

DRAFT

Comparison of Existing and Proposed Development Standards for the Urban Residential General Plan Classification

Note: This document only highlights proposed development standards that represent significant changes or entirely new standards.

EXISTING				PROPOSED				NOTES
1. Zoning Districts								
R-50				RU-1				The three proposed zones are similar to the existing zones that correspond to the Urban Residential Classification.
R-60				RU-2				
R-70				RU-3				
2. Permitted Density								
R-50		Lots >10,000 sq. ft.: 1,500 sq. ft./ unit		RU-1 (R-50 “plus”)		1,100 sq. ft./ unit		The density is increasing in RU-1 (compared to the density of the existing zone) to conform to the General Plan’s intent for greater density in this Classification. The density of RU-2 and RU-3 will remain equivalent to the density of existing corresponding zones.
R-60		800 sq. ft./ unit		RU-2		800 sq. ft./ unit		
R-70		450 sq. ft./ unit		RU-3		450 sq. ft./ unit		
3. Minimum Setbacks								
	R-50	R-60	R-70		RU-1	RU-2	RU-3	<p>A reduced front setback in RU-1 permits buildings closer to the street to frame the street, contributing to better design.</p> <p>Additional Regulations: If a RU-3 interior side lot line abuts a side lot line of a lower density residential zone, a side setback of 5 feet is required.</p> <p>If the RU-3 lot abuts a side yard of a RU-1 or RU-2 lot, a side setback of 4 feet is required.</p> <p>An increased rear setback in RU-3 replaces the existing requirement to step-back portions of the building over 40’ (this step-back requirement is currently combined with a smaller rear setback: 10’). A larger rear setback is intended to more effectively provide access to open space, light and air.</p>
Front	15’	10’	10’	Front	10’	10’	10’	
Side	4’	4’	0	Side	4’	4’	0	
Rear	15’	15’	10’	Rear	15’	15’	15’	
4. Setbacks for Smaller Lots								
Setbacks are currently the same for standard sized and sub-standard, smaller lots in the existing corresponding zones.					< 4,000 sf or <40 feet wide	< 3,000 sf or < 35 feet wide	This proposal would apply similar standards to small lots in all Hillside Residential, Detached Unit Residential, Mixed Housing Type and Urban Residential zones.	
				Front	15’	10’		
				Side	4’	3’		
				Rear	15’	15’		
5. Group Open Space Per Unit When Private Open Space Substituted								
R-50		75 sq. ft.		RU-1		50 sq. ft.		Greater density (and resulting reduced private open space) in RU-1 is consistent with the General Plan’s intent for this Classification.
R-60		30 sq. ft.		RU-2		30 sq. ft.		
R-70		30 sq. ft.		RU-3		30 sq. ft.		

7. Height Regulations				
R-50	30'	RU-1	40'	<p>Additional Regulations: Within 2,500 feet from BART station in RU-3 zone, maximum height may be 75' w/ CUP.</p> <p>If a side lot line of a zone abuts Hillside, Detached or RM-1, RM-2 or RM-3, no building or other facility shall exceed 35 feet in height unless portion of building above 35' is setback as prescribed.</p> <p>If a rear lot line of a zone abuts Hillside, Detached or RM-1, RM-2 or RM-3, no building or other facility shall exceed 30 feet in height unless the portion of the building above 30' is setback as prescribed.</p> <p>Increased height allowance is necessary to conform to the density envisioned for this Classification. Additionally, increased height will be compatible with existing tall buildings.</p>
R-60	40'	RU-2	50'	
R-70	40' base height (Additional height allowed if portions of the building over 40' are stepped-back to provide light and air access. The only constraint to the overall height of a building is the lot size; there is no height limit)	RU-3	60' (90' w/ CUP findings may include: requirement for the parcel to be of a certain size, adjacent to a wide street, compatible with height and historic context of surrounding buildings, among others.)	