

## Exhibit A

### Division 2. Development Regulations

#### 2-676 Property Development Regulations: CN, CC, CS, CR, C-RM, P, NA-1, NA-2, SA-1, SA-2, SA-3, DA-1, DA-2, DA-3, DA-4, and DA-6 Districts

The following ~~sections~~ Sections set forth the property development regulations of the CN, CC, CS, CR, C-RM, P, NA-1, NA-2, SA-1, SA-2, SA-3, DA-1, DA-2, DA-3, DA-4, and DA-6 ~~districts~~ Districts. Furthermore In addition, development proposals in the SA-1, SA-2 or SA-3 Districts shall be reviewed by City staff to ensure general consistency with the provisions contained in the Design Guidelines in the East 14<sup>th</sup> Street South Area Development Strategy. Development proposals in the DA-1, DA-2, DA-3, DA-4, and DA-6 Districts shall be consistent ~~reviewed by City Staff to ensure general consistency~~ with the provisions contained in the Design Guidelines in the Downtown San Leandro Transit-Oriented Development Strategy. (Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

#### 2-678 Minimum Lot Area and Minimum Lot Width

Zoning District	Minimum Lot Area (sq. ft.)	Minimum Lot Width (feet)
CN, P, <del>DA-2, DA-3, DA-4</del>	5,000 <sup>(2)</sup>	50
CC, <u>CS</u> , NA-1, NA-2, <del>DA-1, DA-6</del>	10,000 <sup>(2)</sup>	100
<u>CS</u>	<del>10,000</del>	400
CR	10,000	n.a.
C-RM	25 acres <sup>(4)</sup> (A)	n.a.
<u>DA-1, DA-6</u>	<u>10,000</u> (A)	<u>100</u>
<u>DA-2, DA-3, DA-4</u>	<u>5,000</u> (A)	<u>50</u>
SA-1, SA-2, SA-3	5,000	50

<sup>(1)</sup> ~~In the C-RM District, the Community Development Director may administratively approve an exception to the minimum lot size to allow for lots less than the minimum size required by this section if adequate shared ingress, egress and access to parking facilities can be provided to accommodate each proposed new lot.~~

<sup>(2)</sup> ~~In the DA-1, DA-2, DA-3, DA-4, and DA-6 Districts the Community Development Director may administratively approve an exception to the minimum lot size to allow for lots less than the minimum size required by this section if adequate shared ingress, egress and access to parking facilities can be provided to accommodate each proposed new lot and the proposed development is consistent with the Design Guidelines of the Downtown San Leandro Transit-Oriented Development Strategy.~~

- A. Exceptions to Minimum Lot Size – C-RM and DA Districts. The Zoning Enforcement Official may administratively approve an exception to the minimum lot size to allow for lots less than the minimum size required by this section if adequate shared ingress, egress and access to parking facilities can be provided to accommodate each proposed new lot. Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2005-002 § 1; Ord. 2004-007 § 2; Ord. 2001-015 §1)

Section 4-1650: Development on Substandard Lots shall apply to substandard lots. Smaller lot requirements may be permitted with an approved development plan and tentative subdivision map. Section 4-1652: Development on Lots Divided by District Boundaries shall apply to lots divided by district boundaries. (Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2005-002 § 1; Ord. 2004-007 § 2; Ord. 2001-015 §1)

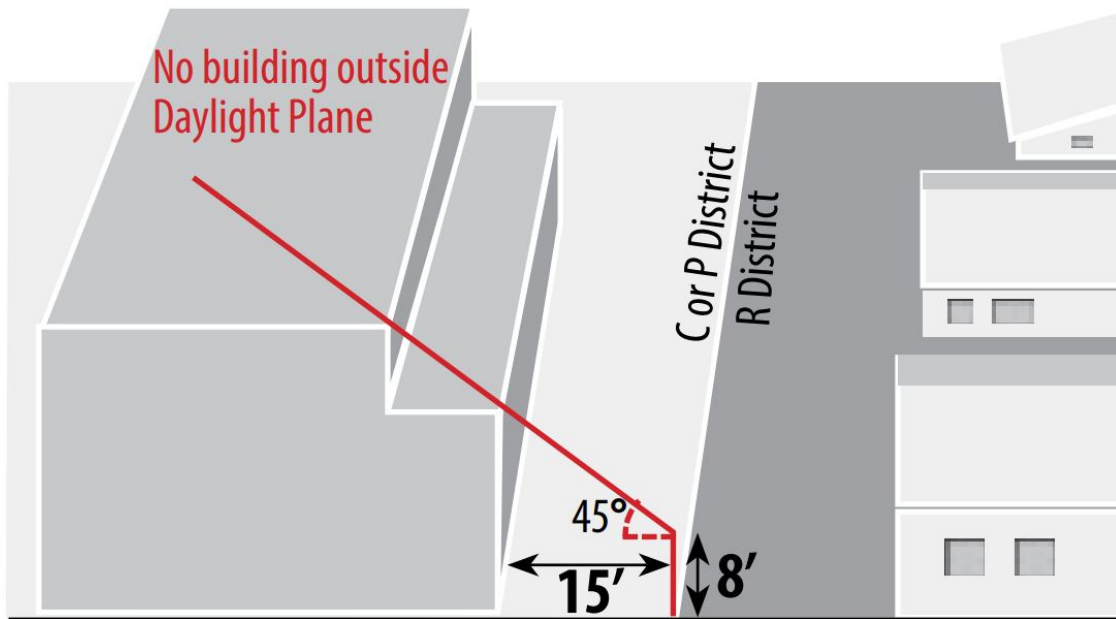
**2-680 Minimum Yards**

A. Minimum Building Setback. The minimum yard setback for building placement, is as prescribed below. Additional building setback may also apply as specified in Subsections B, C, D, and E. The minimum landscaped yard requirements are prescribed in Subsection F. Additional building setback may also apply as specified in Subsections B, C, D, E, F, G, H, and I.

Zoning District	Front (ft.)	Side (ft.)	Corner Side (ft.)	Rear (ft.)	Yards Abutting R Districts
CC	10	0	10	0	15 ft. side or rear <sup>(J)</sup>
CN, P	10	0	10	0	15 ft. side or rear <sup>(J)</sup>
CR	20	0	20	0	15 ft. side or rear <sup>(J)</sup>
C-RM	0 <sup>(C)</sup>	0 <sup>(C)</sup>	0 <sup>(C)</sup>	0 <sup>(C)</sup>	40 ft. from a structure in an R District <sup>(C)</sup>
CS	10	0	10	0	15 ft. side or rear <sup>(J)</sup>
DA-1	Varies <sup>(D)(G)</sup>	0	0	Varies <sup>(D)(G)</sup>	Varies <sup>(J)</sup>
DA-2; DA-3, DA-6	Varies <sup>(E)(G)</sup>	0	0	Varies <sup>(E)(G)</sup>	Varies <sup>(J)</sup>
DA-4	Varies <sup>(F)(G)</sup>	0	0	Varies <sup>(F)(G)</sup>	Varies <sup>(J)</sup>
NA-1	0	4 <sup>(D)</sup>	0	5 <sup>(E)</sup>	n.a.
NA-2	20/25 <sup>(E)</sup> 20 or 25 <sup>(H)</sup>	15 <sup>(E)(H)</sup>	20 <sup>(E)(H)</sup>	15 <sup>(E)(H)</sup>	25 ft. rear for second story 35 ft. rear for third story <sup>(H)</sup>
SA-1, SA-3	0 <sup>(L)</sup>	0	0 <sup>(L)</sup>	0	8 ft. side or rear <sup>(J)</sup>
SA-2	See-G Varies <sup>(I)</sup>	0	0	0	8 ft. side or rear <sup>(J)</sup>
SA-3	0	0	0	0	
DA-1	See F1	0	0	See F1	
DA-2; DA-3, DA-6	See F2	0	0	See F2	
DA-4	See F3	0	0	See F3	

- B. Additional Regulations – All Commercial and Professional Districts.
1. Front, side, corner side, and rear yards shall be subject to the regulations of Section 4-1654: Building Projections into Yards and Courts.
  2. Double-frontage lots shall provide the minimum front setback on each frontage.
- C. Additional Building Setback Requirements – CR-M District. No building in the C-RM District shall be constructed within 40 feet of a structure in an R District. Any other restriction on yards shall be as established pursuant to a conditional use approval or development agreement.
- D. Additional Building Setback Requirements – DA-1 District.
1. Along East 14<sup>th</sup> Street, a minimum front setback of seven feet is required to create a minimum 15-foot wide pedestrian zone.
  2. Rear yards shall be consistent with the prevailing condition on each block.
- E. Additional Building Setback Requirements – DA-2, DA-3, and DA-6 Districts.
1. Front setbacks shall be consistent with the prevailing condition on each block.
  2. Where ground floor residential is proposed, a minimum front setback of 10 feet and a maximum of 15 feet shall be provided
  3. For mixed-use buildings, the front setback shall not exceed 10 feet.
  4. Rear yards shall be consistent with the prevailing condition on each block.
- F. Additional Building Setback Requirements – DA-4 District.
1. Front setbacks shall be consistent with the prevailing condition on each block.
  2. Rear yards shall be consistent with the prevailing condition on each block.
  3. Along the San Leandro Creek, the Zoning Enforcement Official shall determine the applicable building setback for a creek trail and open space.
- G. Pre-Existing Residential in DA Districts. The Zoning Enforcement Official shall determine the applicable building setback standards for modifications or additions to pre-existing residential development based on the prevailing conditions on each block.
- H. Additional Building Setback Requirements – NA-2 District.
1. The front setback in the NA-2 District shall be as follows: 20 feet for one- and two-story buildings and 25 feet for three-story buildings.
  2. Side setbacks in the NA-2 District shall be 15 feet or one-half the building height, whichever is greater.
  3. Corner side setbacks in the NA-2 District shall be 20 feet, or one-half the building height, whichever is greater.
  4. Rear yard requirements in the NA-2 District, when adjoining RS Districts, shall be increased to 25 feet for the second story and 35 feet for the third story. Rear yards in the NA-2 District, when adjoining RD or RM Districts, shall be increased to 25 feet.

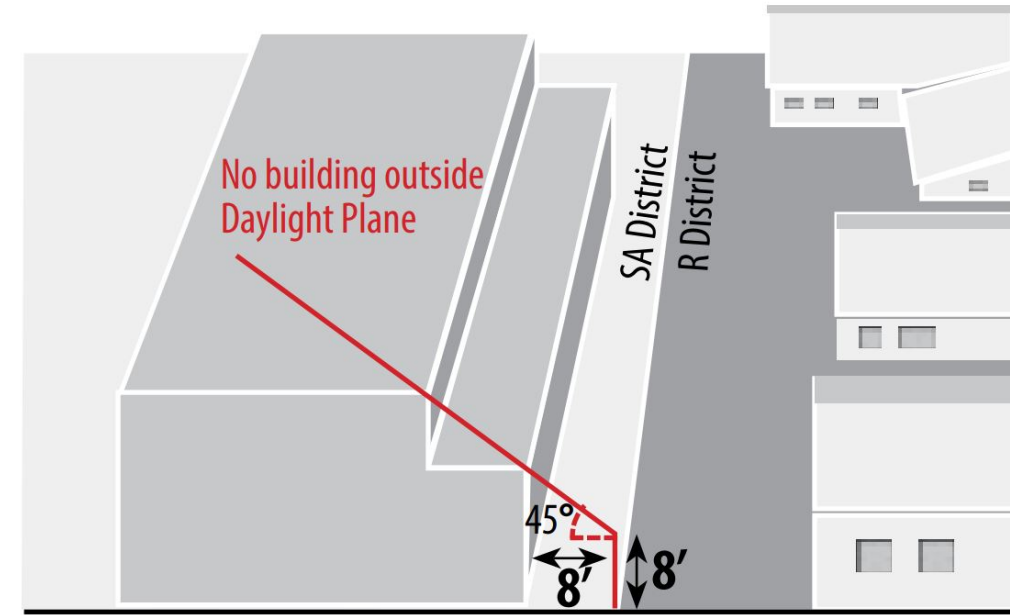
- I. Additional Building Setback Requirements – SA-1, SA-2, and SA-3 Districts.
  1. If ground floor residential is proposed, a 10-foot building setback shall be required.
  2. South of Blossom Way: Front setbacks will vary to achieve a 13.5-foot wide sidewalk. No front setback is required.
  3. North of Blossom Way: Front setbacks will vary to achieve a 13-foot wide sidewalk. A minimum 4.5-foot setback shall be required.
  
- J. Daylight Plane Regulations for Parcels Adjacent to R Districts.
  1. For C and P Districts, structures shall not intercept a one-to-one (1:1) or forty-five degree (45°) daylight plane inclined inward from a height of eight (8) feet above existing grade at the R District boundary line. (Please refer to illustration “Required Daylight Plane at Adjoining Districts—C or P Districts.”)



**Required Daylight Plane at Adjoining Districts—C or P Districts**

(The diagram is illustrative)

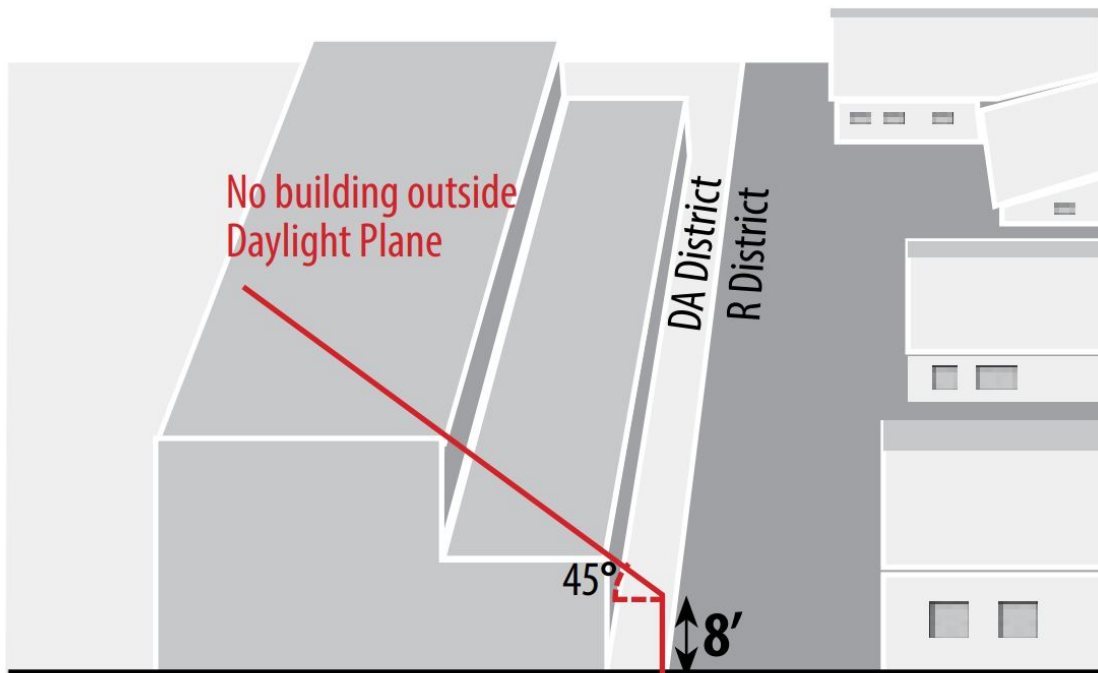
2. For SA districts, structures shall not intercept a one-to-one (1:1) or forty-five degree (45°) daylight plane inclined inward from a height of eight feet above existing grade at the R District boundary line. (Please refer to illustration “Required Daylight Plane at Adjoining Districts—SA Districts.”)



**Required Daylight Plane at Adjoining Districts—SA Districts**

(The diagram is illustrative. Also refer to the East 14<sup>th</sup> Street South Area Design Guidelines)

3. For DA districts, structures shall not intercept a one-to-one (1:1) or forty-five degree (45°) daylight plane inclined inward from a height of eight feet above existing grade at an RS or RD District boundary line. (Please refer to illustration “Required Daylight Plane at Adjoining Districts—DA Districts.”)



**Varies**

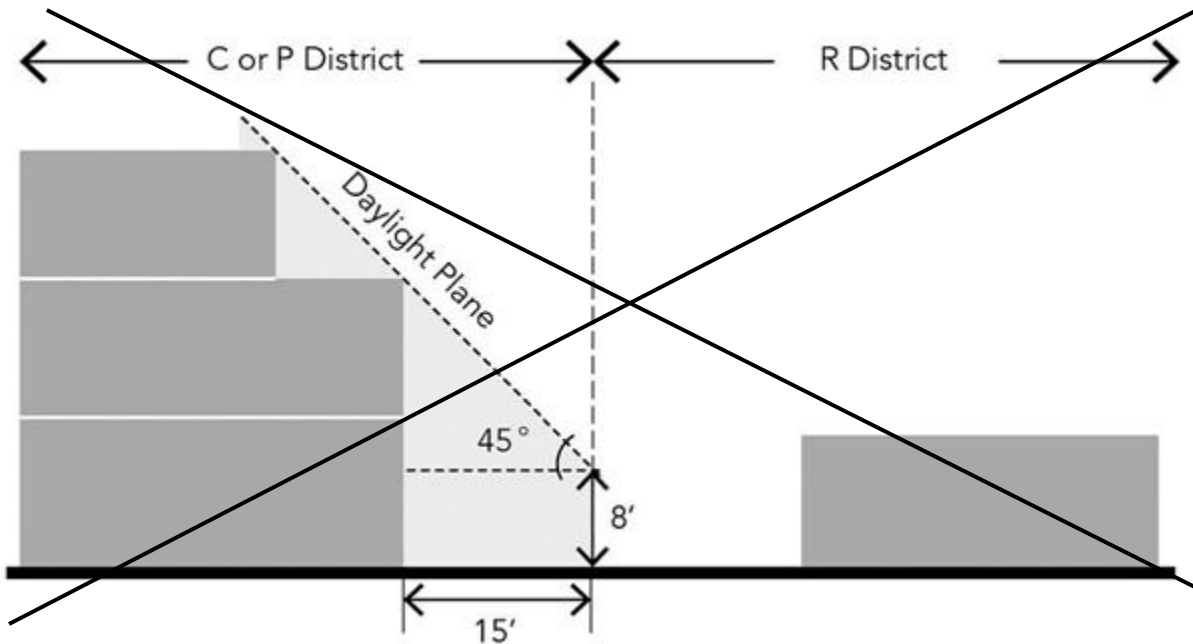
**Required Daylight Plane at Adjoining Districts—DA Districts**

(The diagram is illustrative. Also refer to the Design Guidelines in the Downtown San Leandro Transit-Oriented Development Strategy)

- 4. In instances in which the zoning district boundary is located at the centerline of an adjacent public right-of-way, the daylight plane shall be measured from the nearest property line.
- 5. The Zoning Enforcement Official may approve an Administrative Exception if an applicant cannot meet these provisions per Section 2-699 Administrative Exceptions.

~~B. Minimum Building Setbacks, Additional Regulations.~~

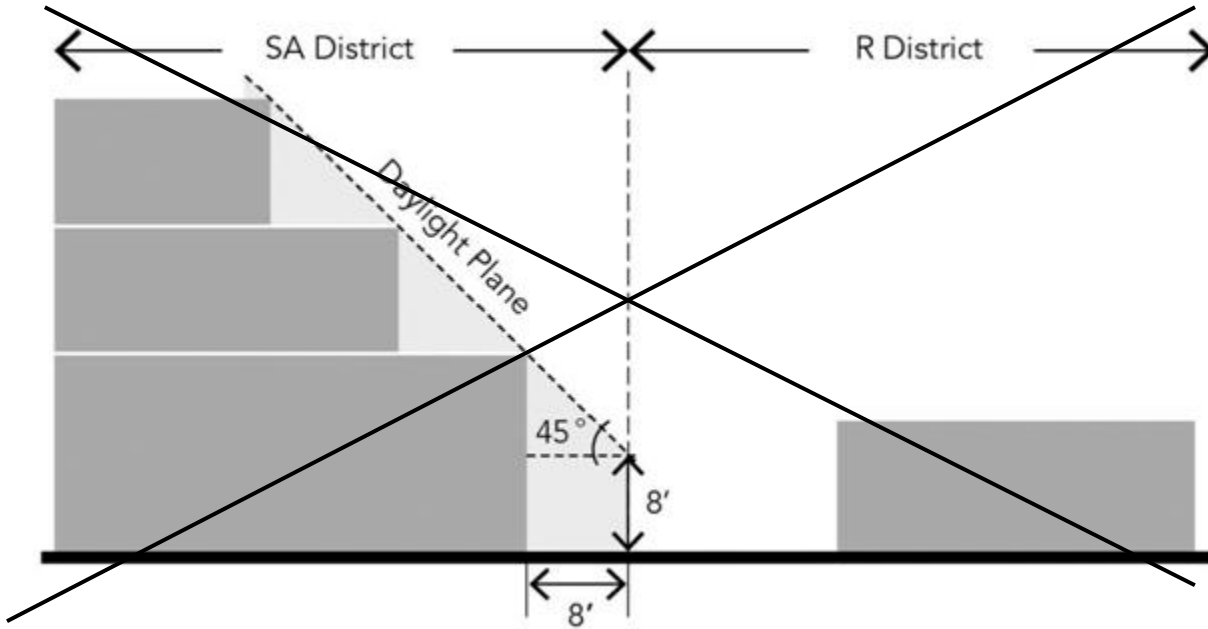
- ~~1. Front, side, corner side, and rear yards shall be subject to the regulations of Section 4-1654: Building Projections into Yards and Courts.~~
- ~~2. Double frontage lots shall provide the minimum front yard setback on each frontage.~~
- ~~3. Daylight Plane Regulations for Parcels Adjacent to R Districts.~~
  - ~~a. For C and P Districts, a fifteen (15) foot side or rear yard shall adjoin an R District, and structures shall not intercept a one-to-one (1:1) or forty-five degree (45°) daylight plane inclined inward from a height of eight (8) feet above existing grade at the R District boundary line. (Please refer to illustration “Required Daylight Plane at Adjoining Districts—C or P Districts.”)~~



**Required Daylight Plane at Adjoining Districts—C or P Districts**

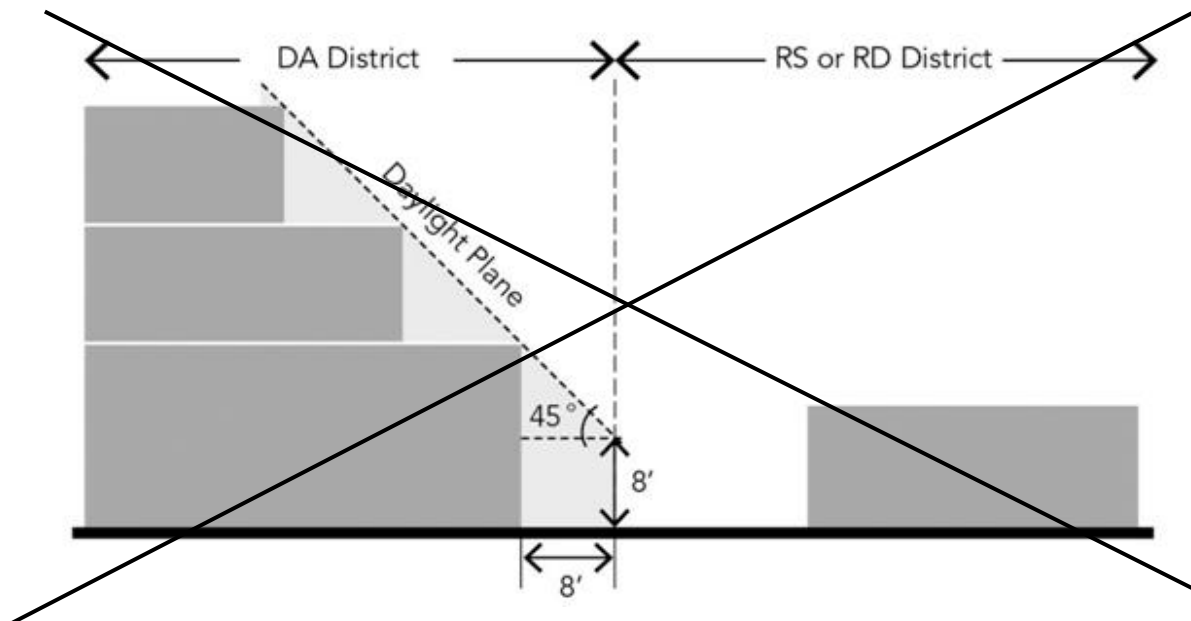
(The diagram is illustrative)

b. For SA districts, an eight (8) foot side or rear yard setback for parcels that adjoin an R District, and structures shall not intercept a one-to-one (1:1) or forty-five degree (45°) daylight plane inclined inward from a height of eight (8) feet above existing grade at the R District boundary line. (Please refer to illustration "Required Daylight Plane at Adjoining Districts—SA Districts.")



**Required Daylight Plane at Adjoining Districts—SA Districts**

(The diagram is illustrative—also refer to the East 14<sup>th</sup> Street South Area Design Guidelines)



c. For DA districts, structures shall not intercept a one-to-one (1:1) or forty-five degree (45°) daylight plane inclined inward from a height of eight (8) feet above existing grade at an RS or RD District boundary line. (Please refer to illustration “Required Daylight Plane at Adjoining Districts—DA Districts.”)

**Required Daylight Plane at Adjoining Districts—DA Districts**

(The diagram is illustrative — also refer to the Design Guidelines in the Downtown San Leandro Transit-Oriented Development Strategy)

d. In those instances where the zoning district boundary is located at the centerline of an adjacent public right-of-way, the Daylight Plane shall be measured from the nearest property line.

e. The Zoning Enforcement Official may approve an Administrative Exception if an applicant cannot meet these provisions per Section 2-699.

~~C. CR-M District, Additional Building Setback Requirements.~~

~~1. No building in the C-RM District shall be constructed within forty (40) feet of a building site in an R District. Any other restriction on yards shall be as established pursuant to a conditional use approval or development agreement.~~

~~D. NA-1 District, Additional Building Setback Requirements.~~

~~1. Side yard requirements in the NA-1 District shall be increased to twenty-five (25) feet if abutting residentially zoned property.~~

~~2. Rear yard requirements in the NA-1 District when adjoining RS Districts, shall be increased to twenty-five (25) feet for the first and second story and thirty-five (35) feet for the third story. Rear yards in the NA-1 District, when adjoining RD or RM Districts, shall be increased to twenty-five (25) feet.~~

~~E. NA-2 District, Additional Building Setback Requirements.~~

~~1. The front yard setback in the NA-2 District shall be as follows: twenty (20) feet for one (1) and two (2) story buildings and twenty-five (25) feet for three (3) story buildings.~~

~~2. Side setbacks in the NA-2 District shall be fifteen (15) feet or one-half (½) the building height, whichever is greater.~~

~~3. Corner side setbacks in the NA-2 District shall be twenty (20) feet, or one-half (½) the building height, whichever is greater.~~



4. ~~Rear yard requirements in the NA-2 District, when adjoining RS Districts, shall be increased to twenty five (25) feet for the second story and thirty five (35) feet for the third story. Rear yards in the NA-2 District, when adjoining RD or RM Districts, shall be increased to twenty five (25) feet.~~

~~F. DA-1, DA-2, DA-3, DA-4, and DA-6 Building Setbacks.~~

~~In addition to the standards set forth below, building setbacks within the DA-1, DA-2, DA-3, DA-4, and DA-6 Districts shall also comply with the Design Guidelines set forth in the Downtown San Leandro Transit Oriented Development Strategy. Where a conflict occurs between the setbacks set forth in this Section and the Downtown San Leandro Transit-Oriented Development Strategy, the Design Guidelines in the Downtown San Leandro Transit-Oriented Development Strategy shall prevail.~~

~~1. DA-1 District.~~

~~a. A minimum front setback of seven feet is required along East 14<sup>th</sup> Street to create a minimum 15-foot wide pedestrian zone;~~

~~b. An additional 10-foot setback is required at the proposed BART station to allow for transit related facilities and patron waiting areas.~~

~~c. Rear yards: To be consistent with the prevailing condition on each block.~~

~~2. DA-2, DA-3, and DA-6 Districts.~~

~~a. Front yard setbacks are to be 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 shall be provided.~~

~~c. For mixed-use buildings, the front setback shall not exceed 10 feet.~~

~~d. Rear yards: To be consistent with the prevailing condition on each block.~~

~~3. DA-4 District.~~

~~a. Front yard: Front yard setbacks are to be consistent with the prevailing condition on each block.~~

~~b. Rear yards: To be consistent with the prevailing condition on each block.~~

~~c. A building setback shall be provided for a creek trail and open space along the San Leandro Creek.~~

~~G. Minimum Required Landscaped Yards.~~

~~1. CN, CC, CR, CS, P, and NA-2 Districts. A landscaped yard or planter strip with a minimum depth of ten (10) feet shall be provided within the front and corner side yard setbacks prescribed in Subsection A.~~

~~2. SA-1, SA-2 and SA-3 Districts. The objective in all SA Districts is to create 13.5-foot wide sidewalks south of Blossom Way and a 13-foot wide sidewalk north of Blossom Way. Front yard setbacks will vary in order to achieve these objectives.~~

North of Blossom Way, a minimum 4.5-foot setback shall be required. South of Blossom Way, no front yard setback is required. Furthermore, if ground-floor residential is proposed in any SA District, a 10-foot building setback shall be required. A minimum 5-foot landscaped yard or planter strip shall be provided for any parking facility or other open space area abutting a public street.

3. ~~Minimum Site Landscaping—DA-1, DA-2, DA-3, DA-4, and DA-6 Districts.~~ The percentage of site landscaping to be required in the DA-1, DA-2, DA-3, DA-4, and DA-6 Districts shall be determined at the time of an individual project’s Site Plan Review process, pursuant to Article 25.

4. ~~Landscape Requirements in All Districts.~~ Notwithstanding the minimum setback and landscaped yard requirements of this Article, all open areas within, and adjacent to, a required front or corner side yard, other than areas used for walks, drives or parking and loading facilities, shall be landscaped. For projects requiring “Site Plan Approval” pursuant to Article 25, all landscaping shall be installed as per the Landscape Requirements of Article 19.

5. ~~Exceptions.~~ As part of the “Site Plan Approval” pursuant to Chapter 25, exceptions to the requirements of this Subsection may be permitted if such requirements are found not to be practical due to pre-existing site constraints. (Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-009 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

**2-682 Maximum Height of Structures**

Zoning District	<u>Non-Residential Development</u>		<u>Residential and Mixed-Use Residential Development</u>	
	<u>Minimum Height (ft.)</u>	<u>Maximum Height (ft.)</u>	<u>Minimum Height (ft.)</u>	<u>Maximum Height (ft.)</u>
CC	n.a.	50	<u>n.a.</u>	<u>50</u>
CN, NA-1, NA-2	n.a.	30	<u>n.a.</u>	<u>50</u>
CR, CS	n.a.	40	<u>n.a.</u>	<u>n.a.</u>
C-RM	n.a.	80 <sup>(1)</sup> , <u>(A)</u>	<u>n.a.</u>	<u>50</u>
DA-1	<u>n.a. or 24</u> <sup>(2)</sup> , <u>(B)</u>	75 <sup>(3)</sup> , <u>(C)</u>	<u>n.a. or 24</u> <sup>(B)</sup>	<u>75</u>
DA-2	<u>n.a. or 24</u> <sup>(2)</sup> , <u>(B)</u>	50 <sup>(3)</sup> , <u>(C)</u>	<u>n.a. or 24</u> <sup>(B)</sup>	<u>50</u>
DA-3	n.a.	50 <sup>(3)</sup> , <u>(4)</u> , <u>(C)</u>	<u>n.a.</u>	<u>50</u>
DA-4	<u>n.a.</u>	60-75 <sup>(3)</sup> , <u>(4)</u> , <u>(C)</u>	<u>n.a.</u>	<u>60-75</u> <sup>(C)</sup>
DA-6	<u>n.a.</u>	75 <sup>(3)</sup> , <u>(4)</u> , <u>(C)</u>	<u>n.a.</u>	<u>75</u> <sup>(C)</sup>
P	n.a.	30	<u>n.a.</u>	<u>50 30 or 50</u> <sup>(D)</sup>
SA-1, SA-2, SA-3	24	50	<u>24</u>	<u>50</u>

- ~~(1) No building in the C-RM District shall exceed a height of eighty (80) feet or four (4) stories unless a greater height is expressly permitted by a conditional use approval or development agreement.~~
- ~~(2) This standard only applies along East 14<sup>th</sup> Street. No Minimum height elsewhere in the DA-1 District.~~
- ~~(3) Refer to Downtown San Leandro Transit-Oriented Development Strategy Figure 8 for locations of specific height limits; height transition is required adjacent to RS and RD zoning districts per Section 2-680(B).~~
- ~~(4) Heights above 75 feet subject to review of a Conditional Use Permit; height transition is required adjacent to RS and RD zoning districts per Section 2-680(B).~~

The maximum height of structures shall be subject to the regulations of Section 4-1658: Exceptions to Height Limits. (Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

- A. Exceptions to Maximum Height – C-RM District. No building in the C-RM District shall exceed a height of 80 feet or four stories unless a greater height is expressly permitted by a Conditional Use Permit or development agreement.
- B. Exceptions to Minimum Height – DA-1 and DA-2 Districts. The 24-foot minimum height standard only applies along East 14th Street between Chumalia Street and Georgia Way. No minimum height applies elsewhere in the DA-1 or DA-2 districts.
- C. Specific Heights and Height Exceptions – DA Districts. The Downtown San Leandro Transit-Oriented Development Strategy Figure 8 establishes the locations of specific height limits. Exceptions to the maximum height requirement may be allowed subject to the approval of a Conditional Use Permit.
- D. Maximum Height – P Districts. The 50-foot maximum height standard only applies to lots greater than or equal to 10,000 square feet and are adjacent on all four sides to a zone that allows a height of 50 feet.
- E. Other Exceptions to Height Limits. The maximum height of structures shall be subject to the regulations of Section 4-1658: Exceptions to Height Limits. (Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

**2-684 Maximum Lot Coverage**

<b>Zoning District</b>	<b>Maximum Lot Coverage (%)</b>
<u>CC, CN, CS, P</u>	50%
CG	50%
<u>C-RM, NA-1, NA-2</u>	100%
CS	50%
CR	25%
<u>DA-1, DA-2, DA-3, DA-4, DA-6, C-RM, NA-1, NA-2, SA-1, SA-2, SA-3</u>	100%
<u>DA-1, DA-2, DA-3, DA-4, DA-6</u>	100%

(Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

**2-686 ~~Maximum Base FAR and Maximum FAR Bonus~~ Floor Area Ratio (FAR)**

<b>Zoning District</b>	<b><u>Minimum FAR</u></b>	<b>Maximum Base FAR</b>	<b>Maximum FAR Bonus (See A)</b>
CC	<u>n.a.</u>	<del>0.5</del> <u>1.0</u>	0.5
CN	<u>n.a.</u>	<del>0.3</del> <u>0.5</u>	0.2
CR	<u>n.a.</u>	<del>0.3</del> <u>1.0</u>	0
C-RM	<u>n.a.</u>	<del>0.8</del> <u>1.0</u>	0
CS	<u>n.a.</u>	0.5	0
DA-1	<u>n.a.</u>	<del>Non-Residential</del> 3.5	See A
DA-2	<u>n.a.</u>	<del>Non-Residential</del> 1.0 1.0 – 5.0 <sup>(A)(B)(C)(D)</sup>	0
DA-3	<u>n.a.</u>	<del>n.a.</del> <u>3.5 – 4.0<sup>(B)</sup></u>	See A
DA-4	<u>n.a.</u>	<del>n.a.</del> <u>4.0 – 5.0<sup>(C)</sup></u>	See A
DA-6	<u>1.0</u>	See B <u>4.0 – 5.0<sup>(C)</sup></u>	See B
NA-1, NA-2	<u>n.a.</u>	<del>1.0</del> <u>1.0 – 1.5<sup>(D)</sup></u>	0.5
P	<u>n.a.</u>	<del>0.3</del> <u>0.5 – 3.5<sup>(A)</sup></u>	0.2
SA-1, SA-2, SA-3	<u>n.a.</u>	<del>1.0</del> <u>1.0 – 1.5<sup>(D)</sup></u>	0.5

A. In terms of the maximum FAR bonus, additional FAR may be permitted if approved by the Board of Zoning Adjustments or Planning Commission for: 1) Underground parking: 0.05 for each ten percent (10%) increment of required parking that is provided underground or in structures up to a maximum of 0.4; and 2) Transfer of FAR from a historic building site: twice the amount of unused FAR up to a maximum of 0.2. (The FAR on the historic site must be restricted by recorded covenants or deed restriction.)

B. DA-6 District:

1. Minimum FAR: 1.0

2. Maximum FAR: 4.0, with FAR 5.0 allowed for parcels adjacent to the BART station. (Ord. 2016-012 § 4; Ord. 2015-11 § 4; Ord. 2008-011 § 1; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

A. Maximum FAR in Downtown Mixed Use – DA-2, DA-3, and P Districts. Maximum of up to 3.5 FAR allowed for parcels within the General Plan Downtown Mixed Use land use category.

- B. Maximum FAR in Transit-Oriented Mixed Use – DA-2, and DA-3 Districts. Maximum of up to 4.0 FAR allowed for parcels within the General Plan Transit-Oriented Mixed Use land use category.
- C. Parcels Adjacent to BART – DA-2, DA-3, DA-4, and DA-6 Districts. Maximum of up to 5.0 FAR allowed for parcels adjacent to a BART station.
- D. Maximum FAR for Residential or Mixed-Use Residential Developments – DA-2, NA-1, NA-2, SA-1, SA-2, and SA-3 Districts. Maximum of up to 1.5 FAR for residential or mixed-use residential development.

**2-688 Minimum Site Landscaping**

A. General Landscape Requirements. In addition to the general Landscape Requirements prescribed in Article 19, the following requirements for minimum site landscaping apply to all property within commercial and professional districts within any C, P, NA, DA or SA District. As part of the Site Plan Approval process pursuant to Article 25, exceptions to the stated requirements for “minimum site landscaping” may be permitted in cases where such standards are found not to be practical due to pre-existing site constraints. The minimum percentage of the site that shall be used for landscaping shall be as prescribed below:

~~B. Minimum Site Landscaping. The minimum percentage of the site that shall be used for landscaping shall be as prescribed below:~~

<b>Zoning District</b>	<b>Minimum Site Landscaping</b>
CN, NA-1, P, SA-1, SA-3	5% <sup>(C)(D)</sup>
CC, <u>CS</u> , NA-2, SA-2	10% <sup>(C)(D)</sup>
CS	40%
<u>CR, C-RM, DA-1, DA-2, DA-3, DA-4, DA-6</u>	<u>Determined at the time of project Site Plan Review, pursuant to Article 25<sup>(C)</sup></u>

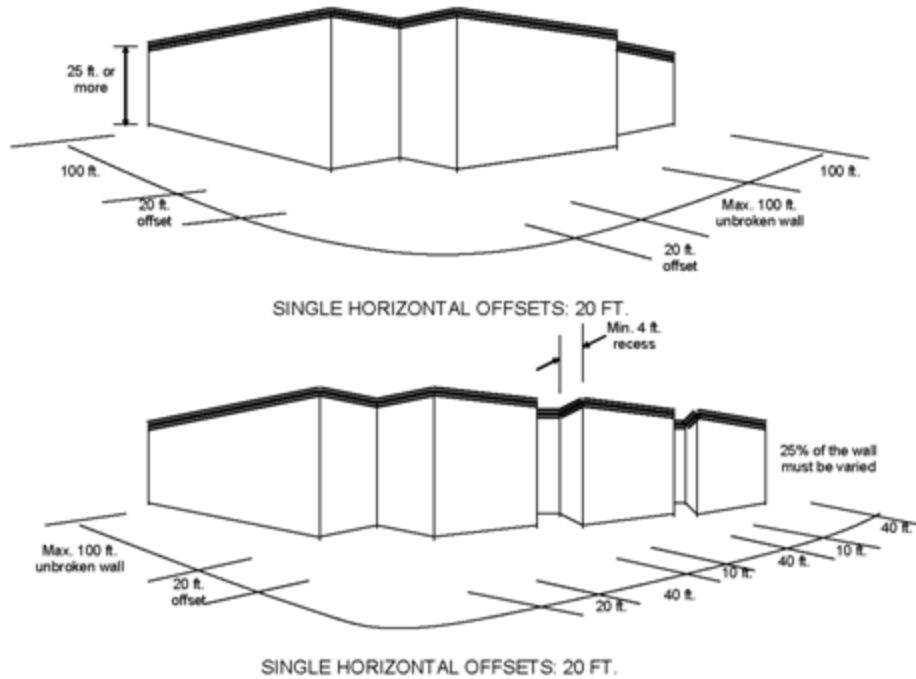
~~C. Minimum Site Landscaping—CR and C-RM Districts. The percent of site landscaping to be required in the CR and C-RM Districts shall be determined at the time of an individual project’s Site Plan Review process, pursuant to Article 25.~~

~~D. Minimum Site Landscaping—DA-1, DA-2, DA-3, DA-4, and DA-6 Districts. The percentage of site landscaping to be required in the DA-1, DA-2, DA-3, DA-4, and DA-6 Districts shall be determined at the time of an individual project’s Site Plan Review process, pursuant to Article 25. (Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)~~

- B. Landscape Requirements in All Districts. Notwithstanding the minimum setback and landscaped yard requirements of this Article, all open areas within, and adjacent to, a required front or corner side yard, other than areas used for walks, drives or parking and loading facilities, shall be landscaped. For projects requiring Site Plan Review pursuant to Article 25 Site Plan Approval, all landscaping shall be installed consistent with Article 19 Landscape Requirements.
- C. Minimum Site Landscaping – CN, CC, CR, CS, P, and NA-2 Districts. A landscaped yard or planter strip with a minimum depth of 10 feet shall be provided within the front and corner side setbacks prescribed in Section 2-680 Minimum Yards.
- D. Minimum Site Landscaping – SA-1, SA-2 and SA-3 Districts. A minimum five-foot landscaped yard or planter strip shall be provided for any parking facility or other open space area abutting a public street.
- E. Exceptions for Minimum Site Landscaping. As part of the Site Plan Review pursuant to Chapter 25 Site Plan Approval, exceptions to the requirements of this Subsection may be permitted if such requirements are found not to be practical due to pre-existing site constraints. (Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-009 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

#### **2-690 Wall Setback or Offsets**

- A. Building Articulation. For buildings over ~~twenty-five (25)~~ 25 feet in height and with walls that extend longer than ~~one hundred (100)~~ 100 feet, the accepted standard shall be that such walls shall provide architectural details such as offsets, recesses, reveals, window patterns, columns, or pilasters. ~~Review and approval by the Zoning Enforcement Official shall be required to determine compliance with this requirement. Alternative design solutions that achieve an equivalent level of building articulation and visual interest may be approved by the ZEO, or may be approved as part of the site plan review or other approval process by the approval authority.~~ (Please refer to “Maximum Wall Length and Required Break” illustration.)
- ~~B. For buildings located in the SA-1, SA-2 or SA-3 Districts, the Zoning Enforcement Official shall review development plans for general consistency with the Design Guidelines for the East 14<sup>th</sup> Street South Area Development Strategy that relate to wall setbacks, offsets and other design related features.~~
- ~~C. For buildings located in the DA-1, DA-2, DA-3, DA-4, or DA-6 Districts, the Zoning Enforcement Official shall review development plans for general consistency with the Design Guidelines for the Downtown San Leandro Transit-Oriented Development Strategy that relate to wall setbacks, offsets and other design related features.~~



**Maximum Wall Length and Required Break**

(The diagram is illustrative)

(Ord. 2016-012 § 4; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

**2-692 Reserved (Ord. 2001-015 § 1) Density for Multi-Family Residential and Mixed-Use Residential Development**

- B. Density for Multi-Family Residential and Mixed-Use Residential Development. The minimum and maximum density for residential and mixed-use development is as prescribed below. For minimum and maximum density calculations that result in fractional amounts, numbers of 0.5 or greater shall be rounded up to the nearest whole integer, numbers less than 0.5 shall be rounded down to the nearest whole integer.

<b><u>Zoning District</u></b>	<b><u>Minimum Density (Dwelling Unit / Acre)</u></b>	<b><u>Maximum Density (Dwelling Unit / Acre)</u></b>
<b><u>CC, CN, C-RM</u></b>	<u>n.a.</u>	<u>24<sup>(B)</sup></u>
<b><u>CR, CS</u></b>	<u>n.a.</u>	<u>n.a.</u>
<b><u>DA-1</u></b>	<u>Parcels &lt; 10,000 SF: n.a.</u> <u>Parcels ≥ 10,000 SF: 35</u>	<u>Parcels &lt; 10,000 SF: 24<sup>(B)</sup></u> <u>Parcels ≥ 10,000 SF: 100<sup>(B)</sup></u>
<b><u>DA-2</u></b>	<u>Parcels &lt; 10,000 SF: n.a.</u> <u>Parcels ≥ 10,000 SF: 20</u>	<u>Parcels &lt; 10,000 SF: 24<sup>(B)</sup></u> <u>Parcels ≥ 10,000 SF: 40<sup>(B)</sup></u>
<b><u>DA-3</u></b>	<u>Parcels &lt; 10,000 SF: n.a.</u> <u>Parcels ≥ 10,000 SF: 20</u>	<u>Parcels &lt; 10,000 SF: 24<sup>(B)</sup></u> <u>Parcels ≥ 10,000 SF: 60<sup>(B)</sup></u>
<b><u>DA-4</u></b>	<u>Parcels &lt; 10,000 SF: n.a.</u>	<u>Parcels &lt; 10,000 SF: 24<sup>(B)</sup></u>

	<u>Parcels ≥ 10,000 SF: 60</u>	<u>Parcels ≥ 10,000 SF: 100<sup>(B)</sup></u>
<u>DA-6</u>	<u>Parcels &lt; 10,000 SF: n.a.</u> <u>Parcels ≥ 10,000 SF: 60</u>	<u>Parcels &lt; 10,000 SF: 24<sup>(B)</sup></u> <u>Parcels ≥ 10,000 SF: n.a.</u>
<u>NA-1, NA-2, P</u>	<u>n.a.</u>	<u>24</u>
<u>SA-1, SA-2, SA-3</u>	<u>18<sup>(C)</sup></u>	<u>24-35</u>

- C. Small Unit Density Bonus – DA Districts. A 20 percent density bonus for average unit size less than 750 square feet is allowed. This bonus may not be added to the state-required density bonus for affordable housing. Only one density bonus program may be applied to any given development.
- D. Exceptions to Minimum Density – SA Districts. Exceptions to this minimum density requirement may be approved at the discretion of the Zoning Enforcement Official.
- E. DA Districts – Maximum Density for Small Parcels. For parcels less than 10,000 s.f. the density shall not exceed 24 units per acre unless approved by a conditional use permit.
- F. Open Space Density Bonus. Conditional use permits for additional density may be approved for projects having additional open space or other amenities.

**2-694 Reserved (Ord. 2016-012 § 4) Open Space for Multi-Family Residential and Mixed-Use Residential Development**

- A. In addition to the general Landscape Requirements prescribed in Article 19 and 2-688.A, the following requirements for minimum required open space apply to all multi-family residential and mixed-use residential development in the C, P, NA, DA or SA districts.

<u>Zoning District</u>	<u>Required Open Space (SF / DU)</u>
<u>CN, CC, NA-1, NA-2, P</u>	<u>200</u>
<u>SA-1, SA-2, SA-3, DA-1, DA-2, DA-3, DA-4, DA-6</u>	<u>60</u>

**2-696 Additional Property Development Regulations: CN, CC, CS, CR, C-RM, P, NA-1, NA-2, SA-1, SA-2, SA-3, DA-1, DA-2, DA-3, DA-4, and DA-6 Districts**

~~Development proposals in the SA-1, SA-2 or SA-3 Districts shall be reviewed by City staff to ensure general consistency with the provisions contained in the East 14th Street South Area Development Strategy Design Guidelines. For buildings located in the DA-1, DA-2, DA-3, DA-4, or DA-6 Districts, the Zoning Enforcement Official shall review development plans for general consistency with the Design Guidelines for the Downtown San Leandro Transit-Oriented~~



Development Strategy that relate to wall setbacks, offsets and other design related features. In addition to the development regulations listed above, the following regulations shall apply:

A. ~~Residential Development.~~ Development standards for residential uses in the CN, CC, and C-RM Districts shall be subject to the same standards for height limits, maximum density, and open space as would apply to residential development in the RM-2000 [twenty-two (22) dwellings per acre] District, as prescribed by Sections 2-528, 2-540 and 2-558. Development standards for residential uses in the P, NA-1 and NA-2 Districts shall be subject to comparable regulations of the RM-1800 [twenty-four (24) dwellings per acre] District. Development densities for the SA-1, SA-2 or SA-3 Districts shall provide a minimum density of 18 units per gross acre. Exceptions to this minimum density requirement may be approved at the discretion of the Zoning Enforcement Official.

B. ~~Fences, Walls, and Hedges.~~ Subject to the regulations of Section 4-1682: Fences, Walls, and Hedges.

C. ~~Off-Street Parking and Loading.~~ Subject to the regulations of Article 17: Off-Street Parking and Loading Regulations. A triangular yard adjoining both sides of a driveway crossing a street property line shall have a depth of five (5) feet at the edge of the driveway and a width measured on both sides of the driveway of fifty (50) feet, or the distance to the intercepting property line, whichever is less. At least fifty percent (50%) of each such yard shall be planting area.

D. ~~Signs.~~ Subject to the regulations of Article 18: Signs.

E. ~~Outdoor Facilities/Outdoor Storage.~~ Subject to the regulations of Sections 4-1662: Outdoor Facilities/Outdoor Storage and 4-1672: Earth Station and Microwave Equipment. All outdoor storage and refuse storage areas shall be screened so as not to be visible from any street, public way, or R, P, or IP District.

A. Ground Floor Retail in DA-1. Retail uses required on ground floor on parcels fronting on East 14<sup>th</sup> Street and Washington Avenue, north of Parrott Street.

B. Views into Buildings. On frontages designated on the Zoning Map, not less than fifty percent (50%) of the first story of that portion of a building facing a street shall consist of opening or clear or tinted glass windows providing views of merchandise displayed, building interiors, or courtyards. On commercial ground floors in the DA and SA Districts, not less than 50 percent of the first story of that portion of a building facing a street shall consist of opening or clear or tinted glass windows providing views of merchandise displayed, building interiors, or courtyards.

C. Security Roll-Up Doors. Retractable security gates, window bars, and mall-style roll-up doors shall be installed to the inside of existing windows or glass doors for installation of physical security measures on a building façade. A mall-style roll-up door must not be visible during business hours. Metal gates, stored in a wall pocket or similar enclosure so as not to be visible during business hours, and scissor-style security grilles, retracted into casing during business hours, are subject to the review and approval of the Community Development Director.

~~H. Screening of Mechanical Equipment. Subject to the regulations of Section 4-1664: Screening of Mechanical Equipment. All outdoor storage and refuse storage areas shall be screened so as not to be visible from any street, public way, or R, P, or IP District.~~

~~I. Refuse Storage Areas. Subject to the regulations of Section 4-1666: Refuse Storage Areas. All outdoor storage and refuse storage areas shall be screened so as not to be visible from any street, public way, or R, P, or IP District.~~

~~J. Underground Utilities. Subject to the regulations of Section 4-1668: Underground Utilities.~~

~~K. Performance Standards. Subject to the regulations of Section 4-1670: Performance Standards.~~

~~L. Nonconforming Structures and Nonconforming Signs. Subject to the regulations of Article 20: Nonconforming Uses and Structures.~~

D. Other Requirements: C-RM (Commercial - Regional Mall) District. The following additional requirements shall apply to development approvals in the C-RM District at the time when new improvements are constructed and only in that area of the site that is related to such new construction.

1. All signs shall be subject to the San Leandro Sign Code with respect to requirements for installation permits and maintenance.
2. All outdoor storage and surface mounted mechanical equipment shall be screened from view from public streets, on-site parking and vehicular or pedestrian circulation areas open to the public.
3. Roof-mounted mechanical equipment either shall be screened from view from public streets, the elevated BART line, and on-site public parking and vehicular or pedestrian circulation areas open to the public, or such equipment shall be designed or treated so as to be unobtrusive or visually attractive.
4. All utilities on-site shall be placed underground. (Ord. 2016-012 § 4; Ord. 2014-011 § 2; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)

**2-698 Review of Plans Amenities, Design Criteria for Multi-Family Residential, Mixed-Use Residential Developments**

~~A. Certain projects shall be subject to Site Plan review (see Article 25: Site Plan Approval).~~

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~~B. Development proposals in the SA-1, SA-2 or SA-3 Districts shall be reviewed by City staff to ensure general consistency with the provisions contained in the Design Guidelines in the East 14<sup>th</sup> Street South Area Development Strategy.~~

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~~C. For buildings located in the DA-1, DA-2, DA-3, DA-4, or DA-6 Districts, the Zoning Enforcement Official shall review development plans for general consistency with the Design Guidelines for the Downtown San Leandro Transit-Oriented Development Strategy.~~

A. Projects subject to site plan review shall include amenities and design criteria that enhance the quality of tenants living or the appearance of the project and not cited elsewhere in this Division. Projects shall include at least seven (7) of these amenities. Amenities and criteria may include:

1. ~~Open space; storage space~~ Fitness Center
2. Lap Pool
3. Common areas that are not private balconies
4. Tenant activity areas (Examples: joint eating and cooking areas, clubhouse, play areas, ~~running track~~, screening room)
5. ~~Use of solar energy in the design of the building~~ Electric vehicle (EV) charging stations or 220 V power outlet for 15% of required parking spaces.
6. Use of three or more colors
7. Use of three or more materials on the façade
8. Public art
9. Storage rooms
10. Main door-staffed with attendant
11. Bicycle lockers
12. ~~Turf block or~~ Permeable concrete pavers in driveway and parking areas
13. ~~Practical and usable~~ Indoor and outdoor furniture in common areas
14. Façade or corner modulation of minimum 18-inch depth. (Examples: Bay windows, corner feature)
15. Playground
16. Pet Relief Area
17. Pet Washing Facility
18. On-Site Commercial Child Care Facility
19. Study Room and/or Library
20. Conference Room (Ord. 2016-012 § 4; Ord. 2008-011 § 1; Ord. 2007-020 § 2; Ord. 2004-007 § 2; Ord. 2001-015 § 1)