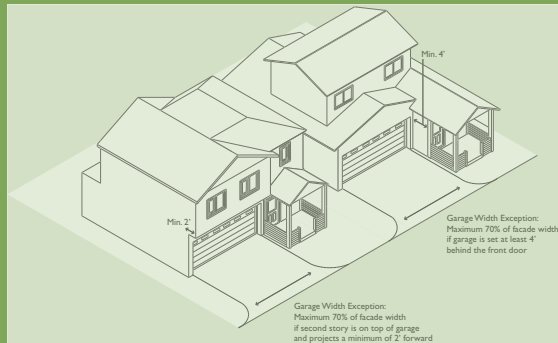
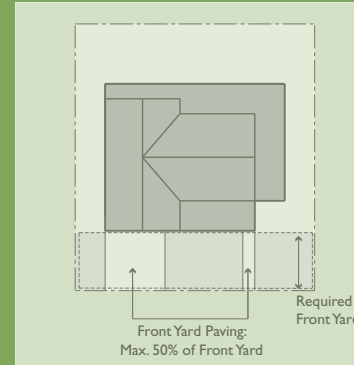


# Alameda County

# RESIDENTIAL DESIGN STANDARDS AND GUIDELINES

## For the Unincorporated Communities of West Alameda County



**DRAFT**  
**JULY 2010**



# Alameda County Residential Design Standards and Guidelines

## TABLE OF CONTENTS

---

<b>1.</b>	<b>INTRODUCTION.....</b>	<b>1-1</b>
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
1.3	Organization of the Design Standards and Guidelines Document.....	1-8
<b>2.</b>	<b>DEVELOPMENT STANDARDS FOR RESIDENTIAL PROJECTS.....</b>	<b>2-1</b>
2.1	Residential Building Types: Appropriate Zones and Densities .....	2-3
2.3	Single-Family Subdivision and Hillside Standards .....	2-7
2.4	Small-Lot Single-Family Home Standards.....	2-25
2.5	Townhome Standards.....	2-39
2.6	Multi-Family Residential Standards .....	2-55
<b>3.</b>	<b>DESIGN GUIDELINES FOR RESIDENTIAL PROJECTS.....</b>	<b>3-1</b>
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
<b>4.</b>	<b>DEVELOPMENT STANDARDS FOR RESIDENTIAL MIXED-USE PROJECTS.....</b>	<b>4-1</b>
4.1	Residential Mixed Use: Appropriate Zones and Densities.....	4-3
4.2	Residential Mixed-Use Standards .....	4-5
<b>5.</b>	<b>DESIGN GUIDELINES FOR RESIDENTIAL MIXED-USE PROJECTS.....</b>	<b>5-1</b>
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 Gates ..... 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 Paving .....	2-58
Figure 2.5-5:	Multi-Family Residential: Side and Rear Setbacks .....	2-59
Figure 2.5-6:	Multi-Family Residential: Primary Entrance .....	2-60
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 Standards .....	4-6
Figure 4.2-2:	Residential Mixed Use: Street Elevation .....	4-7
Figure 4.2-3:	Residential Mixed Use: Setbacks for Primary Windows .....	4-8
Figure 4.2-4:	Residential Mixed Use: Frontages .....	4-9
Figure 4.2-5:	Residential Mixed Use: Commercial Elevation Above Sidewalk .....	4-9
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*



**DYETT & BHATIA**  
Urban and Regional Planners

755 Sansome Street, Suite 400  
San Francisco, California 94111  
☎ 415 956 4300 📠 415 956 7315