

IMPORTANT: This is a general summary of zoning regulations for the “R-3” (Four Family Residential) Zoning District in unincorporated Alameda County. It is not a complete or official guide to zoning regulations, policies or standards. For specific information, please contact the Planning Department at (510) 670-5410.

“R-3” District (Four Family Residence)

Intent	To provide for and protect the development of a limited type of multiple dwellings in areas found to be suitable for such use.
Where Used	Rarely used now. Multiple dwellings are usually in the “RS” (Suburban Residential) District.
Permitted Uses	Include – Uses may include up to four dwelling units in any configuration (e.g. four single family residences; two duplexes; two single family residences and one duplex; etc.), crops, orchards or gardens.
Conditional Uses	Include – Uses related to four family residential such as community facilities, a greenhouse, plant nursery, medical or residential care facility, and hospital.
Residential Density	One dwelling unit per 2,000 square feet. Up to 4 dwellings per parcel if parcel meets minimum area and density requirements. Larger parcels may be subdivided into parcels of a lease 5,000 square feet to allow additional dwellings.
Building Site	Minimum Area – 5,000 square feet except as specified by a “(-B)” Combining Districts. Median Lot Width – 50’ (60’ for corner lot). Street Frontage - Required.
Minimum Setbacks	Front Yard – 20’; Rear Yard – 20’; Side Yards – 5’ plus 1’ for each 10’ of median lot width over 50’ (minimum-6’ maximum-10’); Street Side Yards – 10’.
Height	Maximum – 25’ Number of Stories – 2
Lot Coverage	No requirement.
Site Development Review	Not required.
Signs	Non-illuminated identification signs allowed with size limitations. Others may be allowed under a Conditional Use Permit

Alameda County Planning Department

224 West Winton Avenue, Room 111, Hayward, CA 94544

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The following are general explanations of common zoning and planning terms only. For the full technical definition, please refer to the Alameda County Zoning Ordinance or consult with the Planning Department.

DEFINITIONS

Zoning District	All land in unincorporated Alameda County is classified in one of several Zoning Districts. Each District is established to encourage and regulate specific land uses, as set forth in the County General Plan and Zoning Ordinance. Some areas are zoned for residential uses, while others are zoned for commercial, agricultural or industrial uses.
Combining District	A District that is attached to another Zoning District in order to add or modify the regulations of that Zoning District. For example, a Combining District can specify certain minimum building site area requirements, vary the intensity of the development, allow additional uses, or change the minimum setback requirements of a given Zoning District.
Permitted Use	A land use allowed as a matter of right in a given Zoning District. Other District requirements, such as Site Development Review and setbacks, may still apply.
Conditional Use	A land use which may be allowed on a given Zoning District, subject to a Conditional Use Permit, depending on the specific circumstances of the application. Other District requirements such as Site Development Review and setbacks may still apply. In addition to those specifically listed for a given District, the following uses are conditionally permitted in any District: airport, disaster or fallout shelter, church or publicly funded, licensed or operated group rehabilitation living quarters.
Building Site	Land area to be considered as a site for buildings or other uses. Must meet minimum District regulations for lot size, street frontage, yards, open space and parking area. May consist of one or more recorded lots, either under one ownership or as a condominium, to be considered as a unit.
Setback	Loosely corresponds to the term "yard." The setbacks are an area between a structure and a lot line. It must be kept open and unobstructed.
	Front Yard – The area between the front lot line and the front setback line.
	Rear Yard – The area between the rear lot line (generally opposite the front lot line) and the rear setback line.
	Side Yard – The area between a side lot line (any lot line that is neither the front nor the rear lot line) and the side setback line.
Street Side Yard – The area on the corner lot between the longer street frontage and the street side setback line.	
Height	The height of a building measured as the vertical distance between the average level of the highest and lowest points of that portion of the lot covered by the building to the topmost point of the structure.
Lot Coverage	The maximum portion of the lot on which the structure may be built.
Site Development Review	A procedure to review a proposed development in order to ensure that new buildings or land uses are compatible with their sites, and with the surrounding environment, other development and traffic circulation.

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