

2 DEVELOPMENT STANDARDS FOR RESIDENTIAL PROJECTS

This chapter presents the development standards for residential projects in the unincorporated neighborhoods of west Alameda County. The purpose of this section is to provide guidance for staff and applicants about how to design residential projects that meet County standards.

APPROPRIATE ZONES AND DENSITIES

Section 2.1 describes the residential zoning districts, densities, and building types, and discusses the building types appropriate in different context.

DEVELOPMENT STANDARDS

Sections 2.2 through 2.5 contain the development standards for each residential building type. Development standards are quantitative requirements and are mandatory. The categories of development standards are the same as the categories of design guidelines. Standards that are in bold italics are existing County Zoning standards.

Projects must comply with the development standards. Any exceptions to zoning standards requires either a variance or conditional use permit, as regulated in the County Zoning Ordinance.

2.1 RESIDENTIAL BUILDING TYPES: APPROPRIATE ZONES AND DENSITIES

APPROPRIATE ZONES AND DENSITIES

To ensure compatibility between new development and an existing neighborhood, new development should have densities that are appropriate to the building type and the existing density of the surrounding neighborhood.

Policy 2-1: Design projects consistent with the following table, which shows the appropriate density ranges for each building type and the zones that are appropriate for each building type. The table may be updated from time to time as new zoning districts are established.

The 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. This applies to all single-family subdivions, 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 multi-family rental flats.

SINGLE-FAMILY HOMES

Single-family homes are appropriate in the R-1 Zoning District, which require a minimum building site of 5,000 square feet per dwelling unit. R-1 zoning is predominantly located in San Lorenzo, Castro Valley and Fairview. Almost all of San Lorenzo is zoned R-1. In Castro Valley, the R-1 Districts are located south of Castro Valley Boulevard and to the north of the Castro Valley Central Business District Specific Plan area, which includes the hillside areas of Castro Valley. Some of the Castro Valley R-1 hillside areas also have a combing B district designation, which modify the site area and yard requirements, and thereby vary the intensity of land use so as to give recognition to special conditions of topography, accessibility, water supply or sewage disposal.

Almost all of Fairview is zoned R-1. The R-1 zone located in the southern part of Fairview, which includes hillside areas, also has a combing B district designation, which modify the site area and yard requirements, and vary the intensity of land use. Areas in Fairview are also subject to the Fairview Specific Plan while areas in the Madison Area in Castro Valley are subject to the Madison Area Specific Plan. R-1 zoning is also located in Ashland, south and northwest of East 14th Street.

Single-Family Home.

SMALL-LOT SINGLE-FAMILY HOMES

Small-lot single-family homes are appropriate in the R-S and R-S-D35 zoning districts which require a minimum building site of 3,500 to 5,000 square feet per dwelling unit. The northern part of Cherryland is zoned R-S while part of the southern portion of Cherryland is zoned R-S-D35. Small-lot single-family homes are also appropriate in the R-S-DV zoning district, on lots that are less than 100 feet wide, with a lot area of less than 20,000 square feet. Almost all of Hayward Acres is zoned R-S-DV. The R-S-DV zone is also located in the southern part of Cherryland.

Small-Lot Single-Family Home.

TWO-STORY TOWNHOMES

Two-story townhomes are appropriate in the R-S-D35, R-S-DV, R-S-D3, R-S-D25 and R-2 zones which require a minimum building site of 2,500 to 3,500 square feet per dwelling unit. As previously mentioned, the southern part of Cherryland is zoned R-S-D35 and R-S-DV. The western edge of Cherryland, along Meekland Avenue, is zoned R-S-D3; and a few parcels in Castro Valley, north of the Castro Valley Central Business District Specific Plan area are also zoned R-S-D3. Parcels zoned R-S-D25 are located in Castro Valley, north of the Castro Valley Business District Specific Plan Area and in Ashland, south of the Ashland Cherryland Specific Plan area.

Two-Story Townhome.

THREE-STORY TOWNHOMES

Three-story townhomes are appropriate in the R-S-D25, R-2, R-S-D3, R-S-D20, R-S-DV, and R-3 zones, which require a minimum of 2,000 to 2,500 square feet per dwelling unit. A few parcels north of East 14th Street in Ashland are zoned R-2; as are a few parcels along Meekland and south of Mission Boulevard in Cherryland. Parcels zoned R-S-D25 are located in Castro Valley, north of the Castro Valley Central Business District Specific Plan Area and in Ashland, south of the Ashland Cherryland Specific Plan area. The western edge of Cherryland, along Meekland Avenue is zoned R-S-D3. Areas in Ashland, northwest of East 14th Street, and a small area in east Castro Valley, north of Castro Valley Boulevard, are zoned R-S-D20. Areas in Ashland northeast of East 14th Street and a few parcels in Castro Valley are zoned R-3. Three-story townhomes are appropriate in the R-S-DV zone in Hayward Acres and the southern part of Cherryland only when the lot width is equal or greater than 100 feet and the lot area is equal or greater than 20,000 square feet.

Three-story Townhome.

MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL

Medium density multi-family residential development is appropriate in the R-S-D20, R-3, R-S-DV, R-S-D15, and R-S-D3 zones which require a minimum of 1,500 to 2,000 square feet per dwelling unit. Areas in Ashland, northwest of East 14th Street, and a small area in east Castro Valley, north of Castro Valley Boulevard, are zoned R-S-D20. Areas in Ashland northeast of East 14th Street and a few parcels in Castro Valley are zoned R-3. The area between the R-S-D20 and R3 zones in Ashland are zoned R-S-D15. Multi-family residential development is appropriate in the R-S-DV zone only when the lot width is equal or greater to 100 feet and the lot area is equal or greater than 20,000 square feet. The R-S-DV zone is found in Hayward Acres and the southern part of Cherryland.

Medium density multi-family residential development is also appropriate in the Residential/Commercial Ashland Cherryland Business District Specific Plan designation, which allows a maximum of 15 to 25 dwelling units per acre. Medium density multi-family residential development is appropriate in the Land Use Group D Castro Valley Central Business District Specific Plan designation, which requires a minimum of 2,500 square feet per dwelling unit when the lot size is between 10,000 to 20,000 square feet, up to 2,000 square feet per dwelling unit, if the minimum lot size is greater than 20,000 square feet, and a maximum density of 20 to 40 dwelling units per acre if certain development criteria is met. The Castro Valley Business District Specific Plan subareas that accommodate medium density multi-family residential are subareas 4, 5, 6, 7 and 11.

HIGH DENSITY MULTI-FAMILY RESDENTIAL

High density multi-family development is appropriate in the R-4 zone, which requires a minimum building site of 1,250 to 1,000 square feet per dwelling unit, and the Land Use Group E Castro Valley Central Business District Specific Plan designation, which allows a maximum density of 40 to 60 dwelling units per acre. The Castro Valley Business District Specific Plan subareas that accommodate high density multi-family residential are subareas 8 and 9.

Table 2.1-1 lists the building type, the zones where each building type is appropriate, the minimum building site per dwelling unit each zone requires, and additional information for each zone.

Multi-Family Residential.

DENSITY BONUSES

In order to qualify for a density bonus and one or more incentives under Chapter 17.56.040 of the Zoning Ordinance, a housing development must consist of five or more dwelling units and meet one or more of the following criteria:

A. Ten percent of the total units are designated as restricted units for very low income households; or

B. Twenty (20) percent of the total units are designated as restricted units for lower income households; or

C. Fifty (50) percent of the total units are designated as restricted units for senior households.

Refer to Chapter 17.56 of the Zoning Ordinance for more detail.

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 Unit*[1]	*Maximum Net Density (Dwelling Units/Acre)*[2]	*Notes*
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	

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 Unit*[1]	*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 ≥ 100' and lot area ≥ 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 Subareas 4, 5, 6, 7, 11 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.	2,500	17.4	With minimum lot size of 10,000 – 20,000 sq ft
		2,000	21.8	With minimum lot size > 20,000 sq ft
			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.
MULTI-FAMILY RESIDENTIAL HIGH DENSITY	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	

Notes:

1. The minimum building site per dwelling unit establishes the minimum developable lot area required for one dwelling unit.

2. 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. This applies to all single-family subdivions, 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.

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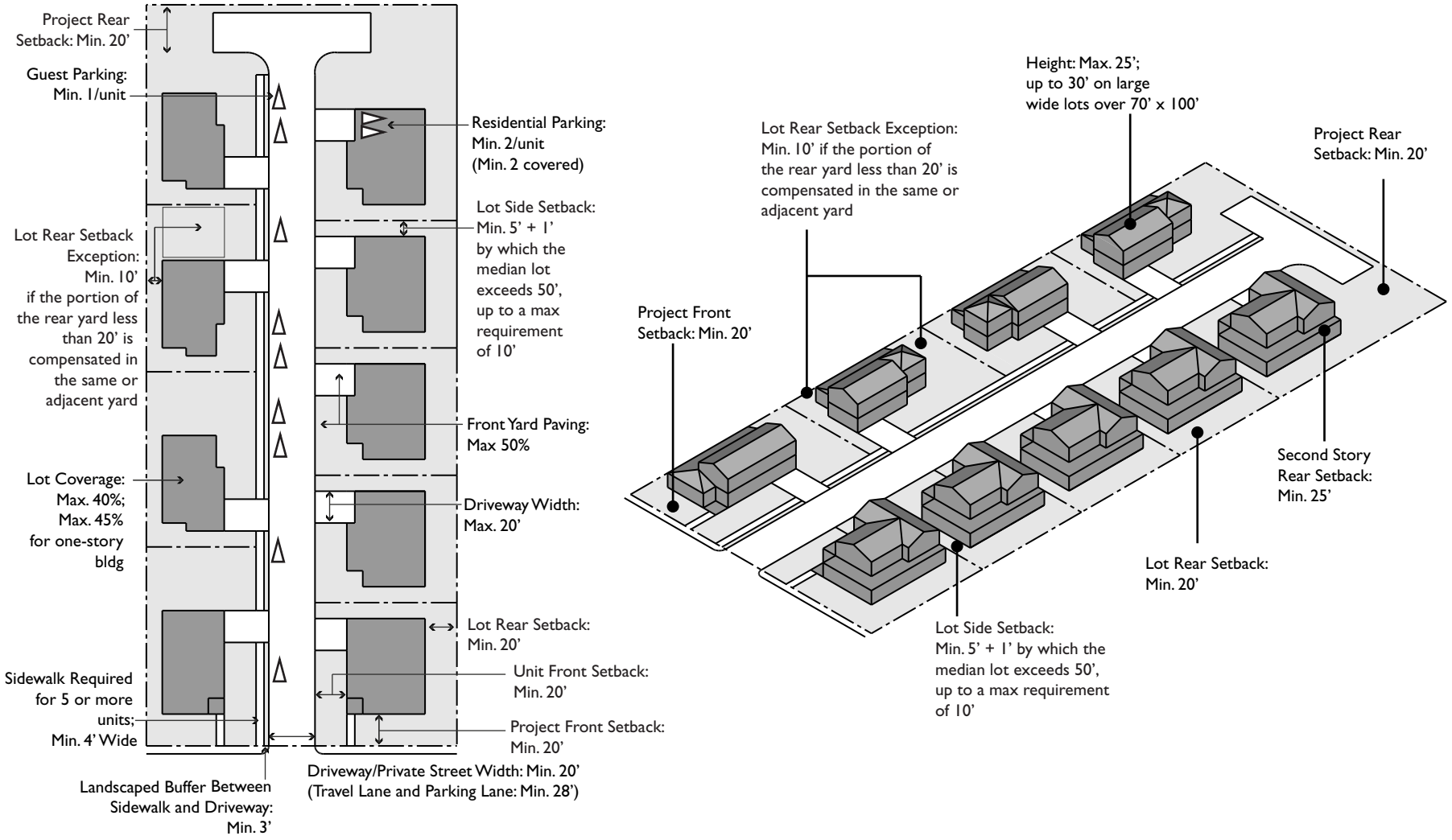
2.2 SINGLE-FAMILY SUBDIVISION AND HILLSIDE STANDARDS

This section presents the development standards for single-family home subdivisions, and includes a special section related to hillside development. Development standards are quantitative requirements and are mandatory. Drawings are shown first to provide a summary of the major development standards in a visual format. Then a table listing all development standards follows. Standards that are in bold italics are existing County Zoning standards.

Single-family homes are detached homes on lots that range from 5,000 to 40,000 square feet in the unincorporated areas of West Alameda county. The purpose of the single-family subdivision and hillside standards is to preserve single-family neighborhoods and ensure that new development is consistent in scale with existing neighborhoods. These standards apply in the R-1 Zoning District, where detached single-family homes can be developed.

San Lorenzo is predominantly zoned R-1, as is Castro Valley and Fairview. In Castro Valley and Fairview hillside areas, parcels zoned R-1 may also have a combing B district zoning designation, which modify the site area and yard requirements. In addition, the Fairview area is governed by the Fairview Specific Plan and the Madison area in Castro Valley is governed by the Madison Area Specific Plan.

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.

Figure 2.2-2: Single-Family Residential: Height

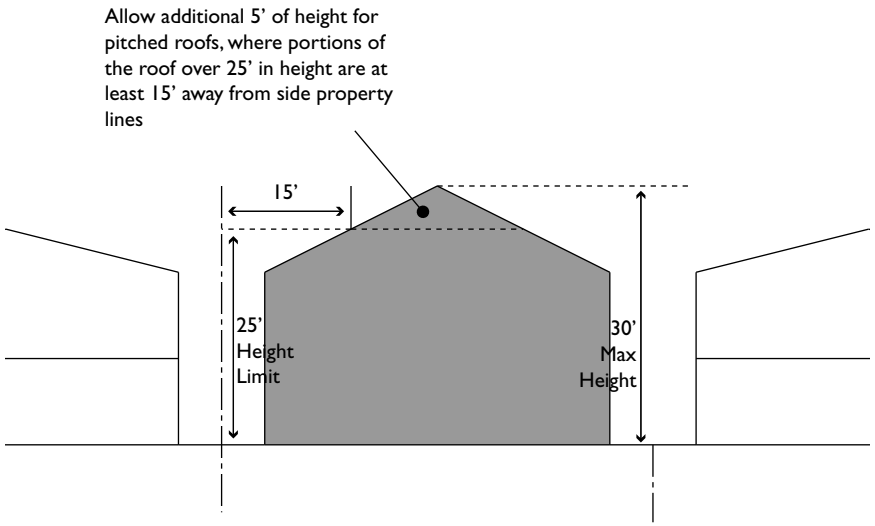
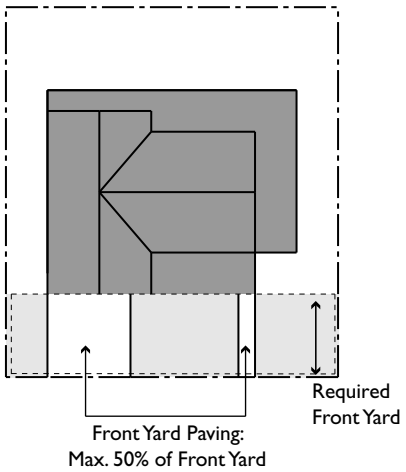


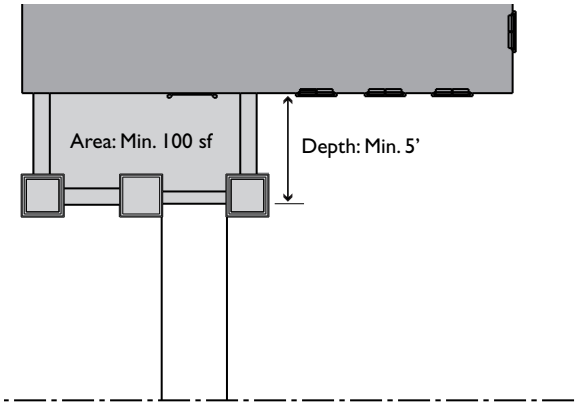
Figure 2.2-3: Single-Family Residential: Front Yard Paving



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

Figure 2.2-4: Single-Family Residential: Front Porch or Covered Recess

Covered Front Porch or Recessed
Entry Required



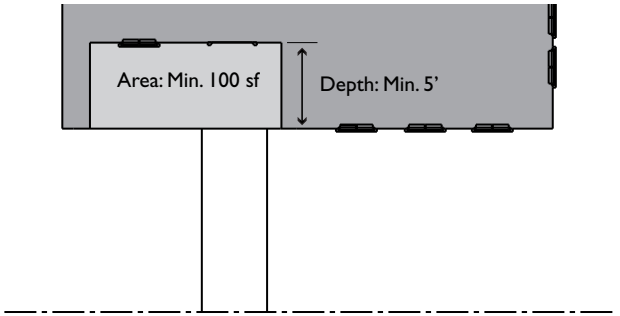
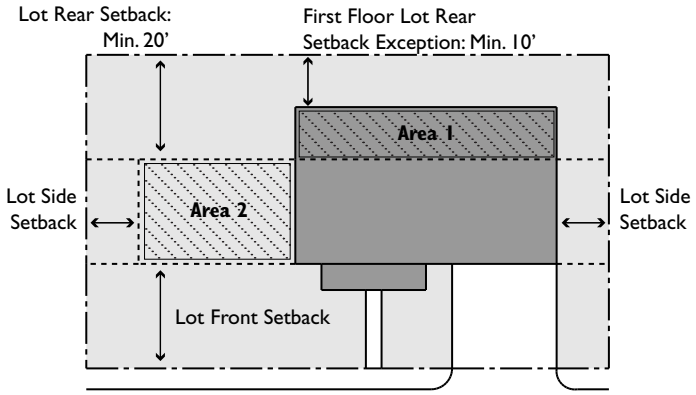


Figure 2.2-5: Single-Family Residential: First Floor Lot Rear Setback Exception



First Floor Rear Setback Exception: First Floor Rear setback may be a minimum of 10' if that portion of the rear yard less than 20' in depth (Area 1) is compensated by open area within the same or adjacent yards on the same building site that exceed side and rear yard requirements by an area (Area 2) at least equal to extent of building coverage of the 20' rear yard (Area 2 ≥ Area 1). The minimum dimension of Area 2 is 10'.

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

Figure 2.2-6: Single-Family Residential: Flag Lot

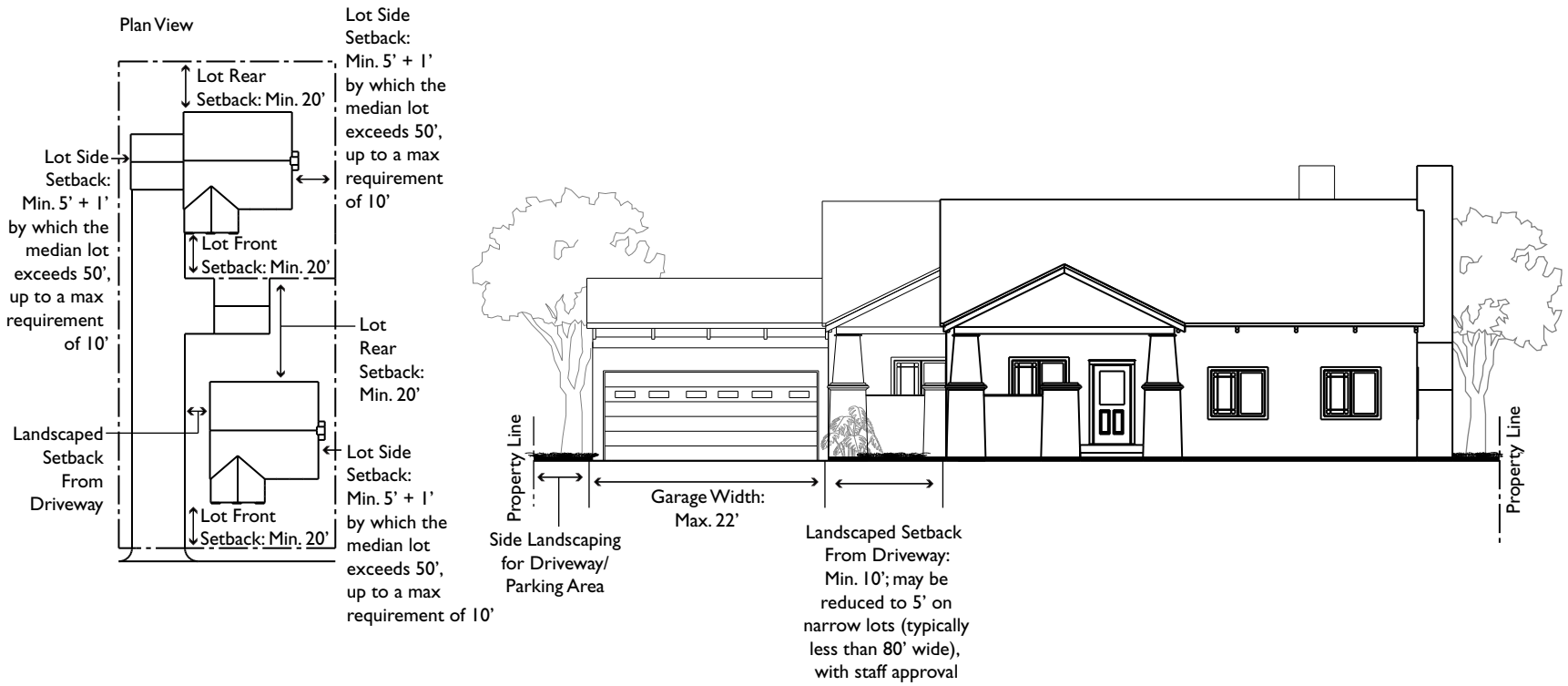


Table 2.2-1: Single-Family Subdivision Standards

Standard[1]	*R-1*	*-B-8*	*-B-10*	*-B-20*	*-B-40*	*Additional Standards*
DEVELOPMENT INTENSITY AND NEIGHBORHOOD COMPATIBILITY						
Minimum Building Site (sq ft)	*5,000*	*8,000*	*10,000*	*20,000*	*40,000*	***In addition, Castro Valley and Fairview require consistency with existing development in the area.*** See Chapter 7: Lot Size Consistency.
Median Lot Width (ft)	*50*	*80*	*100*	*150*	*150*	
Median Lot Width, Corner Lot (ft)	*60*					
Maximum Lot Coverage (%)	40	40	40	40	40	
One-Story Building (%)	45	45	45	45	45	
BUILDING HEIGHT AND FORM						
Maximum Height (ft)	*25*	*25*	*25*	*25*	*25*	***The building height limitation does not apply to chimneys, church spires, flag poles, or to mechanical appurtenances necessary and incidental to the permitted use of a building.***
Height Exception (ft)	*Up to 30*	*Up to 30*	*Up to 30*	*Up to 30*	*Up to 30*	***Provided the parcel has a median lot depth of at least 100', a median lot width of at least 70', and effective lot frontage of at least 50', the height of a dwelling may be increased by 2' for each full 10' than the median lot width exceeds 70' up to a maximum height of 30'.*** ***Lot Width 80' = Height 27'*** ***Lot Width 90' = Height 29'*** Or Provided that the roof is pitched and the portion of the roof over 25' in height is at least 15' away from property lines. See Figure 2.2-2.
Maximum Stories	*2*	*2*	*2*	*2*	*2*	
Maximum Second Story Floor Area (%) (Percentage of First Floor Builidng Footprint)	80	80	80	80	80	The second story cannot exceed 80% of the first story building footprint. An exception may be granted if the second story is a minimum of 25' away from the lot rear property line.
BUILDING RELATIONSHIP TO STREET						
Minimum Project Front Setback (ft)	*20*	*25*	*30*	*30*	*30*	***Projects located in State Responsibility Fire Areas must maintain a 30' setback to other structures and properties lines.***
Maximum Front Yard Paving (%)	*50*	*50*	*50*	*50*	*50*	
Street Facing Façade Design	Required. Street facing facades must be designed to orient towards the public street. Windows, entry door, and other elements must be incorporated to create an attractive street appearance that is compatible with the surrounding neighborhood.					

Table 2.2-1: Single-Family Subdivision Standards						
Standard[1]	***R-1***	***-B-8***	***-B-10***	***-B-20***	***-B-40***	***Additional Standards***
Building Entrances on Public Streets	Required. A building located along public streets must have a primary entrance front this street. Exceptions may be made where the public street is an arterial.					
Covered Front Porch or Covered Recessed Entry	Required					
Minimum Depth (ft)	5	5	5	5	5	Alternative designs that create a welcoming entry feature facing the street, such as a trellis or landscaped courtyard entry may also be acceptable. See Figure 2.2-4.
Minimum Area of Porch or Recessed Entrance (sq ft)	100	100	100	100	100	
SETBACKS FOR LIGHT AND AIR						
Minimum Project Setbacks (ft)						When Project and Lot setbacks overlap, the more restrive requirement shall apply. ***Projects located in State Responsibility Fire Areas must maintain a 30' setback to other structures and properties lines.*** Additional setbacks may be required from creeks and riparian corridors.
Front (Facing Public Street)	**See Building Relationship to the Street.**					
Side (From Adjacent Properties)	5	10	15	15	20	
Rear (From Adjacent Properties)	**20**	**20**	**20**	**20**	**20**	
Minimum Lot Setbacks (ft)						When Project and Lot setbacks overlap, the more restrive requirement shall apply. ***Projects located in State Responsibility Fire Areas must maintain a 30' setback to other structures and properties lines.***
Front	20	***25***	***30***	***30***	***30***	Must be landscaped.
Side	***5' + 1' for each full 10' by which the median lot width exceeds 50', up to a maximum requirement of 10'***	***10***	***15***	***15***	***20***	***For R-1:*** ***Lot Width < 60' = Side Setback 5'*** ***Lot Width < 70' = Side Setback 6'*** ***Lot Width < 80' = Side Setback 7'*** ***Lot Width < 90' = Side Setback 8'*** ***Lot Width < 100' = Side Setback 9'*** ***Lot Width ≥ 100' = Side Setback 10'***
Side, Corner	***10***					
Rear	***20***	***20***	***20***	***20***	***20***	

Table 2.2-1: Single-Family Subdivision Standards

Standard[1]	***R-1***	***-B-8***	***-B-10***	***-B-20***	***-B-40***	***Additional Standards***
First Story Exception	***10***	***10***	***10***	***10***	***10***	***Rear yard setback may be a minimum of 10' if that portion of the rear yard less than 20' in depth is compensated by open area within the same or adjacent yards on the same building site that exceed side and rear yard requirements by an area at least equal to extent of building coverage of the 20' rear yard with a minimum dimension of 10'.*** See Figure 2.2-5.
Second Story Exception	25	25	25	25	25	The second story is required to be set back a minimum of 25' from the rear property line if the second story exceeds 80% of the first story floor area.
Setback From Access Driveway (ft)	10	10	10	10	10	Must be landscaped.
Setback From Access Driveway Exception (ft)	5	5	5	5	5	Landscaped setback from access driveway may be reduced to 5' on narrow project lots (typically less than 80' wide), with staff approval. See Figure 2.2-6.
AUTO CIRCULATION: SITE ACCESS AND DRIVEWAYS						
Minimum Access Driveway/ Private Street Width (ft)	***20***	***20***	***20***	***20***	***20***	
Minimum Access Driveway/ Private Street Width Exception (ft)	***12***	***12***	***12***	***12***	***12***	***Minimum 12' if lots are narrow and driveways serve fewer than 5 units. Fire Department may consider this exception if the rear-most corner of the rear-most building is within 150' of the curb and alternative means and methods are incorporated to meet Fire Code safety objectives.***
Minimum Driveway Gates Setback (ft)	***20***	***20***	***20***	***20***	***20***	***Gates are strongly discouraged. Gates across driveways shall be set back a minimum of 20' behind the property line, or greater depending on location in State Responsibility Fire Area and street travel speed.***
PARKING LOCATION AND DESIGN						
Maximum Garage Width (ft)	22	22	22	22	22	Maximum two-car garage. Three-car garages allowed on lots over 80' wide if they comply with design guidelines.
Maximum Driveway Apron Width (ft)	***10-20***	***10-20***	***10-20***	***10-20***	***10-20***	***Driveway widths should be no wider than the proposed garage door. If a three-car garage is allowed, the driveway should flare out and driveway curb cuts that lead to any three car garages should not exceed 20'.***
Unit Parking (per dwelling unit)	***2***	***2***	***2***	***2***	***2***	***Minimum of two spaces must be covered spaces in a garage or carport.***
Guest Parking (per dwelling unit)	***1***	***1***	***1***	***1***	***1***	Space along the public street frontage of a project site can be counted towards guest parking requirements. However, guest spaces may be required to be on the project site if there is existing parking congestion, as defined by the Planning Director, on the street. A parking study may be required to determine existing parking congestion. ***Driveway aprons are not counted towards the required guest parking of a private single-family subdivision development.***

Table 2.2-1: Single-Family Subdivision Standards						
Standard[1]	***R-1***	***-B-8***	***-B-10***	***-B-20***	***-B-40***	***Additional Standards***
FACILITIES FOR PEDESTRIANS, BICYCLES, AND TRANSIT						
Pedestrian Walkway Next to Driveway/ Private Street	***Required for 5 units or more***					
Minimum Width of Pedestrian Walkway (ft)	4	4	4	4	4	
SITE LANDSCAPING						
Minimum Width of Landscaped Buffer Between Pedestrian Walkway and Driveway/Private Street (ft)	3	3	3	3	3	
Minimum Side Landscaping for Driveway/Private Street/Parking Area (ft)	5	5	5	5	5	Applies between the access driveway/private street/parking areas and the side and rear property lines.

Note:

[1] *For the -B-E Combining District, standards are as specified in the amendment creating the district.*

ADDITIONAL HILLSIDE STANDARDS

This sub-section presents additional development standards for single-family home subdivisions in hillside areas. Development standards are quantitative requirements and are mandatory. Standards that are in bold italics are existing County Zoning standards. The goal for the additional hillside standards is to ensure that hillside development is consistent in scale with existing neighborhoods and to ensure that height is minimized through development that steps down the hillside, following the slope of the land.

Figure 2.2-7: Single-Family Residential R-1 Hillside: Summary of Additional Major Development Standards

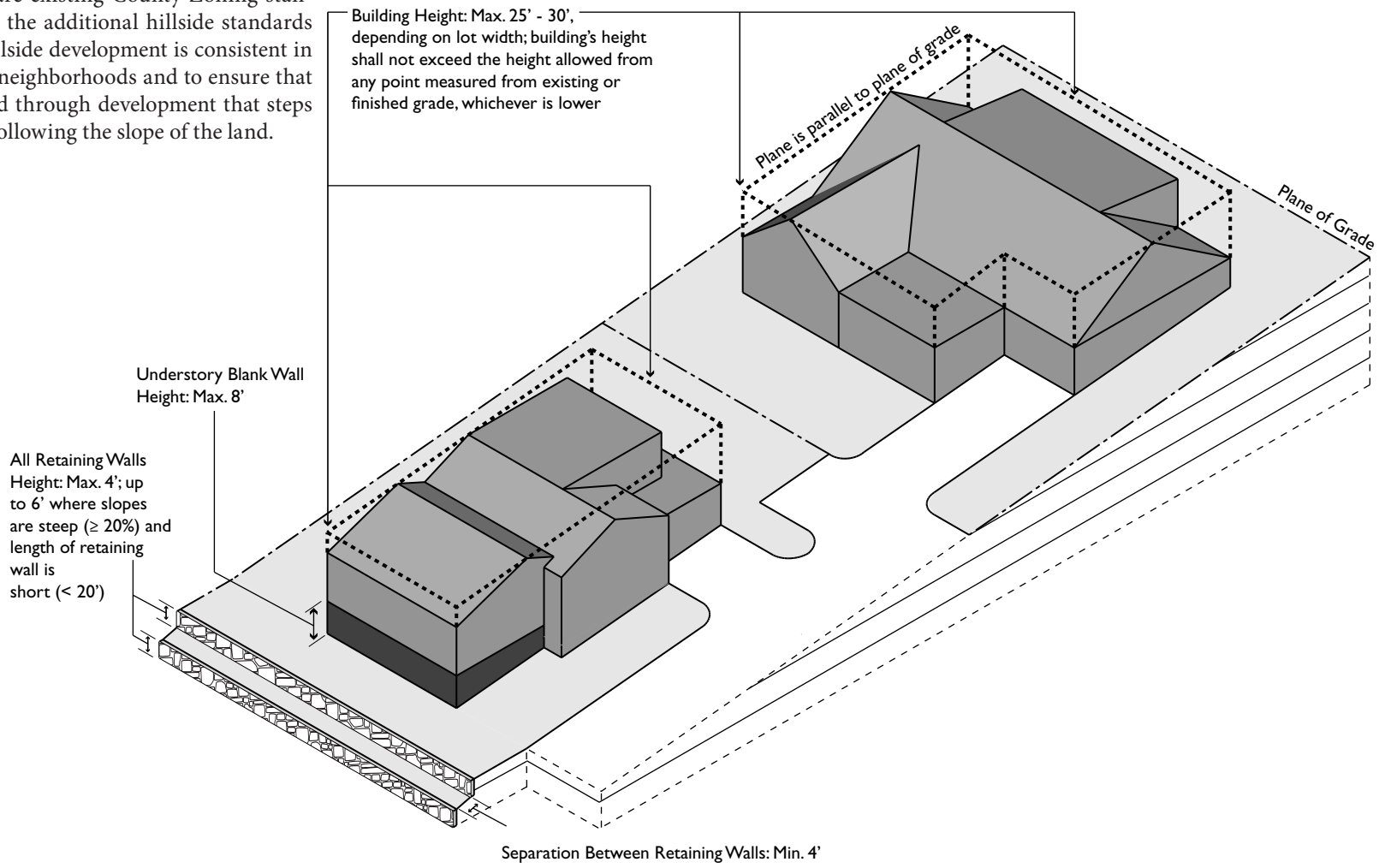
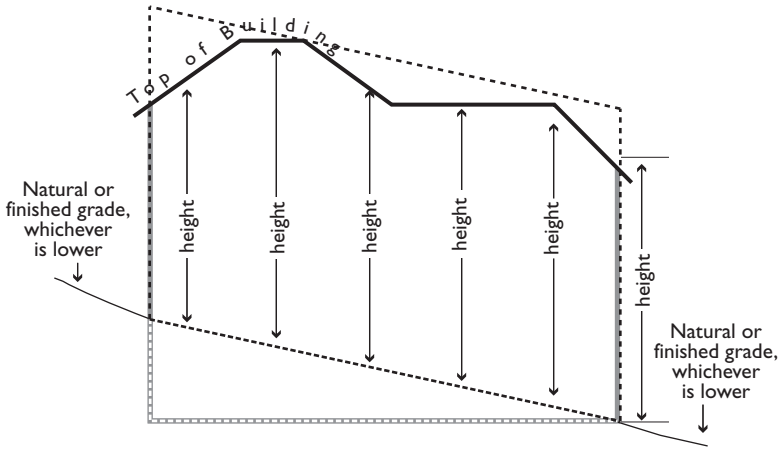
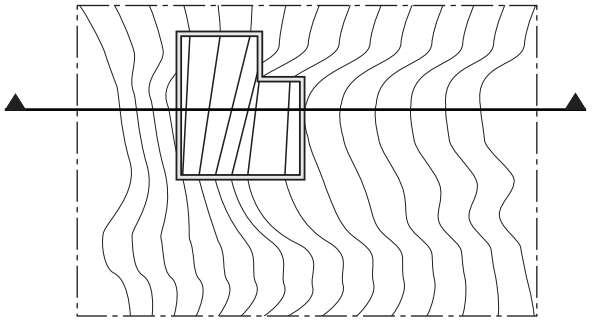


Figure 2.2-8: Single-Family Residential Hillside: Height

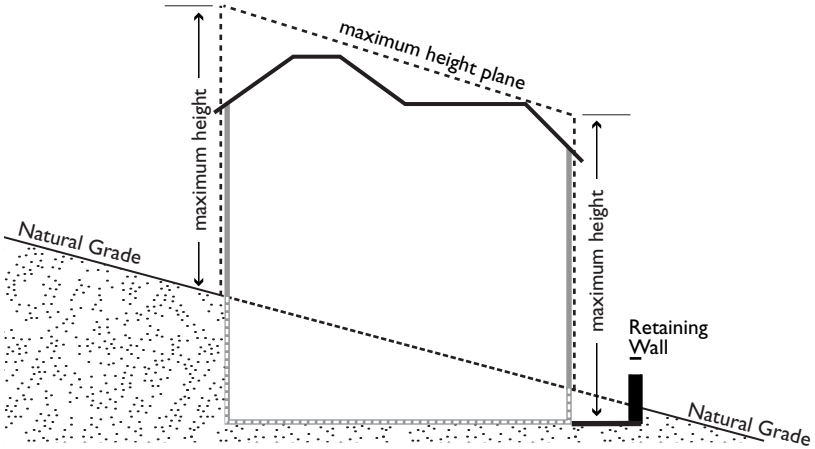


Cross-sectional illustration



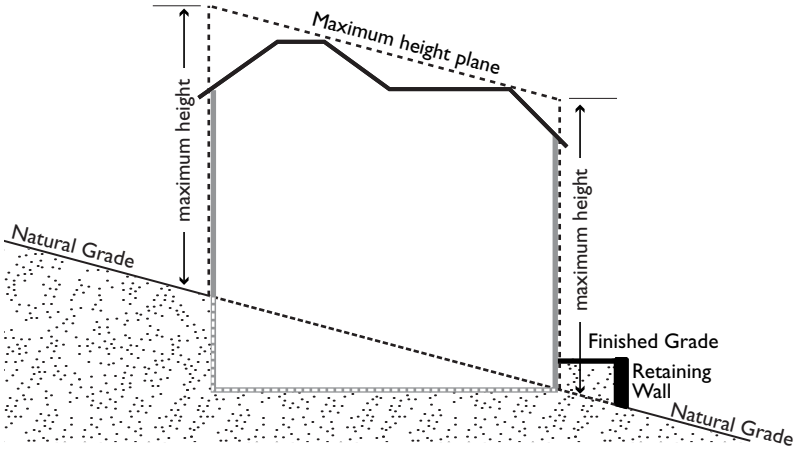
Plan View

When finished grade is lower than natural grade:



Finished Grade

When natural grae is lower than finished grade:



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

Figure 2.2-9: Single-Family Residential Hillside: Retaining Wall Height

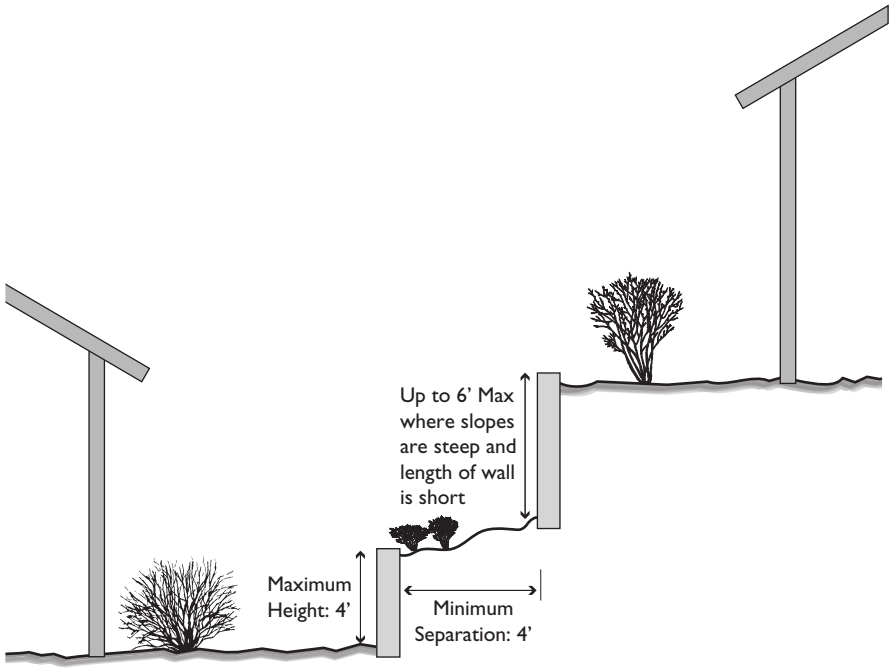


Table 2.2-2: Additional Regulations for Hillside Lots

Standard	*R-1*[1]	*Madison Area Specific Plan*	*Fairview Area Specific Plan*	*Additional Standards*
	(Sites with average slope exceeding 10% gradient)	R-1, R-1-B-E, PD	R-1, R-1-B-E (Sites with average slope exceeding 10% gradient)	
DEVELOPMENT INTENSITY AND NEIGHBORHOOD COMPATIBILITY				
Minimum Building Site (sq ft)	*5,000*	*5,000-40,000*	*5,000-5 acres*	In addition, Castro Valley and Fairview require consistency with existing development in the area. See Chapter 7: Lot Size Consistency.
Maximum Slope of Building Site (%)	30	*30*	*30*	***Locate buildings outside the areas of a parcel that has a slope of 30% or greater.***
Median Lot Width (ft)	*50*			
Median Lot Width, Corner Lot (ft)	*60*			
Maximum Lot Coverage (%)	40		*20-40*	
One-Story Building (%)	45			
BUILDING HEIGHT AND FORM				
Maximum Height (ft)	*25*	*25*	*25*	Building height shall not exceed the height allowed from any point measured from exisiting or finished grade, whichever is lower. See Figure 2.2-8.
Height Exception	*Up to 30*	*Up to 30*	*Up to 30*	***Provided the parcel has a median lot depth of at least 100', a median lot width of at least 70', and effective lot frontage of at least 50', the height of a dwelling may be increased by 2' for each full 10' than the median lot width exceeds 70' up to a maximum height of 30'.*** ***Lot Width 80' = Height 27'*** ***Lot Width 90' = Height 29'*** Or Provided that the roof is pitched and the portion of the roof over 25' in height is at least 15' away from property lines. See Figure 2.2-2.

Table 2.2-2: Additional Regulations for Hillside Lots

Standard	*R-1[1]*	*Madison Area Specific Plan*	*Fairview Area Specific Plan*	*Additional Standards*
	(Sites with average slope exceeding 10% gradient)	R-1, R-1-B-E, PD	R-1, R-1-B-E (Sites with average slope exceeding 10% gradient)	
Maximum Stories	*2*	*2*	*2*	Larger size homes shall incorporate a variety of roof forms and step down at the outer edges of the building. Homes that are two-story boxes are discouraged, unless they have less lot coverage than the maximum allowed.
Stories Exception	*3*	*3*	*3*	
	Where the natural ground slope of a lot on the downhill side of the street is greater than one foot in seven feet as measured from the front lot line to the grade at the rear wall of the proposed building, one story in addition to the number permitted in the district in which the lot is situated is permitted on the downhill side of any building. The building height shall not otherwise exceed the limit specified for said district.			
BUILDING RELATIONSHIP TO THE STREET				
Minimum Project and Lot Front Setback (ft)	Same as Standards in Table 2.2-1 for R-1	See Special Setbacks in Specific Plan	15-30 (As specified in the Specific Plan)	***Projects located in State Responsibility Fire Areas must maintain a 30' setback to other structures and properties lines.***
SETBACKS FOR LIGHT, AIR AND PRIVACY				
Minimum Project and Lot Side Setback (ft)	Same as Standards in Table 2.2-1 for R-1	***Average 20; Minimum 10*** ***See Special Setbacks in Specific Plan***	***7-20 (As specified in the Specific Plan)***	***Projects located in State Responsibility Fire Areas must maintain a 30' setback to other structures and properties lines.*** ***For R-1:*** ***Lot Width < 60' = Side Setback 5'*** ***Lot Width < 70' = Side Setback 6'*** ***Lot Width < 80' = Side Setback 7'*** ***Lot Width < 90' = Side Setback 8'*** ***Lot Width < 100' = Side Setback 9'*** ***Lot Width ≥ 100' = Side Setback 10'***

Table 2.2-2: Additional Regulations for Hillside Lots

Standard	***R-1[1]***	***Madison Area Specific Plan***	***Fairview Area Specific Plan***	***Additional Standards***
	(Sites with average slope exceeding 10% gradient)	R-1, R-1-B-E, PD	R-1, R-1-B-E (Sites with average slope exceeding 10% gradient)	
PARKING LOCATION AND DESIGN				
Unit Parking	***2***	***2***	***2***	
Guest Parking	***1***	***2***	***1***	
	Space along the public street frontage of a project site can be counted towards guest parking requirements. However, guest spaces may be required to be on the project site if there is existing parking congestion, as defined by the Planning Director, on the street. A parking study may be required to determine existing parking congestion. ***Driveway aprons are not counted towards the required guest parking of a private single-family subdivision development.***			
USABLE OPEN SPACE				
Minimum Private Usable Open Space (sq ft)			***1,000***	***See Fairview Specific Plan for Private Usable Open Space Definition***
Minimum Ground Floor Dimension (ft)			***15***	
Minimum Deck/Balcony Dimension (ft)			***8***	
WALLS				
Maximum Height of Understory Blank Walls (ft)	8	8	8	
Maximum Retaining Wall Height (ft)	4-6	4-6	4-6	See Figure 2.2-9.
	Limit the height of all retaining walls to four feet, and require a minimum four-foot horizontal separation between retaining walls. Allow up to six feet retaining walls in special circumstances where slopes are steep (≥ 20%) and the length of the retaining wall is short (less than 20 feet in length.)			

Note:

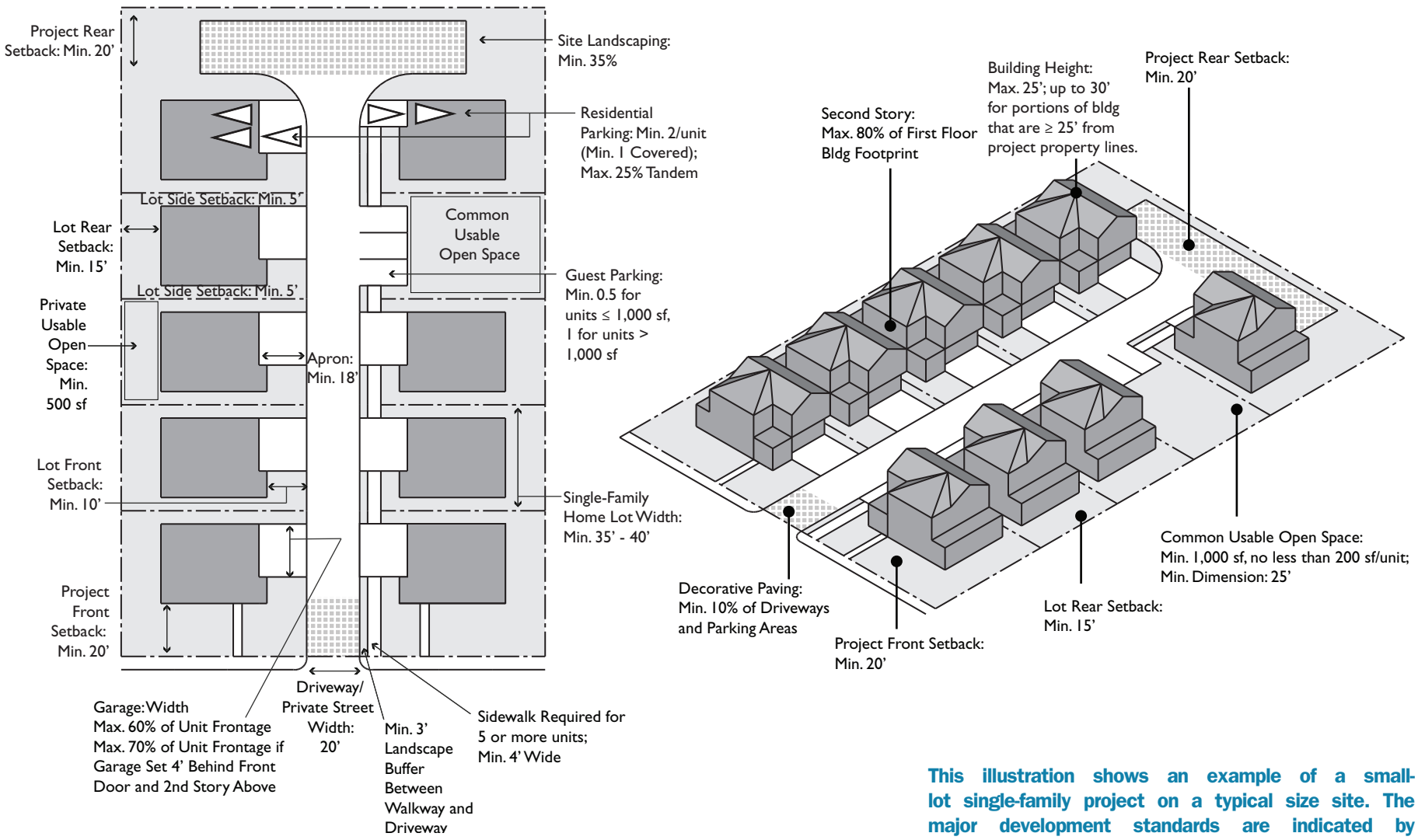
[1] *For the -B-E Combining District in areas outside of the Fairview and Madison Area Specific Plan areas, standards are as specified in the amendment creating the district.*

2.3 SMALL-LOT SINGLE-FAMILY HOME STANDARDS

This section presents the development standards for small-lot single-family homes. Development standards are quantitative requirements and are mandatory. Drawings are shown first to provide a summary of the major development standards in a visual format. Then a table listing all development standards follows. Standards that are in bold italics are existing County Zoning standards.

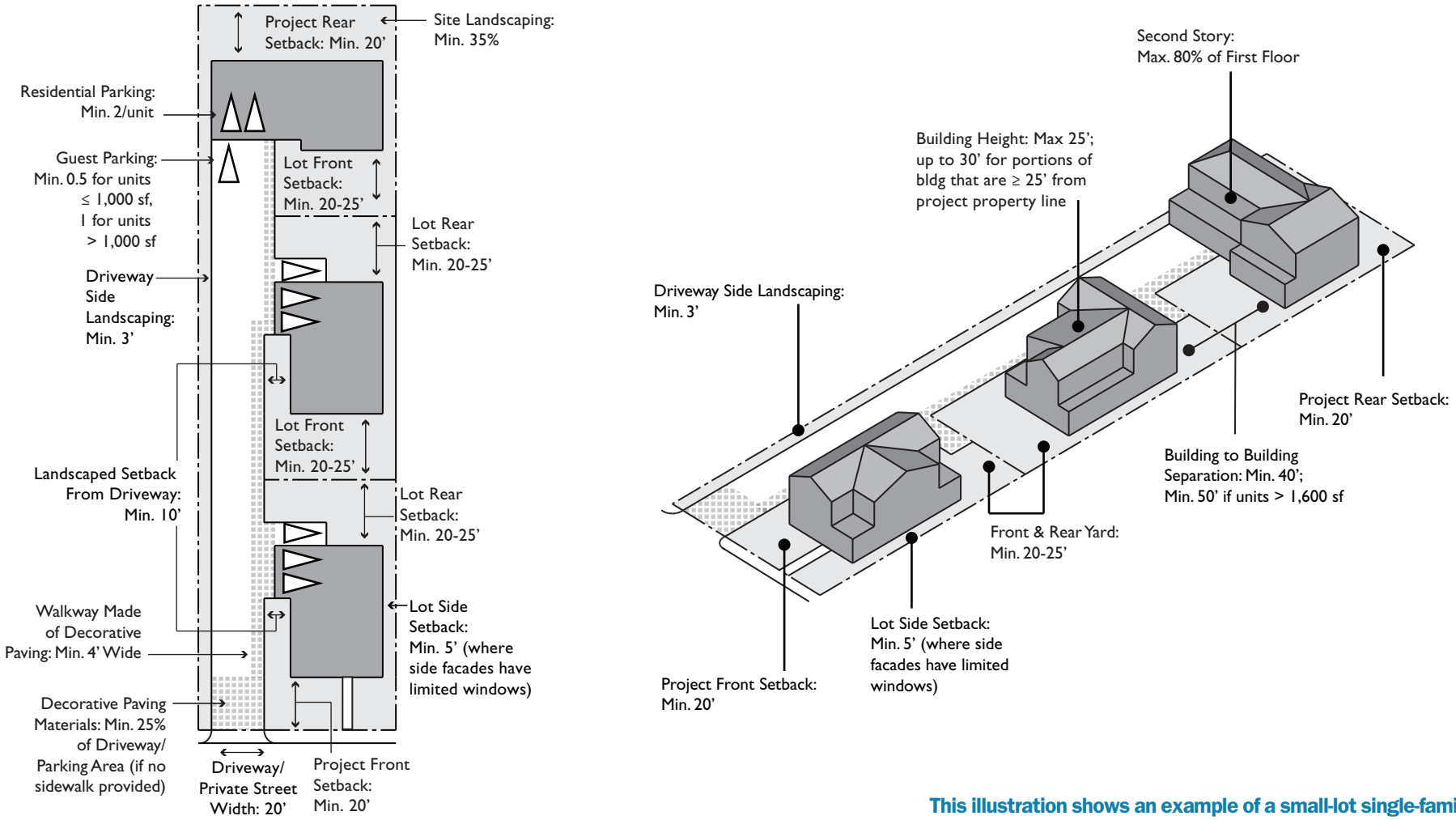
Small-lot single-family homes are detached units that are typically smaller than single-family homes and require a minimum building site of 3,500 to 5,000 square feet per dwelling unit. The purpose of the small-lot single-family home standards is to allow for a variety of housing types in the unincorporated areas of West Alameda County while also achieving neighborhood goals for an attractive street appearance. The standards are also to ensure that basic needs for sunlight, privacy, ventilation, recreation area and parking are provided. These standards apply to small-lot single-family homes, which are appropriate in the R-S, R-S-D35, and R-S-DV Zoning Districts. These districts are located in Cherryland and Hayward Acres.

Figure 2.3-1: Small-Lot Single-Family Homes: Summary of Major Development Standards



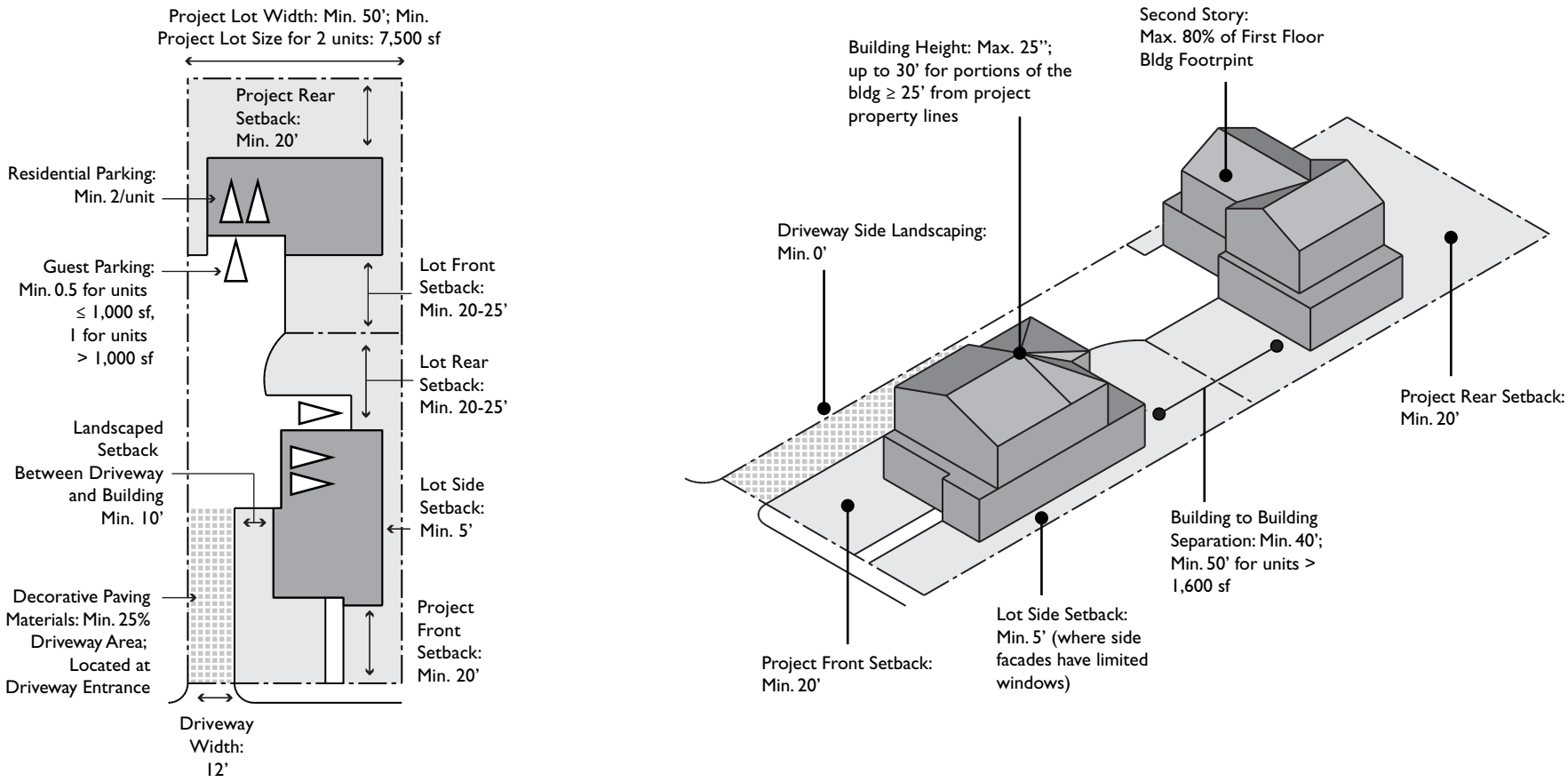
This illustration shows an example of a small-lot single-family project on a typical size site. The major development standards are indicated by text labels. Deep sites may be required to provide a fire turnaround per Fire Department standards.

Figure 2.3-2: Small-Lot Single-Family Homes: Narrow Lot (60' to 75' Wide): Summary of Major Development Standards



This illustration shows an example of a small-lot single-family project on a narrow site. The major development standards are indicated by text labels. Deep sites may be required to provide a fire turnaround per Fire Department standards.

Figure 2.3-3: Small-Lot Single-Family Homes: Narrow Lot (Lots < 60' Wide, Maximum Two Units): Summary of Major Development Standards



This illustration shows an example of a small-lot single-family project on a narrow site. The major development standards are indicated by text labels.

Figure 2.3-4: Small-Lot Single-Family: Height

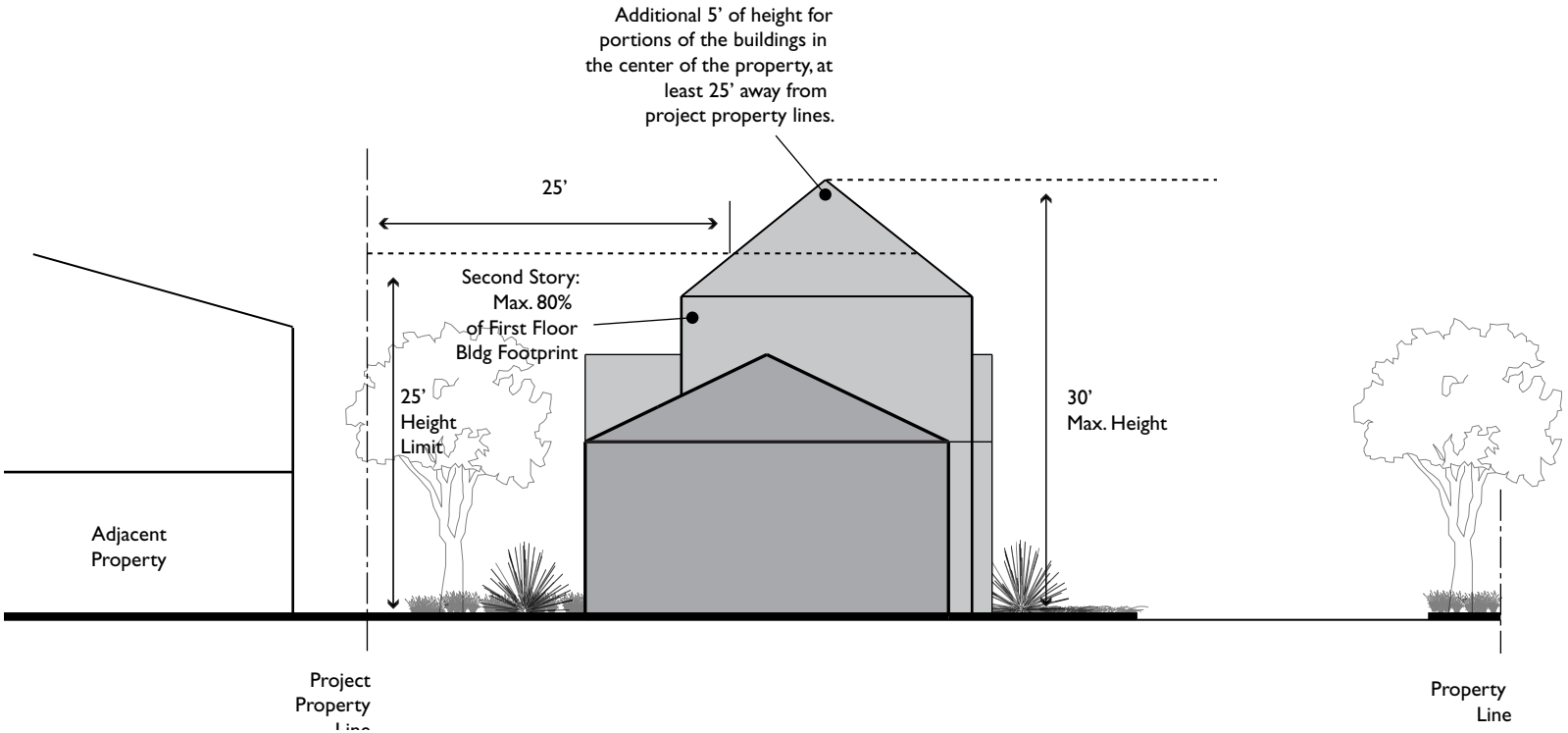


Figure 2.3-5: Small-Lot Single-Family: Front Yard Paving and Gates

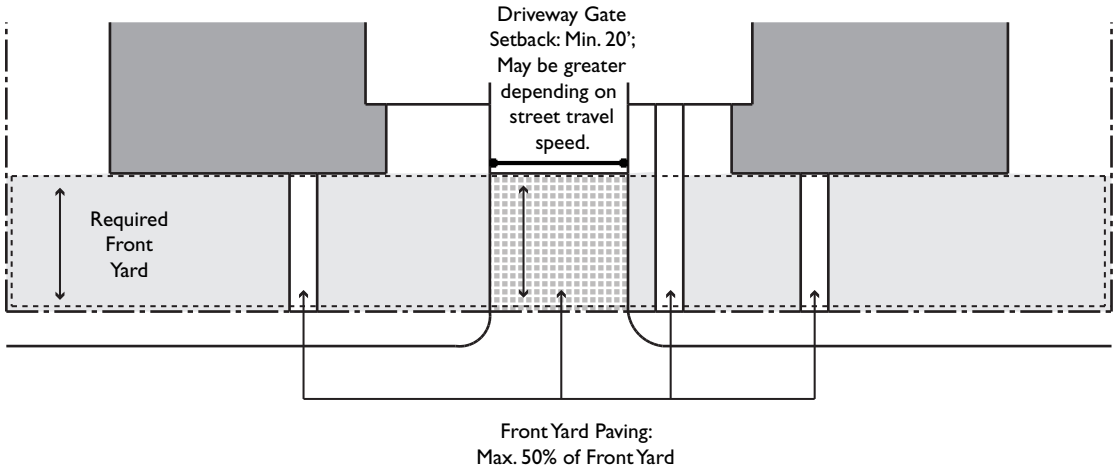


Figure 2.3-6: Small-Lot Single-Family: Front Porch or Covered Recess

Figure 2.3-7: Small-Lot Single-Family: Interior Elevation

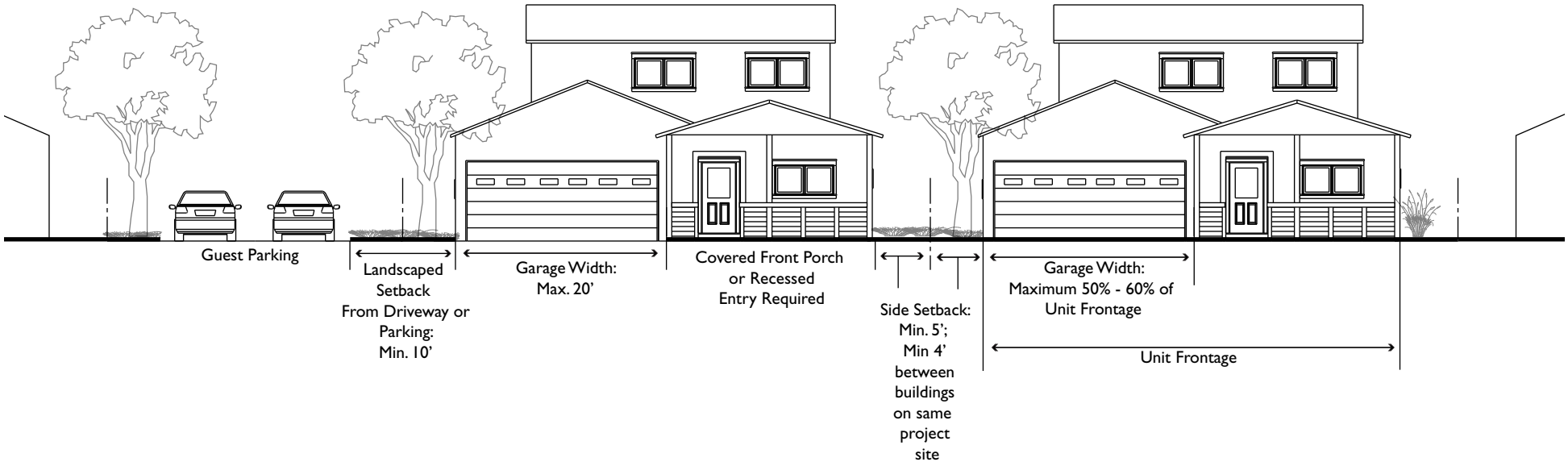
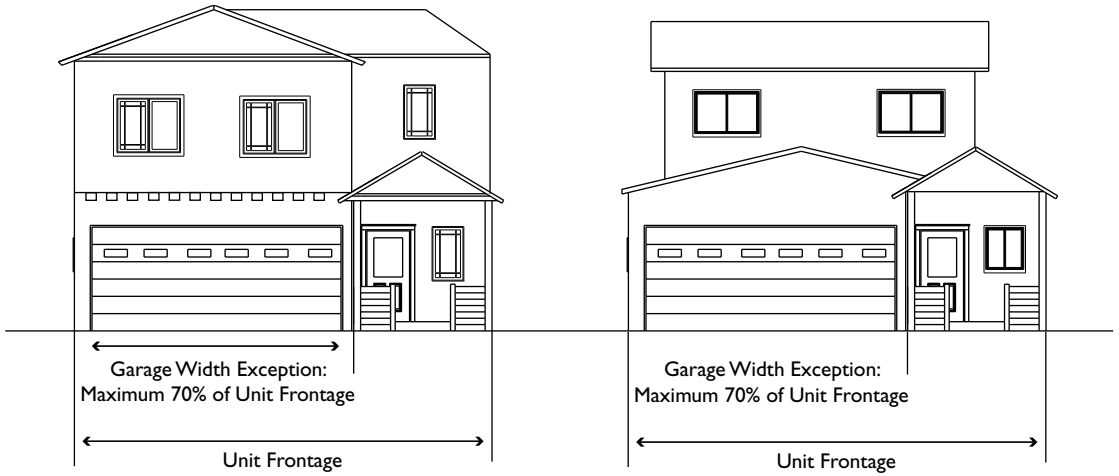
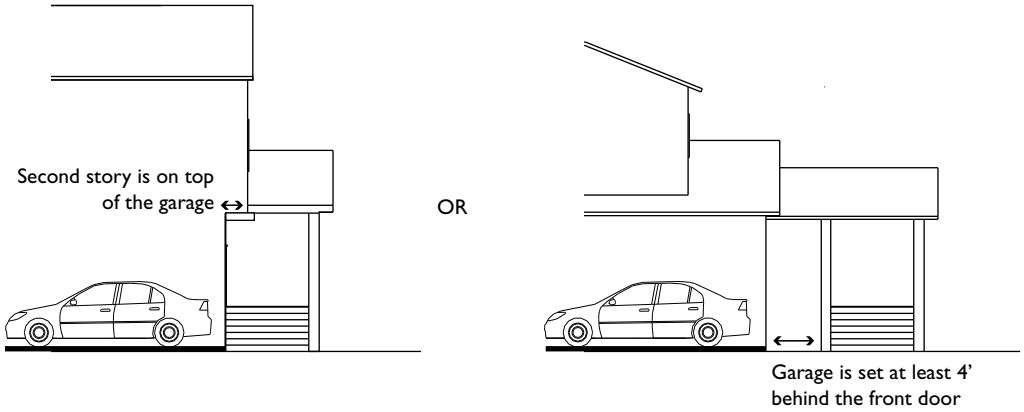


Figure 2.3-8: Small-Lot Single-Family: Garage Exception



Garage Width Exception:
Maximum 70% of Unit Frontage
IF:



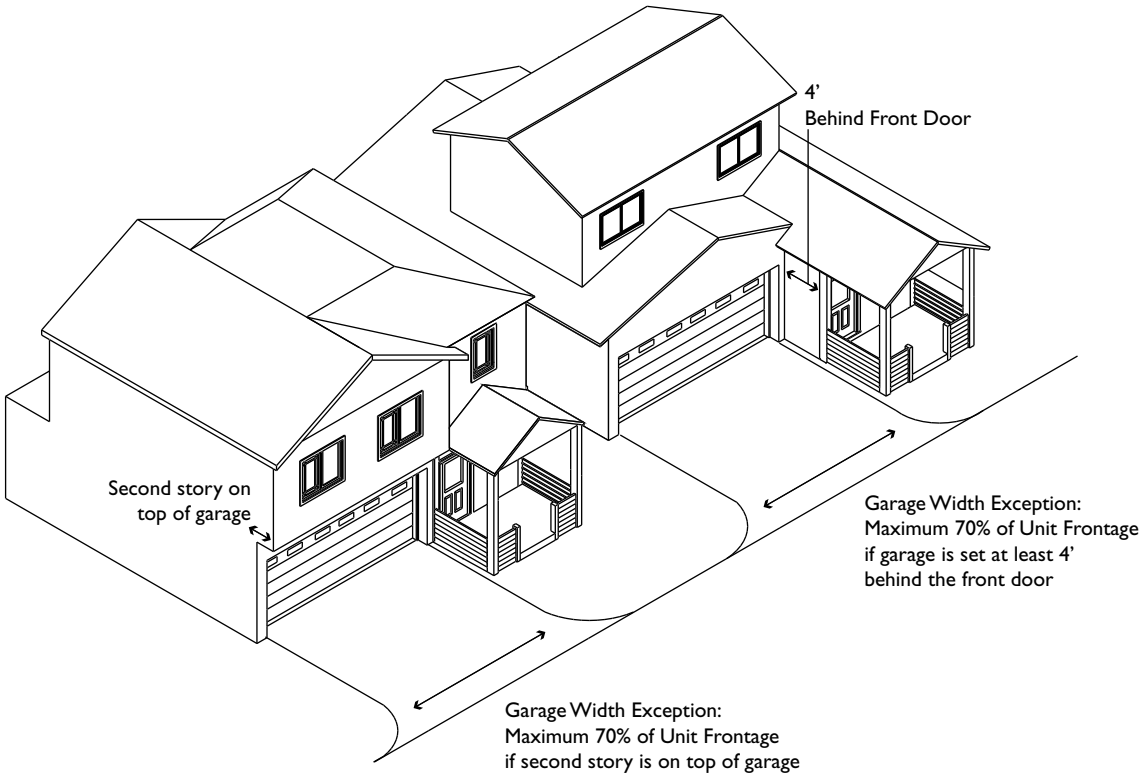

4'
Behind Front Door
Second story on
top of garage
Garage Width Exception:
Maximum 70% of Unit Frontage
if garage is set at least 4'
behind the front door
Garage Width Exception:
Maximum 70% of Unit Frontage
if second story is on top of garage

Figure 2.3-9: Small-Lot Single-Family: Building Separation and Privacy

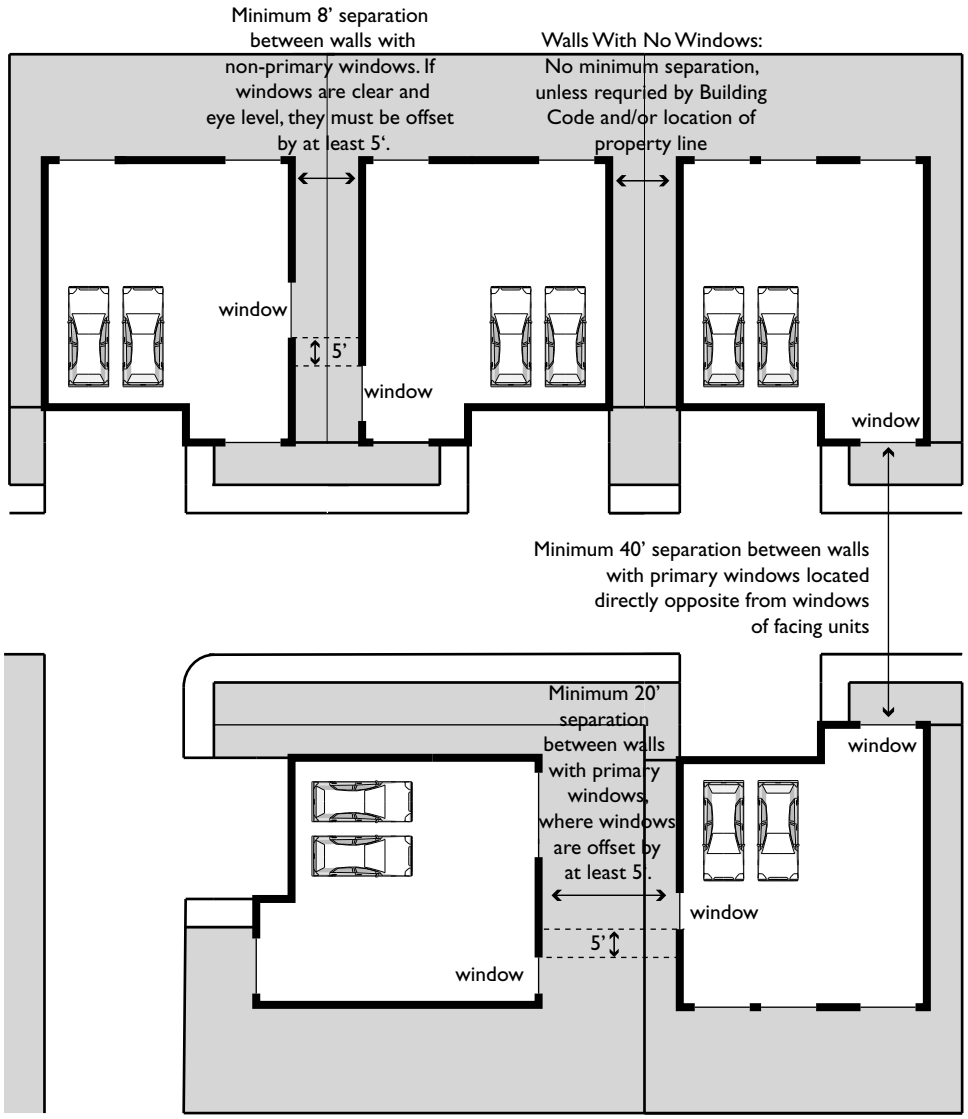


Figure 2.3-10: Small-Lot Single-Family: Side Setbacks

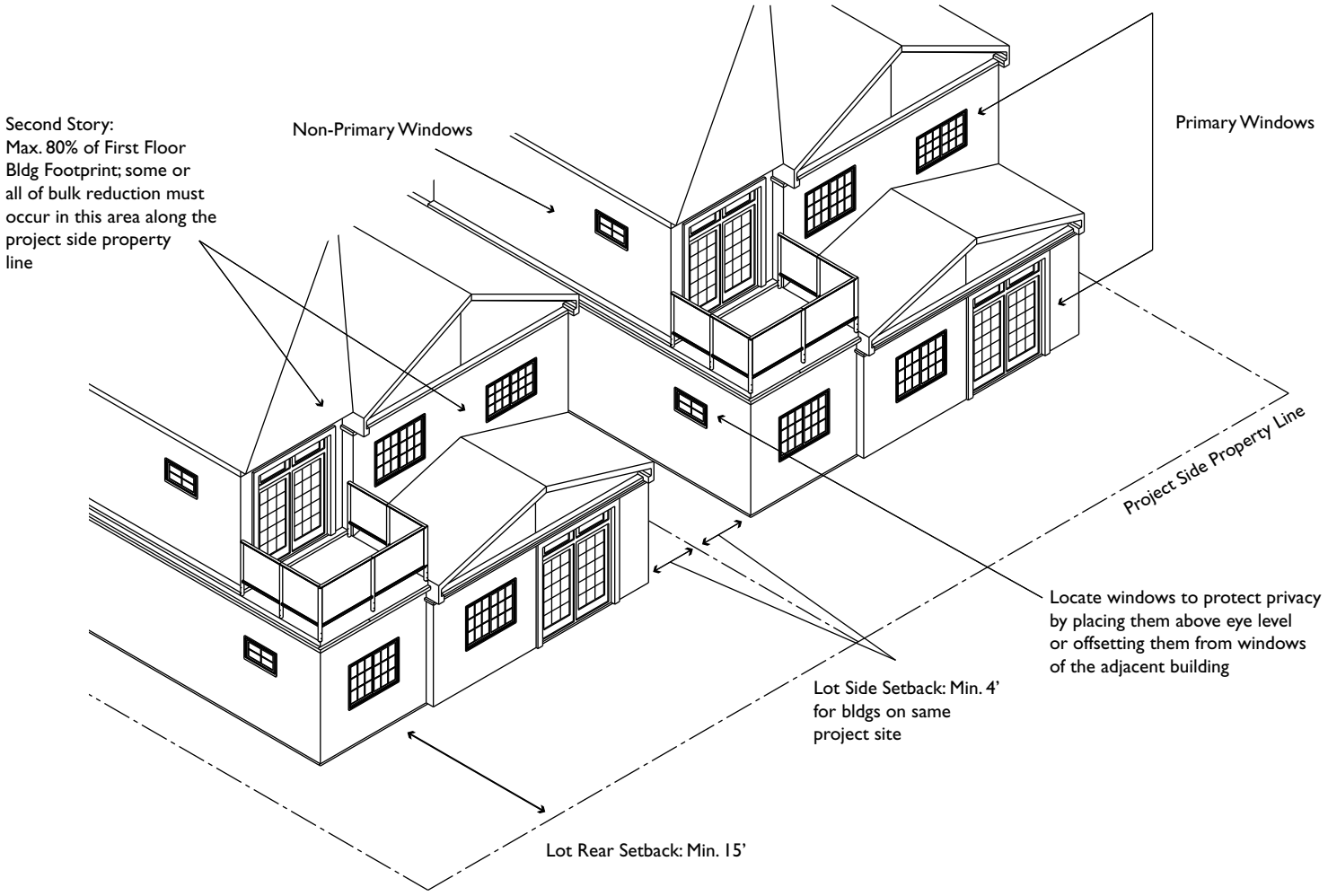


Table 2.3-1: Small-lot Single Family Homes

Standard	*R-S, R-S-D35, R-S-DV(with lot width < 100' and lot area < 20,000 sq ft)*	*Additional Standards*
DEVELOPMENT INTENSITY AND NEIGHBORHOOD COMPATIBILITY		
Minimum Project Site (sq ft)	*5,000*	
Minimum Median Lot Width (ft)		
Project Site	*50*	
Single-Family Home Lot	40	
Single-Family Home Lot Exception	35	Width of 35' may be necessary for small-lot single-family homes with double loaded attached garages in front and to comply with Parking Location and Design requirements. Width may be reduced to 30' if garages are single-car wide, detached and/or accessed from an alley.
Minimum Area per Dwelling Unit (sq ft)		
R-S	*5,000*	If a Project 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.
R-S-D35, R-S-DV	*3,500*	
BUILDING HEIGHT AND FORM		
Maximum Height (ft)	*25*	
Height Exception	30	Additional 5' of height for portions of buildings in the center of the property, at least 25' away from property lines. See Figure 2.3-4.
Maximum Stories	*2*	
Maximum Second Story Floor Area (%) (Percentage of First Story Building Footprint)	80	The second story cannot exceed 80% of the first story building footprint.
BUILDING RELATIONSHIP TO THE STREET		
Minimum Project Front Setback (ft)	*20*	
Maximum Front Yard Paving (%)	*50*	See Figure 2.3-5.
Street Facing Façade Design	Required. Street facing facades must be designed to orient towards the public street. Windows, entry door, and other elements must be incorporated to create an attractive street appearance that is compatible with the surrounding neighborhood.	
Building Entrances on Public Streets	Required. A building located along public streets must have a primary entrance front this street. Exceptions may be made where the public street is an arterial.	

Table 2.3-1: Small-Lot Single-Family Homes		
Standard	***R-S, R-S-D35, R-S-DV(with lot width < 100' and lot area < 20,000 sq ft)***	***Additional Standards***
Covered Front Porch or Covered Recessed Entry	Required	
Minimum Depth (ft)	5	Alternative designs that create a welcoming entry feature facing the street, such as a trellis or landscaped courtyard entry may also be acceptable. See Figure 2.3-6.
Minimum Area of Porch or Recessed Entrance (sq ft)	100	
SETBACKS FOR LIGHT, AIR AND PRIVACY		
Minimum Project Setbacks (ft)		Wnen Project and Lot setbacks overlap, the more restrictive requirement shall apply.
Front (Facing Public Street)	See Building Relationship to the Street.	
Side (From Adjacent Properties)	5	The project side setback shall be a minimum of 15' if the units primary windows face into the project side yard.
Rear (From Adjacent Properites)	***20***	
Minimum Lot Setbacks for Double Loaded Projects(ft)		When Project and Lot setbacks overlap, the more restrictive requirement shall apply.
Front	10	Must be landscaped.
Side	4	Lot side yard setbacks are between buildings on the same project site.
Side Exception	Zero Lot Line	A zero lot line is permitted if the adjacent side yard is double the required amount. A zero lot line is not permitted next to adjacent neighboring property.
Rear	15	When the rear lot setback is adjacent to neighboring properties, some or all of the bulk reduction of the second story (maximum 80% floor area of the first story) must occur in this area.
Minimum Lot Setbacks for Single-Loaded Projects (ft)		When Project and Lot setbacks overlap, the more restrictive requirement shall apply.
Front	20	Must be landscaped.
Side	5	
Rear	20	
Setback From Access Driveway (ft)	***10***	***Must be landscaped.***
Setback From Access Driveway Exception (ft)	7.5	When lot width ≤ 60'; Must be landscaped

Table 2.3-1: Small-Lot Single-Family Homes		
Standard	***R-S, R-S-D35, R-S-DV(with lot width < 100' and lot area < 20,000 sq ft)***	***Additional Standards***
Minimum Building to Building Separation (ft)	8-50	Minimum 8' separation between walls with minor windows. If minor windows are clear and eye level, they must be offset by at least 5'. Minimum 20' separation between walls with primary windows, where windows are offset by at least 5'. Minimum 40' separation between walls with primary windows located directly opposite from windows of facing units. For lots less than 75' wide, the minimum building separation shall be 40 feet for facades with primary windows. The separation shall be increased to at least 50' when units are greater than 1,600 sq ft in size. See Chapter 7 for definitions of primary and non-primary windows.
AUTO CIRCULATION: SITE ACCESS AND DRIVEWAYS		
Minimum Access Driveway/ Private Street Width (ft)	***20***	
Minimum Access Driveway/ Private Street Width Exception	***12***	***Minimum 12' if lots are narrow and driveways serve fewer than 5 units. Fire Department may consider this exception if the rear-most corner of the rear-most building is within 150' of the curb and alternative means and methods are incorporated to meet Fire Code safety objectives.***
Maximum Curb Cuts (number per lot)	1	Exception if lot exceeds 1 acre or 200' in lot frontage or through lot.
Minimum Driveway Gates Setback (ft)	***20***	Gates are strongly discouraged. Gates across driveways shall be set back a minimum of 20' behind the property line, or greater depending on location in State Responsibility Fire Area and street travel speed.
PARKING LOCATION AND DESIGN		
Maximum Garage Width (ft)	20	
Maximum Garage Width (% of unit frontage)		
Public Street Facing Façade (%)	50	
Interior Facing Façade (%)	60	
Garage Width Exception (%) (not on public street)	70	Garage (wall to wall) can occupy up to a maximum of 70% of the unit frontage if garage is set at least 4' behind the front door or second story is on top of the garage. See Figure 2.3-8.
Maximum Garage Driveway Width (ft)	***10-20***	Driveway widths should be no wider than the proposed garage door width.
Unit Parking (space per unit)	***2***	Minimum of one space must be covered. Tandem parking allowed for up to 25% of the units.

Table 2.3-1: Small-Lot Single-Family Homes		
Standard	***R-S, R-S-D35, R-S-DV(with lot width < 100' and lot area < 20,000 sq ft)***	***Additional Standards***
Guest Parking (space per unit)		Space along the public street frontage of a project site can be counted towards guest parking requirements. However, guest spaces may be required to be on the project site if there is existing parking congestion, as defined by the Planning Director, on the street. A parking study may be required to determine existing parking congestion. Driveway aprons may be counted for the required guest parking.
Units ≤ 1,000 sq ft	***0.5***	
Units > 1,000 sq ft	***1***	
FACILITIES FOR PEDESTRIANS, BICYCLES, AND TRANSIT		
Minimum Decorative Driveway Paving (% of Driveway and Parking Area)	10	Locate at driveway entrance and in areas that can be used as open space, such as fire turnarounds.
Minimum Decorative Driveway Paving Exception (%)	25	Required if there is no pedestrian walkway/sidewalk provided along the driveway/private street. A minimum 4' wide walkway consisting of decorative paving should also be provided. Walkway consisting of decorative paving is not required to be provided if there are two units.
Pedestrian Walkway Next to Driveway/Private Street	***Required for 5 units or more***	
Minimum Width of Pedestrian Walkway (ft)	4	
Minimum Width of Landscaped Buffer Between Pedestrian Walkway and Driveway/Private Street (ft)	3	
SITE LANSCAPING		
Minimum Site Landscaping (%)	35	
Minimum Width of Side Landscaping for Driveway/Private Street/Parking Area (ft)	5	Applies between the driveway/private street/parking areas and the side and rear property lines.
Minimum Driveway Side Landscaping Exception (ft)	0-3	3' when lot width < 75' and ≥ 60' 0' when lot width < 60'
USABLE OPEN SPACE		
Minimum Total Usable Open Space (sq ft per unit)	600	Common Usable Open Space is not required for projects with four units or less, provided that each small-lot single-family unit has a minimum of 500 square feet of private open space.
Minimum Common Usable Open Space (sq ft)	1,000; no less than 200 sq ft per unit	Common space buildings or covered structures cannot occupy more than 20% of common open space
Minimum Dimension (ft)	25	
Minimum Private Usable Open Space (sq ft)	500	Private open space must be open air, not fully enclosed with walls. Private open space cannot be covered by a roof by more than 50% of the area; however balconies can have up to 100% ceiling coverage.

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2.4 TOWNHOMES STANDARDS

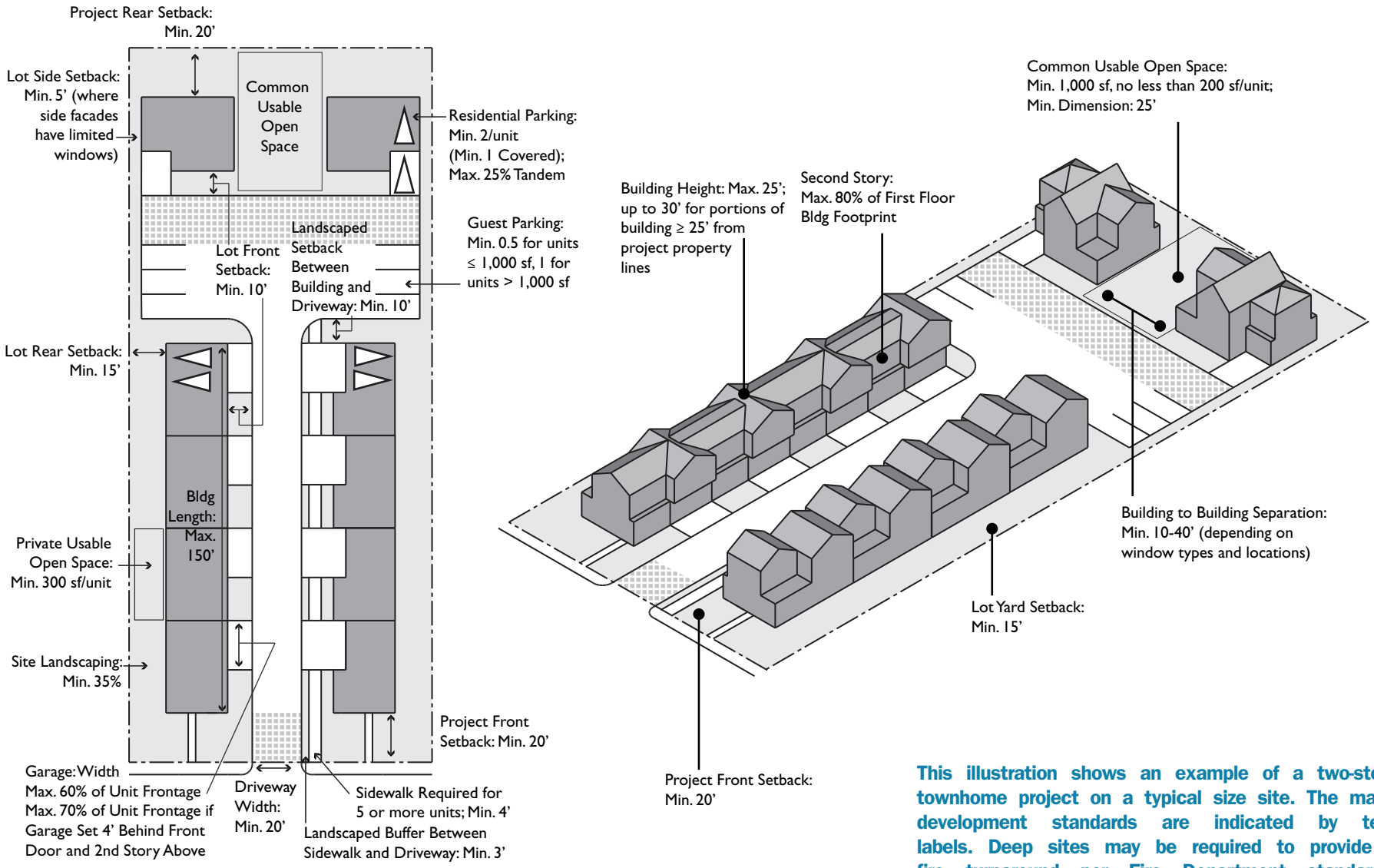
This section presents the development standards for townhomes. Development standards are quantitative requirements and are mandatory. Drawings are shown first to provide a summary of the major development standards in a visual format. Then a table listing all development standards follows. Standards that are in bold italics are existing County Zoning standards.

Townhomes are two or three story attached units, with an individual entry on the ground floor and a private yard area. Attached garages are characteristic of this building type, but parking may also be in the form of detached garages or parking courts. Townhome projects may be structured as fee-simple lots or as a condominium subdivision; they may also be rental units. Two-story townhomes require a minimum building site of 2,500 to 3,500 square feet per dwelling unit while three-story townhomes require a minimum 2,000 to 2,500 square feet per dwelling unit. Three-story townhomes are appropriate on larger project sites (sites that are 20,000 square feet or more and with a minimum width of 100 feet) so the extra height can be away from property lines.

The purpose of the townhome standards is to allow for a variety of housing types in the unincorporated areas of Alameda County while also achieving neighborhood goals for an attractive street appearance. The standards are also to ensure that basic needs for sunlight, privacy, ventilation, recreation area and parking are provided.

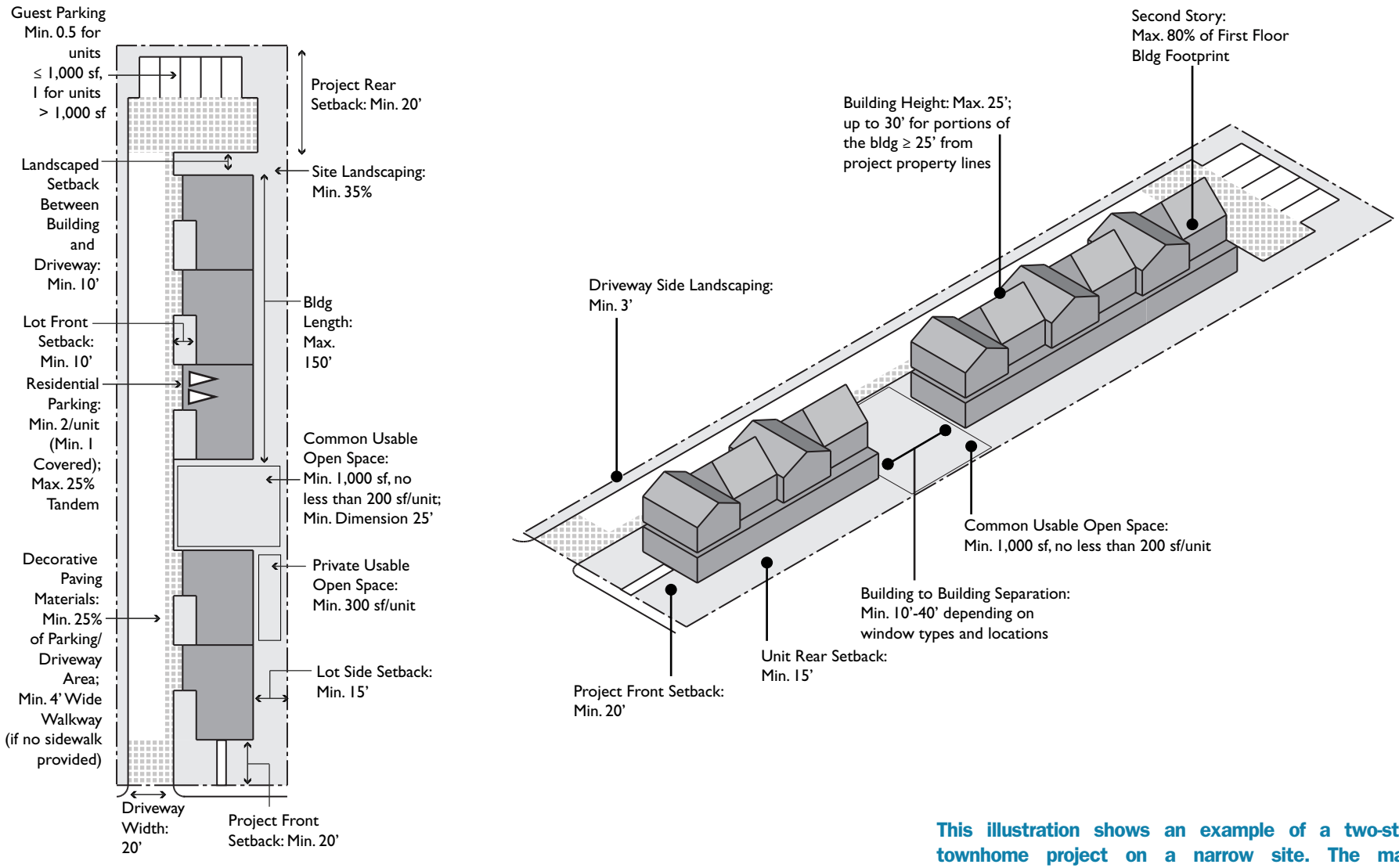
These standards apply to townhomes, which are appropriate in the R-S-D35, R-S-D25, R-2, R-S-D3, R-S-D20, R-S-DV, and R-3 Zoning Districts. These districts are predominantly located in Cherryland, Ashland and Hayward Acres.

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



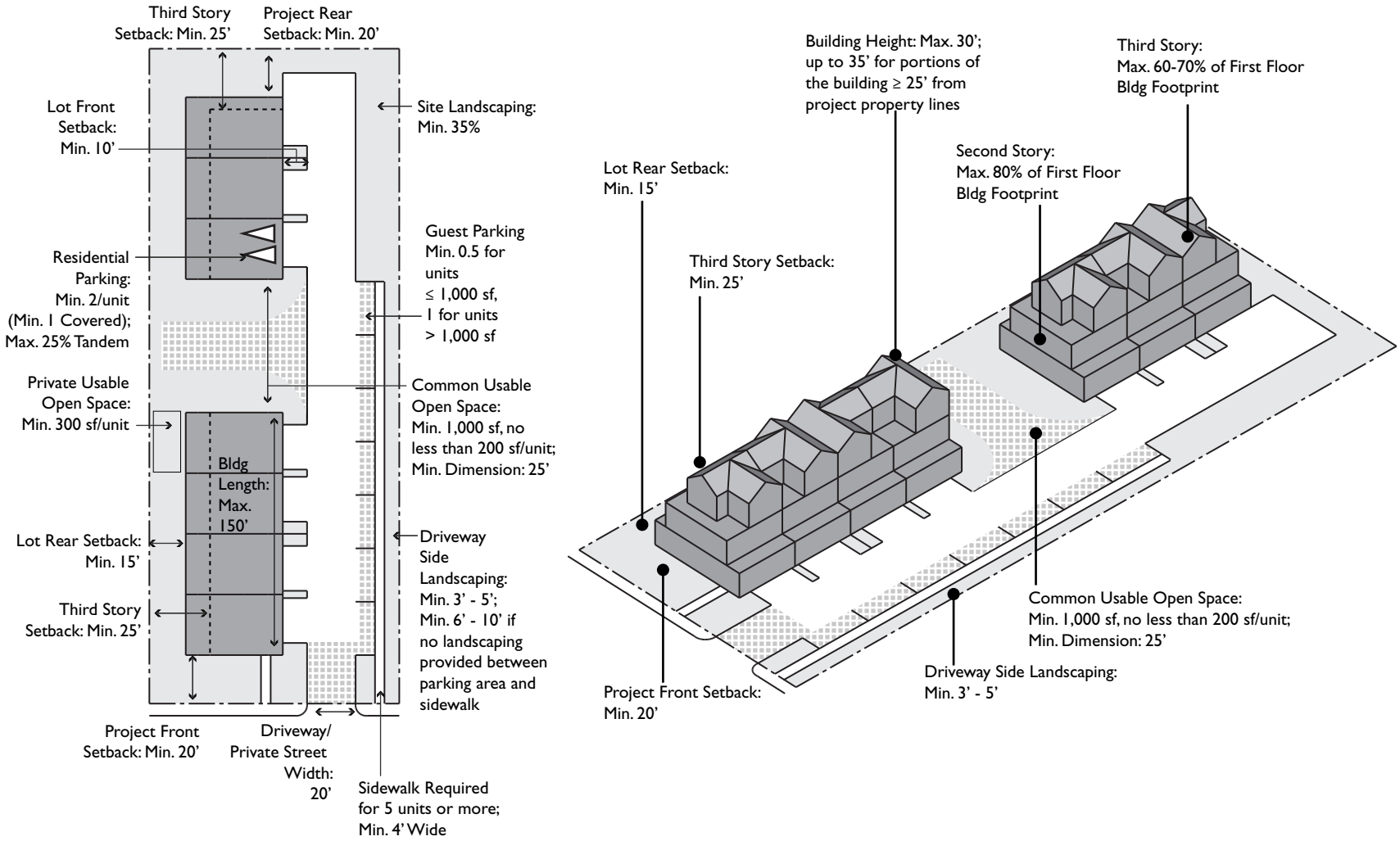
This illustration shows an example of a two-story townhome project on a typical size site. The major development standards are indicated by text labels. Deep sites may be required to provide a fire turnaround per Fire Department standards.

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



This illustration shows an example of a two-story townhome project on a narrow site. The major development standards are indicated by text labels.

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



This illustration shows an example of a three-story townhome project on a typical size site. The major development standards are indicated by text labels. Deep sites may be required to provide a fire turnaround per Fire Department standards.

Figure 2.4-4: Townhomes: Height

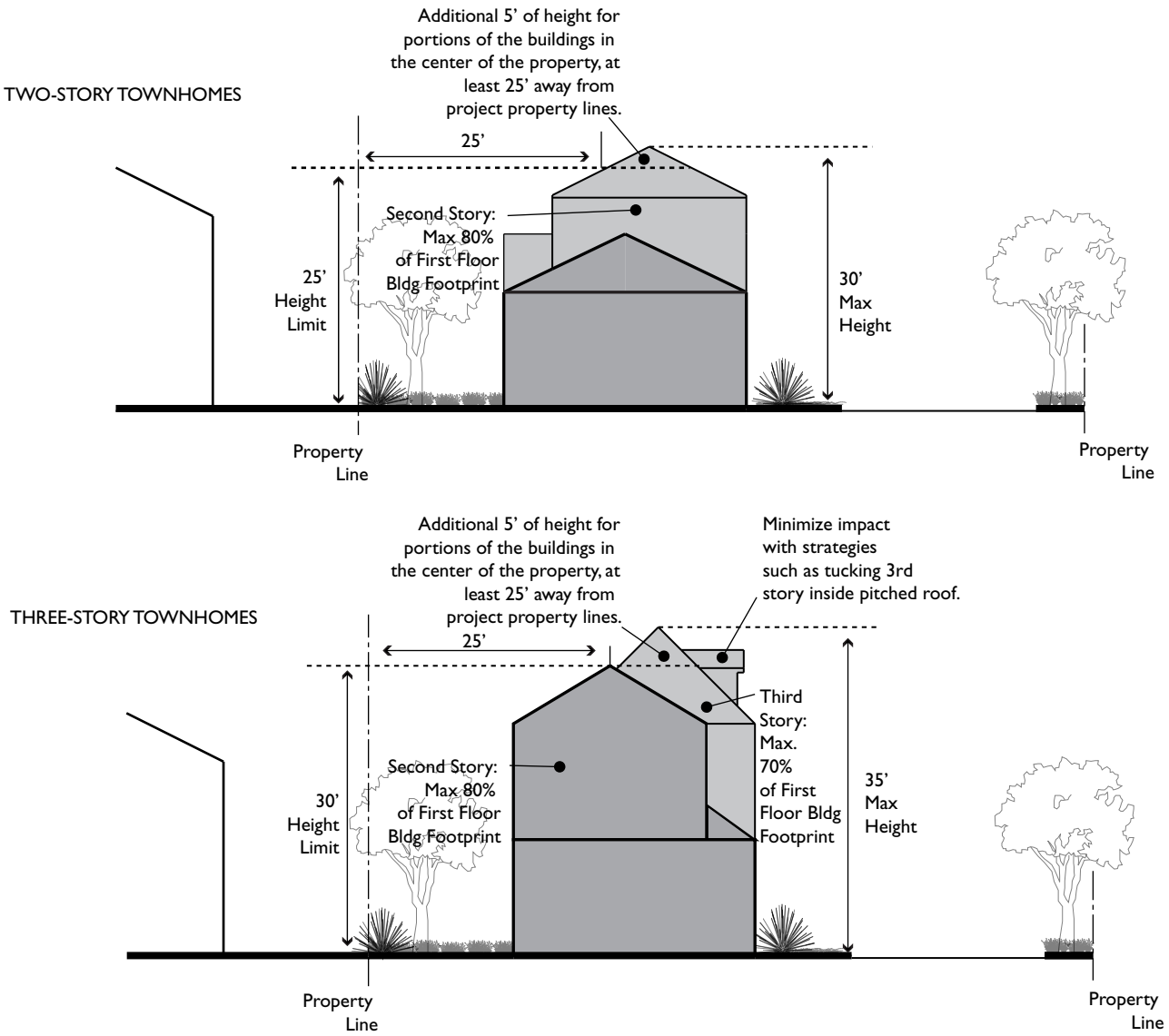


Figure 2.4-5: Townhomes: Garage Width

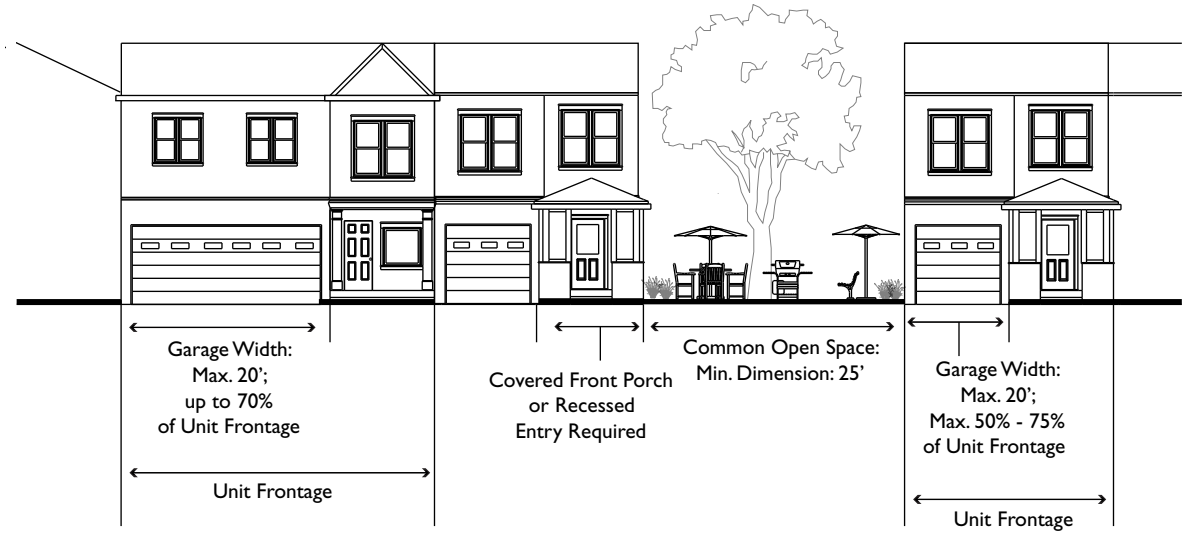


Figure 2.4-6: Townhomes: Garage Width Exception

Garage Width Exception:

Two-Story Townhomes:
Maximum 70% of Unit Frontage

IF:

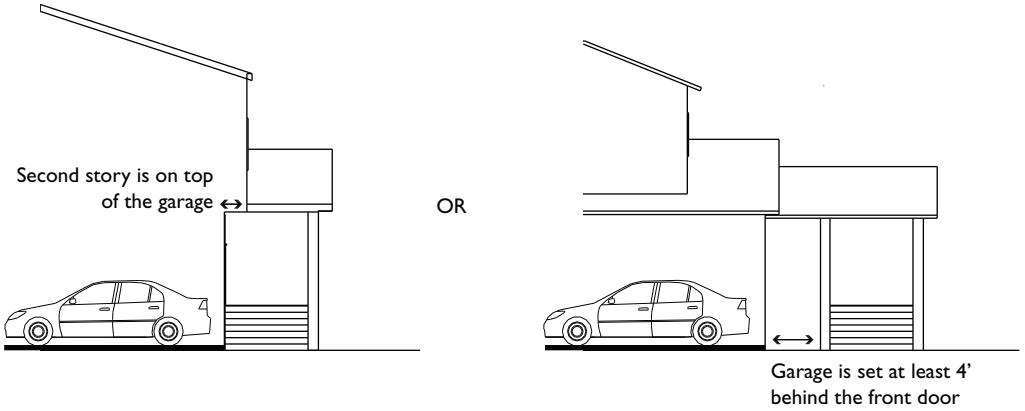


Figure 2.4-7: Townhome: Garage Width Exception for Three Stories

Figure 2.4-8: Townhome: Garage Width Exception for Three Stories

Garage Width Exception:

Three-Story Townhomes:
Maximum 80% of Unit Frontage

IF:

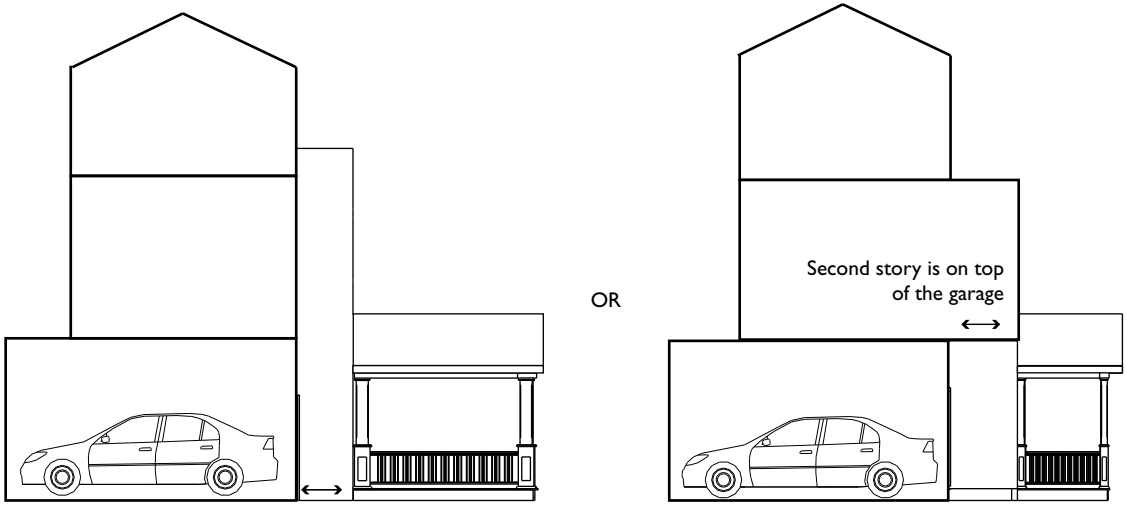


Figure 2.4-9: Townhomes: Side Yards

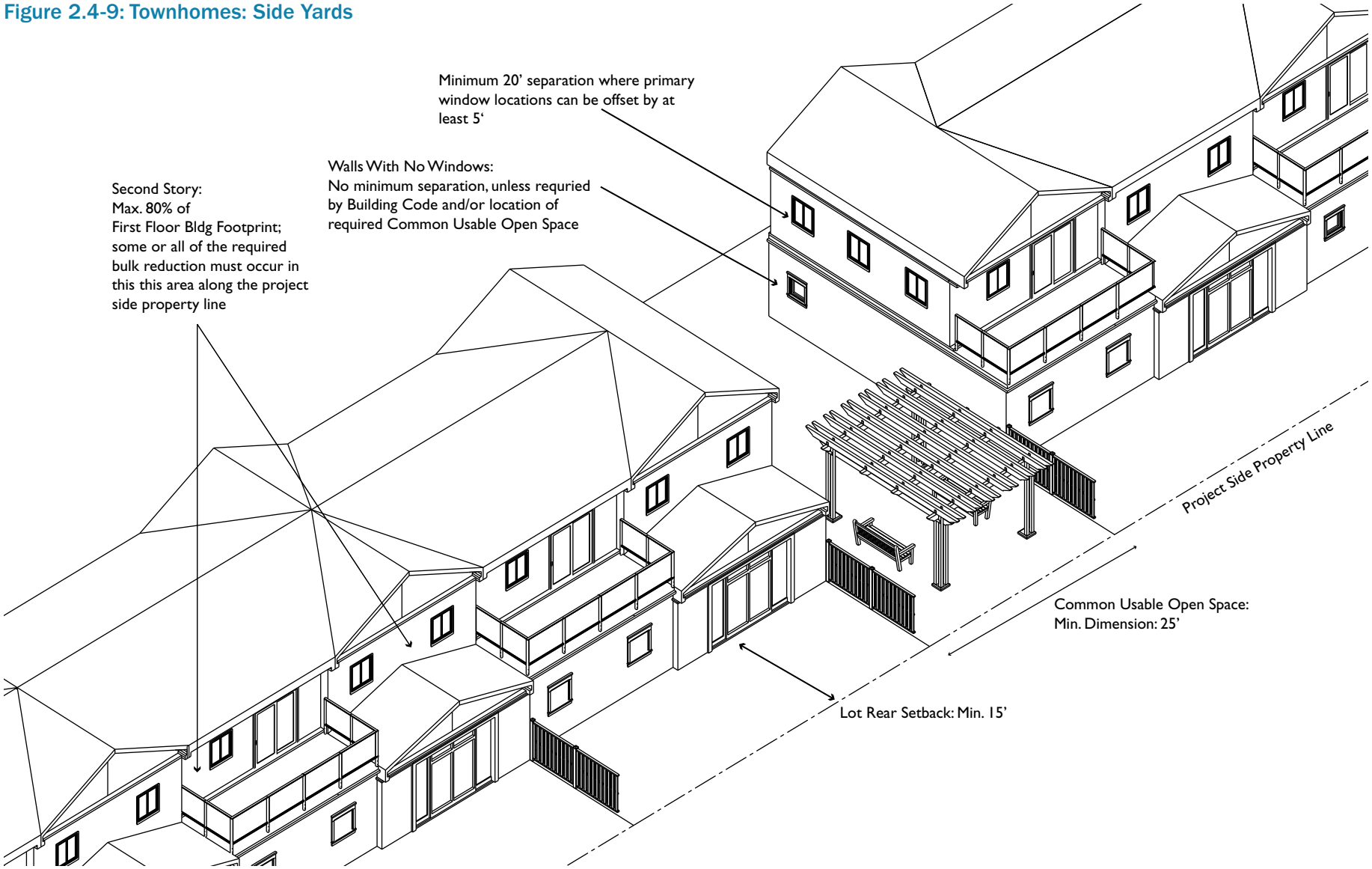


Figure 2.4-10: Townhomes: Open Space

Private Usable Open Space:
Min. 100 sf/unit

Balcony Dimension: Min. 7'

Ground Floor Dimension: Min. 10'

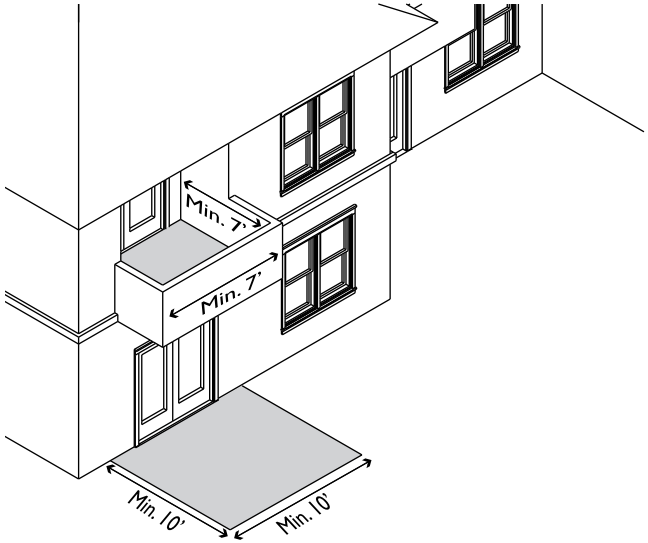


Figure 2.4-11: Townhomes: Front Yard Paving and Gates

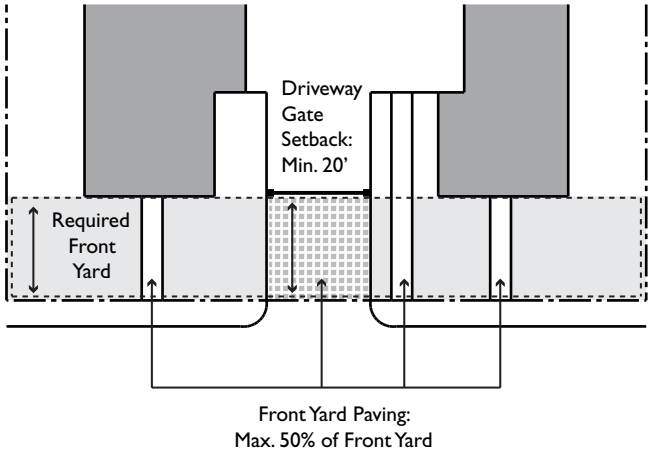


Figure 2.4-12: Townhomes: Front Porch or Covered Recess

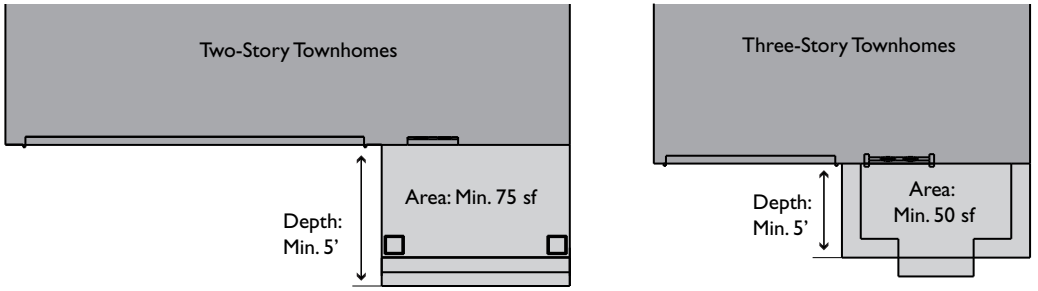


Table 2.4-1: Townhome Standards

Standard	R-S-D35, R-S-DV,R-S-D25, R-2, R-S-D20, R-3, R-S-D3	Additional Standards
DEVELOPMENT INTENSITY AND NEIGHBORHOOD COMPABILITY		
Minimum Building Site (sq ft)	***5,000***	
Minimum Median Lot Width (ft)		
Project Site (ft)	65-75	65' for two-story townhomes 75' for three-story townhomes
Townhome Lot (ft)	25	30-40' may be necessary for two-story townhomes with double loaded attached garages in front and to comply with Parking Location and Design requirements. Width may be reduced to 20' if garages are single-car wide, detached and/or accessed from an alley.
Minimum Area per Dwelling Unit (sq ft)		
R-S-D35, R-S-DV (with lot width < 100' and lot area < 20,000 sq ft)	***3,500***	Appropriate for two-story townhomes
R-S-D3	***3,000 -2,000***	Appropriate for two-story townhomes. Appropriate for three-story townhomes at minimum 2,000 sq ft. Density is as specified in the zoning amendment creating the district.
R-S-D25, R-2	***2,500***	Appropriate for two-story or three-story townhomes
R-S-D20, R-3, R-S-DV (with lot width ≥ 100' and lot area ≥ 20,000 sq ft)	***2,000***	Appropriate for three-story townhomes
BUILDING HEIGHT AND FORM		
Maximum Height (ft)	***25'*** for two-story townhomes 30' for three-story townhomes	
Height Exception (ft)	30' for two-story townhomes 35' for three-story townhomes	Additional 5' of height for portions of buildings in the center of the property, at least 25' away from property lines. See Figure 2.4-4.
Maximum Stories	***2***-3	
Maximum Second Story Floor Area (%) (Percentage of First Story Building Footprint)	80	The second story cannot exceed 80% of the first story building footprint.
Maximum Third Story Floor Area (%) (Percentage of First Story Building Footprint)	70	The third story cannot exceed 70% of the first story building footprint.

Table 2.4-1: Townhome Standards		
Standard	***R-S-D35, R-S-DV,R-S-D25, R-2, R-S-D20, R-3, R-S-D3***	***Additional Standards***
Maximum Building Length (ft)	150	Exceptions may be allowed if buildings are designed with many different setbacks (instead of a long flat wall), changes in roof form or height, and major recesses (notches) along the length of the building, which successfully break up the massing of the building.
BUILDING RELATIONSHIP TO THE STREET		
Minimum Project Front Setback (ft)	***20***	
Maximum Front Yard Paving (%)	***50***	
Street Facing Façade Design	Required. Street facing facades must be designed to orient towards the public street. Windows, entry door, and other elements must be incorporated to create an attractive street appearance that is compatible with the surrounding neighborhood.	
Building Entrances	Required. A building located along public streets must have a primary entrance front this street. Exceptions may be made where the public street is an arterial.	
Covered Front Porch or Covered Recessed Entry	Required	
Minimum Depth (ft)	5	Alternative designs that create a welcoming entry feature facing the street, such as a trellis or landscaped courtyard entry may also be acceptable. See Figure 2.4-12.
Minimum Area of Porch or Recessed Area (sq ft)	75 for two-story townhomes 50 for three-story townhomes	
SETBACKS FOR LIGHT, AIR, AND PRIVACY		
Minimum Project Setbacks (ft)		When Project and Lot setbacks overlap, the more restrictive requirement shall apply.
Front (Facing Public Street)	See Building Relationship to the Street.	
Side (From Adjacent Properties)	5	The project side setback shall be a minimum of 15’ of the units primary windows face into the project side yard.
Rear (From Adjacent Properties)	***20***	
Minimum Lot Setbacks for Double-Loaded Projects (ft)		When Project and Lot setbacks overlap, the more restrictive requirement shall apply.
Front	10	
Side	5	
Rear	15	When the lot rear setback is adjacent to neighboring properties, some or all of the required bulk reduction of the second and third floors must occur in this area.

Table 2.4-1: Townhome Standards		
Standard	***R-S-D35, R-S-DV,R-S-D25, R-2, R-S-D20, R-3, R-S-D3***	***Additional Standards***
Minimum Lot Setbacks for Single-Loaded Projects (ft)		When Project and Lot setbacks overlap, the more restrictive shall apply.
Front	10	Must be landscaped.
Front Exception	7.5	Lot width < 70' and ≥ 65'
Side	***5***	
Rear	15	When the lot rear setback is adjacent to neighboring properties, some or all of the required bulk reduction of the second and third floors must occur in this side yard area. See Figure 2.4-9.
Setback From Access Driveway (ft)	10	Must be landscaped.
Setback From Access Driveway Exception (ft)	7.5	Lot width < 70' and ≥ 65'; Must be landscaped
Building to Building Separation (ft)	10-40	Minimum 10' separation between walls with minor windows. If minor windows are clear and eye level, they must be offset by at least 5'. Minimum 20' separation between walls with primary windows, where windows are offset by at least 5'. Minimum 40' separation between walls with primary windows located directly opposite from windows of facing units. See Chapter 7 for definitions of primary and non-primary windows.
AUTO CIRCULATION: SITE ACCESS AND DRIVEWAYS		
Minimum Access Driveway/Private Street Width (ft)	***20***	
Minimum Access Driveway/Private Street Width Exception	***12***	***Minimum 12' if lots are narrow and driveways serve fewer than 5 units. Fire Department may consider this exception if the rear-most corner of the rear-most building is within 150' of the curb and alternative means and methods are incorporated to meet Fire Code safety objectives.***
Maximum Curb Cuts (number per lot)	1	Exception if lot exceeds 1 acre or 200' in lot frontage or through lot
Minimum Driveway Gates Setback (ft)	***20***	Gates are strongly discouraged. Gates across driveways shall be set back a minimum of 20' behind the property line, or greater depending on location in State Responsibility Fire Area and street travel speed.

Table 2.4-1: Townhome Standards		
Standard	***R-S-D35, R-S-DV,R-S-D25, R-2, R-S-D20, R-3, R-S-D3***	***Additional Standards***
PARKING LOCATION AND DESIGN		
Maximum Garage Width (ft)	20	
Maximum Garage Width (% of unit frontage)		See Figure 2.4-5.
Public Street Facing Façade (%)	50	
Interior Facing Façade (%)	60% for two-story townhomes 75% for three-story townhomes	
Garage Width Exception (%) (Not on Public Street)	70% for two-story townhomes 80% for three-story townhomes	Garage (wall to wall) width exceptions may be allowed if garage is set at least 4' behind the front door or second story is on top of the garage. See Figure 2.4-6 and 2.4-7.
Maximum Driveway Apron Width (ft)	***10-20***	Driveway widths should be no wider than the proposed garage door width.
Unit Parking (space per unit)	***2***	Minimum of one space must be covered. Tandem parking allowed for up to 25% of the units.
Guest Parking (space per unit)		Space along the public street frontage of a project site can be counted towards guest parking requirements. However, guest spaces may be required to be on the project site if there is existing parking congestion, as defined by the Planning Director, on the street. A parking study may be required to determine existing parking congestion. Driveway aprons may be counted for the required guest parking.
Units ≤ 1,000 sq ft	***0.5***	
Units > 1,000 sq ft	***1***	
FACILITIES FOR PEDESTRIANS, BICYCLES, AND TRANSIT		
Minimum Decorative Driveway Paving (% of Driveway and Parking Area)	10	Locate at driveway entrance, and in areas that can be used as open space, such as fire turnarounds.
Minimum Decorative Driveway Paving Exception (% of Driveway and Parking Area)	25	Required if there is no pedestrian walkway/sidewalk provided along the driveway/private street. A minimum 4' wide walkway consisting of decorative paving should also be provided.
Pedestrian Walkway Next to Driveway/Private Street	***Required for 5 units or more***	
Minimum Width of Pedestrian Walkway (ft)	4	
Minimum Width of Landscaped Buffer Between Pedestrian Walkway and Driveway/Private Street (ft)	3	
SITE LANDSCAPING		
Minimum Site Landscaping (%)	35	
Minimum Width of Landscaping for Driveway/Private Street/Parking Area (ft)	5	Applies between the driveway/private street/parking areas and the side and rear property lines.

Table 2.4-1: Townhome Standards		
Standard	***R-S-D35, R-S-DV,R-S-D25, R-2, R-S-D20, R-3, R-S-D3***	***Additional Standards***
Minimum Width of Driveway Side Landscaping Exception (ft)	3	When Lot width < 75’
USABLE OPEN SPACE		
Minimum Total Usable Open Space (sq ft per unit)	600	Common Usable Open Space is not required for projects with four units or less provided that each small-lot single family unit has a minimum of 300 square feet of private open space.
Minimum Common Usable Open Space (sq ft)	1000, no less than 200 sq ft per unit	Common open space buildings or covered structures cannot occupy more than 20% of common open space.
Minimum Dimension (ft)	25	
Minimum Private Usable Open Space (sq ft)	300	Private open space must be open air, not fully enclosed with walls. Private open space cannot be covered by a roof by more than 50% of the area; however balconies can have up to 100% ceiling coverage.
Minimum Ground Floor Dimension (ft)	10	
Minimum Balcony Dimension (ft)	7	

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2.5 MULTI-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

This section presents the development standards for multi-family residential projects, including both apartments and condominiums. Drawings are shown first to provide a summary of the major development standards in a visual format. Then a table listing all development standards follows. Development standards are quantitative requirements and are mandatory. Standards that are in bold italics are existing County Zoning standards.

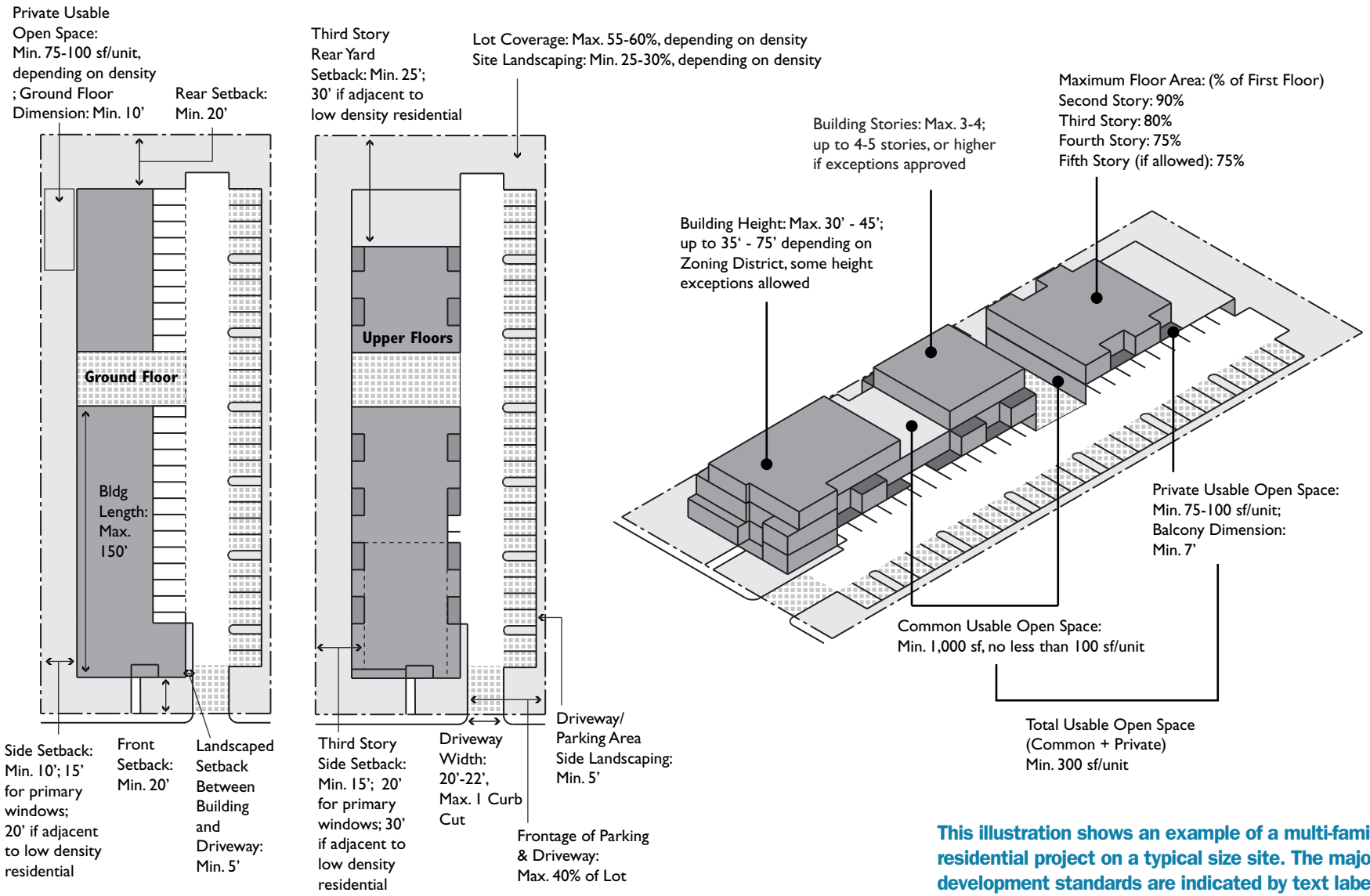
Multi-family residential development is a multi-story building which has a shared entry lobby, and common access areas such as hallways or stairways that lead to individual units. Parking is often shared, whether in a garage or parking court. Medium density multi-family residential development requires a minimum of 1,500 to 2,500 square feet per dwelling unit High density multi-family residential development requires a minimum of 1,250 to 1,000 square feet per dwelling unit. Densities may be higher in some areas of the Castro Valley Central Business District and the Ashland Cherryland Business District if certain standards are met.

The purpose of the multi-family residential standards is to allow for a variety of housing types in the unincorporated areas of Alameda County that serve all types of households, while also achieving neighborhood goals for an attractive street appearance, and minimizing impacts on neighboring properties. The standards are also to ensure a quality living environment that will be desirable and hold its value over time. When apartment and condominium projects are well designed, they can provide good quality housing and be a great contributor to neighborhoods.

Medium density multi-family residential development is appropriate in the R-S-D20, R-3, R-S-DV, R-S-D15, and R-S-D3 zones, which are located in parts of Ashland and Castro Valley, and for larger projects sites in Hayward Acres and south Cherryland. Medium density multi-family residential is appropriate in Subareas 4, 5, 6, 7 and 11 in the Castro Valley Central Business District Specific Plan area, with some limitations. (See Table 2.1-1) It is also appropriate in the Residential Commercial (R/C) designation in the Ashland Cherryland Specific Plan area, along Lewelling Boulevard.

High density multi-family residential development is appropriate in the R-4 zone, a limited zoning designation in Ashland and Cherryland. It is also appropriate in Subareas 8 and 9 in the Castro Valley Central Business District Specific Plan Area, with some limitations. (See Table 2.1-1)

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



This illustration shows an example of a multi-family residential project on a typical size site. The major development standards are indicated by text labels. Deep sites may be requried to provide a fire turnaround per Fire Department standards.

Figure 2.5-2: Multi-Family Residential Project

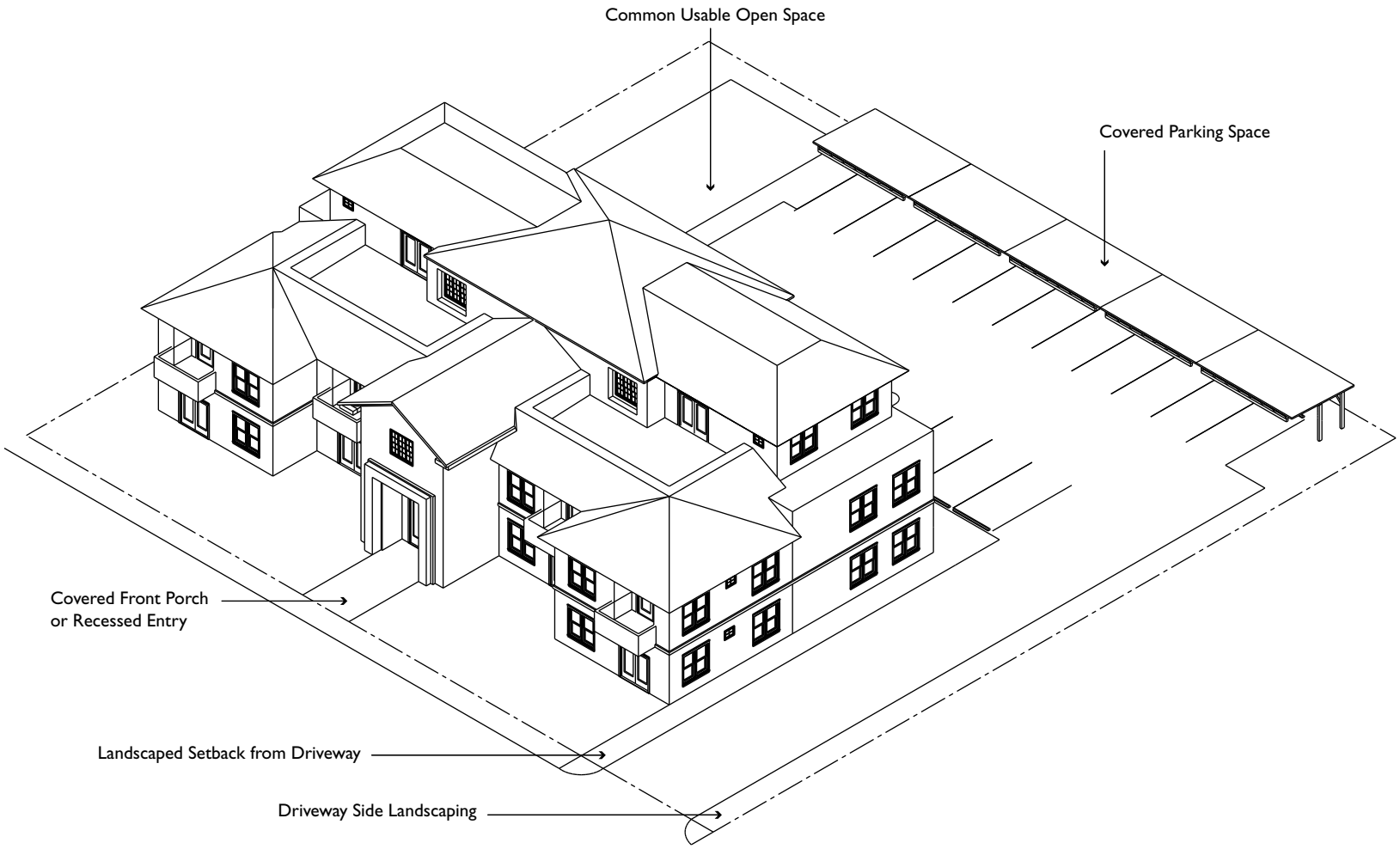


Figure 2.5-3: Multi-Family Residential: Elevation

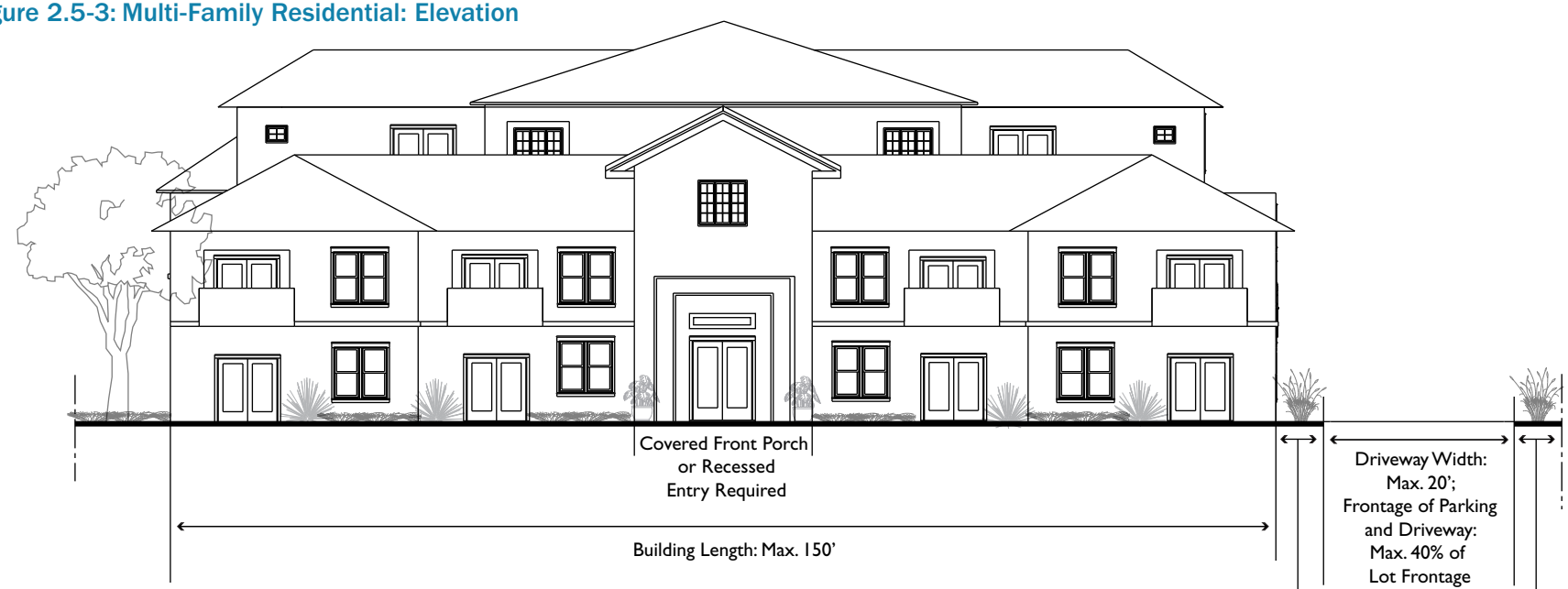


Figure 2.5-4: Multi-Family Residential: Front Porch or Covered Recess - Plan View

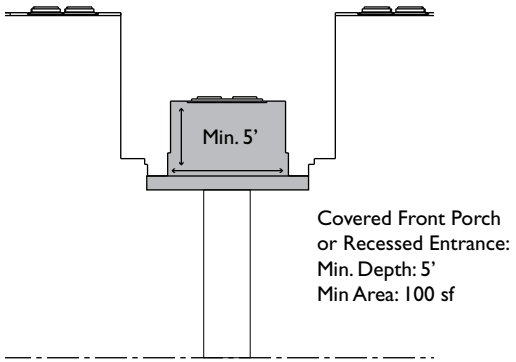


Figure 2.5-5: Multi-Family Residential: Front Yard Paving

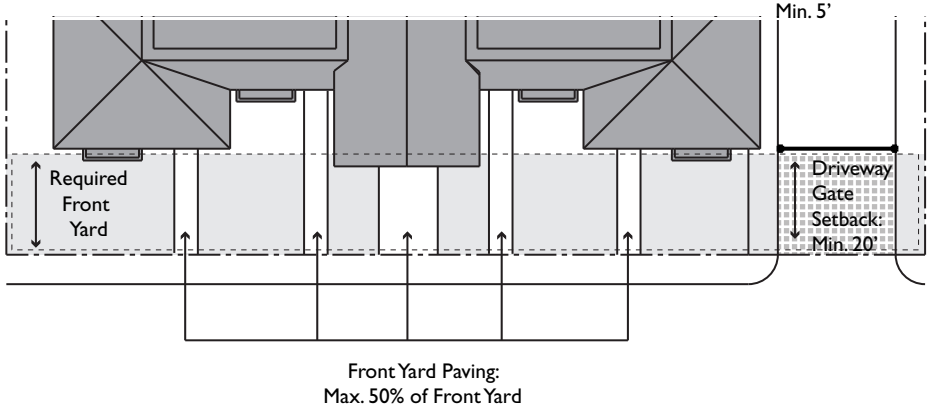


Figure 2.5-6: Multi-Family Residential: Side and Rear Setbacks

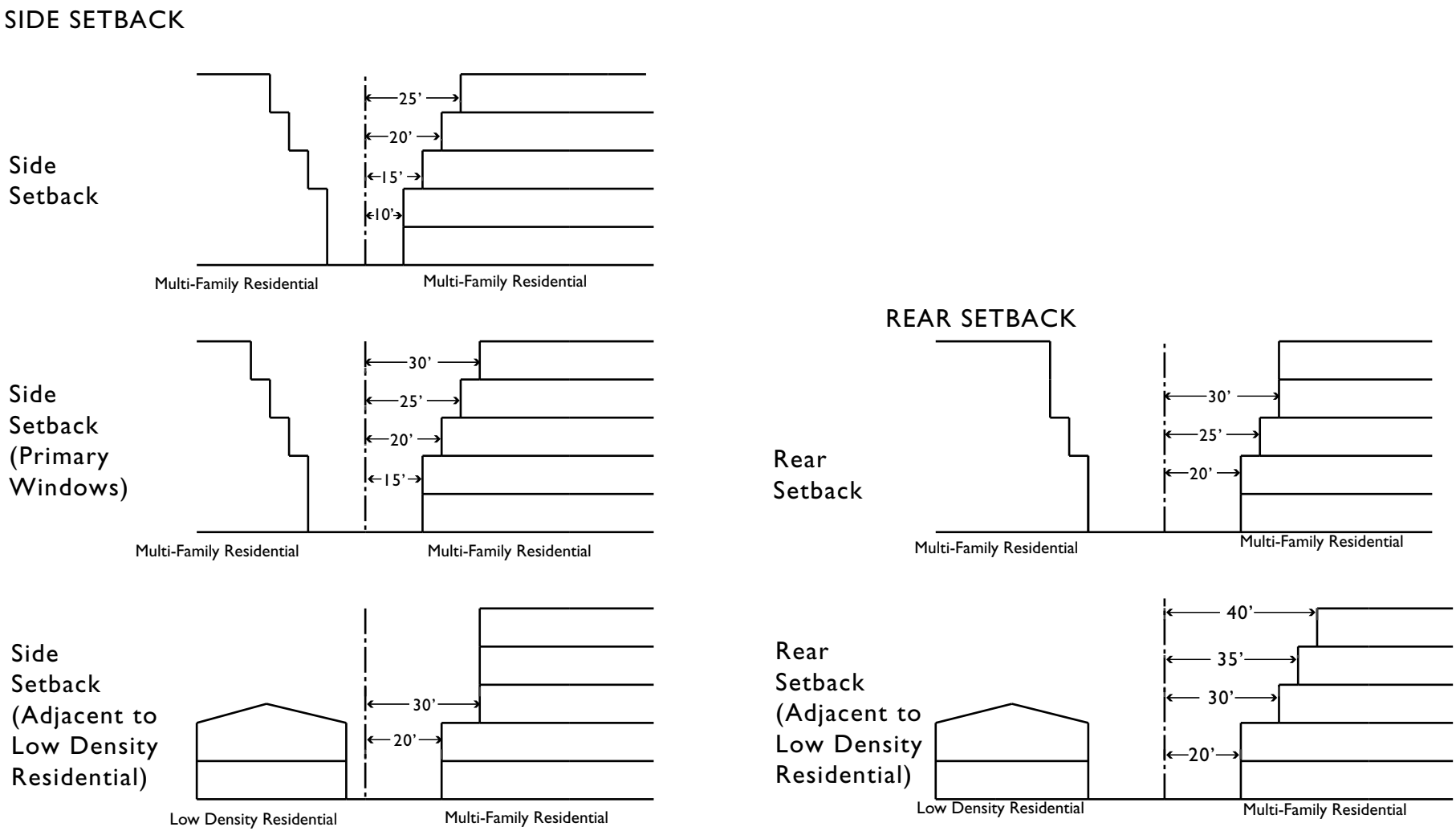


Figure 2.5-7: Multi-Family Residential: Building Separation

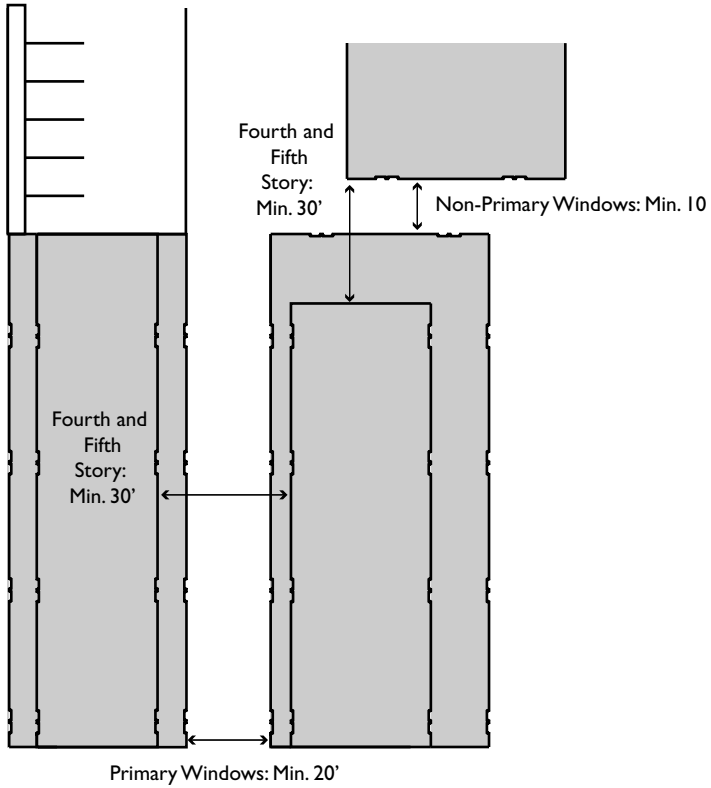


Figure 2.5-8: Multi-Family Residential: Open Space

Private Usable Open Space: Min. 75-100 sf/unit

Balcony Dimension: Min. 6' - 7', depending on density

Ground Floor Dimension: Min. 10'

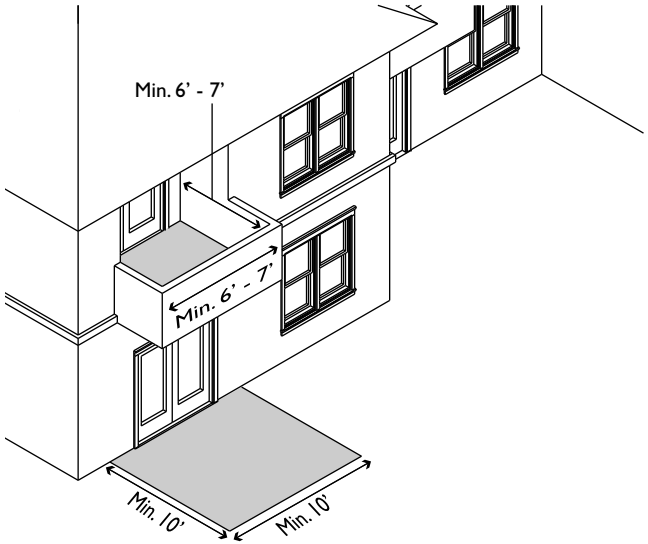


Figure 2.5-9: Multi-Family Residential: Front Setback and Elevation above Sidewalk

Figure 2.5-10: Multi-Family Residential: Height Projections

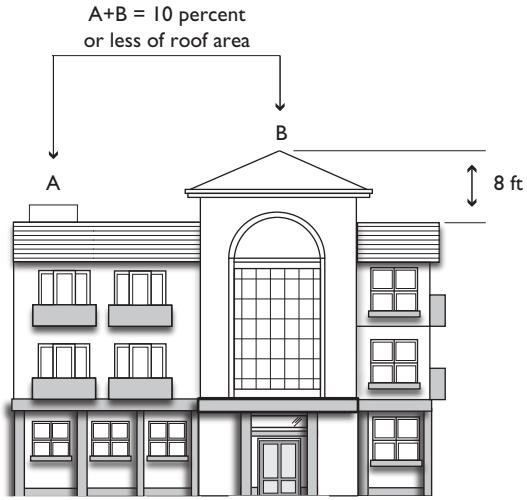


Figure 2.5-11: Multi-Family Residential: Ground Floor Articulation

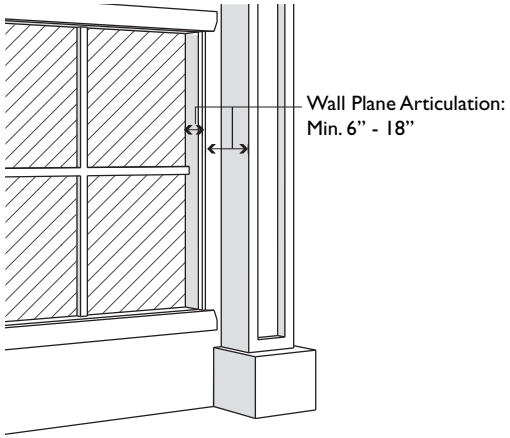


Table 2.5-1: Multi-Family Residential Standards

CVCBD: Castro Valley Central Business District

ACBD: Ashland Cherryland Business District

Standard	***Medium Density Residential***					***High Density Residential***		***Additional Standards***
	R-3, R-S-D20	R-S-D15, R-S-D3	R-S-DV (with lot width ≥ 100', lot area ≥ 20,000 sq ft), R-S-D3	ACBD-RC	CVCBD Land Use Group D (Subarea 4,5,6,7,11)[1]	CVCBD Land Use Group E (Subarea 8)	R-4	
DEVELOPMENT INTENSITY AND NEIGHBORHOOD COMPATIBILITY								
Minimum Building Site (sq ft)	***5,000***	***5,000***	***20,000***		***10,000-20,000***	***20,000***	***6,000***	
Median Lot Width (ft)	100	100	***100***	100	100	100	100	
Minimum Lot Frontage (ft)						100	100	
Maximum Density (dwelling units/net acre)	***21.8***	***29***	***21.8***	***15-25***	***17.4-21.8; 20-40***	***40-60***	***34.5-43.5***	***For CVCBD Land Use Group D, 20-40 du/ac is allowed in special circumstances. See Multi-Family Residential, CVCBD Land Use Group D in Table 2.1.***
Minimum Area per Dwelling Unit (sq ft)	***2,000***	***1,500***	***2,000***		***2,500-2,000***		***1,250-1,000***	***For CVCBD, Land Use Group D:*** ***2,500 with minimum lot size of 10,000 – 20,000 sq ft*** ***2,000 with minimum lot size of > 20,000 sq ft*** ***See also Multi-Family Residential, CVCBD Land Use Group D in Table 2.1.*** ***For R-S-D3:*** ***As specified in the zoning amendment creating the district, in no case less than 1,500***

Table 2.5-1: Multi-Family Residential Standards

CVCBD: Castro Valley Central Business District

ACBD: Ashland Cherryland Business District

Standard	***Medium Density Residential***					***High Density Residential***		***Additional Standards***
	R-3, R-S-D20	R-S-D15, R-S-D3	R-S-DV (with lot width ≥ 100', lot area ≥ 20,000 sq ft), R-S-D3	ACBD-RC	CVCBD Land Use Group D (Subarea 4,5,6,7,11)[1]	CVCBD Land Use Group E (Subarea 8)	R-4	
Maximum Lot Coverage (%)	55	55	55	55	55	60	60	
BUILDING HEIGHT AND FORM								
Maximum Height (ft)	30	30	30	***35***	***45***	45	***45***	***In CVCBD, all buildings with heights greater than two stories or thirty feet must demonstrate through the Site Development Review process that they frame or complement, rather than block, view corridors and that they enhance, rather than obscure, significant topographic features or adjacent development.***
Height Exception	35	35	35	–	–	55	***75***	Additional height for portions of buildings in the center of the property, at least 25' away from property lines and if the site is not adjacent to R-1 or other low density residential district. ***For R-4 District, maximum height of 75' only if lot coverage does not exceed 30%.***
Height Exception (For Projections)	Non-habitable building features such as chimneys (up to 6 feet in width), cupolas, flagpoles, monuments, steeples, roof screens, equipment, and similar structures, covering no more than 10% of the top floor roof area to which they are accessory, may exceed maximum permitted height standards by 8'. sEE							
Maximum Stories	3	3	3	***3***	***3***	4		.

Table 2.5-1: Multi-Family Residential Standards

CVCBD: Castro Valley Central Business District

ACBD: Ashland Cherryland Business District

Standard	***Medium Density Residential***					***High Density Residential***		***Additional Standards***
	R-3, R-S-D20	R-S-D15, R-S-D3	R-S-DV (with lot width ≥ 100', lot area ≥ 20,000 sq ft), R-S-D3	ACBD-RC	CVCBD Land Use Group D (Subarea 4,5,6,7,11)[1]	CVCBD Land Use Group E (Subarea 8)	R-4	
Stories Exception	–	–	–	–	4	5	5	Additional stories for portions of buildings in the center of the property, at least 25' away from property lines and if the site is not adjacent to R-1 or other low density residential district.
Maximum Floor Area (%) (Percentage of First Story Building Footprint)	First Story: 100%; Second Story: 90%; Third Story: 80%; Fourth Story (if allowed): 75%; Fifth Story (if allowed): 75%							
Maximum Building Length (ft)	150	150	150	150	150	150	150	Exceptions are allowed if buildings are designed with many different setbacks (instead of a long flat wall), changes in roof form or height, and major recesses (notches) along the length of the building, which successfully break up the massing of the building. Parking podiums may be continuous.
BUILDING RELATIONSHIP TO THE STREET								
Minimum Front Setback (ft)	***20***	***20***	***20***	20	20	20	20	Applies to residential on the ground floor.
Maximum Front Yard Paving (%)	***50***	***50***	***50***	***50***	***50***	***50***	***50***	
Street Facing Façade Design	Required. Street facing facades must be designed to orient towards the public street. Windows, entry door, and other elements must be incorporated to create an attractive street appearance that is compatible with the surrounding neighborhood.							
Building Entrances on Public Street	Required. Building located along public streets must have primary entrance front this street in the form of individual entrances or aggregated building entrances. Exceptions may be made where the public street is an arterial.							

Table 2.5-1: Multi-Family Residential Standards

CVCBD: Castro Valley Central Business District

ACBD: Ashland Cherryland Business District

Standard	***Medium Density Residential***					***High Density Residential***		***Additional Standards***
	R-3, R-S-D20	R-S-D15, R-S-D3	R-S-DV (with lot width ≥ 100', lot area ≥ 20,000 sq ft), R-S-D3	ACBD-RC	CVCBD Land Use Group D (Subarea 4,5,6,7,11)[1]	CVCBD Land Use Group E (Subarea 8)	R-4	
Covered Front Porch or Covered Recessed Entry	Required							
Minimum Depth (ft)	5	5	5	5	5	5	5	Alternative designs that create a welcoming entry feature facing the street, such as a trellis or landscaped courtyard entry may also be acceptable.
Minimum Area of Porch or Covered Recessed Entrance (sq ft)	100	100	100	100	100	100	100	See Figure 2.5-4.
GROUND FLOOR BUILDING DESIGN								
Minimum Wall Plane Articulation (inches)	6-18	6-18	6-18	6-18	6-18	6-18	6-18	Ground floor wall plane articulation is required to be a minimum 6-18 inches. Windows, doors, columns, and other features should be recessed or project forward, such that there is a six-inch difference between wall and window surfaces and a total of at least 18 inches from the window to the outermost plane of a wall or column. See Figure 2.5-11.
Minimum Elevation Above Sidewalk Level (ft)	2	2	2	2	2	2	2	Applies to ground floor living space. See Figure 2.5-9.

Table 2.5-1: Multi-Family Residential Standards

CVCBD: Castro Valley Central Business District

ACBD: Ashland Cherryland Business District

Standard	***Medium Density Residential***					***High Density Residential***		***Additional Standards***
	R-3, R-S-D20	R-S-D15, R-S-D3	R-S-DV (with lot width ≥ 100', lot area ≥ 20,000 sq ft), R-S-D3	ACBD-RC	CVCBD Land Use Group D (Subarea 4,5,6,7,11)[1]	CVCBD Land Use Group E (Subarea 8)	R-4	
Maximum Elevation Above Sidewalk Level (ft)	5	5	5	5	5	5	5	See Figure 2.5-9.
SETBACKS FOR LIGHT, AIR, AND PRIVACY								
Minimum Setbacks (ft)								See Figure 2.5-6.
Front Setback	See Building Relationship to the Street							
Side	First Story: 10; Second Story: 10; Third Story: 15; Fourth Story: 20; Fifth Story: 25						***10' + 1' for each full 10' by which the median lot width exceeds 50', up to 30'***	
Side (Where the Unit's Front or Back, with Primary Windows, Faces Into the Side Yard)	First Story: 15; Second Story: 15; Third Story: 20; Fourth Story: 25; Fifth Story: 30							
Side (Adjacent to R-1 or R-S District)	First Story: 20; Second Story: 20; Third Story: 30; Fourth Story: 30; Fifth Story: 30							
Rear	First Story: 20; Second Story: 20; Third Story: 25; Fourth Story: 30; Fifth Story: 30						***0' + 3' for every full 10' by which bldg height exceeds 35'***	

Table 2.5-1: Multi-Family Residential Standards

CVCBD: Castro Valley Central Business District

ACBD: Ashland Cherryland Business District

Standard	***Medium Density Residential***					***High Density Residential***		***Additional Standards***
	R-3, R-S-D20	R-S-D15, R-S-D3	R-S-DV (with lot width ≥ 100', lot area ≥ 20,000 sq ft), R-S-D3	ACBD-RC	CVCBD Land Use Group D (Subarea 4,5,6,7,11)[1]	CVCBD Land Use Group E (Subarea 8)	R-4	
Minimum Setback From Access Driveway (ft)	5	5	5	5	5	5	5	Must be landscaped.
Minimum Building to Building Separation (ft)	10-30	10-30	10-30	10-30	10-30	10-30	10-30	Minimum 10' for non-primary windows Minimum 20' for primary windows Minimum 30' for fourth and fifth story See Figure 2.5-8.
AUTO CIRCULATION: SITE ACCESS AND DRIVEWAYS								
Maximum Access Driveway Width (ft)	20	20	20	20	20	20	20	***Up to 25' may be allowed on busy streets for higher density development.***
Maximum Curb Cuts (number per lot)	1	1	1	1	1	1	1	Exception if lot exceeds 1 acre or 200 feet in lot frontage or through lot.
Minimum Spacing Between Curb Cuts (ft)				***50***				
Minimum Driveway Gates Setback (ft)	***20***	***20***	***20***	***20***	***20***	***20***	***20***	Gates are strongly discouraged. Gates across driveways shall be set back a minimum of 20' behind the property line, or greater depending on location in State Responsibility Fire Area and street travel speed.

Table 2.5-1: Multi-Family Residential Standards

CVCBD: Castro Valley Central Business District

ACBD: Ashland Cherryland Business District

Standard	***Medium Density Residential***					***High Density Residential***		***Additional Standards***
	R-3, R-S-D20	R-S-D15, R-S-D3	R-S-DV (with lot width ≥ 100', lot area ≥ 20,000 sq ft), R-S-D3	ACBD-RC	CVCBD Land Use Group D (Subarea 4,5,6,7,11)[1]	CVCBD Land Use Group E (Subarea 8)	R-4	
PARKING LOCATION AND DESIGN								
Maximum Frontage of Parking and Driveways (% of lot frontage)	40	40	40	40	40	40	40	
Maximum Frontage of Parking (% of lot frontage)	30	30	30	30	30	30	30	
Unit Parking (space per unit)	Studio: 1; 1-bdrm: 1.5, 2-bdrm: 2	Studio: 1; 1-bdrm: 1.5, 2-bdrm: 2	Studio: 1; 1-bdrm: 1.5, 2-bdrm: 2	Studio: 1; 1-bdrm: 1.5, 2-bdrm: 2	Studio: 1; 1-bdrm: 1.5, 2-bdrm: 2	Studio: 1; 1-bdrm: 1.5, 2-bdrm: 2	Studio: 1; 1-bdrm: 1.5, 2-bdrm: 2	Minimum of one space must be covered. Tandem parking allowed for up to 25% of the units. For CVCBD, lots consisting of more than eight spaces must provide at least 25% but not more than 50% compact spaces.
Transit Corridor Exception	Allow reduced parking for projects that are ½ mile from transit stations of ¼ mile from major transit corridors, through a discretionary review process that includes public notice and opportunity for public input. Transit stations are defined as a BART station, light rail station, or other heavy rail transit station. Major transit corridors are defined as bus corridors with bus rapid transit or corridors with bus service at least every 15 minutes during peak hours and every 30 minutes during daytime hours. Parking reduction may be not allowed if there is existing parking congestion, as defined by the Planning Director, on the street. A parking study may be required to determine existing parking congestion.							
Guest Parking (space per unit)	0.5	0.5	0.5	0.5	0.5	0.5	0.5	

Table 2.5-1: Multi-Family Residential Standards

CVCBD: Castro Valley Central Business District

ACBD: Ashland Cherryland Business District

Standard	***Medium Density Residential***					***High Density Residential***		***Additional Standards***
	R-3, R-S-D20	R-S-D15, R-S-D3	R-S-DV (with lot width ≥ 100', lot area ≥ 20,000 sq ft), R-S-D3	ACBD-RC	CVCBD Land Use Group D (Subarea 4,5,6,7,11)[1]	CVCBD Land Use Group E (Subarea 8)	R-4	
FACILITIES FOR PEDESTRIANS, BICYCLES AND TRANSIT								
Minimum Decorative Driveway Paving (% of Driveway and Parking Area)	10							Locate at driveway entrance, and in areas that can be used as open space, such as fire turnarounds.
Bicycle Parking	Required. See Chapter 6: Bicycle Parking Standards							
Transit Shelters	On sites that abut a transit corridor (with bus service at least every 15 minutes during peak hours and every 20-30 minutes during daytime hours), as requested by the transit agency.							
Public Right-of-Way Improvements	See Specific Plans and Alameda County Engineering Guidelines							
SITE LANDSCAPING								
Minimum Site Landscaping (%)	30	30	30	30	30	25	25	
Minimum Width of Driveway and Parking Area Side Landscaping (ft)	5	5	5	5	5	5	5	Applies between the driveway/parking areas and the side and rear property lines.
Minimum Parking Area Landscaping	See Chapter 6: Parking Area Landscaping Standards							

Table 2.5-1: Multi-Family Residential Standards

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	R-3, R-S-D20	R-S-D15, R-S-D3	R-S-DV (with lot width ≥ 100', lot area ≥ 20,000 sq ft), R-S-D3	ACBD-RC	CVCBD Land Use Group D (Subarea 4,5,6,7,11)[1]	CVCBD Land Use Group E (Subarea 8)	R-4	
USABLE OPEN SPACE								
Minimum Total Usable Open Space (sq ft per unit)	350	350	350	350	300	300	300	
Minimum Common Usable Open Space (sq ft)	1,000 ,no less than 100 sq ft per unit	1,000, no less than 100 sq ft per unit	1,000, no less than 100 sq ft per unit	1,000, no less than 100 sq ft per unit	1,000, no less than 100 sq ft per unit	1,000 ,no less than 100 sq ft per unit	1,000, no less than 100 sq ft per unit	Required for projects with five or more units. Common space buildings or covered structures cannot occupy more than 20% of common open space.
Minimum Dimension (ft)	25	25	25	25	25	25	25	
Minimum Private Usable Open Space (sq ft)	100	100	100	100	75	75	75	Up to 20% of units may not be required to provide private usable open space if they are close to common usable open space and the common usable open space exceeds the minimum required. Private open space must be open air, not fully enclosed with walls. Private open space cannot be covered by a roof by more than 50% of the area; however balconies can have up to 100% ceiling coverage. See Figure 2.5-8.
Minimum Ground Floor Dimension (ft)	10	10	10	10	10	10	10	

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Minimum Balcony Dimension (ft)	7	7	7	7	7	6	6	
STORAGE								
Storage Areas	Required for all units.							
Minimum Area (cubic ft)	700	700	700	700	700	700	700	
Minimum Dimension (ft)	8	8	8	8	8	8	8	

Notes: Castro Valley Central Business District Subarea 11:

1. *Medium density residential uses, subject to the provisions of Land Use Group D (High Density Residential) are allowed on properties along Redwood Court, Wilbeam Avenue, Chester Street, Rutledge Road, and Baker Road within 760 feet of Castro Valley Boulevard, which were formerly zoned in an R-3 (Four Family Residence), R-4 (Multiple Residence) District, the various R-S (Suburban Residence) Districts, or a PD (Planned Development) District based on the R-S District, or classified in Land Use Group E (High Density Residential) by the 1983 Plan. In addition, Land Use Group D development is allowed throughout the subarea where all the following conditions are met:*

   - *The property proposed for development is contiguous for least seventy-five percent (75%) of at least one continuous major property line (which represents at least twenty-five percent (25%) of the total circumference of the property), not including the street frontage, to existing medium density residential or commercial development or the BART station, OR has at least two adjacent street frontages (i.e. be a corner lot) and is contiguous as indicated above or adjacent across the street (not diagonally) to high density residential or commercial development or the BART station; and*
   - *The property proposed for development is a regularly shaped parcel (generally rectangular, with a low width:depth ratio, generally 1:2 or lower) at least 20,000 square feet in area, and does not leave an isolated parcel which cannot meet these requirements; and*
   - *It has been determined on the basis of an initial study that there will be no adverse impacts on surrounding development, including but not limited to traffic, visual, noise, privacy, or others, or that such impacts can be mitigated to an acceptable level and such mitigation measures are incorporated into the project through a mitigated negative declaration or environmental impact report. (Castro Valley Business District Specific Plan, p. 70-71)*

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