

# Zoning Regulations

# R-S

**IMPORTANT:** This is a general summary of zoning regulations for the “R-S” (Suburban Residence) Zoning District in unincorporated Alameda County. It is not a complete or official guide to zoning regulations, policies or standards. For specific information, please contact the Planning Department at (510) 670-5400.

## “R-S” District (Suburban Residence)

<b>Intent</b>	To regulate and control the development of large building sites at various densities in appropriate areas in harmony with the character of existing or proposed development in the neighborhood. To ensure appropriate design through Site Development Review.
<b>Where Used</b>	Most common multiple dwelling district. Typically used with a “-D” Combining District to increase or reduce the allowed density.
<b>Permitted Uses</b>	Include – Uses may include a single family, two-family, multiple residence, crops, orchards, and gardens.
<b>Conditional Uses</b>	Include – Uses related to suburban residence such as a community facility, greenhouse, plant nursery, medical or residential care facility, mobile home park, or a hospital (with R-S-D-15 or higher density zoning).
<b>Residential Density</b>	One unit per 5,000 square feet or as specified by a “-D” Combining District. Number of dwelling units allowed on a parcel depends on parcel size and specific density limit.
<b>Building Site</b>	<b>Minimum Area</b> – 5,000 square feet; <b>Median Lot Width</b> – 50’ (60’ for corner lot); <b>Street Frontage</b> – Required.
<b>Minimum Setbacks</b>	<b>Front Yard</b> – 20’ <b>Rear Yard</b> – 20’ <b>Side Yards</b> – 10’ Limited exceptions (see Section 17.12.090, Width of side yards – Exception).
<b>Height</b>	<b>Maximum</b> – 25’ Number of Stories – 2
<b>Lot Coverage</b>	No requirement.
<b>Site Development Review</b>	Required if 5 or more units could be built on a parcel, regardless of how many units are actually proposed to be built.
<b>Signs</b>	Non-illuminated identification signs allowed with size limitations. Others may be allowed under a Conditional Use Permit.

Alameda County Planning Department

224 West Winton Avenue, Room 111, Hayward, CA 94544

Phone: (510) 670-5400 Fax: (510) 785-8793 Web: <http://www.co.alameda.ca.us/cda/planning>

The following are general explanations of common zoning and planning terms only. For the full technical definition, please refer to the Alameda County Zoning Ordinance or consult with the Planning Department.

## DEFINITIONS

<b>Zoning District</b>	All land in unincorporated Alameda County is classified in one of several Zoning Districts. Each District is established to encourage and regulate specific land uses, as set forth in the County General Plan and Zoning Ordinance. Some areas are zoned for residential uses, while others are zoned for commercial, agricultural or industrial uses.
<b>Combining District</b>	A District that is attached to another Zoning District in order to add or modify the regulations of that Zoning District. For example, a Combining District can specify certain minimum building site area requirements, vary the intensity of the development, allow additional uses, or change the minimum setback requirements of a given Zoning District.
<b>Permitted Use</b>	A land use allowed as a matter of right in a given Zoning District. Other District requirements, such as Site Development Review and setbacks, may still apply.
<b>Conditional Use</b>	A land use which may be allowed on a given Zoning District, subject to a Conditional Use Permit, depending on the specific circumstances of the application. Other District requirements such as Site Development Review and setbacks may still apply. In addition to those specifically listed for a given District, the following uses are conditionally permitted in any District: airport, disaster or fallout shelter, church or publicly funded, licensed or operated group rehabilitation living quarters.
<b>Building Site</b>	Land area to be considered as a site for buildings or other uses. Must meet minimum District regulations for lot size, street frontage, yards, open space and parking area. May consist of one or more recorded lots, either under one ownership or as a condominium, to be considered as a unit.
<b>Setback</b>	Loosely corresponds to the term "yard." The setbacks are an area between a structure and a lot line. It must be kept open and unobstructed. <b>Front Yard</b> – The area between the front lot line and the front setback line. <b>Rear Yard</b> – The area between the rear lot line (generally opposite the front lot line) and the rear setback line. <b>Side Yard</b> – The area between a side lot line (any lot line that is neither the front nor the rear lot line) and the side setback line. <b>Street Side Yard</b> – The area on the corner lot between the longer street frontage and the street side setback line.
<b>Height</b>	The height of a building measured as the vertical distance between the average level of the highest and lowest points of that portion of the lot covered by the building to the topmost point of the structure.
<b>Lot Coverage</b>	The maximum portion of the lot on which the structure may be built.
<b>Site Development Review</b>	A procedure to review a proposed development in order to ensure that new buildings or land uses are compatible with their sites, and with the surrounding environment, other development and traffic circulation.

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