



R-2 (Two-Family Residential) Development Standards

Purpose

This handout describes allowable development standards, including intensity of development, for the two-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-2 two-family residential district is intended to implement the medium-density multifamily residential land use designation in the General Plan by providing opportunities for single-family and two-family homes (duplexes). Accessory uses are also allowed.

Please view Section 17.32 of the San Pablo Municipal Code for the codified language on the R-2 Two-Family District.

Development Standards for Parcels Zoned Two-Family Residential (R-2)¹

| Parcel Dimensions ² | |
|---|---|
| Parcel Area, min | |
| Interior Parcels | 7,000 sf |
| Corner Parcels | 7,000 sf |
| Parcel Frontage, min | |
| Interior Parcels | 70 feet |
| Corner Parcels | 70 feet |
| Coverage, Density, and Intensity | |
| Parcel Coverage, max | 50% |
| Density, max | 18 un/ac |
| Floor Area Ratio (FAR), max | - |
| Setbacks ³ | |
| Front, min | 20 feet |
| Side, max | - |
| 1st Story Side, min | 5 feet per side |
| 2nd Story Side, min | 5 feet per side |
| 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 | n/a |
| Double Driveway | 22 feet or 40% of the lot frontage, whichever is less |
| Required Open Space Per Unit, min | 350 sf ⁴ |
| 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 | 2 |
| Height, max | 12 feet |

Notes:

1. All Two 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, Nonconforming parking.
3. 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.
4. Open space requirements and provisions are listed in Section 17.32.070.
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 Substandard R-2 Parcels

For parcels in the R-2 district that do not meet the minimum parcel area or frontage requirements for that district, the parcels shall be subject to the use regulations, development standards and other provisions applicable to the R-1 district.

- Parcels under 7,000 sf are considered to be substandard.
- The side setbacks for residential uses subject to this section are set forth in Table 17.32-C.
- For rules on allowable intrusions into setbacks, see Chapter [17.46](#), Height and Yard Requirements.

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)