



CITY of SAN PABLO
City of New Directions

Community & Economic Development Planning Division Handout

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R-4 (High-Density Multifamily Residential) Development Standards

Purpose

This handout describes allowable development standards, including intensity of development, for the high-density multifamily 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-4 high-density multifamily residential district is intended to implement the high-density multifamily residential land use designation in the general plan by providing opportunities in select locations, such as near transit stops or neighborhood retail centers, for residential development characterized by a mix of housing types, including single-family homes, two-family homes, townhouses, apartments, and condominiums. Accessory uses are also allowed.

Please view Section 17.32 of the San Pablo Municipal Code for the codified language on the R-4 High-Density Multifamily District.

Development Standards for Parcels Zoned High-Density Multifamily Residential (R-4)¹

| Parcel Dimensions² | |
|--|---|
| Parcel Area, min | |
| Interior Parcels | 10,000 sf |
| Corner Parcels | 10,000 sf |
| Parcel Frontage, min | |
| Interior Parcels | 100 feet |
| Corner Parcels | 100 feet |
| Coverage, Density, and Intensity | |
| Parcel Coverage, max | 75% |
| Density, max | 48 du/ac |
| Floor Area Ratio (FAR), max | – |
| Setbacks³ | |
| Front, min | 15 feet ^{4,5} |
| Side, max | 25 feet / 20% of parcel width for both sides |
| Side, min ⁶ | |
| 1- to 2-Story Building | 5 feet per side |
| 3-Story Building | 8 feet per side |
| 4 + Story Building | 12 feet per side |
| Single-Row Dwelling Access ^{7,8} | 12 feet |
| Rear, min | 15 feet |
| Site Development Measurements | |
| Height Max At Eave | 60 feet ⁹ |
| Height Max At Roof Peak | 75 feet ⁹ |
| Stories, max | 6 ⁹ |
| 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 | 300 sf ¹⁰ |
| 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 ¹¹ | |
| Per Parcel, max | 3 |
| Height, max | 12 feet |

Notes:

- All Multifamily dwellings are subject to residential off-street parking requirements in Section 17.54.020, Residential off-street parking requirements.
- Parcels not meeting the minimum parcel area or parcel frontage requirements are subject to the provisions of Section 17.08.050, Nonconforming parking.
- 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.
- For residential mixed uses, there is no minimum setback, and maximum setback is twenty feet.
- Twenty-foot setback is required if covered parking is located in the front of the building.
- Per Section 17.32.060, there shall be an aggregate side yard equal to twenty percent of parcel width up to a maximum aggregate side yard total of twenty-five feet.
- Second story not allowed except by use permit
- Single-row dwelling groups with side yard access are discouraged and allowed only with a use permit
- Within seventy-five feet of an R-1 or R-2 district, the height shall be limited to forty feet eave height, fifty feet roof peak height, and four stories.
- Open space requirements and provisions are listed in Section 17.32.070.
- 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-4 Parcels

For parcels in the R-4 district that do not meet the minimum parcel area or frontage requirements for that district, the following provisions shall apply:

- If the parcel meets the area and frontage requirements for the R-2 district, it shall be subject to the use regulations, development standards, and other provisions applicable to the R-2 district.
- If the parcel does not meet the area and frontage requirements for the R-2 district, it shall be subject to the use regulations, development standards, and other provisions applicable to the R-1 district.

Table 17.32-C—Setbacks for R-1 and Substandard Parcels¹²

| Minimum Parcel Sizes and Parcel Widths ¹³ | | 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 allowed, no side setback shall be less than 3 feet ¹⁴ |

Notes:

- 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.
- Both parcel size and width must be met.
- 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)