

**Table 1. Existing Development Standards**

"-" = not applicable; P = Permitted UPPH = Use Permit Public Hearing NP = Not Permitted *Use-Specific Regs Apply		R-1	R-1H	R-1A	R-2	R-2H	R-2A	R-2AH	MU-R	
		Single-Family		Ltd Two-Family	Restricted Two-Family		Restricted		Mixed-Use Residential	
Single-Family		UPPH	UPPH	UPPH	UPPH	UPPH	UPPH	UPPH	AUP	
Two-Family		NP	NP	UPPH	UPPH	NP	UPPH	UPPH	AUP	
Multi-Family		NP	NP	NP	UPPH	NP	UPPH	UPPH	AUP/UPPH [10]	
Group Living Accommodation		NP	NP	NP	NP	NP	NP	NP	UPPH	
Mixed-Use Residential		NP	NP	NP	UPPH*	NP	UPPH*	UPPH*	UPPH	
Min Lot Area (SF)	New Lots	5000	5000	5000	5000	5000	5000	5000	No min	
	Min Lot Width (ft)	-	-	-	-	-	-	-	40	
	Per DU	No min	No min	No min	2500	2500	1650	1650	1,250	
	2 Units	-	-	4500	No min	No min	No min	No min	-	
Min OS (SF)	Per DU	400	400	400	400	400	300	300	150	
	Live/Work	-	-	-	-	-	-	-	40	
Max Avg Height, New Bldg or Non-Resi Addition (ft) Hillside max height 35'	Base	28	28	28	28	28	28	28	-	
	Increase w/AUP	35	35	35	35	35	35	35	35	
	Max Avg Height, Rear Main (ft)			22						
	Max Height, Resi/MU	-	-	-	-	-	-	-	-	35
	Max Height, Live-Work	-	-	-	-	-	-	-	-	28
	Live/Work w/UP	-	-	-	-	-	-	-	-	35
Max Avg Height, Resi addition (ft)	Base	14	14	14	14	14	14	14	-	
	w/ AUP	35	35	35	35	35	35	35	-	
Max Stories, New Bldg or Non-Resi Addition	Base	3	3	3	3	3	3	3	3	
Max Stories, Rear Main		-	-	2	-	-	-	-	-	
Max Lot Coverage Interior/Thru (%)	1 story	40	40	40	45	45	45	45	100	
	2 stories	40	40	40	40	40	40	40	100	
	3 stories	40	40	40	35	35	35	35	100	
	Increase w/ AUP	-	-	-	-	-	-	-	-	100
Max Lot Coverage Corner (%)	1 story	40	40	45	50	50	50	50	100	
	2 stories	40	-	45	45	-	45	45	100	
	3 stories	40	-	45	40	-	40	40	100	
	Increase w/ UP	-	-	-	-	-	-	-	-	
Min Setback, Front (ft)	1st-2nd Story	20	20	20	20	20	15	15	-	
	3rd Story	20	20	20	20	20	15	15	-	
	Adjacent Non-R Dist	-	-	-	-	-	-	-	5	
	Adjacent R Dist	-	-	-	-	-	-	-	10	
	Reduce w/ AUP	-	No min	-	-	No min	-	No min	No min	
Min Setback, Rear (ft)	1st-2nd Story	20	20	20	20	20	15	15	-	
	3rd Story	20	20	20	20	20	15	15	-	
	Adjacent Non-R Dist	-	-	-	-	-	-	-	0/5 [11]	
	Adjacent R Dist	-	-	-	-	-	-	-	10/10% [12]	
	Reduce w/ ZC	20%[3]	20%[3]	20%[3]	-	-	-	-	-	
	Reduce w/AUP	-	-	12[6]	-	-	-	-	-	
Min Setback, Interior Side (ft)	1st-2nd Story	4	4	4	4	4	4	4	-	
	3rd Story	4	4	4	6	6	6	6	-	
	1st-2nd Story w/ ZC	3/10%[4]	3/10%[4]	3/10%[4]	3/10%[4]	3/10%[4]	3/10%[4]	3/10%[4]	-	
	3rd Story w/ ZC	3/10%[4]	3/10%[4]	3/10%[4]	5[4]	5[4]	5[4]	5[4]	-	
	Adjacent Non-R Dist	-	-	-	-	-	-	-	0	
	Adjacent R Dist	-	-	-	-	-	-	-	10/10% [12]	
Min Setback, Street Side (ft)	1st Story	4	4	4	10	10	6	6	-	
	2nd Story	4	4	4	10	10	8	8	-	
	3rd Story	4	4	4	10	10	10	10	-	
	Adjacent Non-R Dist	-	-	-	-	-	-	-	5	
	Adjacent R Dist	-	-	-	-	-	-	-	10/10% [12]	
Min Setback, Int/Street Rear Bldg (ft)		-	-	6	-	-	-	-		
Min Bldg Separation (ft)	1st story	No min	No min	8[9]	8	8	8	8	No min	
	2nd story	No min	No min	12[9]	12	12	12	12	No min	
	3rd story	No min	No min	16[9]	16	16	16	16	No min	
	Reduce w/UP	-	-	P(AUP)	P(AUP)	P(AUP)	P(AUP)	P(AUP)	-	

[1] If min 50% of floor area is Residential, UP to increase GLA density  
 [2] If min 50% of floor area is Residential  
 [3] On a lot less than 100 ft deep, reduction of rear setback by 20% of lot depth with ZC.  
 [4] Whichever is greater. Lot width less than 40 ft, NP for rear main buildings in R-1A  
 [5] If MU or Residential W of San Pablo Ave  
 [6] To construct a dwelling unit and would not cause detrimental impact on emergency access or privacy, light, air for neighboring properties.

[7] Lots <5,000 SF, reductions are not allowed for property lines abutting a property under different ownership.  
 [8] Lot <5,000 SF, max 1 dwelling unit and max gross floor area of 1,000 SF.  
 [9] R-1A Separation Standard based on building height, not by story.  
 [10] 3 to 4 units requires AUP, 5+ units requires UP(PH)  
 [11] Min 5 ft rear setback if rear of lot abuts a street  
 [12] 10 ft of 10% of lot width, whichever is less

**Table 2. Proposed Development Standards**

"-" = not applicable; P = Permitted UPPH = Use Permit Public Hearing NP = Not Permitted *Use-Specific Regs Apply		R-1	R-1H	R-1A	R-2	R-2H	R-2A	R-2AH	MU-R
		Limited Multi-Family		Restricted Multi-Family	Restricted Multi-Family		Multi-Family		Mixed-Use Residential
Single-Family		UPPH	UPPH	UPPH	UPPH	UPPH	UPPH	UPPH	AUP
Multi-Unit Residential		ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
Group Living Accommodation		NP	NP	NP	NP	NP	NP	NP	UPPH
Mixed-Use Residential		NP	NP	NP	UPPH*	NP	UPPH*	UPPH*	UPPH
Min Density (DUA) - Round to the nearest whole number <sup>1</sup>		10	No min	10	10	No min	20	No min	20
Max Density (DUA) – Round to the nearest whole number		25	20	35	35	20	55	55	55
Min Lot Area (SF)		New Lots		5000	5000	5000	5000	5000	No min
Max FAR	1 unit and non-residential uses	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.5
	2 units	0.5	0.5	0.6	0.6	0.6	1.0	1.0	1.5
	3-7 units	1.0	1.0	1.0	1.0	1.0	1.25	1.25	1.5
	8+ units	1.25	1.25	1.25	1.25	1.25	1.5	1.5	1.75
Min OS (SF)	Per 1,000 sf floor area	150	150	150	150	150	150	150	150
	Live/Work	-	-	-	-	-	-	-	40
Max Avg Height, New Bldg or Non-Resi Addition (ft) Hillside max height 35'		35	35	35	35	35	35	35	35
	Within 15' of rear property line	22	22	22	22	22	22	22	22
Max Lot Coverage (%)	1-2 units and non-residential uses	40	40	50	50	50	50	50	100
	3-7 units	50	50	55	55	55	55	55	100
	8+ units	55	55	55	55	55	60	60	100
Min Setback, Front (ft)		20 [1]	20 [1]	20 [1]	20 [1]	20 [1]	15 [1]	15 [1]	-
	Adjacent Non-R Dist	-	-	-	-	-	-	-	5 [1]
	Adjacent R Dist	-	-	-	-	-	-	-	10 [1]
	Reduce w/ AUP	-	No min	-	-	No min	-	No min	No min
Min Setback, Rear (ft)		4	4	4	4	4	4	4	-
	Adjacent Non-R Dist	-	-	-	-	-	-	-	0/5 [2]
	Adjacent R Dist	-	-	-	-	-	-	-	10/10% [3]
Min Setback, Interior Side (ft)		4	4	4	4	4	4	4	-
	Adjacent Non-R Dist	-	-	-	-	-	-	-	0
	Adjacent R Dist	-	-	-	-	-	-	-	10/10% [3]
Min Setback, Street Side (ft)		4 [4]	4 [4]	4 [4]	4 [4]	4 [4]	4 [4]	4 [4]	-
	Adjacent Non-R Dist	-	-	-	-	-	-	-	5
	Adjacent R Dist	-	-	-	-	-	-	-	10/10% [3]
Min Bldg Separation (ft)		No min	No min	No min	No min	No min	No min	No min	No min

[1] Or average front setback of adjacent structure(s), whichever is less. On key lots, average of street side and adjacent front yard setback.

[2] Min 5 ft rear setback if rear of lot abuts a street

[3] 10 ft of 10% of lot width, whichever is less

[4] Street side setback requirements for corner lots with a rear lot line abutting a key lot in 23.304.B.1 apply.

<sup>1</sup> Minimum densities would apply for new development on a vacant lot or redevelopment and infill of existing nonvacant lots.

Table 3. Proposed Development Standards (Redlined)

"-" = not applicable; P = Permitted UPPH = Use Permit Public Hearing NP = Not Permitted *Use-Specific Regs Apply		R-1	R-1H	R-1A	R-2	R-2H	R-2A	R-2AH	MU-R
		Single-Family Limited Multi-Family		Ltd Two-Family Restricted Multi-Family	Restricted Two-Family Restricted Multi-Family	Restricted Multi-Family	Mixed-Use Residential		
Single-Family		UPPH	UPPH	UPPH	UPPH	UPPH	UPPH	UPPH	AUP
Two-Family		NP	NP	UPPH	UPPH	NP	UPPH	UPPH	AUP
Multi-Family Unit Residential		NP ZC	NP ZC	NP ZC	UPPH ZC	NP ZC	UPPH ZC	UPPH ZC	AUP/UPPH {10}ZC
Group Living Accommodation		NP	NP	NP	NP	NP	NP	NP	UPPH
Mixed-Use Residential		NP	NP	NP	UPPH*	NP	UPPH*	UPPH*	UPPH
Min Density (DUA) - Round to the nearest whole number		No min 10	No min	No min 10	No min 10	No min	No min 20	No min	No min 20
Max Density (DUA) - Round to the nearest whole number		1 du/lot 25	1 du/lot 20	2 du/lot 35	35	1 du/lot 20	55	55	55
Min Lot Area (SF)	New Lots	5000	5000	5000	5000	5000	5000	5000	No min
	Min Lot Width (ft)	-	-	-	-	-	-	-	40
	Per DU	No min	No min	No min	2500	2500	1650	1650	1,250
	2 Units	-	-	4500	No min	No min	No min	No min	-
Max FAR	1 unit and non-residential uses	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.5
	2 units	0.5	0.5	0.6	0.6	0.6	1.0	1.0	1.5
	3-7 units	1.0	1.0	1.0	1.0	1.0	1.25	1.25	1.5
	8+ units	1.25	1.25	1.25	1.25	1.25	1.5	1.5	1.75
Min OS (SF)	Per DU	400	400	400	400	400	300	300	150
	Per 1,000 sf floor area	150	150	150	150	150	150	150	150
	Live/Work	-	-	-	-	-	-	-	40
Max Avg Height, New Bldg or Non-Resi Addition (ft) Hillside max height 35'	Base	28	28	28	28	28	28	28	-
	Increase w/AUP	35	35	35	35	35	35	35	35
	Max Avg Height, Rear Main (ft) Within 15' of rear property line	22	22	22	22	22	22	22	22
	Max Height, Resi/MU	-	-	-	-	-	-	-	35
	Max Height, Live-Work	-	-	-	-	-	-	-	28
	Live/Work w/UP	-	-	-	-	-	-	-	35
Max Avg Height, Resi-addition (ft)	Base	14	14	14	14	14	14	14	-
	w/AUP	35	35	35	35	35	35	35	-
Max Stories, New Bldg or Non-Resi Addition	Base	3	3	3	3	3	3	3	3
Max Stories, Rear Main		-	-	2	-	-	-	-	-
Max Lot Coverage Interior/Thru (%)	1-story	40	40	40	45	45	45	45	100
	2-stories	40	40	40	40	40	40	40	100
	3-stories	40	40	40	35	35	35	35	100
	Increase w/AUP	-	-	-	-	-	-	-	100
Max Lot Coverage Corner (%)	1-story 1-2 units and non-residential uses	40	40	45 50	50	50	50	50	100
	2-stories 3-7 units	40 50	40 50	45 55	45 55	45 55	45 55	45 55	100
	3-stories 8+ units	40 55	40 55	45 55	40 55	40 55	40 60	40 60	100
	Increase w/UP	-	-	-	-	-	-	-	-
Min Setback, Front (ft)	1st-2nd Story	20 [13]	20 [13]	20 [13]	20 [13]	20 [13]	15 [13]	15 [13]	-
	3rd Story	20	20	20	20	20	15	15	-
	Adjacent Non-R Dist	-	-	-	-	-	-	-	5 [13]
	Adjacent R Dist	-	-	-	-	-	-	-	10 [13]
	Reduce w/ AUP	-	No min	-	-	No min	-	No min	No min
Min Setback, Rear (ft)	1st-2nd Story	20 4	20 4	20 4	20 4	20 4	15 4	15 4	-
	3rd Story	20	20	20	20	20	15	15	-
	Adjacent Non-R Dist	-	-	-	-	-	-	-	0/5 [11]
	Adjacent R Dist	-	-	-	-	-	-	-	10/10% [12]
	Reduce w/ZC	20%[3]	20%[3]	20%[3]	-	-	-	-	-
	Reduce w/AUP	-	-	12[6]	-	-	-	-	-
Min Setback, Interior Side (ft)	1st-2nd Story	4	4	4	4	4	4	4	-
	3rd Story	4	4	4	6	6	6	6	-
	1st-2nd Story w/ZC	3/10%[4]	3/10%[4]	3/10%[4]	3/10%[4]	3/10%[4]	3/10%[4]	3/10%[4]	-
	3rd Story w/ZC	3/10%[4]	3/10%[4]	3/10%[4]	5[4]	5[4]	5[4]	5[4]	-
	Adjacent Non-R Dist	-	-	-	-	-	-	-	0
	Adjacent R Dist	-	-	-	-	-	-	-	10/10% [12]
Min Setback, Street Side (ft)	1st Story	4 [14]	4 [14]	4 [14]	10 4 [14]	10 4 [14]	6 4 [14]	6 4 [14]	-
	2nd Story	4	4	4	10	10	8	8	-
	3rd Story	4	4	4	10	10	10	10	-
	Adjacent Non-R Dist	-	-	-	-	-	-	-	5

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		<del>Single-Family</del> <del>Limited Multi-Family</del>		<del>Ltd Two-Family</del> <del>Restricted Multi-Family</del>	<del>Restricted Two-Family</del> <del>Restricted Multi-Family</del>		<del>Restricted Multi-Family</del>		Mixed-Use Residential
	Adjacent R Dist	-	-	-	-	-	-	-	10/10% [12]
	<del>Min Setback, Int/Street Rear Bldg (ft)</del>	-	-	6	-	-	-	-	-
Min Bldg Separation (ft)	<del>1st story</del>	No min	No min	8 <del>[9]</del> No min	8 No min	8 No min	8 No min	8 No min	No min
	<del>2nd story</del>	No min	No min	12 <del>[9]</del>	12	12	12	12	No min
	<del>3rd story</del>	No min	No min	16 <del>[9]</del>	16	16	16	16	No min
	<del>Reduce w/UP</del>	-	-	P(AUP)	P(AUP)	P(AUP)	P(AUP)	P(AUP)	-

[1] If min 50% of floor area is Residential, UP to increase GLA density

[2] If min 50% of floor area is Residential

[3] On a lot less than 100 ft deep, reduction of rear setback by 20% of lot depth with ZC.

[4] Whichever is greater. Lot width less than 40 ft, NP for rear main buildings in R-1A

[5] If MU or Residential W of San Pablo Ave

[6] To construct a dwelling unit and would not cause detrimental impact on emergency access or privacy, light, air for neighboring properties.

[7] Lots <5,000 SF, reductions are not allowed for property lines abutting a property under different ownership.

[8] Lot <5,000 SF, max 1 dwelling unit and max gross floor area of 1,000 SF.

[9] R-1A Separation Standard based on building height, not by story.

[10] 3 to 4 units requires AUP, 5+ units requires UP(PH)

[11] Min 5 ft rear setback if rear of lot abuts a street

[12] 10 ft or 10% of lot width, whichever is less

[13] Or average front setback of adjacent structure(s), whichever is less. On key lots, average of street side and adjacent front yard setback.

[14] Street side setback requirements for corner lots with a rear lot line abutting a key lot in 23.304.B.1 apply.