



CITY OF OAKLAND

R-40 GARDEN APARTMENT RESIDENTIAL ZONE

CUP FINDINGS FOR MORE THAN TWO DWELLING UNITS

The R-40 Garden Apartment Residential Zone is specifically intended to create, preserve, and enhance lower-medium density neighborhoods which consist of a mixture of single- and two-family dwellings, and garden apartments.

*In the R-40 zone, a conditional use permit for any Multifamily Dwelling Residential Facility or for more than two dwelling units on a lot may only be granted upon determination that the proposal conforms to the general use permit criteria set forth in Section 17.134.050 and to the following **additional** use permit criteria:*

Please indicate the way in which the proposal meets the following required criteria. Attach additional sheets if necessary.

1. The proposed development will not adversely affect adjoining property, nor the surrounding neighborhood, with consideration to be given to density; to the availability of neighborhood facilities and play space; to the generation of traffic and the capacity of surrounding streets; and to all other similar, relevant factors:

2. The site design and landscaping and the scale, height, length and width, bulk, coverage, and exterior treatment of structures are in harmony with neighborhood character and with facilities on nearby lots:

3. The shape and siting of the facilities, and especially of any portions thereof which exceed one story in height, are such as to minimize blocking of views and direct sunlight from nearby lots and from other Residential Facilities in the surrounding neighborhood:

4. The design and site planning of the buildings, open areas, parking and service areas, and other facilities provide a convenient, attractive, and functional living environment; and that paths, stairways, accessways, and corridors are so designed as to ensure privacy:

5. Lot shape, size, and dimensions allow a development which will provide satisfactory internal living conditions without adversely affecting the privacy, safety, or residential amenity of adjacent residences:
