

Zoning Regulations

IMPORTANT: This is a general summary of zoning regulations for the “-B” Combining 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) 670-5410.

“-B” Combining District

Intent	To modify site area and yard requirements of any District (usually residential) in order to vary development density.	
Where Used	Usually combined with R-1 or R-2 Districts, but can be used with any District. Regulations for the District with which the –B District is being combined remain the same except as modified below.	
District Regulations	B-8	Minimum Building Site Area - 8,000 sq. ft.; Median Lot Width 80’; Front Yard - 25’; Side Yard - 10’.
	B-10	Minimum Building Site Area - 10,000 sq. ft.; Median Lot Width - 100’; Front Yard - 30’; Side Yard - 15’.
	B-20	Minimum Building Site Area - 20,000 sq. ft.; Median Lot Width - 150’; Front Yard - 30’; Side Yard - 15’.
	B-40	Minimum Building Site Area - 40,000 sq. ft.; Median Lot Width - 150’; Front Yard - 30’; Side Yard - 20’.
	B-E	As specified in the amendment creating the District. (Consult with the Planning Department.)
Examples of -B Combining Districts	R-1-B-8	(Single Family Residence, 8,000 sq. ft. minimum building site area) District.
	R-2-B-E	(Two-Family Residence, 8,750 sq. ft. minimum building site area) District.
	M-1-B-40	(Light Industrial, 40,000 sq. ft. minimum building site area) District.

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

Zoning District	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.
Combining District	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.
Permitted Use	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.
Conditional Use	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.
Building Site	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.
Setback	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.
	Front Yard – The area between the front lot line and the front setback line.
	Rear Yard – The area between the rear lot line (generally opposite the front lot line) and the rear setback line.
	Side Yard – 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.
	Street Side Yard – The area on the corner lot between the longer street frontage and the street side setback line.
Height	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.
Lot Coverage	The maximum portion of the lot on which the structure may be built.
Site Development Review	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.

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>