

IMPORTANT: This is a general summary of zoning regulations for the “PD” (Planned Development) Zoning 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.

“PD” District (Planned Development)

Intent	To encourage development that will be in accord with General Plan policies, provide efficient land use, preserve open space and natural land forms, encourage use of common open areas for neighborhood community activities and amenities, be compatible with and enhance the development of the general area and to create an attractive, efficient and sage environment.
Where Used	<p>These are flexible districts, which can be applied in a number of circumstances. Examples include:</p> <p>Large Residential Projects – Generally used to incorporate design factors, such as Site Development Review, variances, and tract design into project approval.</p> <p>Small Projects (Commercial, Residential and Industrial) – Generally used to allow variance, if appropriate, from terms of the Zoning Ordinance for parking, height, setback, etc. Examples include:</p> <ul style="list-style-type: none"> • Reduce parking requirement for senior citizens’ housing. • Lower the required parking ratio for development close to mass transit • Allow compact parking spaces in a commercial or residential project. • Allow a specific use in a district where it would be appropriate but not normally allowed. • Require Site Development Review when otherwise not required.
District Regulations	Regulations are established by the ordinance that created the District. The Board of Supervisors can include any and all conditions it deems appropriate and lawful. A PD District tied to a specific District is subject to the regulations of that District, plus any additional standards, conditions or requirements established by the ordinance created the PD District. Example – “PD District allowing R-1 (Single Family Residence) District uses subject to the requirements and regulations of that District but allowing a 40’ height limit instead of 25’ and requiring Site Development Review for any building.

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>