



R-1 (Single-Family Residential) Development Standards

Purpose

This handout describes allowable development standards, including intensity of development, for the single family residential zoning district in order to produce healthy, safe, and attractive neighborhoods in San Pablo, consistent with the policy direction in the San Pablo general plan.

The R-1 single-family residential district is intended to implement the single-family residential land use designation in the General Plan by providing opportunities for single-family homes on individual parcels. Accessory Dwelling Units (ADU) and accessory uses are also allowed.

Please view Section 17.32 of the San Pablo Municipal Code for the codified language on the R-1 Single Family District.

Development Standards for Parcels Zoned Single Family Residential (R-1)¹

Parcel Dimensions²	
Parcel Area, min	
Interior Parcels	5,000 sf
Corner Parcels	6,000 sf
Parcel Frontage, min	
Interior Parcels	50 feet
Corner Parcels	60 feet
Coverage, Density, and Intensity	
Parcel Coverage, max	45% ³
Density, max	12 un/ac
Floor Area Ratio (FAR), max	–
Setbacks⁴	
Front, min	20 feet
Side, max	10 feet/20% of parcel width for both sides
1st Story Side, min	4 feet per side
2nd Story Side, min	8 feet per side/18 feet total
Rear, min	15 feet
Site Development Measurements	
Height Max At Eave	20 feet
Height Max At Roof Peak	27 feet
Stories, max	2
Building Separation, min	Building Code
Width of Driveways and Driveway Cuts at Curb, min	
Single Driveway	12 feet
Double Driveway	22 feet or 40% of the lot frontage, whichever is less
Accessory Dwelling Units and Accessory Structures	
Accessory Dwelling Units	
Per Parcel, max	1
Size, max	See Section 17.60.070 of the municipal code or the Accessory Dwelling Units Handout
Accessory Structures ⁵	
Per Parcel, max	1
Height, max	12 feet

Notes:

1. All Single-Family dwellings are subject to residential off-street parking requirements in Section 17.54.020, Residential off-street parking requirements.
2. Parcels not meeting the minimum parcel area or parcel frontage requirements are subject to the provisions of Section 17.08.050, and 17.54.020, Nonconforming parking.
3. Parcel coverage may be increased to fifty percent if two R-1 lots of five thousand square feet or less are consolidated.
4. Additional setbacks may be required for development adjacent to creeks or steep slopes to meet the requirements in Chapter 17.08, Nonconformities, and other applicable laws and to ensure safety of development from unstable soils.
5. Per Section 17.42, Table 17.42-A, ADUs are classified and counted towards the maximum accessory structures allowed per parcel.

Additional Development Standards for R-1 Parcels

- Driveways or paved areas cannot exceed 50% of the front and side yard areas.
- For rules on allowable intrusions into setbacks, see Chapter [17.46](#), Height and Yard Requirements.

Additional Development Standards for Substandard R-1 Parcels

- Parcels under 5,000 square feet are substandard due to lot size. The side setbacks for substandard lots are set forth in Table 17.32-C below.
- Within the R-1 district, a minimum of 90% of the front yard not occupied by the pedestrian walkway to the front door, driveway, and allowed intrusions shall be of a permeable surface not suitable for parking. No part of the front yard except the driveway leading to an approved parking space shall be used for parking.

Table 17.32-C—Setbacks for R-1 and Substandard Parcels⁶

Minimum Parcel Sizes and Parcel Widths ⁷		Minimum Side Yard Setback for First Story	Minimum Side Yard Setback for Second Story
Size (sf)	Width (feet)		
5,000 (6,000 for corner parcel)	50 (60 for corner parcel)	Total (both sides) of 20% of parcel width to maximum of 10 feet, with minimum of 4 feet on one side	Total (both sides) of 18 feet, with no side being less than 8 feet
3,700	37	3 feet each side	Total (both sides) of 14 feet, with no side being less than 6 feet
3,000	30	3 feet each side	Total (both sides) of 12 feet, with no side being less than 5 feet
2,500	25	3 feet each side	Second story not allowed except by use permit; if so allowed, no side setback shall be less than 3 feet ⁸

Notes:

6. Additional setbacks may be required for development adjacent to creeks or steep slopes to meet the requirements in Chapter [17.08](#), Nonconformities, and other applicable laws, and to ensure safety of development from unstable soils.
7. Both parcel size and width must be met.
8. The planning commission shall determine if the placement of side yard windows would jeopardize the privacy of adjacent neighbors. The planning commission may impose greater setbacks or require other design features to protect privacy. The planning commission may also allow a minimum three-foot side yard at the second story if such setback would not jeopardize the privacy of adjacent neighbors. This reduced setback shall apply to one side of the dwelling only. (Ord. 2015-002 § 3 (Exh. 1)(part), 2015)