

IMPORTANT: This is a general summary of zoning regulations for the “RC” (Residential/Commercial) designation 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.

“RC” District
(Residential/Commercial)

Objective/Intent	<p>The “RC” Residential/Commercial designation in the Ashland Cherryland Business District (ACBD) Specific Plan is to allow storefront or free-standing service retail or office space at the street frontage, as a permitted use, for larger properties or for properties on area-serving arterials in districts where residential is the primary land use.</p> <p>The “RC” designation also is used for areas which have already been developed for residential use and where changed conditions would make a new hybrid type of higher density residential and commercial use more desirable. Examples of such areas include one along a formerly residential street that now carries high volumes of traffic, and one adjacent to a freeway constructed through an established residential neighborhood.</p> <p>In the vicinity of schools, businesses that provide goods and services oriented to student customers, such as eating places or convenience stores, should not be permitted where they encourage crossing a street in mid-block. Such businesses should be permitted only at or near corners where there is a signalized pedestrian crossing.</p>
Applicability	<p>The “RC” designation is a mixed-use designation that is applied to properties in predominately residential areas where service retail or office is supported by through traffic or by sufficient resident or day-time population.</p>
Land Use Regulations	<p>The “RC” mixed-use designation recognizes that certain types of retail and office uses on busy streets can be a local amenity in that they serve as a neighborhood gathering place, and can reduce trips outside the neighborhood for convenience items. Such businesses are a traditional part of older residential areas, and they are especially appropriate near a middle school or a high school. The intent of the following regulation is to allow, as a non-conditional use, specialty retail and office uses in combination with higher density or apartment type residential development on the same property. These regulations areas follows:</p> <ul style="list-style-type: none"> • Commercial development, as a secondary use, must be either in conjunction with residential, or as a single use, commercial development must be reviewed as a planned unit development (PUD) of a type and design that does not adversely impact adjacent residential uses, local schools, or other neighborhood uses; • Residential development does not necessarily have to include commercial development;

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Zoning Regulations

RC

	<ul style="list-style-type: none">• Higher residential development densities preferred (15-25 dwelling units per acres); single unit residential development on sites larger than 5,000 square feet shall be reviewed as a conditional use; and• Commercial use in combination with residential development is to be located in a ground floor space, either free standing or as a part of a larger residential development, with direct pedestrian visibility and access from a public sidewalk.
Illustrative Examples	<ul style="list-style-type: none">• Residential over the corner store; and• Barber shop, ice cream store, or a bicycle store at the street edge with garden apartment building at the back, or as the predominant development of a larger, deep lot.