

ATTACHMENT E

Summary of Proposed Zoning Code Amendments

- Increase the maximum height limit in the DA-2 and SA districts to 65 feet and eliminating the maximum height in the DA-6 District in Section 2.08.312
- Increase the maximum FAR in areas within the Corridor Mixed Use General Plan land use designation to 2.5 in Section 2.08.320
- Increase the maximum density in areas within the DA-2 and SA Districts to 85 units/acre, areas within the Downtown Mixed Use General Plan land use designation to 100 units per acre, and areas within the Transit-Oriented Mixed Use General Plan Land Use Designation to 125 units/acre in Section 2.08.332
- Amend Section 2.08.332 to eliminate the lower maximum density limitation on parcels less than 10,000 square feet. Achievable density is limited by the size of the lot, the additional limitation is not necessary
- Add new Chapter 3.38, Housing (H) Overlay District. Pursuant to San Leandro Zoning Code Section 2.08.200, multi-family housing is currently conditionally permitted in existing Commercial Community Districts and, where applied, the Housing Overlay District would allow multi-family and mixed-use housing as a permitted use.
- Amend Section 2.04.304 to establish the following minimum densities for RM Districts:
 - RM-2500, RM-2000, RM-1800: 12 dwelling units/acre
 - RM-875: 20 dwelling units/acre
- Update definitions of housing types in Section 1.12.108
- Amend Section 2.04.388 to adjust Accessory Dwelling Unit (ADU) height limits consistent with State Law
- Revisions to existing standards and establishment of new standards for Supportive and Transitional Housing (Section 4.04.316), Low Barrier Navigation Centers (Section 4.04.392), Employee Housing (Section 4.04.388), and Emergency Shelters (Section 4.04.384) to comply with State Law and remove barriers to housing for special needs populations
- Revision to allowances for Emergency Shelters and Residential Hotels in the Community Commercial (CC), Industrial General (IG), and Industrial Limited (IL) Districts as follows:
 - CC District - Permit Residential Hotels and Emergency Shelters by right up to 25 beds and allow such uses over 25 beds with a Conditional Use Permit (Section 2.08.200)
 - IG District - Permit Emergency Shelters by right up to 45 beds and allow such uses over 45 beds with a Conditional Use Permit (Section 2.12.200)

- IL District - Increase beds allowed in Emergency Shelters by right from 25 to 45 beds and allow such uses over 45 beds with a Conditional Use Permit (Sections 2.12.204 and 2.12.220)
- Removal of Single-Family Residential development as a permitted use in the Residential Multi-Family (RM) District in Section 2.04.204
- Revisions to standards for Residential Congregate Care Facilities that serve seven or more individuals to reduce the separation requirement from 1,000 to 750 feet and change in review authority for consideration of a reduction in the separation requirement from Board of Zoning Adjustments to Zoning Enforcement Official in Section 2.04.232
- Establishment of ministerial review of certain housing developments on sites from previous housing element inventories as required by State Law in Section 4.04.396
- Elimination of parking requirements for development within a ½ mile of transit (AB2097) in Section 4.08.108
- Revisions to parking requirements for group housing, supportive housing, transitional housing, and residential hotels in Section 4.08.108
- Revisions to Site Plan Review Standards in Section 5.12.124 to clearly establish that Administrative Site Plan Review is ministerial
- Update Density Bonus provisions in Section 5.32.136 to reference State law
- Other amendments to clarify the record on previous sections that were repealed and re-insert language that was inadvertently deleted.