



CITY OF SAN LEANDRO

Community Development Department · Planning Services
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 Hours: Mon., Tues., & Thurs. 8:00 am – 4:00 pm; Weds. 8:00 am to 3:00 pm; Friday by appointment

**PROPOSED
ZONING UPDATE 2016**

Bold and Underlined indicates added regulations; ~~Strikethrough~~ indicates deletions

Development Regulations for Downtown Area (DA) Zoning Districts

Downtown Area (DA) Density, Height and FAR

	Multi-Family Density (on lots > <u>10,000</u> 20,000 sq ft)	Multi-Family Density (on lots < <u>10,000</u> 20,000 sq ft)	Mixed-Use Residential with ground floor retail and office (on lots > <u>10,000</u> 20,000 sq ft)	Mixed-Use Residential with ground floor retail and office (on lots < <u>10,000</u> 20,000 sq ft)	Building Height Allowed (feet)		Maximum FAR
					Max	Min	
DA-1	Minimum = 35 du/acre Maximum = <u>100</u> 75 du/acre (CUP) ⁽⁴⁾	Maximum = 24 du/acre (CUP) ⁽⁴⁾	Minimum = 35 du/acre Maximum = <u>100</u> 75 du/acre (P) ⁽⁴⁾ Retail uses required on ground floor on parcels fronting on East 14 th Street and Washington Avenue, <u>north of Parrott Street</u> .	Maximum = 24 du/acre (P) ⁽⁴⁾ Retail uses required on ground floor on parcels fronting on East 14 th Street and Washington Avenue, <u>north of Parrott Street</u> .	75 ⁽²⁾	24	<u>Non-Residential 3.5</u> Office - 2.0 Retail - 2.0 Retail - 2.0
DA-2	Minimum = 20 du/acre Maximum = 40 du/acre (P)	Maximum = 24 du/acre (P); CUPs allowed for added density with additional open space or other amenities.	Minimum = 20 du/acre Maximum = 40 du/acre (P)	Maximum = 24 du/acre (P); CUPs allowed for added density with additional open space or other amenities.	50 ⁽²⁾	24 ⁽¹⁾	<u>Non-Residential Commercial</u> - 1.0
DA-3	Minimum = 20 du/acre Maximum = 60 du/acre (P) ⁽⁴⁾	Maximum = 24 du/acre (P); CUPs allowed for added density with additional open space or other amenities. ⁽⁴⁾	Minimum = 20 du/acre Maximum = 60 du/acre (CUP) ⁽⁴⁾	Maximum = 24 du/acre (P); CUPs allowed for added density with additional open space or other amenities. (CUP) ⁽⁴⁾	50 ⁽²⁾⁽³⁾	NA	NA
DA-4	Minimum = 60 du/acre Maximum = 100 du/acre (P) ⁽⁴⁾	Maximum = 24 du/acre (P) ⁽⁴⁾ ; CUPs allowed for added density with additional open space or other amenities. <u>Offices (P)</u>	Minimum = 60 du/acre Maximum = 100 du/acre (CUP) ⁽⁴⁾	Maximum = 24 du/acre (P); CUPs allowed for added density with additional open space or other amenities. (CUP) ⁽⁴⁾	60- 75 ⁽²⁾⁽³⁾	--	NA

Development Regulations for Downtown Area (DA) Zoning Districts (continued)

Bold and Underlined indicates added regulations; ~~Strikethrough~~ indicates deletions

Downtown Area (DA) Density, Height and FAR (continued)

	Multi-Family Density (on lots >10,000 20,000 sq ft)	Multi-Family Density (on lots <10,000 20,000 sq ft)	Mixed-Use Residential with ground floor retail and office (on lots > 10,000 20,000 sq ft)	Mixed-Use Residential with ground floor retail and office (on lots < 10,000 20,000 -sq ft)	Building Height Allowed (feet)		Maximum FAR
DA-5	Minimum = 80 du/acre No Maximum (P)	Maximum = 24 du/acre (P); CUPs allowed for added density with additional open space or other amenities.	Minimum = 80 du/acre (P)	Maximum = 24 du/acre (P); CUPs allowed for added density with additional open space or other amenities.	No limit	NA	NA
DA-6	Minimum = 60 du/acre No Maximum Density ⁽⁴⁾	Maximum = 24 du/acre (P); CUPs allowed for added density with additional open space or other amenities. ⁽⁴⁾	Minimum = 60 du/acre (P) ⁽⁴⁾	Maximum = 24 du/acre (P); CUPs allowed for added density with additional open space or other amenities. ⁽⁴⁾	75 ⁽²⁾⁽³⁾	--	Minimum FAR = 1.0 No maximum FAR <u>Maximum FAR =</u> <u>4.0; an FAR of 5.0</u> <u>is allowed adjacent</u> <u>to BART Station</u>

(1) This standard only applies along East 14th Street. No minimum height elsewhere in the DA-1 District.

(2) Refer to Downtown San Leandro Transit-Oriented Development Strategy, Figure 8, for locations of specific height limits; height transition is required adjacent to residential areas **RS and RD zoning districts.**

(3) Heights above 75 feet subject to review **of a conditional use permit**; height transition is required adjacent to residential areas **RS and RD zoning districts per Section 2-680(B).**

(4) **A density bonus of 20% for an average unit size <750 s.f. is allowed.**

Development Regulations for Downtown Area (DA) Zoning Districts (continued)

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Downtown Area (DA) Minimum Setbacks

Zoning District	Front & Rear (feet)	Side (feet)	Corner Side (feet)
DA-1	<ul style="list-style-type: none"> a. Front: 12 — 15 feet from the existing property line along the west side of East 14th Street to align with the Civic Center; a minimum 25-foot sidewalk and pedestrian amenity zone b. Front: 7 feet along East 14th Street to create a minimum 15-foot wide pedestrian zone c. Additional 10-foot setback at the proposed BART station to allow for transit related facilities and patron waiting areas d. Rear: To be consistent with the prevailing condition on each block 	0	40-15 <u>0</u>
DA-2 DA-3 DA-5 DA-6	<ul style="list-style-type: none"> a. Front: consistent with the prevailing condition on each block b. Where ground floor residential is proposed, a minimum front setback of 10 feet and a maximum of 15 feet c. For mixed-use buildings, the front setback shall not exceed 10 feet d. Rear: To be consistent with the prevailing condition on each block 	0	40-15 <u>0</u>
DA-4	<ul style="list-style-type: none"> a. Front: consistent with the prevailing condition on each block b. Rear: consistent with the prevailing condition on each block c. 150 feet from the top of the San Leandro Creek bank for a linear park connection <u>A building setback shall be provided for a linear park connection along the San Leandro Creek.</u> 	0	40 <u>0</u>

Downtown Area (DA) Off-Street Parking and Loading Spaces Required

Use Classifications	Off Street Parking Spaces
DA Districts only, except adjacent to BART	1.5 spaces per unit (0.25 to 0.50) spaces/unit may be unbundled flex parking)
DA Districts adjacent to BART	1.0 spaces per unit (plus allowance of unbundled flex parking to 0.25 to 0.50 spaces/unit at developers option)
DA Districts adjacent to BART – Senior Citizen	0.4 per unit, plus 1.0 space per employee
DA Commercial (all categories)	2.0 spaces per 1,000 square feet Retail < 5,000 square feet locations exempt)
DA Office	2.0 spaces per 1,000 square feet