

TABLE 1-5: ZONING REGULATIONS FOR OTHER CITIES: HAYWARD

MFR	Hayward RM District	Hayward RH District	Hayward MBR District	Hayward RO District	Hayward SAR District	Hayward CN-R District
	Medium Density Residential	High Density Residential	Mission Blvd. Residential District (near transit)	Residential-Office District (mixed-use)	Station Area Residential (TOD)	Neighborhood Commercial-Residential District
Minimum Site Area						
Interior Lot:	5,000 sf	7,500 sf	20,000 sf	5,000 sf	40,000 sf	10,000 sf
Minimum Lot Width						
Interior Lot:	60'	60'	100'	50'	200'	100'
Minimum Lot Frontage						
Lot Frontage:	35'	35'	100' or greater	35' or greater	200' or greater	100' or greater
Minimum Lot Depth						
Lot Depth:	80'	80'	80' or greater	100' or greater	80' or greater	80' or greater
Maximum Lot Coverage						
Lot Coverage:	40%	65%	90%	50%	90%	90%
Maximum Density						
	8 du/ac (given 1:7 or more ratio of lot frontage to lot depth)	17 du/ac (for lot with less than 60' of frontage or for a wider lot w/ a one-story bldg or a one-story portion of a bldg or given 1:2 or less ratio of lot frontage to lot depth)	34 to 55 du/ac	Same as RM or RH Districts	75 to 100 DU per net acre	17 du/ac (less than 80 ft of frontage and/or less than 20,000 sf)
	10 du/ac (given 1:6 ratio of lot frontage to lot depth)	29 du/ac (for lot with btwen 60' and 120' of frontage or for a wider lot with a two-story bldg or two story portion of a bldg - a level of parking below constitute a story)				25 du/ac (more than 80 ft of frontage and more than 20,000 sf)
	11 du/ac (given 1:5 ratio of lot frontage to lot depth)	34 du/ac (for lot with more than 120' or more of frontage and for a three-story bldg or a three-story portion of a bldg - a level of parking below constitute a story)				
	12 du/ac (given 1:4 ratio of lot frontage to lot depth)	14 du/ac (given 1:3 ratio of lot frontage to lot depth)				
Maximum Building Height						
Story:						
Feet:	40'	40'	55'	40'	60 - 80'	40' - 60'
Minimum Setbacks						
Front Setback:	20'	20'	20'; 44' (adjacent to Mission Blvd)	10' or greater	10 - 20' (10' for ground-floor non-residential)	10' or greater
Rear Setback:	20'		20'; 44' (adjacent to Mission Blvd)	20' or greater	10 - 25' (10' for ground-floor non-residential)	20' or greater
Side Setback:	5' or 10% (whichever is greater) up to a max of 10'	5' or 10% (whichever is greater) up to a max of 10'	20'; 44' (adjacent to Mission Blvd)	5' or greater	10 - 25' (10' for ground-floor non-residential)	0'
Street Side Setback:	10'					10' or greater
Open Space						
Open Space:	Req for 4 units or more; 3 stories or less: 350 sf/unit of usable open space; more than 3 stories : 150 sf/unit	Req for 4 units or more; 3 stories or less: 350 sf/unit of usable open space; more than 3 stories : 150 sf/unit	15% of lot area plus 100 sf per unit for each unit that is not provided open space		20% of lot area plus 100 sf per unit for each unit that is not provided open space	
			common open space shall have at a min, a landscaped area of 600 sf and 2 benches.		Common open space shall have at a min, a landscaped area of 1000 sf with 2 benches.	
Group Open Space:	Min 400 sf, min dimension 20'					
Private Open Space:	ground level: min 100 sf, min dimension 10'; above ground level: min 60 sf, min dimension 6'		100 sf or greater of usable private open space per unit for at least 40% of units in each development		100 sf or greater of usable private open space per unit for at least 40% of units in each development	
Landscaping						
	Required front, side, side street, and rear yard areas shall be landscaped except for permitted driveways, and walkways. All other areas not utilized for structures or paving shall be landscaped unless otherwise authorized by the Planning Director or other approving authority because of site constraints, existing or adjacent site conditions, or phased development.					