



RESIDENTIAL DISTRICT ZONING REQUIREMENTS

835 East 14th Street, San Leandro, CA 94577 • Email 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 |
|-------------------------------------|---|-------|-------|---------------------------|---|--|-------------------|-------------------|-------------------|
| 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 |
| Min Lot Area (sf) [1] | 5,000 | 5,000 | 5,000 | 8,000 | 5,000 | 6,000 | 7,500 | 10,000 | 10,000 |
| Min Lot Width (ft) [1] | 50 | 50 | 50 | 60 | 50 | 60 | 75 | 100 | 100 |
| CORNER LOTS | RS | RS-40 | RS-VP | RO | RD | RM-3000 | RM-2500 | RM-2000 | RM-1800 |
| 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 |
| Min Lot Area (sf) [1] | 6,000 | 6,000 | 6,000 | 8,000 | 6,000 | 7,000 | 8,500 | 12,000 | 12,000 |
| Min Lot Width (ft) [1] | 60 | 60 | 60 | 60 | 60 | 70 | 85 | 120 | 120 |
| Min Corner Side Yard (ft) | 10 | 10 | 10 | 10 | 10 | 20 | 15 | 15 | 15 |
| ALL LOTS | RS | RS-40 | RS-VP | RO | RD | RM-3000 | RM-2500 | RM-2000 | RM-1800 |
| Min Front Yard (ft) [2][4] | 20 [E] | 40 | 20 | 20 | 20 | 20 | 15 | 15 | 15 |
| Min Side Yard (ft) [3][4] | 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 Rear Yard (ft) [4] | 15 [F] | 15 | 15 | 10-25 [B][C] | 15 | 15 [G] | 15 [G] | 15 [G] | 15 [G] |
| Max Height (ft) | 30 | 30 | 18 | 30 [D] | 30 | 40 | 45 | 50 | 50 |
| Max Site Coverage | 50% | 50% | 50% | 33-1/3% | 50% | 50% | 60% | 60% | 70% |
| 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] |
| Max FAR (Lot < 5,000 sf) [5][6] | 50% + 450 sf if garage; Max livable area 2,500 sf | | | | 50% + 500 sf garage; Max livable 4,000 sf | No FAR regulations §2.04.356 RM Districts Requirements for Open Space | | | |
| Max FAR (Lot 5,000-8,000 sf) [5][6] | 50% + 500 sf if garage; Max livable area 4,000 sf | | | | | | | | |
| Max FAR (Lot > 8,000 sf) [5][6] | §2.04.332 Varies by Lot Size [I] | | | | | | | | |
| Min Site Landscaping | §4.08.132.C Min. 50% of the required front setback area | | | | | §2.04.360 Requirements for Planting Areas | | | |
| Multi-Family Storage | N/A | | | | | §2.04.364 Storage Space Required | | | |
| Off-Street Parking | §4.08.108 Off-Street Parking Spaces Required | | | | | | | | |

[1] §4.04.304 Lots Not Meeting Min. Area or Width One dwelling unit may be located on a lot of less than required area or width if it conforms to all requirements for a single-family dwelling in the RS District. A use permit shall be required for any other proposed use.

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

[3] §2.04.400.A.3 Administrative Exceptions Existing side setbacks less than 5 ft for single-family residential can be extended with an Administrative Exception

[4] §4.04.312 Building Projections Porches, chimneys, eaves, bay windows, wheelchair ramps, etc. are allowed with specific allowances

[5] §2.04.404.D Calculation of Floor Area Single-Family Dwelling

[6] §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.D 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.E 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.F 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 >