

	Current S-15 Regulations	Proposed TOD
Design review required	Yes	Yes
Residential permitted on ground floor	Yes	Allowed with CUP Only if less than 60,000 square feet
Grocery stores permitted	Yes	Only if less than 30,000 square feet
General retail permitted	Yes	
Large scale combined retail and grocery stores	NA	Not permitted
Use Permit required for developments over 100,000 sf	Yes	Yes
Use permit criteria for BART Station parking facilities	No	Yes
Sidewalk requirement	No	Yes
Street tree requirement	No	Yes
Limitations on blank walls	No	Yes
Required zone of transparency for non-res facilities	No	Yes
Requirements for pedestrian oriented design	Yes	No
Principal entrance on street required	Yes	No
Licensed architect required	For development on BART station	For all new development
Pedestrian amenities (benches, public art, etc) required	No	Yes
Intermodal facilities on BART station encouraged	Yes	Yes
Pedestrian plaza	encouraged on BART Station land Require for development of BART Stations	Required for development adjacent to BART entrance
Undergrounding of utilities		Required for all development over for lots over 10,000 sf
Minimum density requirement	No	One unit per 1,100 sf of lot area
Maximum residential density permitted	One unit per 450 sf of lot area One unit per 360 sf of lot area	One unit per 450 sf of lot area
Conditionally permitted density FAR	4.0	One unit per 275 sf of lot area 4.0
Conditionally permitted FAR	6.0	
Maximum height	45 up to 55 ft	

Open Space			
	Group	150 sf/unit required	150 sf/unit required
	Private	30 sf per unit required	30 sf per unit (not required)
Open space above ground allowed		Yes	Yes
Maximum height		45 ft, up to 55 ft with stepback	45 ft, up to 90 feet with CUP
Maximum front yard		No	Yes (no setback for at least 50 percent of building frontage)
Minimum setback requirements		None, with exceptions	None, with exceptions
Off site parking allowed		Yes	Yes
Shared parking allowed		Yes	Yes
Greater than .5 parking spaces per unit allowed		Yes, with CUP	Up to one per unit allowed but no more than one allowed.
CUP required for parking serving commercial uses		Yes	No, but cannot be greater than minimum requirements of C-31 Zone