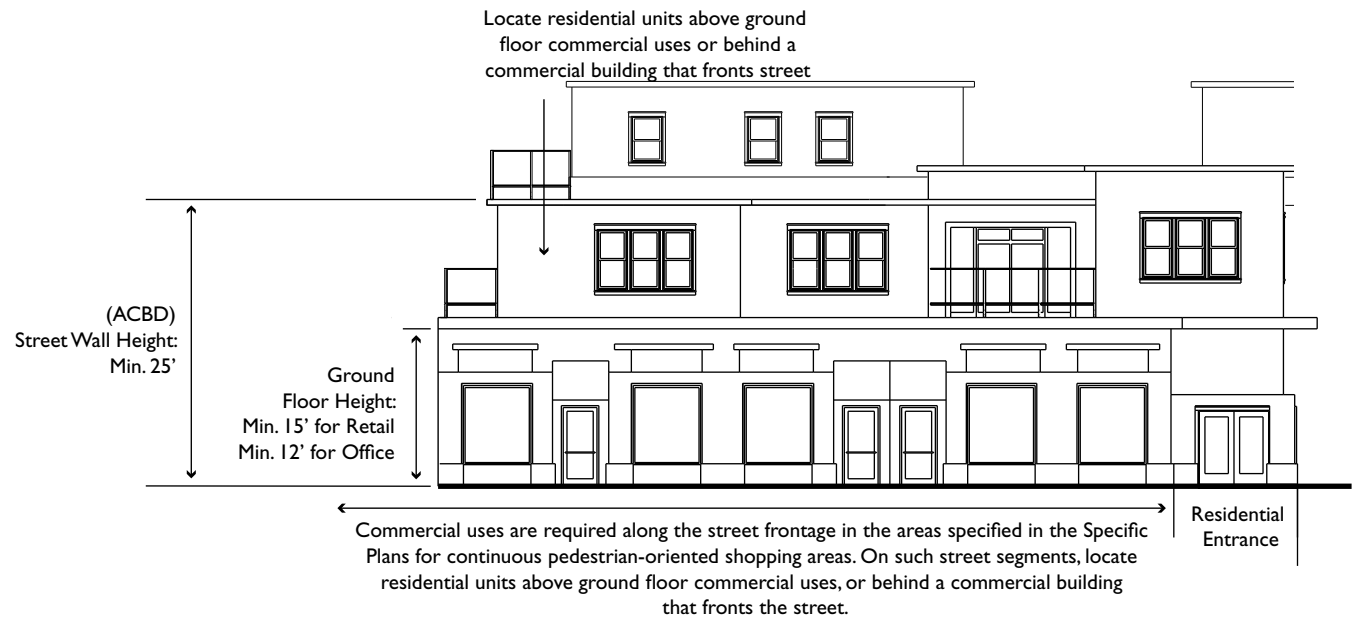


Figure 4.2-3: Residential Mixed Use: Setbacks for Primary Windows



Figure 4.2-4: Residential Mixed Use: Frontages

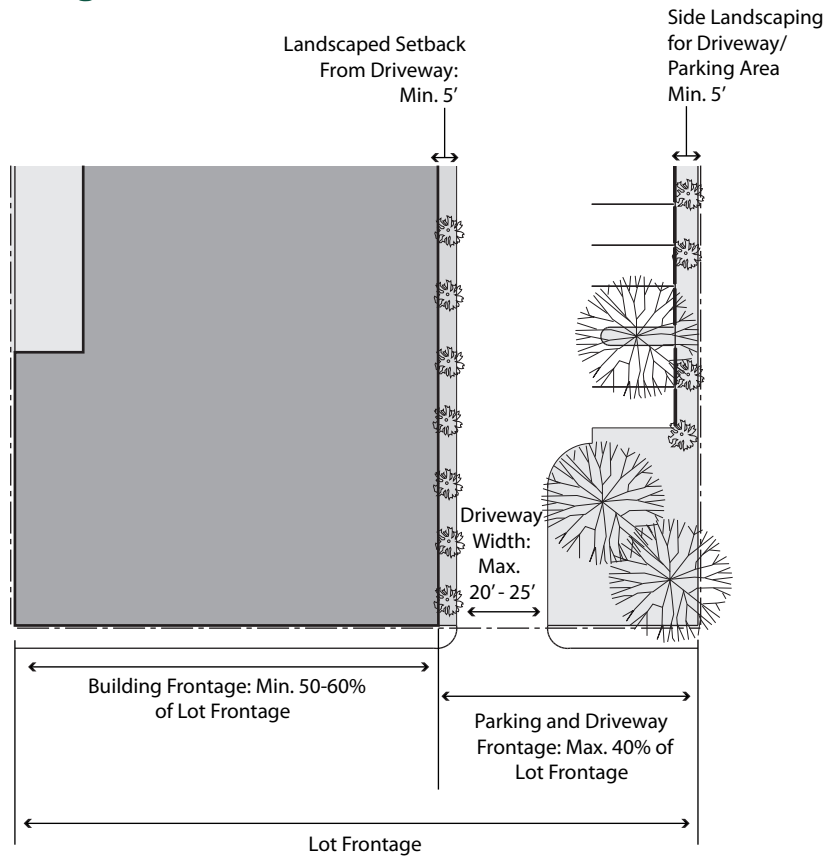


Figure 4.2-5: Residential Mixed Use: Commercial Elevation Above Sidewalk

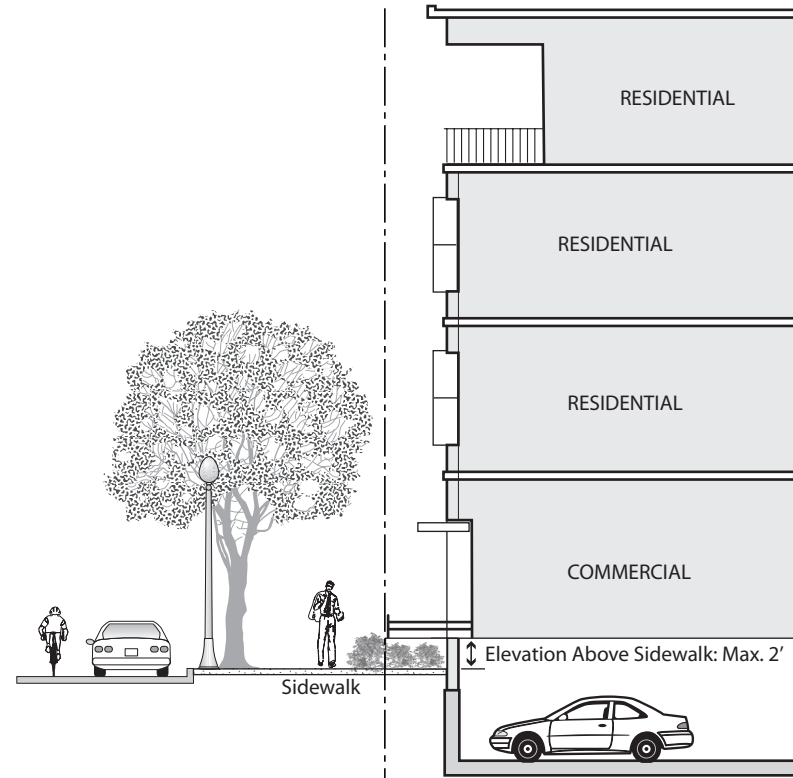


Figure 4.2-6: Residential Mixed Use: Front Setback

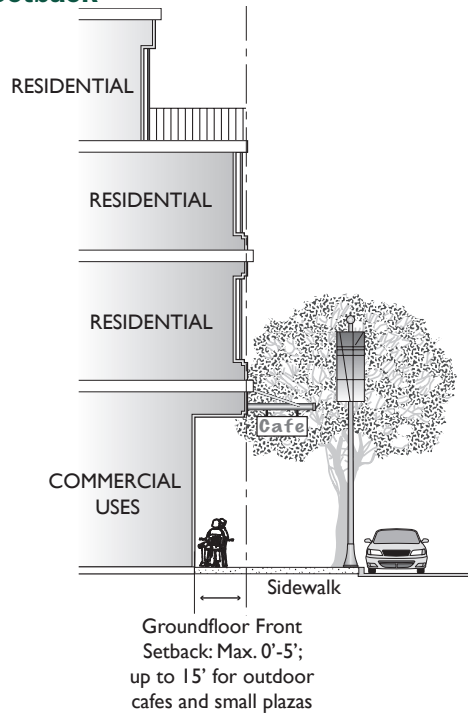


Figure 4.2-7: Residential Mixed-Use: Street Front Setback Adjacent to Residential

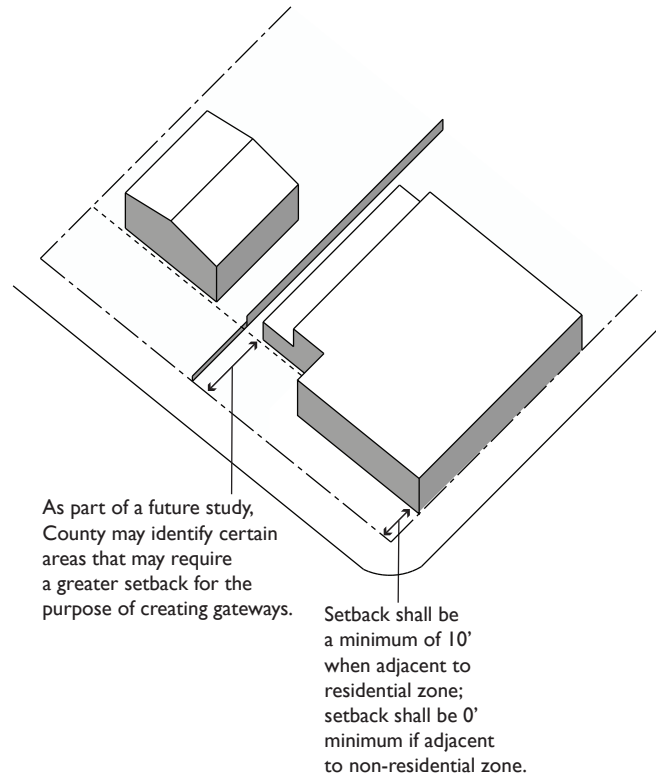


Figure 4.2-8: Residential Mixed Use: Open Space

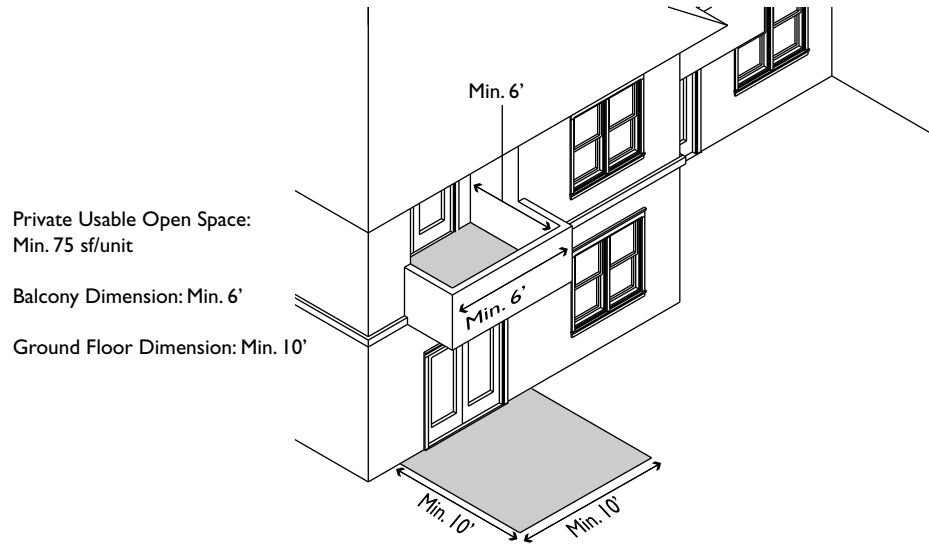


Figure 4.2-9: Residential Mixed Use: Ground Floor Wall Plane Articulation

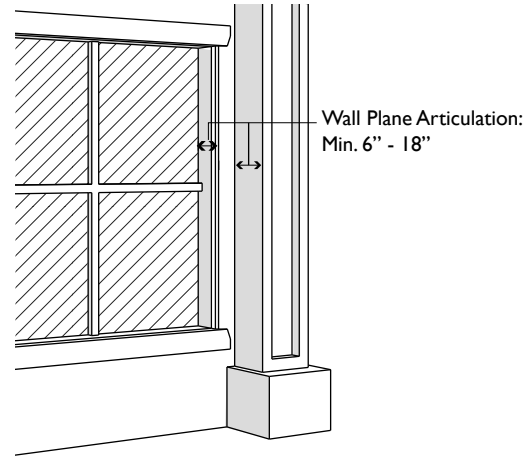
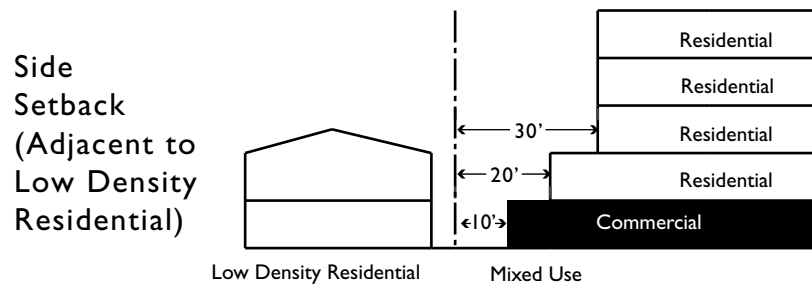
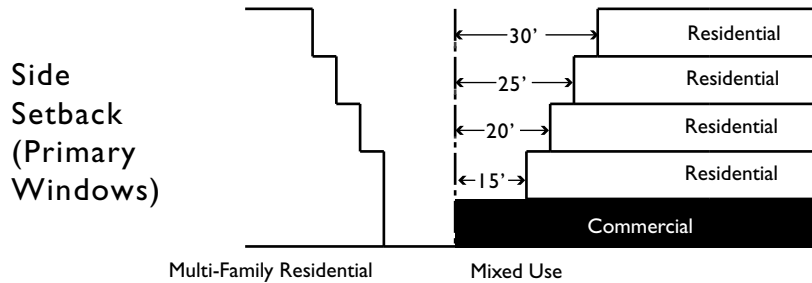
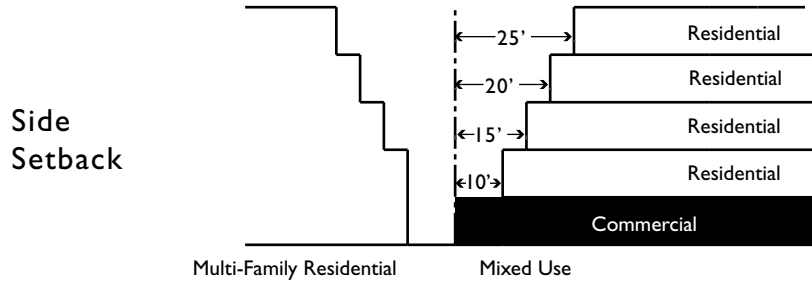


Figure 4.2-10: Residential Mixed Use: Side and Rear Setbacks

SIDE SETBACK



REAR SETBACK

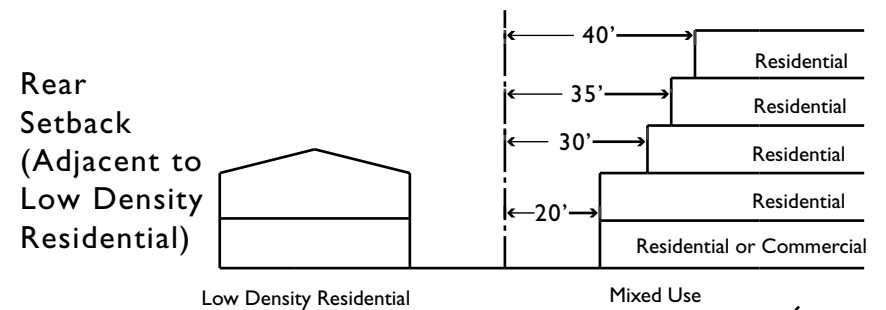
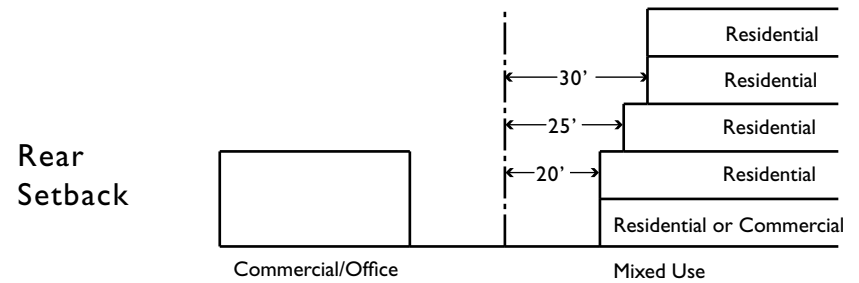


Figure 4.2-11: Residential Mixed Use: Height Projections and Façade



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TABLE 4.2-1: RESIDENTIAL MIXED-USE STANDARDS

ACBD: Ashland and Cherryland Business District / CVCBD: Castro Valley Central Business District						
Standard	CVCBD Land Use Group D (Subarea 2,4,5,6,7)	CVCBD Land Use Group E (Subarea 8,9,10,11)	ACBD-TA	ACBD-TC, ACBD-FA (E. 14th, Mission)	ACBD-RC, ACBD-FA (Lewelling)	Additional Standards
DEVELOPMENT INTENSITY AND NEIGHBORHOOD COMPATIBILITY						
Minimum Building Site (sq ft)	10,000 - 20,000	20,000				
Minimum Lot Frontage (ft)	100	100	100	100	100	
Maximum Density (dwelling units/net acre)	17.4 - 21.8; 20 - 40	40 - 60	50	See General Plan	15 - 25	For CVCBD Land Use Group D, 20-40 du/ac is allowed in special circumstances. See Mixed-Use CVCBD Land Use Group D in Table 4.1-1. For ACBD-FA, see General Plan
Minimum Area per Dwelling Unit (sq ft)	2,500 - 2,000					For CV-CVBD Land Use Group D: 2,500 with minimum lot size of 10,000 – 20,000 sq ft 2,000 with minimum lot size of > 20,000 sq ft See Mixed-Use CVCBD Land Use Group D in Table 4.1-1.
Minimum Overall FAR			0.75			
Maximum Lot Coverage (%)	70	70	70	70	70	
COMMERCIAL USES						
Commercial Uses	Commercial uses are required along the street frontage in the areas specified in the Specific Plans for continuous pedestrian-oriented shopping areas. On such street segments, locate residential units above ground floor commercial uses, or behind a commercial building that fronts the street.					
Minimum Ground Floor Commercial Space (% of ground floor space)			50			Exceptions to the minimum ground floor retail requirement may be approved by Staff for long deep lots if ground floor retail occupies at least 60 percent of the linear street frontage, and tenant spaces have a minimum width of 25 feet and a minimum depth of 60 feet.

Table 4.2-1: Residential Mixed-Use Standards

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BUILDING HEIGHT AND FORM						
Maximum Height (ft)	45	45	45	45	35	In CVCBD, all buildings with heights greater than two stories or thirty feet must demonstrate through the Site Development Review process that they frame or complement, rather than block, view corridors and that they enhance, rather than obscure, significant topographic features or adjacent development.
Height Exception	50	55	55	55	-	Additional height for portions of buildings in the center of the property at least 25 feet away from property lines (or more if required by setbacks)
Height Exception (For Projections)	Non-habitable building features such as chimneys (up to 6' in width), cupolas, flagpoles, monuments, steeples, roof screens, equipment, and similar structures, covering no more than 10% of the top floor roof area to which they are accessory, may exceed maximum permitted height standards by up to 8'.					See Figure 4.2-11.
Maximum Stories	3	4	4	4	3	
Stories Exception	4	5	5	5	-	Additional stories for portions of buildings in the center of the property, at least 25 feet away from property lines (or more if required by setbacks).
Maximum Floor Area (% of First Story Building Footprint Area)	First Story: 100% Second Story: 90% Third Story: 80% Fourth Story: 75% Fifth Story (if allowed): 75%					
Maximum Building Length (ft)	150	150	150	150	150	Exceptions may be approved by Staff if buildings are designed with many different setbacks (instead of a long flat wall), changes in roof form or height, and major recesses (notches) along the length of the building, which successfully break up the massing of the building. Parking podiums may be continuous.

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BUILDING RELATIONSHIP TO THE STREET						
Minimum Building Frontage (%)	60	60	60	60	60	A building is required to occupy a minimum of 60 percent of the lot frontage. A <i>minimum frontage of 50 percent may be acceptable in ACBD-TC.</i>
Elevation Above Sidewalk Level (ft) (exceptions without variance through public hearing design review process).						
Minimum for Ground Floor Living Space (ft)	2	2	2	2	2	
Maximum for Ground Floor Living Space (ft)	5	5	5	5	5	
Maximum for Ground Floor Commercial (ft)	2	2	2	2	2	Applies to the commercial portion of the building that fronts the sidewalk. See Figure 4.2-5.
Minimum Commercial Street Wall Height (ft)			25	25	25	<i>Minimum height for commercial buildings at or near the street frontage shall be 25 feet, measured to the top of the façade. For single story buildings, a false front or parapet can be used to achieve this minimum height. Where exterior frontage height varies along the building frontage, the minimum height shall be considered to be the average height of the building frontage.</i>
Minimum Ground Level Floor to Ceiling Height (ft)						See Figure 4.2-11.
Retail	15	15	15	15	15	
Office	12	12	12	12	12	
COMMERCIAL GROUND FLOOR BUILDING DESIGN						
Maximum Ground Floor Blank Walls (%)	25	25	25	25	25	No more than 25 percent of the ground level wall area directly visible from the street shall be left blank. The ground level wall area is defined as that portion of the building elevation from grade to a height of 9 feet.
Maximum Ground Floor Blank Walls (horizontal feet)	25	25	25	25	25	

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Minimum Glazing (%)	50	50	50	50	50	Clear glass display windows and entries must comprise a minimum of 50 percent of the ground level wall area.
Minimum Entrances (number per 100 ft)	1	1	1	1	1	
Minimum Wall Plane Articulation (inches)	Ground floor wall plane articulation is required to be a minimum 6 to 18 inches. Windows, doors, columns, and other features should be recessed or project forward, such that there is a six-inch difference between wall and window surfaces and a total of at least 18 inches from the window to the outermost plane of a wall or column. See Figure 4.2-12.					
SETBACKS FOR LIGHT, AIR AND PRIVACY						
Minimum Setbacks (ft)						See Figure 4.2-10.
Minimum Front (Commercial Uses)	Buildings shall be located between 0 and 5 feet from street-facing property line. A setback of up to 15 feet is allowed for outdoor cafes and small plazas.					
Minimum Street Front (Commercial Uses, Adjacent to Residential District)	Minimum 10 feet. As part of a future study, the County may identify certain areas that may require a greater setback for the purpose of creating gateways at select intersections.					Must be landscaped. The maximum height of a fence or solid masonry wall between the residential front lawn setback and the required landscaped setback for the adjacent commercial frontage shall be 3 feet.
Minimum Front (Ground Floor Residential Uses)	20					Minimum front yard setback shall be 20 feet where residential uses are included on the ground floor along a commercial or mixed-use corridor, including East 14th Street and Castro Valley Boulevard.

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Minimum Side (Commercial Uses)	0' if adjacent to non-residentially zoned property; 10' if adjacent to residentially zoned property		For ACBD, commercial development adjacent to residentially zoned property shall provide a minimum 10 foot landscape setback, excluding that portion of the side property line that is within the street frontage setback			Ground floor commercial development may have a 0 foot side setback, for the first floor, for the first 60 feet of depth. For ACBD, the side property landscaped setback shall include tree planting, to provide a continuous shade canopy against the building wall when viewed from the residential property. A maximum tree spacing of 20-40 feet should be provided, depending on the species of tree selected.
Minimum Side (Residential)	First Story: 10 Second Story: 10 Third Story: 15 Fourth Story (if allowed): 20 Fifth Story (if allowed): 25					
Minimum Side (For Walls Containing Living Room or Other Primary Room Windows)	First Story: 15 Second Story: 15 Third Story: 20 Fourth Story (if allowed): 25 Fifth Story (if allowed): 30					These setbacks shall apply for any wall containing living room or other primary room windows. When the site is adjacent to a R-1 or R-S District, the project must comply with whichever standard results in the greater setback.
Minimum Side (Adjacent to R-1 or R-S District)	First Story: 20 Second Story: 20 Third Story: 30 Fourth Story (if allowed): 30 Fifth Story (if allowed): 30					
Minimum Rear (<i>Not</i> adjacent to R-1 or R-S)	First Story: 20 Second Story: 20 Third Story: 25 Fourth Story (if allowed): 30 Fifth Story (if allowed): 30					

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Rear (Adjacent to R-1 or R-S District)	First Story: 20 Second Story: 20 Third Story: 30 Fourth Story (if allowed): 35 Fifth Story: (if allowed) 40					
Minimum Setback From Access Driveway (ft)	5	5	5	5	5	Must be landscaped
Minimum Distance Between Buildings (ft)	The minimum distance between buildings shall be 10 feet. The minimum distance shall be increased by 10 feet for each additional story.					
AUTO CIRCULATION: SITE ACCESS AND DRIVEWAYS						
Maximum Access Driveway Width (ft)	20	20	20	20	20	Staff may approve up to 25 feet for high density development on busy streets.
Maximum Curb Cuts (number per lot)	1	1	1	1	1	Exception may be granted by Staff if lot exceeds one acre, lot frontage exceeds 200 feet, or through lot.
Minimum Spacing Between Curb Cuts (ft)			75	50		
Maximum Driveway Gates Setback (ft)	40	40	40	40	40	Gates are strongly discouraged. Gates across driveways shall be set back a minimum of 40' behind the property line, or greater depending on location in State Responsibility Fire Area and street travel speed.
PARKING LOCATION AND DESIGN						
Maximum Frontage of Parking and Driveways (% of lot frontage)	40	40	40	40	40	
Maximum Frontage of Parking (% of lot frontage)	30	30	30	30	30	

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Commercial Parking (space per 1,000 sq ft)	See Zoning Ordinance	See Zoning Ordinance	3.5 Maximum	2 (retail development > 2,500 sq ft)	See Zoning Ordinance	For ACBD-TC, parking for commercial and office can be met by on-street spaces to a maximum of 2,500 sq ft of lease space. For ACBD-FA, parking for retail and office uses are 4 per 1,000 square feet. On street spaces can supplement this requirement. For CVCBD, lots consisting of more than eight spaces must provide at least 25 percent but not more than 50 percent compact spaces.
Unit Parking (space per unit)	Studio: 1 1-bdrm: 1.5, 2-bdrm+: 2	Studio: 1 1-bdrm: 1.5, 2-bdrm+: 2	1 Minimum; 1.1 Maximum	1 Minimum; 1.25 Maximum	Studio: 1 1-bdrm: 1.5, 2-bdrm+: 2	Minimum of one space must be covered. Tandem parking allowed for up to 25 percent of the units. For CVCBD, lots consisting of more than eight spaces must provide at least 25 percent but not more than 50 percent compact spaces. For ACBD-FA, the residential parking requirement shall be as follows: Studio: 1; 1-bdrm: 1.5; 2-bdrm+: 2
Transit Corridor Exception	Allow reduced parking for projects that are ½ mile from transit stations of ¼ mile from major transit corridors, through a discretionary review process that includes public notice and opportunity for public input. Transit stations are defined as a BART station, light rail station, or other heavy rail transit station. Major transit corridors are defined as bus corridors with bus rapid transit or corridors with bus service at least every 15 minutes during peak hours and every 30 minutes during daytime hours. Reduced parking may not be allowed if there is existing parking congestion, as defined by the Planning Director, on the street. A parking study may be required to determine existing parking congestion.					

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Guest Parking (space per unit)	0.25	0.25	0	0; must allow residential guest parking in commercial spaces during non-peak hours	0.25	Shared parking allowed only if there is an opportunity for shared parking between commercial and residential uses. Shared parking is based on the accessibility of parking to business patrons and residential visitors and based on peak hours of commercial business operations. If there is no such opportunity, additional guest parking may be required. For ACBD-FA, the guest parking requirement shall be 0.25 per unit.
FACILITIES FOR PEDESTRIANS, BICYCLES, AND TRANSIT						
Minimum Decorative Driveway Paving (% of Driveway and Parking Area)	10					Locate at driveway entrance, and in areas that can be used as open space.
Bicycle Parking	Required. See Chapter 6: Bicycle Parking Standards					
Transit Shelters	On sites that abut a transit corridor (with bus service at least every 15 minutes during peak hours and every 20 to 30 minutes during daytime hours), as requested by the transit agency.					
Public Right-of-Way Improvements	See Specific Plans and Alameda County Engineering Guidelines					
SITE LANDSCAPING						
Minimum Site Landscaping (%)	20	20	20	20	20	A minimum site landscaping of 10 percent may be acceptable in ACBD-FA.
Minimum Driveway and Parking Area Side Landscaping (ft)	5	5	5	5	5	Applies between the driveway/parking areas and the side and rear property lines.
Minimum Parking Area Landscaping	See Chapter 6: Parking Area Landscaping					
USABLE OPEN SPACE						
Minimum Total Usable Open Space (sq ft per unit)	300	300	300	300	300	

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Minimum Common Usable Open Space (sq ft)	1,000 square feet, no less than 100 sq ft per unit.					Common space buildings or covered structures cannot occupy more than 20 percent of common open space.
Minimum Dimension (ft)	25	25	25	25	25	
Minimum Private Usable Open Space (sq ft per unit)	75	75	75	75	75	Up to 20 percent of units may not be required to provide private usable open space if they are close to common usable open space and the common usable open space exceeds the minimum required. Private open space must be open air, not fully enclosed with walls. Private open space cannot be covered by a roof by more than 50 percent of the area; however balconies can have up to 100 percent ceiling coverage. See Figure 4.2-8.
Minimum Ground Floor Dimension (ft)	10	10	10	10	10	
Minimum Balcony Dimension (ft)	6	6	6	6	6	
STORAGE						
Storage Areas	Required for all units.					
Minimum Area (cubic ft per unit)	100 cu ft, plus 75 cu ft bedroom with maximum 250 cu ft total required.					
Minimum Dimension (ft)	8	8	8	8	8	

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