



**CITY OF SAN LEANDRO**

Community Development Department · Planning Services  
 835 East 14th Street · San Leandro, CA 94577  
 (510) 577 – 3325 · [www.sanleandro.org](http://www.sanleandro.org)  
 Hours: Monday, Tuesday, Thursday 8 am – 4 pm; Wednesday: 8 am – 3 pm; Friday: by appointment

**PROPOSED ZONING UPDATE 2016**  
 (strike-through indicates proposed deletions)

**DEVELOPMENT REGULATIONS FOR COMMERCIAL DISTRICTS**

This table is a summary only. Exceptions may apply. For complete information about a specific property, please refer to the Zoning Code, the Zoning Code Map or consult the Planning Services Division.

DISTRICT	CN	P	CC	NA-1	NA-2	SA-1	SA-2	SA-3	CD	PHD	CS	CR	C-RM
Minimum Lot Area (square feet)	5,000	5,000	10,000	10,000	10,000	5,000	5,000	5,000	5,000	<del>5,000</del>	10,000	10,000	25 acres
Minimum Lot Width	50	50	100	100	100	50	50	50	50	<del>50</del>	100	0	N/A
Minimum Front Setback (feet)	10	10	10	0	20/25 (see A)	0	See Zoning Code Section 2-680(F)	0	0	<del>0</del>	10	20	0 (see B)
Minimum Side Setback (feet)	0	0	0	4 (see C)	15 (See D)	0	0	0	0	<del>0</del>	0	0	0 (see B)
Minimum Corner Side Setback (feet)	10	10	10	0	20 (See E)	0	0	0	10	<del>40</del>	10	20	0 (see B)
Minimum Rear Setback (feet)	0	0	0	5 (See F)	15 (See G)	0	0	0	0	<del>0</del>	0	0	0 (see B)
Maximum Height of Structures (feet)	30	30	50	30	30	50 (max) 24 (min)	50 (max) 24 (min)	50 (max) 24 (min)	75	<del>75</del>	40	40	80 (See H)
Maximum Lot Coverage	50%	50%	50%	100%	100%	100%	100%	100%	100%	<del>100%</del>	50%	25%	100%
Maximum Base FAR	0.3	0.3	0.5	1	1	1	1	1	2	<del>2</del>	0.5	0.3	0.8
Maximum FAR Bonus	.2	.2	0.5	0.5	0.5	0.5	0.5	0.5	0.5	<del>0.5</del>	0	0	0

- A. 20 feet for 1-and 2-story buildings, and 25 feet for 3-story.
- B. No building in the C-RM District can be constructed within 40 feet of building site in a Residential District.
- C. Setback shall be increased to 25 feet if adjacent to residential.
- D. Setback shall be 15 feet or 1/2 building height, whichever is greater.
- E. Setback shall be 20 feet or 1/2 building height, whichever is greater.
- F. When bordering RS Districts, setback for 1st and 2nd story buildings shall be 25 feet and 35 feet for 3rd story. When bordering RD or RM Districts, setback shall be 25 feet.
- G. When bordering RS Districts, 2nd story setback shall be 25 feet and 35 feet for the 3rd story, when bordering RD or RM Districts, setback shall be increased to 25 feet.
- H. No building can exceed a height of 80 feet or four stories without a conditional use permit or development agreement.