

Comparison of Existing and Proposed Development Standards for the Detached Unit Residential and Mixed Housing Type General Plan Classifications

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

DETACHED UNIT RESIDENTIAL

EXISTING		PROPOSED		NOTES
1. Zoning Districts				
R-30		RD-1		RD-1, which contains the majority of single-family residentially zoned parcels in Oakland, would replace R-30.
R-35		RD-2		RD-2 would replace R-35 to provide regulations for neighborhoods with a mix of single-family homes and duplexes.
2. Minimum lot size for second unit				
R-35	≥ 4,000 sf: 2 primary units w/ CUP	RD-2	6,000 sf: 2 primary units w/ CUP	The density for Detached Unit Residential is one unit per 2,969 sq. ft. Using the existing R-35 max. density for two units for RD-2 would exceed the GP density, so staff increased the minimum lot size to 6,000 sq. ft.
3. Upslope Lot Height Regulations with a footprint slope of greater than 20%				
				Same as regulations for Hillside Residential. *No change to existing regulations for flat lots.
4. Downslope Lot Height Regulations with a footprint slope of greater than 20 %				
				Same as regulations for Hillside Residential.

REGULATIONS APPLICABLE TO BOTH DETACHED UNIT RESIDENTIAL AND MIXED HOUSING TYPE

5. Floor Area Ratio				
No current regulations for FAR.		<5000	0.55	FAR will only apply to lots that have a footprint slope of 20% or greater. See additional notes on Hillside Residential handout for FAR (#4).
		≥ 5,000 and <12,000	0.50	
		≥ 12,000 and <25,000	0.45	
		≥ 25,000 and < 43,560	0.35	
		≥ 43,560	0.25	
6. Lot Coverage				
*No existing Lot Coverage requirement for lots with >20% slope		Applies to all lots regardless of slope		See additional notes on Hillside Residential handout for Lot Coverage (#5).
R-30 (<20% slope)	2000 sf or 40% of lot area	<12,000	40%	
R-20 (<20% slope)	2000 sf or 25% of lot area	≥ 12,000 and <25,000	30%	
R-10 (<20% slope)	2000 sf or 20% of lot area	≥ 25,000 and < 43,560	20%	
R-1 (<20% slope)	2000 sf or 15% of lot area	≥ 43,560	15%	

EXISTING		PROPOSED			NOTES
7. Setbacks for small lots (<4,000 sf)					
R-36	< 4,000 sf or <40 feet wide		< 4,000 sf or <40 feet wide	< 3,000 sf or < 35 feet wide	The existing R-36 zone is the only zone with reduced setback standards for small lots. This proposal would apply similar standards to small lots in all Hillside Residential, Detached Unit Residential and Mixed Housing Type residential zones.
Front	10	Front	15	10	
Side	3	Side	4	3	
Rear	15	rear	15	15	

MIXED HOUSING TYPE

8. Zoning Districts					
R-35		RM-1			RM-1 would be analogous to the R-35 zone in the “flatland” areas. RM-2 would combine the R-36 and R-40 zones, which currently allow the same density of units. RM-3 would be slightly more restrictive than the current R-50 zone, the most prevalent zone in this classification. RM-4 would account for the R-50 zone mapped along secondary corridors, and other higher-density zones.
R-36 & R-40 (merged)		RM-2			
R-50 “light”		RM-3			
R-50 “plus”		RM-4			
9. Maximum Wall Length Before Articulation Required					
No regulation required in the existing R-35 through R-50 zones.		Applies to all zones in this classification. 40’plus use of design guidelines to achieve articulation		Currently, 35’ is the total wall length allowance on slopes >20% and there is no option for a wall to extend beyond 35’. Staff replaced the 35’ total wall limit with a threshold of 40’ before some form of articulation is required, and the wall may extend beyond 40’.	
10. Height Regulations for lots with a footprint slope of less than 20%					
R-35	25’ (30’ pitched roof)	RM-1	25 (30’ pitched roof)	A 35’ height requirement in the RM-2 zone is consistent with the height allowance in the existing R-36 zone which allows 35’ with a CUP to accommodate taller buildings such as the Victorians characteristic of this zone.	
R-36 & R-40 (merged)	30’ (35’ w/ CUP for pitched roof) 25’ (30’ pitched roof)	RM-2	30’ (30’ pitched roof) Up to 35’ w/ CUP		
R-50 “light”	30’	RM-3	30’ (30’ pitched roof) Up to 35’ w/ CUP	A greater height in the RM-3 and RM-4 zones would allow building types that accommodate greater density.	
R-50 “plus”	30’	RM-4	35’ (35’ pitched roof)		
11. Upslope Lot Height Regulations with a footprint slope of greater than 20%					
				Same as regulations for Hillside Residential.	
12. Downslope Lot Height Regulations with a footprint slope of greater than 20 %					
				Same as regulations for Hillside Residential.	

EXISTING		PROPOSED		NOTES
13. Permitted Density				
R-35	1 primary unit plus secondary unit; conditional: lots>4,000 sf: 2 primary units	RM-1	1 primary unit plus secondary unit; Conditional: lots>4,000 sf: 2 primary units	The allowable density in RM-1 and RM-2 was effectively unchanged from the existing density of the corresponding zones.
R-36 & R-40	Lots <4,000 sf: 1 primary unit plus secondary unit Lots ≥4,000 sf: 2 primary units Conditional: 1 unit per 2,500 sf	RM-2	Lots 4,000 sf or greater: 2 primary units Conditional: for 3 or more units: 2,500 sf/ 1 primary unit	The RM-3 zone is similar to the density of the existing R-50 zone. Staff is still conducting analysis to determine the appropriate density of this zone.
R-50	Lots <4,000 sf: 1 primary unit plus secondary unit; Conditionally permitted is equivalent to: For 3 units: 1,500 sf/ primary unit For 4 units: 1,250 sf/ primary unit For 5 units: 1,400 sf/ primary unit For 6 units: 1,416 sf/ primary unit >10,000 sf: 1 primary unit per 1,500 sf	RM-3 (R-50 “light”)	Lots ≥4,000 sf: 2 primary units Conditional: for 3 or more units: 1,500 sf/ 1 primary unit (<i>staff is still conducting analysis to determine the appropriate density for this zone</i>)	In general, the density was simplified by displaying density as a function of lot area at standard intervals rather than at non-uniform intervals. The density increases in each successive proposed zone up to the maximum allowable density under the General Plan in RM-4 at one unit per 1,100 sq. ft. Since RM-4 corresponds to the R-50 “plus” zone, the density is slightly higher than that allowed by the existing R-50 zone.
		RM-4 (R-50 “plus”)	Lots ≤4,000 sf: 1 primary unit Lots ≥4,000 sf: 1,100 sf/ 1 primary unit (up to 4 units) Conditional: for 5 or more units: 1,100 sf/ 1 primary unit	