

DRAFT

RESIDENTIAL DESIGN STANDARDS AND GUIDELINES

For the Unincorporated Communities of West Alameda County



TASK FORCE MEETING
February 22, 2010



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Tonight's Agenda

- *Introduction*
 - Purpose of Guidelines
 - Relationship to Zoning Code, Specific Plans and General Plans
 - Organization
- *Appropriate Zones and Densities for Residential Projects*
 - Discussion
- *Standards for Residential Projects*
 - Discussion
- *Design Guidelines for Residential Projects*
 - Discussion
- *Topics for Next Task Force Meeting*

Project Objectives

- *Establish a regulatory framework for residential project design to:*
 - Ensure projects contribute to neighborhood quality
 - Provide livable units
 - Provide greater certainty for applicants and neighbors
- *Provide a guide for:*
 - Preparation of project proposals
 - Project review by County Staff and decision-makers
- *Location for updated development standards*

Relationship to Zoning

- *Maintain existing zones and densities*
- *Provide new Standards and Guidelines as basis for project review*
- *Establish provisions that the Board of Supervisors could incorporate into County Zoning Ordinance as new Standards and Guidelines*

Proposed Policies

- *Policy 1-1: Design residential development projects to comply with all of the standards and guidelines. In the event of a conflict between the existing development standards in the Zoning Code, and these standards and guidelines, the more restrictive requirements shall apply.*
- *Policy 1-2: Zoning designations shall establish the maximum density allowed on individual properties. If an applicant is requesting a greater number of units than allowed under existing zoning, the applicant is required to rezone the property to another existing zoning category.*
- *Policy 1-3: Planned Development zoning cannot be used to increase density above that which is allowed under base zoning.*

Proposed Policies cont.

- *Policy 1-4: Exceptions to design standards and guidelines will only be considered through a discretionary review process, and only approved if:*
 - site-specific conditions make it physically infeasible to follow the standards or guidelines; and
 - proposed design provides an equal or better design solution in terms of livability for residents and impacts on neighboring properties.
- *Policy 1-5: A development project is not entitled to the maximum density allowed under zoning if the project cannot comply with the design standards and guidelines. On many small and/or narrow lots in the County, the potential density may be lower than the maximum allowed under zoning. A narrow lot is not a basis for approving exceptions to development standards.*

Relationship to General Plan

- **Draft General Plans**
 - *Castro Valley General Plan*
 - *Eden General Plan*
- **Status**
 - *Public Review Drafts*
- **New Standards and Guidelines**
 - *Prepared to be consistent with policy direction of the Draft General Plans*

Relationship to Specific Plans

- **Ashland Cherryland Business District and Castro Valley Central Business District Specific Plans**
 - *Most Provisions/Guidelines in Specific Plans incorporated into Design Standards and Guidelines*
 - *Not include signs, public improvements, etc.*
- **Fairview and Madison Area Specific Plans**
 - *Remain governing documents (setbacks, etc.)*
 - *Standards and Guidelines provide additional guidance (height measurement, etc.)*
- **San Lorenzo Village Specific Plan**
 - *Remains governing document*

Organization

- *Chapter 1: Introduction*
- *Chapter 2: Standards for Residential Projects*
 - Single-Family Subdivision and Hillside Projects
 - Small-Lot Single-Family Homes
 - Townhomes
 - Multi-Family Residential Projects
- *Chapter 3: Design Guidelines for Residential Projects*
- *Chapter 4: Standards for Mixed-Use Projects*
 - Mixed-Use Projects with Residential Uses
- *Chapter 5: Design Guidelines for Mixed-Use Projects*
- *Chapter 6: Additional Standards*
- *Chapter 7: Definitions and Rules of Measurement*

Zones and Densities

For Residential Projects

Zones and Densities

Table 2.1-1: Maximum Densities and Appropriate Zones

ACBD: Ashland Cherryland Business District Specific Plan CVCBD: Castro Valley Central Business District Specific Plan				
<i>Building Type</i>	<i>Appropriate Zones</i>	<i>Minimum Building Site (Square Feet) Per Dwelling Unit¹</i>	<i>Maximum Net Density (Dwelling Units/Acre)²</i>	<i>Notes</i>
SINGLE-FAMILY SUBDIVISION	R-1	5,000	8.7	
	R-1-B Combining	8,000 – 40,000	1.1 – 5	Or as specified in the zoning amendment creating the district
HILLSIDE DEVELOPMENT	R-1	5,000	8.7	
	R-1-B Combining	8,000 – 40,000	1.1 – 5	Or as specified in the zoning amendment creating the district
	R-1-Hillside (Castro Valley Draft General Plan)	5,000 – 10,000	4 – 8.7	
	Fairview Specific Plan	5,000 – 1 acre	1.0 – 6.0	Maximum densities per the Fairview Specific Plan
	Madison Area Specific Plan	5,000 – 40,000	1.1 – 8.7	Maximum densities are set by the Madison Area Specific Plan
SMALL-LOT SINGLE FAMILY	R-S	5,000	8.7	
	R-S-D35	3,500	12.4	
	R-S-DV	3,500	12.4	With lot width < 100' and lot area < 20,000 sq ft
				If a lot is less than 60' wide, the maximum number of units allowed on the lot is two. The minimum lot size for two small-lot single family residential units is 7,500 sq ft.
TWO-STORY TOWNHOMES	R-S-D35	3,500	12.4	
	R-S-DV	3,500	12.4	With lot width < 100' and lot area < 20,000 sq ft
	R-S-D3	2,500 – 3,000	14.5	As specified in the zoning amendment creating the district
	R-S-D25	2,500	17.4	
	R-2	2,500	17.4	
THREE-STORY TOWNHOMES	R-S-D25	2,500	17.4	
	R-2	2,500	17.4	
	R-S-D3	2,000 – 2,500	21.8	As specified in the zoning amendment creating the district
	R-S-D20	2,000	21.8	
	R-S-DV	2,000	21.8	With lot width ≥ 100' and lot area ≥ 20,000 sq ft
	R-3	2,000	21.8	

Zones and Densities

Table 2.1-1: Maximum Densities and Appropriate Zones

ACBD: Ashland 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
MULTI-FAMILY RESIDENTIAL MEDIUM DENSITY	R-S-D20	2,000	21.8	
	R-3	2,000	21.8	
	R-S-DV	2,000	21.8	With lot width \geq 100' and lot area \geq 20,000 sq ft
	R-S-D15	1,500	29.0	
	R-S-D3	1,500 – 2,000	21.8 – 29.0	As specified in the zoning amendment creating the district
	ACBD-RC (Residential/ Commercial)		15 – 25	Residential uses may be developed without commercial uses
	CVCBD Land Use Group D	2,500	17.4	With minimum lot size of 10,000 – 20,000 sq ft
	Subareas 4, 5, 6, 7, 11	2,000	21.8	With minimum lot size > 20,000 sq ft
MULTI-FAMILY RESIDENTIAL HIGH DENSITY	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.
	R-4	1,250 – 1,000	34.5 – 43.5	
	CVCBD Land Use Group E Subareas 8, 9, 10 Subarea 9 Limitations: Allowed on parcels west of Redwood Road only.		40 – 60	

Zones and Densities

- 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, street parking spaces, and any other unservable or unbuildable portion of the lot. (Subdivision Ordinance 16.16.050(c)) 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 to multi-family flats.

Development Standards

For Residential Projects

Development Standards for Residential Projects

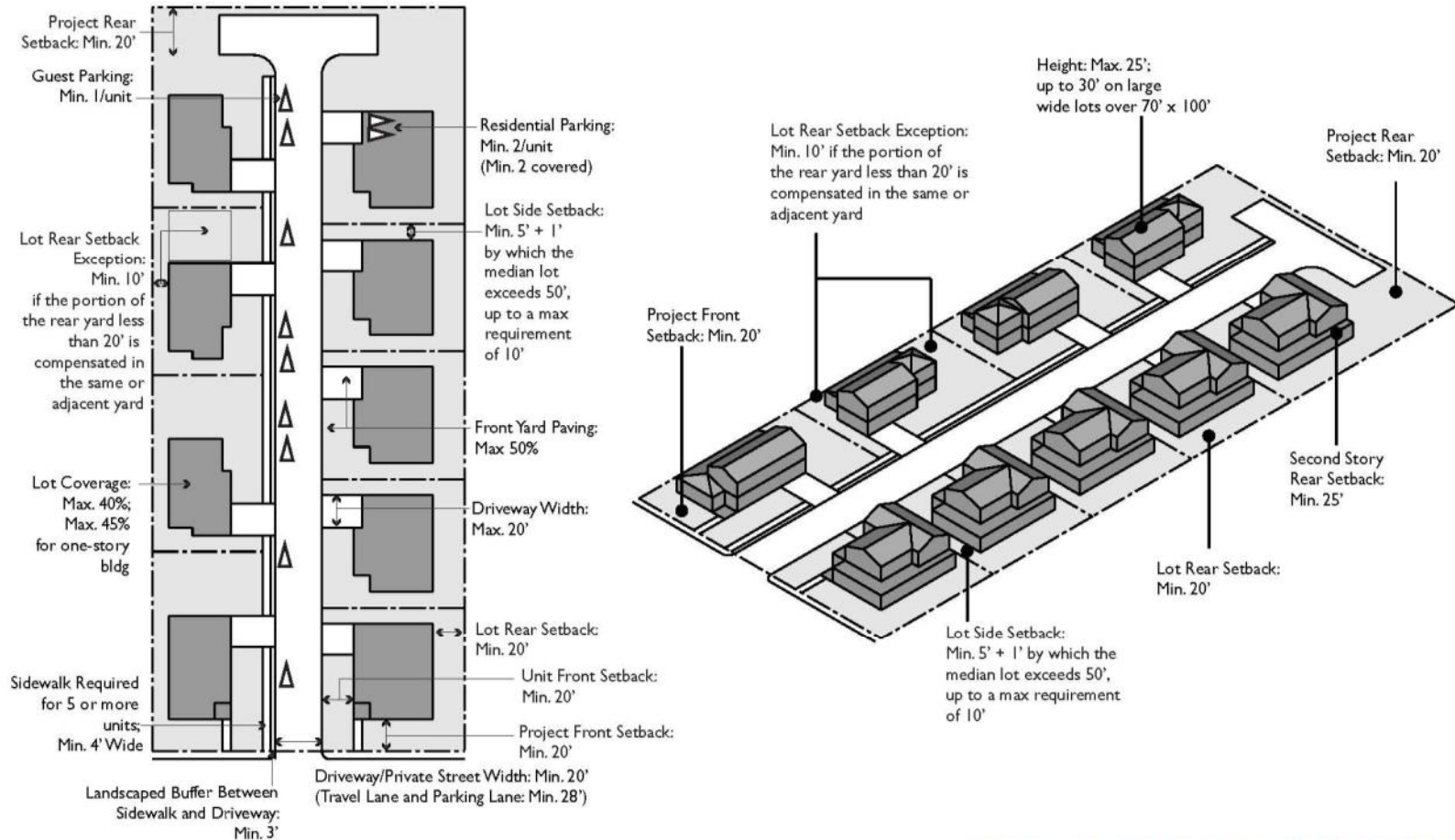
- Culmination of recommendations and feedback from previous Task Force Meetings
- Building Types
 - *Single-Family Subdivision and Hillside*
 - Single-Family Subdivision Standards
 - Additional Hillside Standards
 - *Small-Lot Single Family*
 - *Townhomes*
 - *Multi-Family Residential*
- Graphics and Diagrams
 - *Summary of major development standards*
 - *Illustrations of specific standards*
 - *Figures are referenced in Standards Table*

Organization

- **Standards Table**
 - *Development Intensity and Neighborhood Compatibility*
 - *Building Height and Form*
 - *Building Relationship to the Street*
 - *Setbacks for Light, Air and Privacy*
 - *Auto Circulation: Site Access and Driveways*
 - *Parking Location and Design*
 - *Facilities for Pedestrians, Bicycles, and Transit*
 - *Site Landscaping*
 - *Usable Open Space*

Diagram - Summary of Major Development Standards

Figure 2.2-1: Single-Family Residential R-1: Summary of Major Development Standards



This illustration shows an example of a single-family residential project on a typical size site. The major development standards are indicated by text labels. Projects located in State Responsibility Fire Areas may be required to meet additional Fire Department standards.

Diagram - Illustration of Specific Standards

2.2 SINGLE-FAMILY SUBDIVISION AND HILLSIDE STANDARDS

Figure 2.2-2: Single-Family Residential: Height

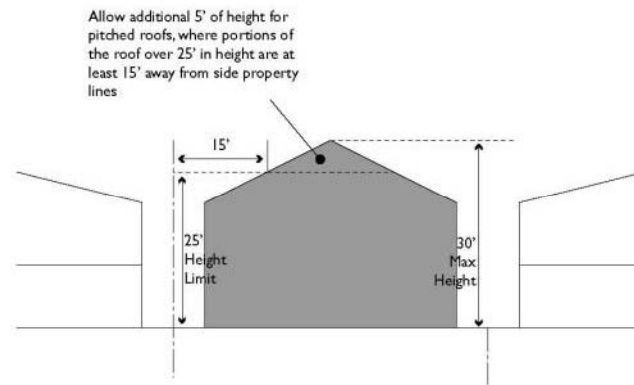
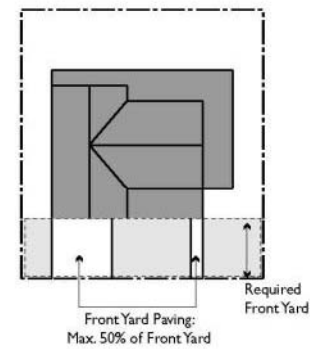


Figure 2.2-3: Single-Family Residential: Front Yard Paving



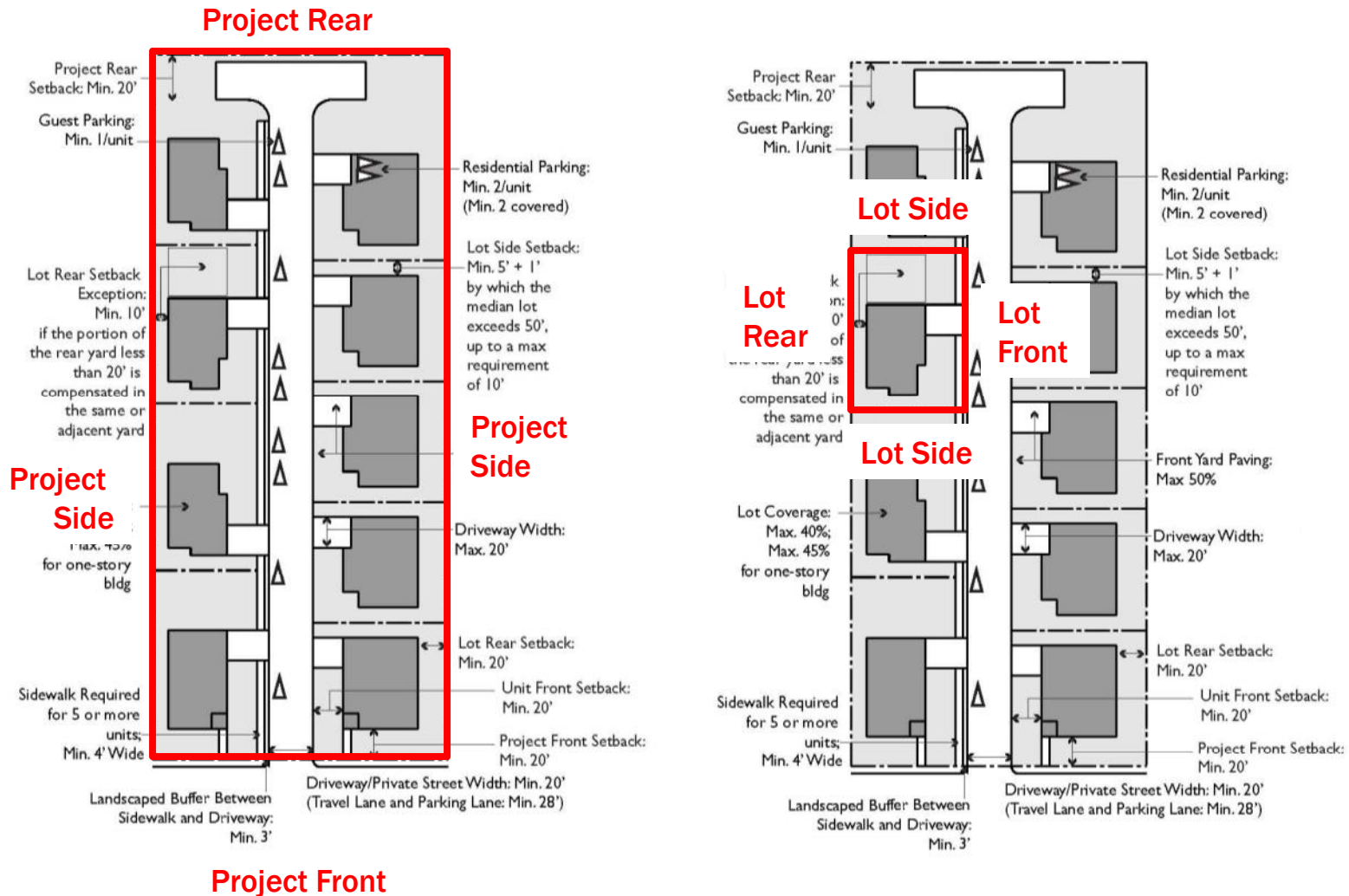
Projects located in State Responsibility Fire Areas may be required to meet additional Fire Department standards.

Single-Family Subdivision and Hillside Standards

- **Maximum Lot Coverage**
 - *40%; 45% for one-story building*
- **Maximum Height**
 - *25'; up to 30' for pitched roof minimum 15' away from property lines*
- **Maximum Second Story Floor Area**
 - *80% of first floor building footprint; exception if second story minimum 25' from lot rear property line*
- **Required Front Porch or Recessed Entry**
 - *Minimum depth 5'; minimum area 100 square feet*

Single-Family Subdivision and Hillside Standards

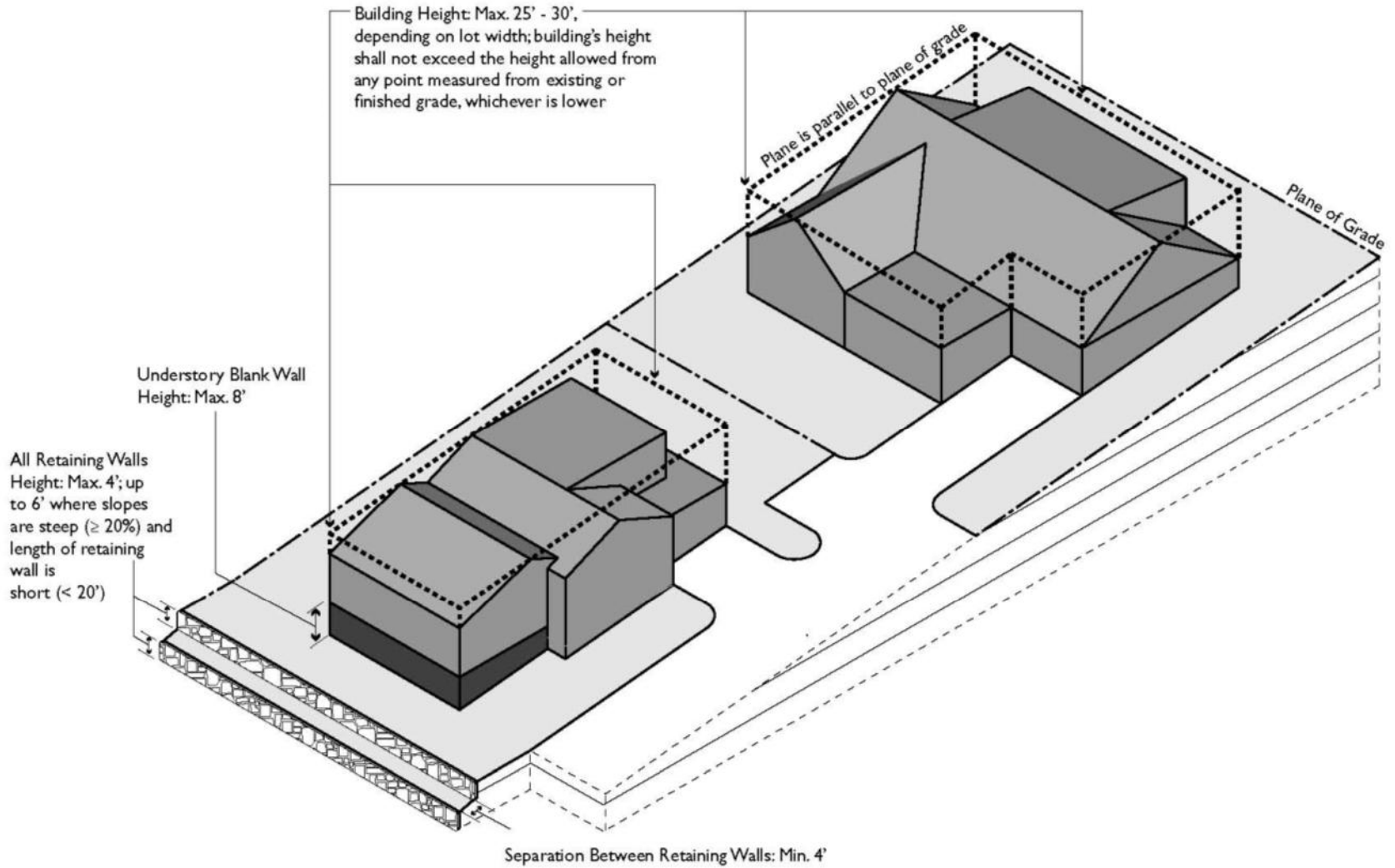
Project Setbacks and Lot Setbacks



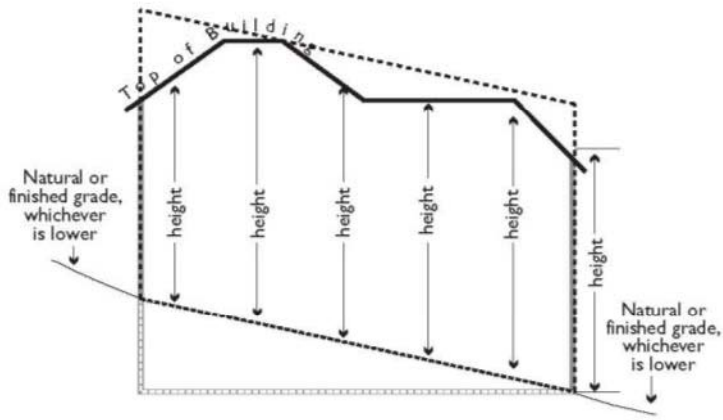
Single-Family Subdivision and Hillside Standards

Setbacks (ft)	Project Setbacks	Lot Setbacks	
Front	20	20	When Project and Lot setbacks overlap, the more restrictive requirement shall apply
Side	5	5' + 1' for each 10' lot wide > 50'; up to 10'	
Rear	20	20	

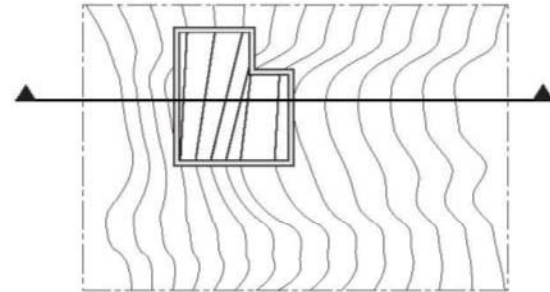
Additional Hillside Standards



Additional Hillside Standards

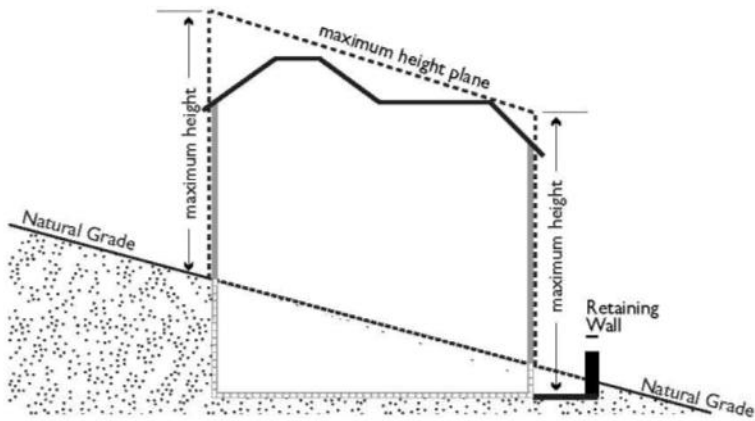


Cross-sectional illustration



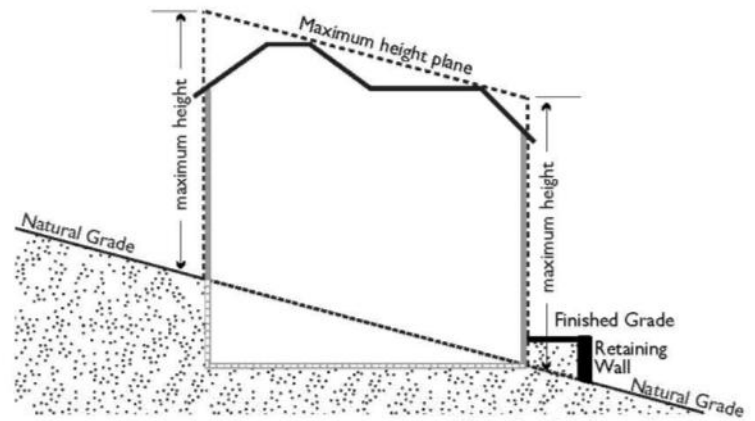
Plan View

When finished grade is lower than natural grade:



Finished Grade

When natural grade is lower than finished grade:



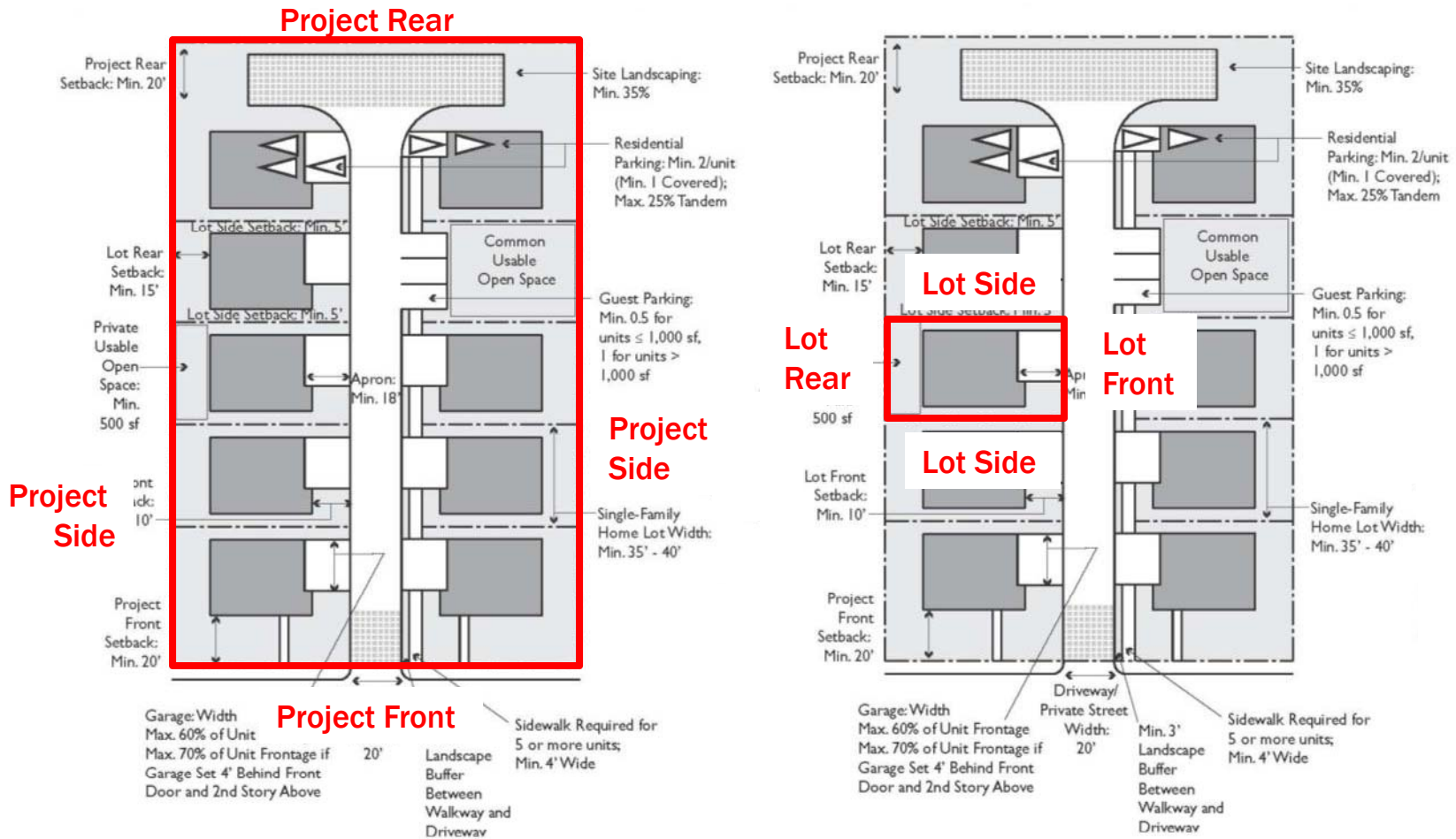
Natural grade is lower than finished grade so height is measured from natural grade

Small-Lot Single Family Homes

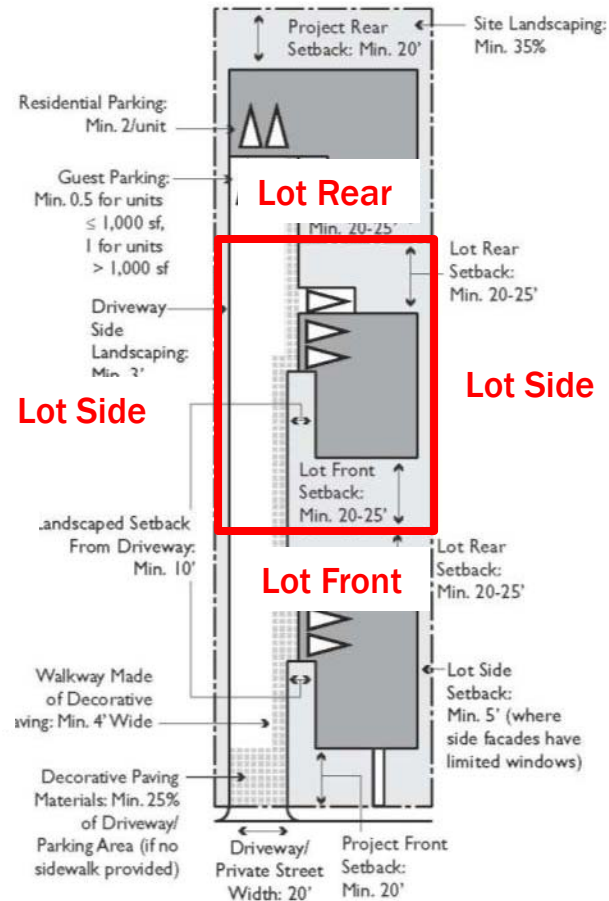
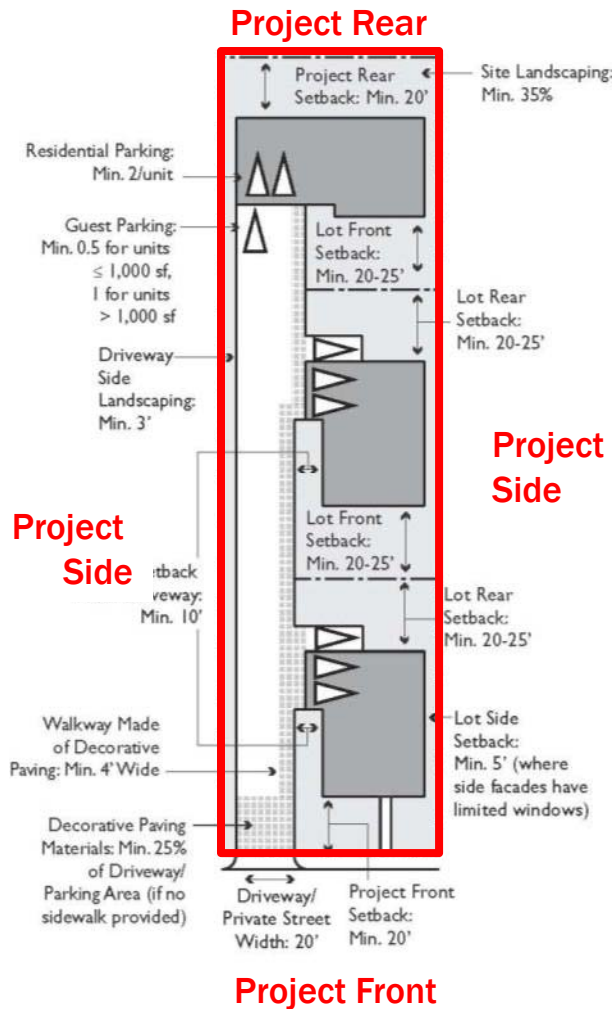
- **Minimum Lot Width**
 - *Project: 50'*
 - *Small-Lot Single-Family Home Lot: 35' to 40'*
- **Maximum Height**
 - *25'; up to 30' for portions minimum 25' away from project property lines*
- **Maximum Second Story Floor Area**
 - *80% of first floor building footprint*
- **Required Front Porch or Recessed Entry**
 - *Minimum depth 5'; minimum area 100 square feet*

Small-Lot Single-Family Homes

Project Setbacks and Lot Setbacks



Small-Lot Single-Family Homes



Small-Lot Single-Family Homes

Setbacks (ft)	Project	Lot (Double-Loaded)	Lot (Single-Loaded)	
Front	20	10	20	When Project and Lot setbacks overlap, the more restrictive requirement shall apply
Side	5; 15 for primary windows	4; zero lot line but not along project property lines	5	
Rear	20	15	20	

Small-Lot Single-Family Homes

- **Maximum Garage Width**
 - 20'
- **Maximum Garage Width (% of Unit Frontage)**
 - 50% (*Street Facing Façade*)
 - 60% (*Interior Facing Façade*)
 - 70% (*Exception for interior facing if garage minimum 4' behind front door or second story on top of garage.*)

Small-Lot Single-Family Homes

