

ZONING

18 Attachment 1

Table 18.84.010

SITE DEVELOPMENT STANDARDS FOR ZONING DISTRICTS IN PLEASANTON

Zoning District	Minimum Lot Size			Minimum Yards			Site Area Per Dwelling Unit	Group Usable Open Space Per Dwelling Unit 18.84.170	Basic Floor Area Limit (% of Site Area)	Maximum Height of Main Structure 18.84.140	Class 1 Accessory Structures 18.84.160		
	Area	Width 18.84.050	Depth	Front 18.84.080	One Side/Both Sides 18.84.090	Rear 18.84.090					Maximum Height 18.84.140	Minimum Distance to Side Lot Line	Minimum Distance to Rear Lot Line
A	5 acre	300 ft	—	30 ft	30 ft; 100 ft	50 ft	—	—	—	30 ft	30 ft	30 ft	30 ft
R-1-40,000***	40,000 sq ft 18.84.040	150 ft	150 ft 18.84.060	30 ft	5 ft; 50 ft	30 ft	1.1+n18.84.030(E)	—	25%	30 ft	15 ft	20 ft	20 ft
R-1-20,000***	20,000 sq ft 18.84.040	100 ft	125 ft 18.84.060	25 ft	5 ft; 30 ft	25 ft	2.2+n18.84.030(E)	—	30%	30 ft	15 ft	3 ft	5 ft
R-1-10,000***	10,000 sq ft 18.84.040	80 ft	100 ft 18.84.060	23 ft	5 ft; 20 ft	20 ft	4.4+n18.84.030(E)	—	40%	30 ft	15 ft	3 ft	5 ft
R-1-8,500***	8,500 sq ft 18.84.040	75 ft	100 ft 18.84.060	23 ft	5 ft; 15 ft	20 ft	5.1+n18.84.030(E)	—	40%	30 ft	15 ft	3 ft	5 ft
R-1-7,500***	7,500 sq ft 18.84.040	70 ft	100 ft 18.84.060	23 ft	5 ft; 14 ft	20 ft	5.8+n18.84.030(E)	—	40%	30 ft	15 ft	3 ft	5 ft
R-1-6,500***	6,500 sq ft 18.84.040	65 ft	100 ft 18.84.060	23 ft	5 ft; 12 ft	20 ft	6.7+n18.84.030(E)	—	40%	30 ft	15 ft	3 ft	5 ft
RM-4,000	8,000 sq ft	70 ft	100 ft 18.84.060	20 ft	7 ft; 16 ft	30 ft	10.9+n18.84.030(E)	—	40%	30 ft	15 ft	3 ft	3 ft
RM-2,500	7,500 sq ft	70 ft	100 ft 18.84.060	20 ft	8 ft; 20 ft	30 ft	17.4+n18.84.030(E)	400 sq ft	50%	30 ft	15 ft	3 ft	3 ft
RM-2,000	10,000 sq ft	80 ft	100 ft 18.84.060	20 ft	8 ft; 20 ft	30 ft	21.8 18.84.030(E)	350 sq ft	50%	30 ft	15 ft**	3 ft**	3 ft**
RM-1,500	10,500 sq ft	80 ft	125 ft 18.84.060	20 ft	8 ft; 20 ft	30 ft	29.0 18.36.060 18.84.030(E)	300 sq ft	50%	30 ft	15 ft**	3 ft**	3 ft**
O	10,000 sq ft	80 ft	100 ft	20 ft	10 ft; 20 ft	10 ft	30%		30 ft	15 ft	3 ft	3 ft	
C-N	3 acre min. 5 acre max.	300 ft	300 ft	20 ft	20 ft; 40 ft	10 ft	30%		30 ft	15 ft	20 ft	10 ft	
C-C	—	—	—	18.84.130	18.84.130	—	43.6 18.44.080 18.84.030E	150 sq ft	300%	40 ft 18.84.150	40 ft 18.84.150	—	—
MU-D	—	—	—	18.84.130	18.84.130	—	43.6 18.44.080 18.84.030E	150 sq ft	300%	46 ft+n18.84.150	46 ft 18.84.150	—**	—**
MU-T	10,000 sq ft	80 ft	100 ft	20 ft	10 ft; 20 ft	10 ft	43.6 18.44.080 18.84.030E	150 sq ft	125%	36 ft	15 ft	3 ft	3 ft
C-R	18.44.070A			18.44.070A			Dwellings not permitted		18.44.070A		18.44.070A		
C-S	10,000 sq ft	80 ft	100 ft	10 ft	---	10 ft	Dwellings not permitted		100%	40 ft	40 ft	---	10 ft
C-F	30,000 sq ft	100 ft	130 ft	20 ft	20 ft; 40 ft	10 ft	Dwellings not permitted		40%	40 ft	40 ft	20 ft	10 ft
C-A	10 acre	300 ft	300 ft	20 ft	20 ft; 40 ft	10 ft	Dwellings not permitted		40%	40 ft	40 ft	20 ft	10 ft

PLEASANTON CODE

Zoning District	Minimum Lot Size			Minimum Yards			Site Area Per Dwelling Unit	Group Usable Open Space Per Dwelling Unit <i>18.84.170</i>	Basic Floor Area Limit (% of Site Area)	Maximum Height of Main Structure <i>18.84.140</i>	Class 1 Accessory Structures <i>18.84.160</i>		
	Area	Width <i>18.84.050</i>	Depth	Front <i>18.84.080</i>	One Side/Both Sides <i>18.84.090</i>	Rear <i>18.84.090</i>					Maximum Height <i>18.84.140</i>	Minimum Distance to Side Lot Line	Minimum Distance to Rear Lot Line
I-P	20,000 sq ft	140 ft	140 ft	25 ft	20 ft; 40 ft	15 ft	Dwellings not permitted		50 %	40 ft	40 ft	20 ft	25 ft
1-G 20,000	20,000 sq ft	100 ft	150 ft	25 ft	10 ft; 20 ft	15 ft	Dwellings not permitted		100%	40 ft <i>18.84.150</i>	40 ft <i>18.84.150</i>	10 ft	25 ft
I-G 40,000	40,000 sq ft	150 ft	300 ft	25 ft	10 ft; 20 ft	15 ft							
I-G 3 acre	3 acre	200 ft	300 ft	25 ft	20 ft; 40 ft	50 ft							
Q	50 acre	---	---	100 ft	100 ft; 200 ft <i>18.52.060—18.52.100</i>	100 ft	---	---	---	40 ft <i>18.84.150</i>	40 ft <i>18.84.150</i>	100 ft <i>18.52.060—18.52.100</i>	100 ft

P	<i>18.56.020(A)</i>	PUD	<i>18.84.020</i>
S	<i>18.60.060</i>	CO	<i>18.72</i>
RO	<i>18.64</i>	CAO	<i>18.80*</i>

NOTE: For further information, refer to the applicable sections of the Pleasanton Municipal Code (Shown in italics)

* The standards of the Core Area Overlay (CAO) District apply to residential development in the downtown area.

**Accessory dwelling units shall meet the development standards identified in Chapter 18.106.

*** Housing developments as defined in Chapter 18.101 of this title.