



# RESIDENTIAL DISTRICT ZONING REQUIREMENTS

835 East 14th Street, San Leandro, CA 94577 • Email [planner@sanleandro.org](mailto:planner@sanleandro.org) • Leave a Message (510) 577-3325

INTERIOR LOTS	RS	RS-40	RS-VP	RO	RD	RM-3000	RM-2500	RM-2000	RM-1800	RM-875
Min Site Area per Unit (sf)	5,000	5,000	5,000	8,000 [A]	2,500	3,000	2,500	2,000	1,800	875
Min Lot Area (sf) [1]	5,000	5,000	5,000	8,000	5,000	6,000	7,500	10,000	10,000	10,000
Min Lot Width (ft) [1]	50	50	50	60	50	60	75	100	100	100
CORNER LOTS	RS	RS-40	RS-VP	RO	RD	RM-3000	RM-2500	RM-2000	RM-1800	RM-875
Min Site Area per Unit (sf)	6,000	6,000	6,000	8,000 [A]	3,000	3,000	2,500	2,000	1,800	875
Min Lot Area (sf) [1]	6,000	6,000	6,000	8,000	6,000	7,000	8,500	12,000	12,000	12,000
Min Lot Width (ft) [1]	60	60	60	60	60	70	85	120	120	120
Min Corner Side Yard (ft)	10	10	10	10	10	20	15	15	15	15
ALL LOTS	RS	RS-40	RS-VP	RO	RD	RM-3000	RM-2500	RM-2000	RM-1800	RM-875
Min Front Yard (ft) [2][3]	20 [E]	40	20	20	20	20	15	15	15	15
Min Side Yard (ft) [3]	5	5	5	6 to 12 [B]	5	min 6, avg 10 [G]	min 6, avg 10 [G]	min 6, avg 10 [G]	min 6, avg 10 [G]	min 6, avg 10 [G]
Min Rear Yard (ft) [3]	15 [F]	15	15	10-25 [B][C]	15	15 [G]	15 [G]	15 [G]	15 [G]	15 [G]
Max Height (ft)	30	30	18	30 [D]	30	40	45	50	50	50
Max Site Coverage	50%	50%	50%	33-1/3%	50%	50%	60%	60%	70%	80%
Max Density	1 unit + 1 ADU + 1 JADU [H]			Varies by Lot Size [A][H]	2 Units [H]	14.5 du/acre [H]	17.5 du/acre [H]	22 du/acre [H]	24 du/acre [H]	50 du/acre [H]
Max FAR (Lot < 5,000 sf) [4][5]	50% + 450 sf if garage; Max livable area 2,500 sf				50% + 500 sf garage; Max livable 4,000 sf	No FAR regulations <a href="#">§4.04.336.C.2 Open Space</a>				
Max FAR (Lot 5,0001-8,000 sf) [4][5]	50% + 500 sf if garage; Max livable area 4,000 sf									
Max FAR (Lot > 8,000 sf) [4][5]	<a href="#">§2.04.332</a> Varies by Lot Size [I]									
Min Site Landscaping	<a href="#">§4.08.132.C</a> Min. 50% of the required front setback area					<a href="#">§4.04.336.C.4</a> All areas not used for access, parking, buildings, open space, mechanical equipment or other function shall be landscaped.				
Off-Street Parking	<a href="#">§4.08.108</a> Off-Street Parking Spaces Required									

[1] [§4.04.304 Lots Not Meeting Min. Area or Width](#) Legally created lots or parcels that do not meet the minimum area or width may be used as building sites, subject to compliance with all applicable development standards.

[2] [§4.08.132 Restrictions on Residential Parking](#) Within Required Minimum Front or Side Yards

[3] [§4.04.312 Building Projections](#) Porches, chimneys, eaves, bay windows, wheelchair ramps, etc. are allowed with specific allowances

[4] [§2.04.332.A Calculation of Floor Area](#) Single-Family Dwelling

[5] [§1.12.108 Attic](#). Areas 7'+ in height shall count as area for FAR.

[A] [§2.04.384.A Additional Dwelling Units in RO](#)

[B] [§2.04.376 RO Setback and Coverage](#) Additional Setbacks and Lot Coverage Requirements

[C] [§2.04.384.B Additional Dwelling Units in RO](#) Min. Setback and Separation Requirements

[D] [§2.04.320.B RO Max Height](#) Any portion of a dwelling located within 20 feet of the rear lot line shall not exceed 15 feet in height.

[E] [§2.04.340.A RS Nonconforming Front Yard](#) Some RS front yards can be reduced based on the average of the 2 abutting lots sharing a common side lot line, min 10 ft.

[F] [§2.04.340.D Rear Yard Exception](#) Rear yards can be reduced to 10 ft if any open area of 400 sf, min dimension 15 ft is maintained free of structures

[G] [§2.04.340.E RS or RD in RM](#) If single-family home, use side/rear setbacks required in RS. If two-family home, use side/rear setbacks required in RD.

[H] [§2.04.388 Accessory Dwelling Unit \(ADU\)](#) Attached/detached dwelling which provides complete independent living facilities.

[I] [§2.04.332 Max FAR Lot > 8,000 sf](#) 2,500 sf + (30% x area > 5,000-10,000 sf) + (10% x area > 10,000 sf). Garage Bonus FAR: 500 sf/unit in RO; 500 sf for 2-car, 750 sf for 3+ cars for RS, RS-40, RS-VP

Zoning Code & Zoning Map available online at:

[www.sanleandro.org/zoning](http://www.sanleandro.org/zoning) >