

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 ¹ | | 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, see page 2. *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, see page 2. |

REGULATIONS APPLICABLE TO BOTH DETACHED UNIT RESIDENTIAL AND MIXED HOUSING TYPE

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| 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% | |
| 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 |
| Front | 10 | Front | 15 | 10 |
| Side | 3 | Side | 4 | 3 |
| Rear | 15 | rear | 15 | 15 |
| | | | | 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. |

MIXED HOUSING TYPE

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|---|--|---|--|---|
| 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, see page 2. |
| 12. Downslope Lot Height Regulations with a footprint slope of greater than 20 % | | | | |
| | | | | Same as regulations for Hillside Residential, see page 2. |
| 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 | |

¹ The existing zone listed in this column is the zone whose permitted density most closely resembles the proposed zone (in the column to the right) for comparison purposes only. The intent is not to indicate that areas with the existing zoning listed will always be mapped to the corresponding proposed zone.

REGULATIONS APPLICABLE TO HILLSIDE RESIDENTIAL, DETACHED UNIT RESIDENTIAL AND MIXED HOUSING TYPE

| 14. Upslope Lot Height Regulations with a footprint slope of : | | | | | | |
|--|----------------------------|---|---|------------------------------|--|---------------------------|
| | ≥ 20% | | | ≥ 20% | | |
| Within 20' of front property line | 24' above edge of pavement | | Within 20' of front property line | 24' from grade | | |
| Maximum wall height primary building | 30' for walls | | Maximum wall height primary building | 32' for walls/ 35' w/ CUP | | |
| Maximum pitched roof height primary building | 35' | | Maximum pitched roof height primary building | 35' | | |
| <p>The key change for upslope lots is the point of measurement. Rather than measuring the height from the edge of pavement, height would be measured from grade to allow a typical two-story home to be built in the front 20' of lot area. Height limits were increased to allow comparable height limits for contemporary architectural styles such as flat-roofed homes.</p> | | | | | | |
| 15. Downslope Lot Height Regulations with a footprint slope of: | | | | | | |
| | ≥ 20 and < 40% | > 40% | | ≥ 20 and < 40% | ≥ 40% and < 60% | ≥ 60% |
| Maximum wall height primary building | 30' for walls | 30' for walls | Maximum wall height primary building | 32' for walls/ 36' CUP | 34' for walls/ 38' CUP | 36' for walls/ 40' CUP |
| Maximum pitched roof height primary building | 32' by right/36' with CUP | 36' by right/40' with CUP | Maximum pitched roof height primary building | 36 | 38 | 40 |
| Max height of building at edge of street pavement | 18' | 18' | Max height of building at edge of street pavement | 18' | 18' | 18' |
| Garage and Carport Height Exceptions | N/A | Rear wall of attached garage or carport may exceed wall height and roof height by 10' | Garage and Carport Height Exceptions | N/A | Rear wall of attached garage or carport may exceed wall height and roof height by 5' (but may not exceed 12') subject to certain limitations | |
| <p>The proposal regulates height for downslope lots with the following three slope categories:</p> <ul style="list-style-type: none"> • 20-40% • 40-60% • >60% <p>Currently, there are only two slope categories for downslope lots: 20-40% and >40% (as opposed to three in the proposal). Based on the number of variance requests since 2001, the height limits were increased across all slope categories because current height limits have been shown to be too low. As a result of the 2001 decision to decrease height limits there has been a jump in variance applications over the past 9 years. The height limits proposed here are more realistic and would allow comparable height limits for contemporary architectural styles, such as flat-roofed homes.</p> | | | | | | |