

ALAMEDA COUNTY
PRELIMINARY OBJECTIVE STANDARDS
April 19, 2022

A. SITE STANDARDS

1. Building Placement

[See: existing standards in the *County of Alameda Zoning Ordinance; Residential Design Standards and Guidelines (2014)*; and Specific Plans for select communities of the unincorporated Alameda County.]

2. Access

- 2.1. All structures, entries, facilities, amenities, and parking areas shall be internally connected with pedestrian pathways. Pedestrian pathways shall also connect from the building entrance to the public sidewalk along the street frontage. In a mixed-use project, residential and commercial spaces shall have access via pedestrian pathways to the public sidewalk.

[STANDARD DERIVED FROM: Working Group Recommendation, Issue Numbers 83, 164, 226, 227]

- 2.2. All parking areas shall be internally connected and shall use shared driveways within the development.

[STANDARD DERIVED FROM: Working Group Recommendation, Issue Numbers 71, 216, 266]

- 2.3. Loading docks and service areas shall be integrated into the building and site design.

- a. Loading docks and service areas shall be located on facades other than the primary building frontage: along alleys, parking areas, or at the rear or interior side of the building. Where only a primary building frontage is available, loading docks and service areas shall be recessed a minimum 5 feet from the primary façade.

- b. Loading and service areas shall be screened from views from buildings and open spaces with landscaping, fencing, or walls to provide separation from pedestrian access to the building and bicycle paths.

[STANDARD DERIVED FROM: Issue Numbers 120, 267, 291]

- 2.4. Pedestrian crosswalks in driveways or parking lots shall be demarcated with decorative paving materials or colors contrasting with the vehicular access material. Decorative paving material includes brick, patterned colored concrete, stone blocks, and pavers.

[STANDARD DERIVED FROM: Working Group Recommendation, Issue Numbers 83, 84, 85, 229, 230, 366, 367, 372, 377, 396]

- 2.5. Driveways and garage entries shall be located at the side or rear of the lot frontage.

[STANDARD DERIVED FROM: Issue Number 220]

- 2.6. Carports shall be located behind the building. Carport roof materials shall be the same as the primary building.

[STANDARD DERIVED FROM: Client Recommendation, Issue Number 78, 217]

3. Landscaping and Screening

- 3.1. The following areas shall be landscaped open space. Landscaping may be in the form of trees, hedgerows, flowerbeds, mulch, decorative gravel or stone, or ground cover vegetation:

- a. At least 50 percent of the front and side street setback areas. A minimum 25 percent shall of the front and side street setback areas shall be vegetative coverage, such as trees, hedgerows, and flowerbeds.
- b. Between buildings and parking areas with a minimum depth of 3 feet of landscaped area
- c. Along driveways for a minimum depth of 3 feet

[STANDARD DERIVED FROM: Working Group Recommendation, Issue Numbers 71, 89, 90, 91, 92, 108, 156, 158, 235, 236, 237, 247, 280, 281, 318, 343, 350, 355, 370, 393, 394, 417, 428]

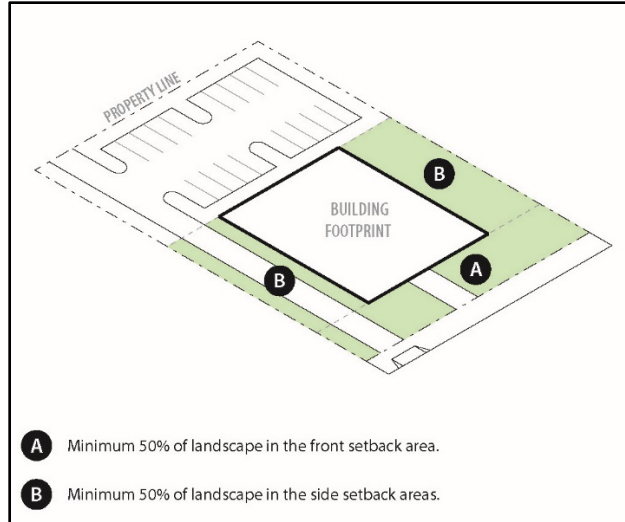


Figure A.3.1.a

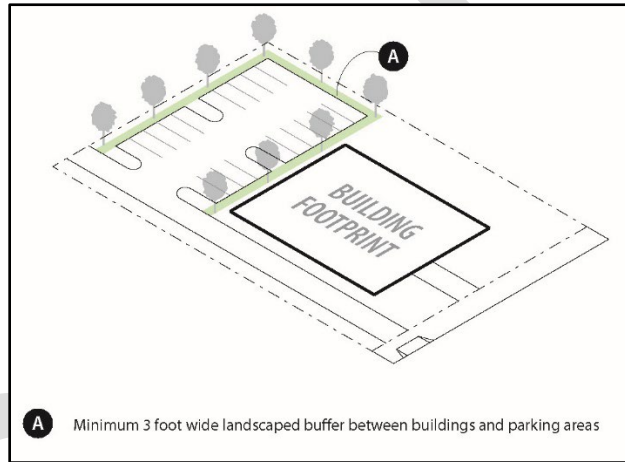


Figure A.3.1.b

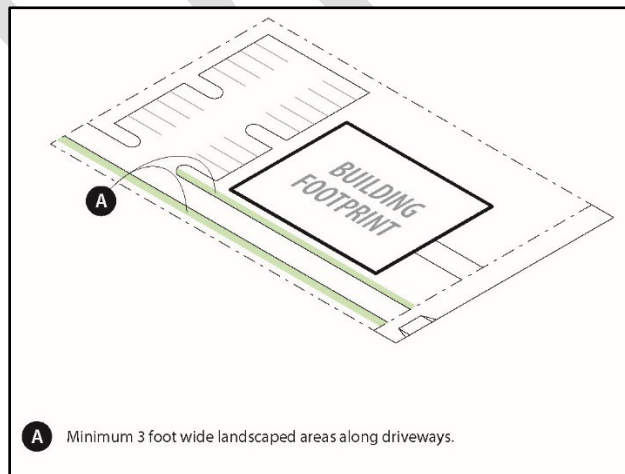


Figure A.3.1.c

- 3.2. To maintain privacy on adjacent properties, a minimum 5-foot-wide landscape buffer shall be provided between multi-family or mixed-use development and abutting single-family residential properties. The buffer shall include a solid wall or fence with a minimum 6-foot height and canopy trees planted at a rate of 1 tree per 30 feet.

[STANDARD DERIVED FROM: Working Group recommendation, 115, 261, 293]

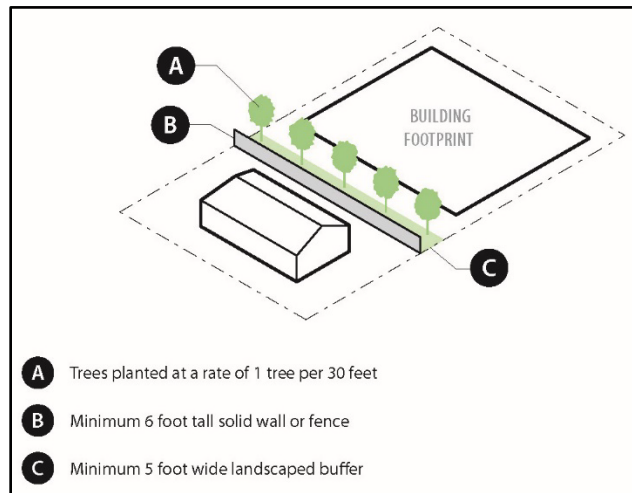


Figure A.3.2

- 3.3. Views into surface parking lots from a right-of-way or adjacent pedestrian paths shall be screened with landscaping, such as a hedgerow or shrubs, or a wall with a minimum 3-foot height.

[STANDARD DERIVED FROM: Issue number 346]

- 3.4. Trash, storage, and utility areas detached from the building shall be completely screened on all sides by landscaping or an enclosure that complies with the Municipal Regional Permit (MRP) and is constructed of durable materials such as stone, concrete block, steel, or heavy timber. A gate may be provided for access on one side of the enclosure.

[STANDARD DERIVED FROM: Issue Number 124, 125, 291]

- 3.5. Retaining walls shall have a maximum height of 6 feet. Retaining walls with a height greater than 4 feet shall not have a horizontal measurement of greater than 40 cumulative feet for all such walls on one property. Retaining walls with

a height greater than 4 feet shall use multiple-terraced walls and landscaping along each wall. Terraced walls shall be separated by at least 4 feet.

[STANDARD DERIVED FROM: Issue Number 321]

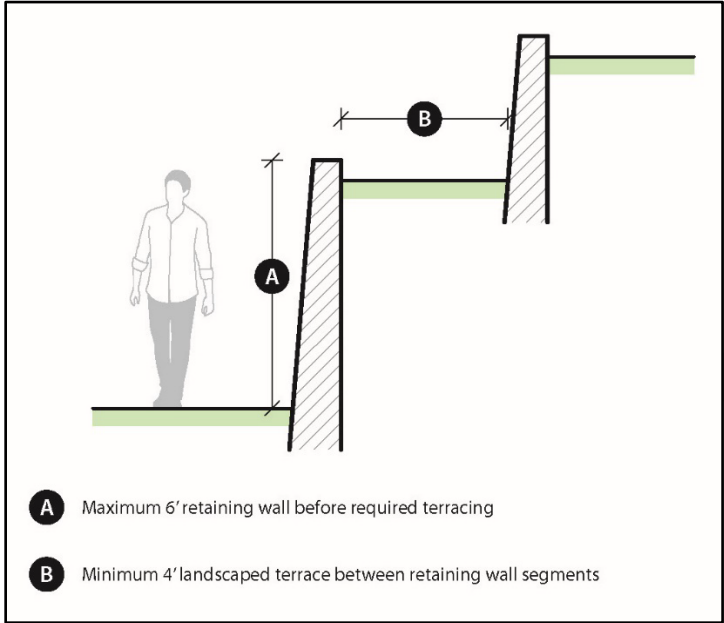


Figure A.3.5

3.6. Razor wire, chain link, or chain link with slats are prohibited fencing materials for street frontages.

[STANDARD DERIVED FROM: Issue Number 264]

3.7. Solid vehicle and pedestrian entry gates are prohibited. Entry gates shall be designed to have a minimum 50 percent transparency.

[STANDARD DERIVED FROM: Consultant Recommendation, Working Group Recommendation]

3.8. Vehicle entry gates shall have a maximum 8-foot height and pedestrian entry gates shall have a maximum 6-foot height.

[STANDARD DERIVED FROM: Consultant Recommendation, Working Group Recommendation]

4. Open Space

4.1. Stormwater management shall comply with the Alameda County requirements under the Clean Water Act permit (Municipal Regional

Stormwater Permit of November 19, 2015, or more recently adopted) and per the Alameda County Engineering Design Guidelines.

[STANDARD DERIVED FROM: Issue Number 100, 101, 102, 242]

4.2. For multi-family or mixed-use development, private open spaces, such as balconies, patios, and porches, shall be a minimum of 48 square feet and accessed by attached individual units. For ground floor units, these may also be accessed from community open space through a gate.

[STANDARD DERIVED FROM: Issue Number 111, 112, 258, 259]

4.3. Common open spaces shall include passive recreational features such as benches, tables and chairs, trails, social gathering areas, and children’s play areas.

[STANDARD DERIVED FROM: Issue Number 106, 254]

4.4. Paved gathering areas, such as plazas or patios, shall be delineated with landscaped edges or enclosures for a minimum 50 percent of the total length of each edge combined to define the space.

[STANDARD DERIVED FROM: Issue Number 397]

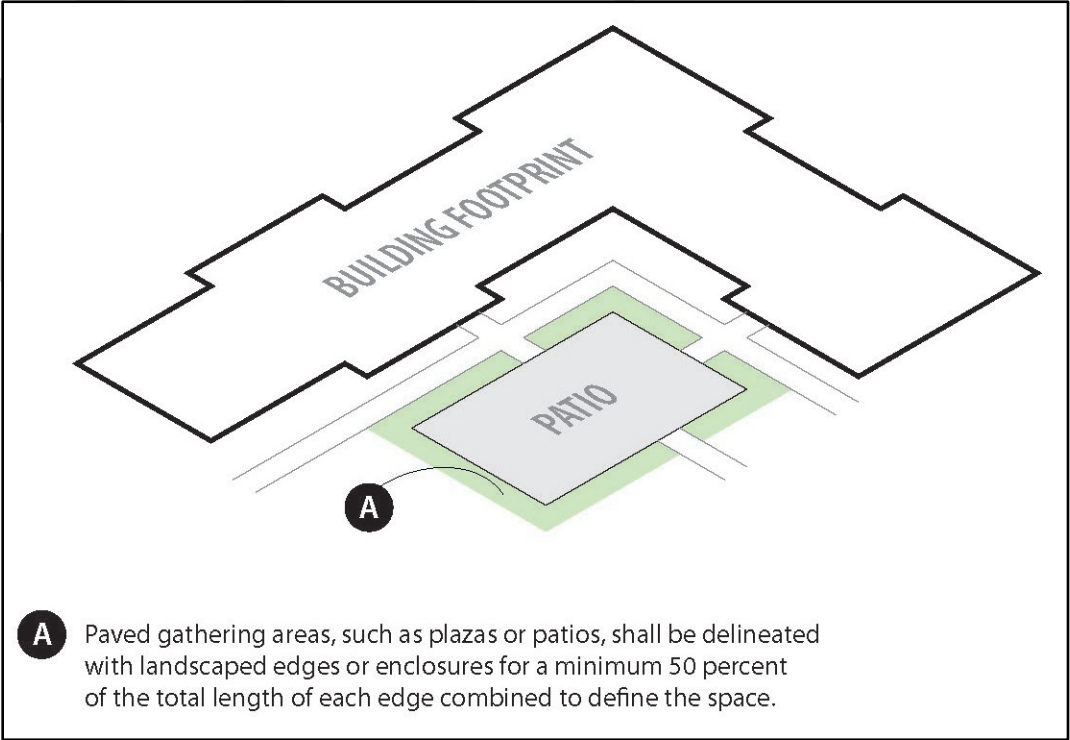


Figure A.4.4

- 4.5. Community open space shall provide overhead coverage for a minimum 25 percent of the total area by structures such as canopies or trellises.

[STANDARD DERIVED FROM: Issue Number 422]

- 4.6. Community open space shall be placed in a central location away from side and rear property lines to provide access from the units to the space and to maintain privacy along adjacent properties. Exceptions shall be granted by the Planning Director where no location away from the property line is possible due to configuration of the development. Community spaces shall be a minimum 1,000 square feet and no less than 100 square feet per unit for projects with 5 or more units. (These dimensions correspond to existing standards in the *2014 Residential Standards and Guidelines for the Unincorporated Communities of West Alameda County*, Multi-Family Open Space Standards, page 2-69).

[STANDARD DERIVED FROM: Issue Number 107]

5. Parking Location and Design

- 5.1. Surface parking lots are prohibited between the street and the building. Parking lots shall be located to an interior side lot line or the rear of the building.

[STANDARD DERIVED FROM: Issue Number 74, 75, 78, 80, 219, 304, 335, 344, 360, 401]

- 5.2. For multi-family and mixed-use buildings, garages shall comply with the following requirements.

- a. No more than two garage doors shall be visible from the street
- b. Garage doors shall be recessed a minimum of 6 inches from the building façade
- c. Garages shall occupy no more than 40 percent of the building width of any street-facing façade

[STANDARD DERIVED FROM: Issue Number 76, 77, 80, 157, 217, 335, 344]

- 5.3. No individual open-air parking lot shall exceed 10,000 square feet. Parking lots shall be separated by one of the following features to reduce the visual impact of surface parking lots and reinforce the pedestrian scale.

- a. Building
- b. Common open space

- c. A minimum 15-foot-wide landscape buffer with trees planted a ratio of 1 tree per 30 linear feet
- d. Driveway or street

[STANDARD DERIVED FROM: Issue Number 74, 75, 78, 80, 219, 304, 335, 344, 360, 401]

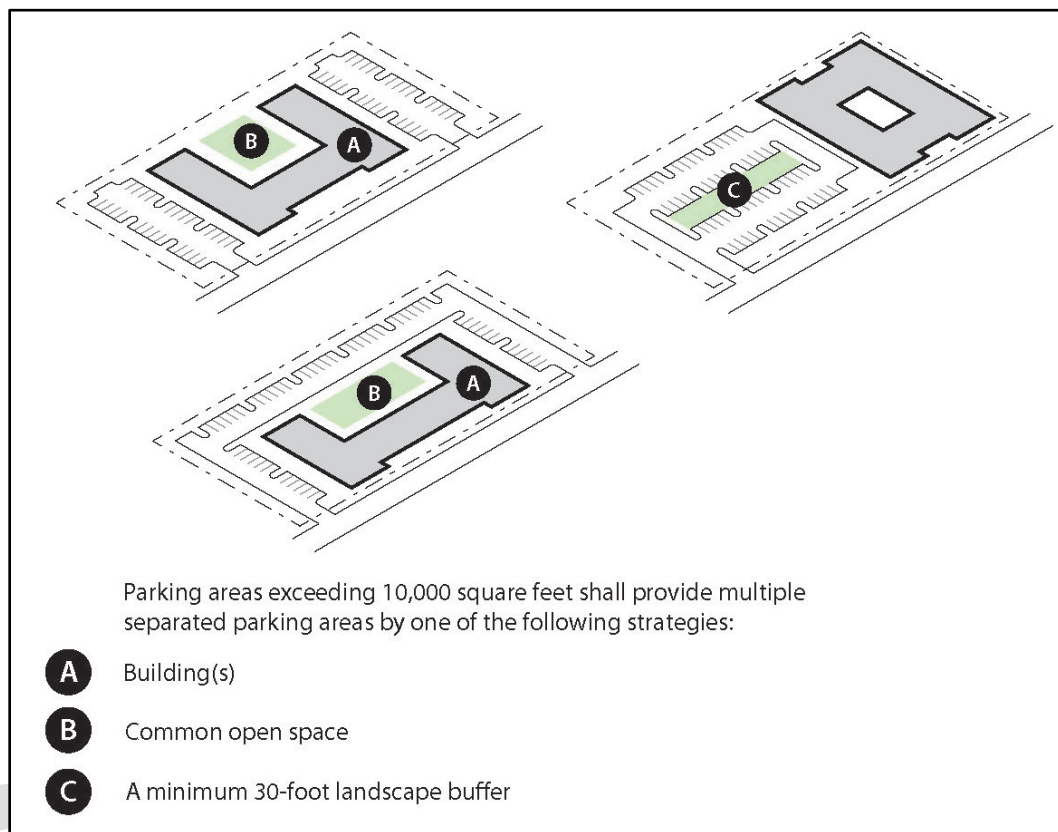


Figure A.5.3

6. Other Site Elements

- 6.1. Pedestrian-oriented lighting shall be provided along all pedestrian paths. Lighting fixtures shall be a minimum 3 feet and maximum 12 feet in height.

[STANDARD DERIVED FROM: Issue Number 368, 426]

- 6.2. Pedestrian and vehicular lighting, including security spotlights, shall be fully shielded and restrain light to a minimum 30 degrees below the horizontal plane of the light source to not cast light into windows of buildings on adjacent lots. Uplighting is prohibited.

[STANDARD DERIVED FROM: Working Group Recommendation]

- 6.3. Ancillary service and utility facilities, such as trash receptacles, utility meters, and electrical panels, are prohibited along street facing facades. These facilities shall be completely screened with landscaping, fencing, or walls that meet requirements provided in the *2014 Residential Standards and Guidelines for the Unincorporated Communities of West Alameda County*, page 6-7.

[STANDARD DERIVED FROM: 118, 126, 127, 265]

B. BUILDING DESIGN

1. Building Height

[**Transitions for Building Height are addressed:** *Residential Standards and Guidelines for the Unincorporated Communities of West Alameda County*, Multi-family Standards pages 2-64 to 2-66, Residential Mixed-Use Standards pages 4-16 to 4-18]

2. Massing and Scale

- 2.1. Multiple story building walls that face a public right-of-way or publicly accessible easement shall provide breaks in building mass by implementing a minimum of 2 of the following solutions:
- a. A minimum of 40 percent of the upper floor façade length shall step back from the ground-floor façade by at least 5 feet.
 - b. Introduce a minimum change in the depth of 2 feet in the wall plane at intervals of no more than 30 feet.
 - c. Provide recessed or projected covered building entries with a minimum area of 24 square feet.
 - d. Provide a full-height recess in the wall plane to accommodate a ground-floor community open space area with a minimum dimension of 25 feet and a minimum area of 400 square feet.

[STANDARD DERIVED FROM: Issue Number 11, 29, 31, 133, 149, 151, 153, 284, 345, 389]

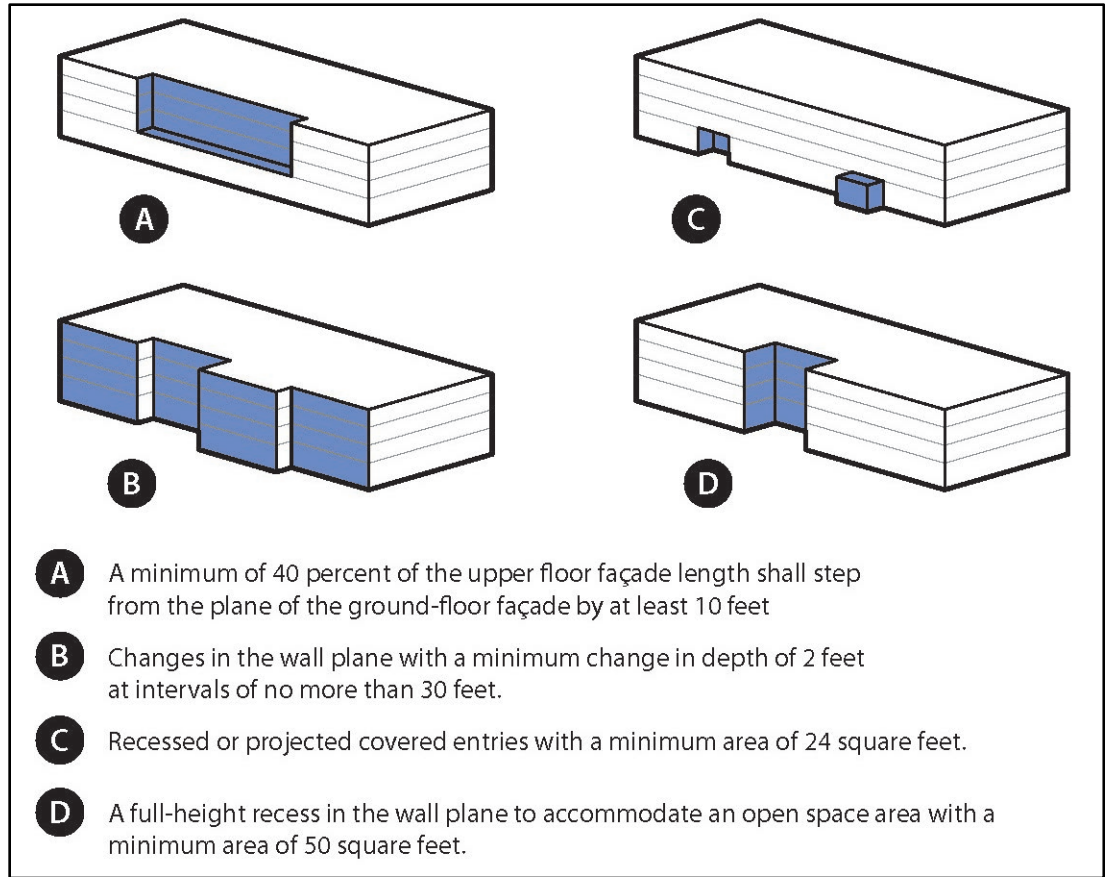


Figure B.2.1

3. Roof Design

3.1. Mansard roofs are prohibited on buildings with a height less than 4 stories.

[STANDARD DERIVED FROM: Issue Number 196]

- 3.2. Rooflines shall be vertically articulated at intervals no more than 40 feet along the street frontage with at least one of the following techniques:
- a. A change in wall or roof height of a minimum 4 feet
 - b. A change in roof pitch or form
 - c. The inclusion of dormers, gables, parapets, and/or varying cornices
- [STANDARD DERIVED FROM: Issue Number 194]

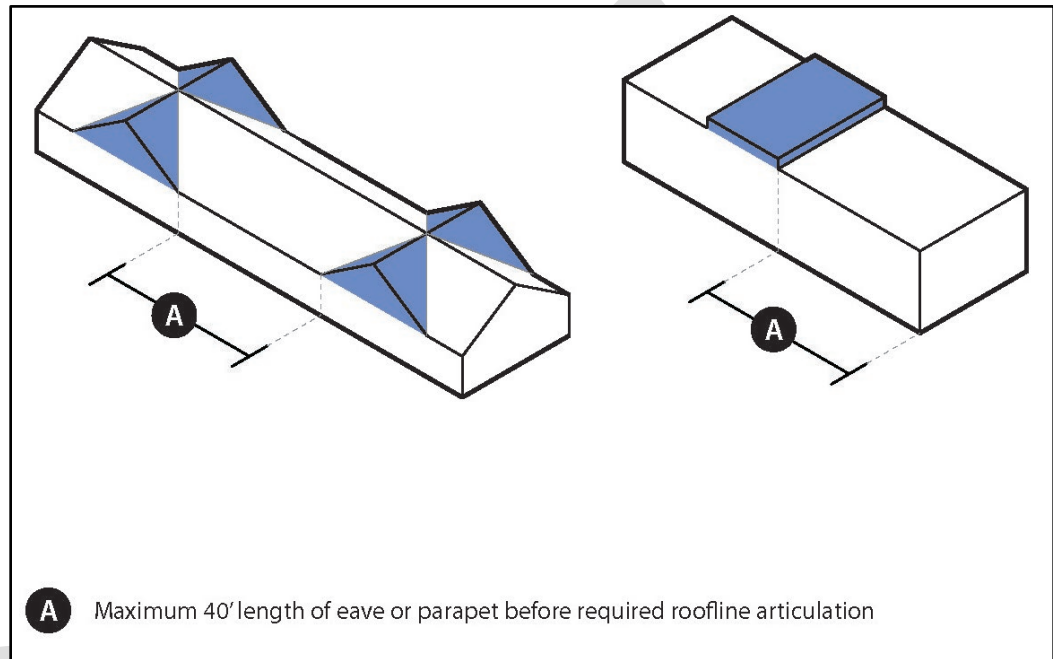


Figure B.3.2

- 3.3. Utility or mechanical equipment attached to or on the roof of the building shall be completely screened from view from public rights-of-way by an enclosure, parapet, or roof with a minimum height of 1 foot above the height of the equipment being screened.
- [STANDARD DERIVED FROM: Issue number 265]

4. Façade Design and Articulation

- 4.1. Building façades facing a public right-of-way, on-site parking lot(s), or shared private streets shall be comprised of a minimum of two materials, each of which shall be a minimum of 30 percent of the total façade.
- [STANDARD DERIVED FROM: Issue number 173]

- 4.2. Building façades facing a public right-of-way, on-site parking lot(s), or shared private streets, which are greater than 2 stories in height and 75 feet in length shall not maintain a continuous façade plane greater than 80 percent of the façade length without an upper floor modulation. The upper floor façade modulation shall be a minimum 5 feet in depth and may recess or project from the façade plane.

[STANDARD DERIVED FROM: Issue number 30, 31]

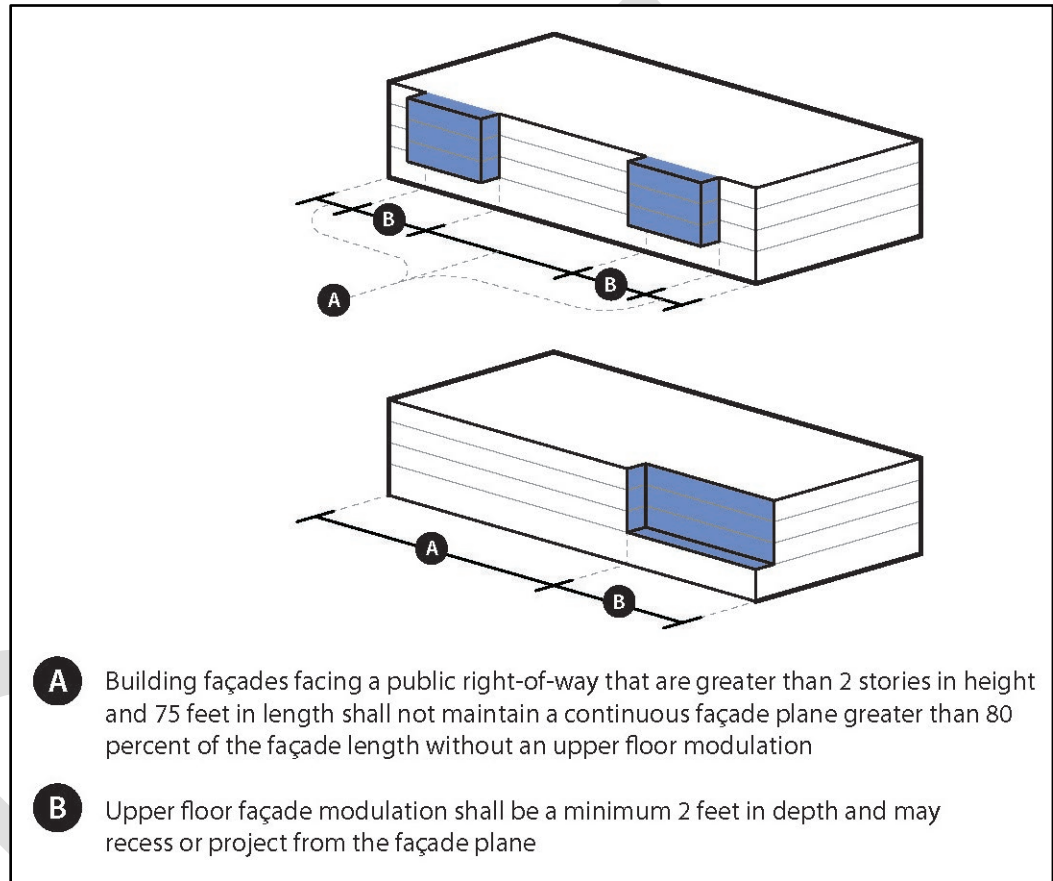


Figure B.4.2

- 4.3. All building facades shall be articulated using at least two of the following methods:
- Balconies or habitable projections with a minimum 4 feet in depth for a minimum 20 percent of length of the façade
 - Horizontal and/or vertical projections a minimum 4 inches in depth, such as awnings, canopies, porches, or decorative architectural details
 - Variation in building materials along the façade

- d. Columns or other architectural features that are at least 2 feet wide and extend a minimum of 60 percent of the height of the facade.
- e. Vertical elements, such as pilasters, which protrude a minimum of 8 inches from the wall surface and extend the full height of the facade.

[STANDARD DERIVED FROM: Issue Number 30, 39, 52, 54, 150, 168, 169, 170, 192, 193, 198, 340, 357, 384, 385, 388, 409, 427]

- 4.4. For any new building within 20 feet of an existing residential building on an adjacent property, the centerline of any upper-floor windows shall be offset from the centerline of any of the existing building's upper-floor windows by no less than 8 feet.

[STANDARD DERIVED FROM: Working Group Recommendation, Issue Number 210]

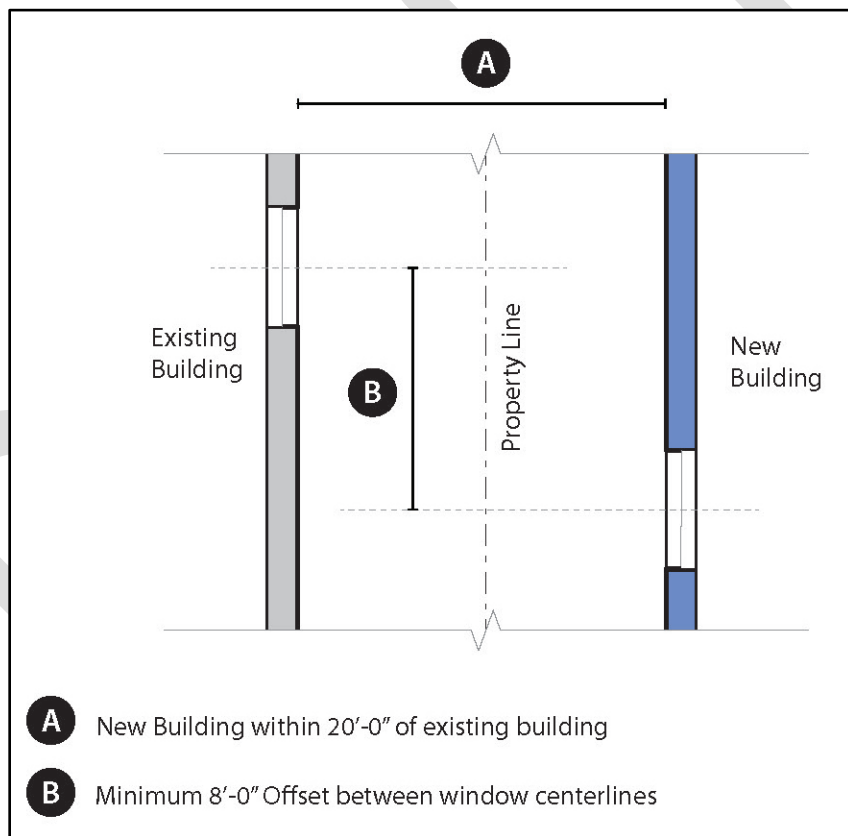


Figure B.4.4

- 4.5. For any new building within 20 feet of an existing residential building on an adjacent property, the any balcony shall be offset so that any part of the balcony is no closer than 6 feet to the centerline of any of the existing building's upper-floor windows.

[STANDARD DERIVED FROM: Working Group Recommendation, Issue Number 210]

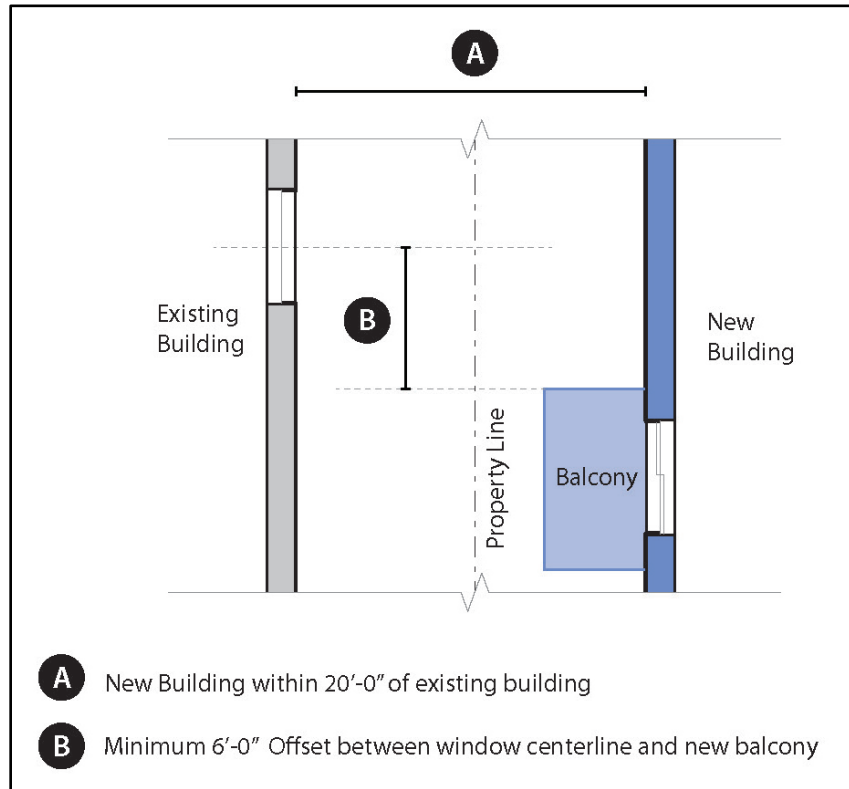


Figure B.4.5

4.6. Scored plywood and aluminum siding are prohibited materials.

[STANDARD DERIVED FROM: Issue Number 173]

4.7. Building entrances shall incorporate at least three of the following features:

- a. Decorative trim with a minimum 2-inch depth
- b. A pitched porch or roof
- c. Roof overhangs at least 18 inches deep
- d. A change in building materials
- e. A delineated building base of at least 3 feet measured from the bottom of the building. Delineation may include a façade projection, recession, or a change in materials.
- f. Railings

[STANDARD DERIVED FROM: Issue Number 49, 56, 161]

- 4.8. Windows shall incorporate at least one of the following features:
- a. Minimum depth of at least 2 inches from glass to exterior of trim
 - b. Minimum depth of at least 6 inches from glass to wall edge around windows if there is no trim
 - c. Trim elements with at least a 2-inch depth.

[STANDARD DERIVED FROM: Issue Number 55, 191]

- 4.9. The primary building entrance shall meet at least one of the following conditions:
- a. Faces a public right-of-way
 - b. Faces a publicly accessible pedestrian walkway
 - c. Is visible from a public right-of-way through a common open space or porch.

[STANDARD DERIVED FROM: Issue Number 36]

- 4.10. Ground-floor awnings on a commercial façade shall meet the following requirements:
- a. A minimum vertical clearance of 8 feet measured from the sidewalk or pedestrian pathway shall be provided.
 - b. Awnings shall not extend horizontally along the façade beyond individual storefront bays.

[STANDARD DERIVED FROM: Issue Number 173]