

Comparison of Existing & Proposed Develop. Standards for Detached Unit Residential & 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

5. Floor Area Ratio (F.A.R.)				
No current regulations for F.A.R.		Lot Size		F.A.R.
		<5000		0.55 or 2,000 sf*
		≥ 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	*Lots <5,000 sq. ft. may have a max. 2,000 sq. ft. house.
6. Lot Coverage for One and Two-Family Dwelling Units				
*No existing Lot Coverage requirement for lots with >20% slope		Applies to all lots regardless of slope		The biggest change is that lot coverage requirements will be applied to steep lots (>20% slope). Lot coverage (and F.A.R.) will be based on lot size instead of zone. Lot coverage requirements were increased in some cases to conform to best practices and to compliment the proposed F.A.R. requirement that would replace existing prescriptive standards with regulations that enable flexible design solutions. *Lots less than 5,000 sq. ft. may have a max. lot coverage of 2,000 sq. ft. regardless of percentage listed.
Zone	Max. Lot Coverage	Lot Size	Max. Lot Coverage	
R-30 (<20% slope)	2000 sf or 40% of lot area, whichever greater	<12,000	40% or 2,000 sf*	
R-20 (<20% slope)	2000 sf or 25% of lot area, whichever greater	≥ 12,000 and <25,000	30%	
R-10 (<20% slope)	2000 sf or 20% of lot area, whichever greater	≥ 25,000 and < 43,560	20%	
R-1 (<20% slope)	2000 sf or 15% of lot area, whichever greater	≥ 43,560	15%	

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.

7. Setbacks for Small Lots (<4,000 sf)						
	< 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.
R-36						
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. For the RM-3, this allows the same additional pitched roof height as the lower density RM-2. A greater height in the RM-4 zones would allow building types that accommodate greater density.	
R-36 & R-40 (merged)	30’ (35’ w/ CUP for pitched roof) 25’ (30’ pitched roof)	RM-2	30’ (35’ w/ CUP for pitched roof)		
R-50 “light”	30’	RM-3	30’ (30’ pitched roof) Up to 35’ w/ CUP		
R-50 “plus”	30’	RM-4	35’ (35’ pitched roof)		

11. Lot Coverage for 3 or More Units					
No existing max lot coverage for 3 or more units		Applies to all lots regardless of slope		The biggest change is that lot coverage in the RM-2 & RM-3 zones will apply to 3 or more units; lot coverage in the past only applied to one and two units. This is to reduce the overall lot coverage of multi-unit buildings. A lot coverage maximum, when combined with design guidelines, more effectively controls overall building bulk.	
Zone	Max. Lot Coverage	Zone	Max. Lot Coverage		
R-36 & R-40	No lot coverage for 3 or more units	RM-2	40%		
R-50	No lot coverage for 3 or more units	RM-3	50%		

12. Upslope Lot Height Regulations with a footprint slope of greater than 20%		
		Same as regulations for Hillside Residential.

13. Downslope Lot Height Regulations with a footprint slope of greater than 20 %		
		Same as regulations for Hillside Residential.

14. 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	<p>The allowable density in RM-1 and RM-2 was effectively unchanged from the existing density of the corresponding zones.</p> <p>The RM-3 zone is similar to the density of the existing R-50 zone.</p> <p>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.</p> <p>Since RM-4 corresponds to the R-50 “plus” zone, the density is slightly higher than that allowed by the existing R-50 zone.</p>
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	
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	
		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	

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

15. Upslope Lot Height Regulations with a footprint slope of :

	≥ 20%		≥ 20%	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.
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'	

16. Downslope Lot Height Regulations with a footprint slope of:

	≥ 20 and < 40%	> 40%		≥ 20 and < 40%	≥ 40% and < 60%	≥ 60%	The proposal regulates height for downslope lots with the following three slope categories: <ul style="list-style-type: none"> • 20-40% • 40-60% • >60% 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.
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		