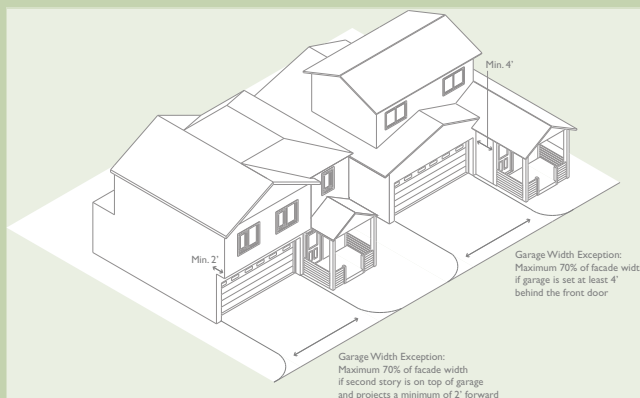
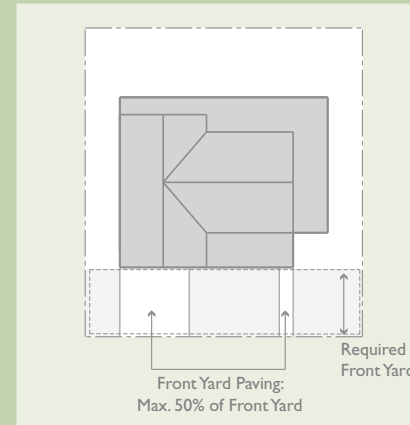




2014

Residential Design Standards and Guidelines

For the Unincorporated Communities of West Alameda County



ALAMEDA COUNTY BOARD OF SUPERVISORS

Scott Haggerty
Richard Valle
Wilma Chan
Nate Miley
Keith Carson

ALAMEDA COUNTY PLANNING COMMISSION

Michael Jacob
Frank Imhof
Alane Loisel
Jeff Moore
Larry Ratto
Kathie Ready
Richard Rhodes

DESIGN GUIDELINES TASK FORCE

Ruth Baratta
Susan Beck
Howard Beckman
Hafsa Burt
Marc Crawford
Kathy Gil
Kathy Ready
Stan Stadelman
Charles Snipes

In memory of Darlene Emmel, member of the Fairview community

ALAMEDA COUNTY STAFF

COMMUNITY DEVELOPMENT AGENCY
Chris Bazar, *Agency Director*
Albert Lopez, *Planning Director*
Sandra Rivera, *Assistant Planning Director*
Rodrigo Orduña, *AICP, Senior Planner*
Howard Lee, *Planner III*

CONSULTANT TEAM

DYETT & BHATIA
Urban and Regional Planners

LEAD CONSULTANTS

Leslie Gould, *Principal*
Melinda Hue, *Planner*
Diana Nankin, *Senior Graphic Designer*



Vivian Kahn, *FAICP, Principal*

Alameda County Residential Design Standards and Guidelines

TABLE OF CONTENTS

1.	INTRODUCTION.....	1-1
1.1	Background and Process.....	1-3
1.2	Purpose and Application.....	1-4
1.3	Relationship to the Zoning Code, General Plans and Specific Plans	1-6
1.4	Organization of the Design Standards and Guidelines Document.....	1-8
2.	DEVELOPMENT STANDARDS FOR RESIDENTIAL PROJECTS.....	2-1
2.1	Residential Building Types: Appropriate Zones and Densities	2-3
2.2	Single-Family Structures, Subdivisions and Hillside Development Standards	2-7
2.3	Small-Lot Single-Family Home Standards.....	2-25
2.4	Townhome Standards.....	2-39
2.5	Multi-Family Residential Standards	2-55
3.	DESIGN GUIDELINES FOR RESIDENTIAL PROJECTS.....	3-1
A.	Development Intensity and Neighborhood Compatibility	3-3
B.	Building Height and Form	3-4

C.	Building Relationship to the Street	3-7
D.	Building Design.....	3-9
E.	Building Setbacks for Light, Air, and Privacy	3-16
F.	Auto Circulation: Site Access, Streets, and Driveways.....	3-17
G.	Parking Location and Design.....	3-18
H.	Facilities for Walking, Bicycle, Transit.....	3-20
I.	Site Landscaping	3-22
J.	Usable Open Space.....	3-25
K.	Fences and Walls.....	3-27
L.	Services.....	3-28
4.	DEVELOPMENT STANDARDS FOR RESIDENTIAL MIXED-USE PROJECTS.....	4-1
4.1	Residential Mixed Use: Appropriate Zones and Densities.....	4-3
4.2	Residential Mixed-Use Standards	4-5
5.	DESIGN GUIDELINES FOR RESIDENTIAL MIXED-USE PROJECTS.....	5-1
A.	Development Intensity	5-3
B.	Location of Commercial and Residential Uses.....	5-4
C.	Building Height and Form.....	5-5
D.	Building Relationship to the Street	5-7
E.	Building Design.....	5-10

- F. Building Setbacks for Light, Air, and Privacy 5-16
- G. Auto Circulation: Site Access and Driveways 5-17
- H. Parking Location and Design..... 5-18
- I. Facilities for Pedestrians, Bicycles and Transit 5-19
- J. Site Landscaping 5-21
- K. Usable Open Space..... 5-24
- L. Fences and Walls..... 5-26
- M. Services..... 5-27

6. STANDARDS THAT APPLY TO ALL OR SOME PROJECTS.....6-1

- Parking 6-2
- Bicycle Parking 6-3
- Projections into Required Yards 6-4
- Fences and Walls 6-5
- Trash Enclosures 6-7
- Parking Area Landscaping 6-7

7. DEFINITIONS AND RULES OF MEASUREMENT.....7-1

- Definitions 7-2
- Rules of Measurement..... 7-4
- Policies..... 7-5

FIGURES

Figure 2.2-1:	Single-Family Residential R-1: Summary of Major Development Standards.....	2-8
Figure 2.2-2:	Single-Family Residential: Height	2-9
Figure 2.2-3:	Single-Family Residential: Front Yard Paving	2-9
Figure 2.2-4:	Single-Family Residential: Front Porch or Covered Recess.....	2-10
Figure 2.2-5:	Single-Family Residential: First Story Lot Rear Setback Exception	2-11
Figure 2.2-6:	Single-Family Residential: Flag Lot	2-12
Figure 2.2-7:	Single-Family Residential R-1 Hillside: Summary of Additional Major Development Standards	2-18
Figure 2.2-8:	Single-Family Residential Hillside: Height.....	2-19
Figure 2.2-9:	Single-Family Residential Hillside: Retaining Wall Height.....	2-20
Figure 2.3-1:	Small-Lot Single-Family Homes: Summary of Major Development Standards.....	2-26
Figure 2.3-2:	Small-Lot Single-Family Homes: Narrow Lot (60' to 75' Wide): Summary of Major Development Standards	2-27
Figure 2.3-3:	Small-Lot Single-Family Homes: Narrow Lot (Lots < 60' Wide, Maximum Two Units): Summary of Major Development Standards	2-28
Figure 2.3-4:	Small-Lot Single-Family: Height.....	2-29
Figure 2.3-5:	Small-Lot Single-Family: Front Yard Paving and Gates	2-30
Figure 2.3-6:	Small-Lot Single-Family: Front Porch or Covered Recess	2-30
Figure 2.3-7:	Small-Lot Single-Family: Interior Elevation.....	2-31

Figure 2.3-8: Small-Lot Single-Family: Garage Aprons..... 2-31

Figure 2.3-9: Small-Lot Single-Family: Garage Exception..... 2-32

Figure 2.3-10: Small-Lot Single-Family: Side Setbacks 2-33

Figure 2.3-11: Small-Lot Single-Family: Minimum Distance Between Buildings 2-34

Figure 2.4-1: Two-Story Townhomes: Summary of Major Development Standards..... 2-40

Figure 2.4-2: Townhomes on Narrow Lots: Summary of Major Development Standards..... 2-41

Figure 2.4-3: Three-Story Townhomes: Summary of Major Development Standards 2-42

Figure 2.4-4: Townhomes: Height 2-43

Figure 2.4-5: Townhomes: Garage Width 2-44

Figure 2.4-6: Townhomes: Garage Width Exception 2-44

Figure 2.4-7: Townhome: Garage Width Exception for Three Stories 2-45

Figure 2.4-8: Townhomes: Side Yards 2-46

Figure 2.4-9: Townhomes: Open Space 2-47

Figure 2.4-10: Townhomes: Front Yard Paving and Gates..... 2-47

Figure 2.4-11: Townhomes: Front Porch or Covered Recess..... 2-47

Figure 2.4-12: Townhomes: Driveway Aprons 2-47

Figure 2.5-1: Multi-Family Residential: Summary of Major Development Standards 2-56

Figure 2.5-2: Multi-Family Residential Project 2-57

Figure 2.5-3: Multi-Family Residential: Elevation 2-58

Figure 2.5-4: Multi-Family Residential: Front Yard Paving2-58

Figure 2.5-5: Multi-Family Residential: Side and Rear Setbacks 2-59

Figure 2.5-6: Multi-Family Residential: Primary Entrance2-60

Figure 2.5-7: Multi-Family Residential: Open Space.....2-60

Figure 2.5-8: Multi-Family Residential: Front Setback and Elevation above Sidewalk..... 2-61

Figure 2.5-9: Multi-Family Residential: Height Projections..... 2-61

Figure 2.5-10: Multi-Family Residential: Ground Floor Articulation 2-61

Figure 4.2-1: Residential Mixed Use: Summary of Major Development Standards4-6

Figure 4.2-2: Residential Mixed Use: Street Elevation 4-7

Figure 4.2-3: Residential Mixed Use: Setbacks for Primary Windows4-8

Figure 4.2-4: Residential Mixed Use: Frontages4-9

Figure 4.2-5: Residential Mixed Use: Commercial Elevation Above Sidewalk4-9

Figure 4.2-6: Residential Mixed Use: Front Setback 4-10

Figure 4.2-7: Residential Mixed-Use Front Setback Adjacent to Residential 4-10

Figure 4.2-8: Residential Mixed Use: Open Space..... 4-11

Figure 4.2-9: Residential Mixed Use: Ground Floor Wall Plane Articulation 4-11

Figure 4.2-10: Residential Mixed Use: Side and Rear Setbacks 4-12

Figure 4.2-11: Residential Mixed Use: Height Projections and Façade 4-13

Figure 6-1: Parking 6-2

Figure 6-2:	Bicycle parking	6-3
Figure 6-3:	Projections.....	6-4
Figure 6-4:	Fences	6-5
Figure 6-5:	Fence Heights	6-6
Figure 6-6:	Landscaped Islands.....	6-8
Figure 6-7:	Additional Specific Plan Requirements	6-9

TABLES

Table 2.1-1:	Residential Maximum Densities and Appropriate Zones.....	2-4
Table 2.2-1:	Single-Family Subdivision Standards	2-13
Table 2.2-2:	Additional Regulations for Hillside Lots.....	2-21
Table 2.3-1:	Small-Lot Single-Family Homes	2-35
Table 2.4-1:	Townhome Standards	2-49
Table 2.5-1:	Multi-Family Residential Standards	2-63
Table 4.1-1:	Residential Mixed-Use Maximum Densities and Appropriate Zones	4-4
Table 4.2-1:	Residential Mixed-Use Standards	4-15
Table 6.1:	Standard Parking Space and Aisle Dimensions	6-2

Page Intentionally Left Blank



ALAMEDA COUNTY
Community Development Agency

PLANNING DEPARTMENT

224 W. Winton Ave., Room 111
Hayward, CA 94544

phone 510.670.5400
fax 510.785.8793
www.acgov.org/cda