

CASTRO VALLEY GENERAL PLAN

Table 4-1: Land Uses and Development Intensity

RESIDENTIAL

<i>Land Use Category</i>	<i>Map Designation</i>	<i>Description</i>	<i>Typical Uses</i>	<i>Maximum Density</i>
Rural Residential	RI-RR	Establish a new rural residential zone that is for larger lots in the more rural areas, and allows some animal keeping on those lots. These could be areas where second units are not permitted, because they all have access limitations and are in areas with steep slopes and/or habitat areas.	RI-RR-40: Rural Residential – 40,000 sf lot size	1-2 Units Per Net Acre
			RI-RR-20: Rural Residential – 20,000 sf lot size	
Hillside Residential	RI-H	Establish a new hillside residential zone in areas where there are steep slopes, and/or a high fire hazard due to proximity to regional open space. Generally require larger lot sizes in these areas. Establish a sliding scale of lot sizes based on slope. Establish provisions that allow for height averaging on sloped lots, exceptions to front yard setbacks on steep upslope lots, standards for retaining wall heights, and other provisions specific to hillside areas. Consider stricter lot coverage limits, due to need to minimize water runoff on steep lots.	Hillside Single Family Residential – 5000 – 10,000 sf lot size depending on lot slope	4-8 Units Per Net Acre
			RI-H-10: 10,000 sf lot size	
			RI-H -8: 8,000 sf lot size	
			RI-H -7.5: 7,500 sf lot size	
			RI-H -6.5: 6,500 sf lot size	
Residential – Single Family	RI	This is the district for single family homes which predominates throughout Castro Valley, and should be kept as it exists. Allow modifiers where they exist already as a BE district, e.g. RI-7.5 (7500 sf lot size) on Alana.	RI-7.5: Single Family Residential; 7500 sf lot size	6-8 Units Per Net Acre
			RI-5: Single Family Residential; 5000 sf lot size	
Residential - Small Dwelling	RS	Establish a classification for duplexes, small lot single family lots, and townhouses. This would encompass the existing zones of R2, RS D-35, and RS D-25. The density of those zones is 12-17 dwelling units per acre. This zone would also establish standards for the new small lot subdivisions where lots are less than 5000 sf, but greater than 3500 sf, so there would be need to be a new zone (proposed as RS-5) for those lot sizes, which equate to 8-12 units per acre. Thus there would be a base zone for these, instead of always doing it with a PD.	RS-5: Single Family, Duplexes and Townhouses – 5000 sf lot area/unit	8-17 Units Per Net Acre
			RS-3.5: Small Single Family Detached; 3500-5000 sf lot area/unit	
			RS-2.5: Duplexes and Townhouses – 2500 sf lot area/unit	

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Residential – Low Density Multifamily	RLM	This is the district for high density townhouses; and low density apartments and condominiums. Maintain the existing zoning densities allowed under R3 and RS (D-20).	RLM: Apartments and Condos – 2000 sf lot area	18-22 Units Per Net Acre
Residential – Medium Density Multifamily	RM	This is the district for medium density apartments and condominiums. Maintain the densities of the existing zones of RS D-15 (1/1500 sf), and RS D-3 (1/1500 sf). Consolidate RS D-15 and RS D-3, as they seem to be virtually the same.	RM: Apartments and Condos – 1500 sf lot area	23-29 Units Per Acre
Residential Mixed Density	RMX	Establish a zoning district for the areas close to the commercial business districts that allows for a mix of housing types from low to medium density, including single family homes, duplexes, townhomes, and two-story apartment buildings. It establishes an overall character for the area, and avoids having constant requests for rezoning on a case by case basis.	RMX: Rather than having a patchwork of zoning as now exists, establish density based on lot width and lot size. Smaller narrow lots can have single family homes and duplexes, medium size lots or long narrow lots can have townhouses; and larger wider lots can have multifamily housing. This is consistent with the existing development pattern. Allow for some reduced parking requirements based on proximity to transit and shopping.	8-29 Units Per Acre
Residential Mixed Use	CBD-RMU	Establish a new zoning district for higher density downtown housing that encourages ground floor retail and other commercial space fronting on busy streets. This is uniquely appropriate to the central business district, and is targeted for the sites designated in the housing element for rezoning for multifamily development. The proposed density range is 30-60 units per acre.	CBD-RMU- 40: Apartments and Condominiums. 40du/acre	30-40 Units Per Ac.
			CBD-RMU- 60: Apartments and Condominiums. 60du/acre	40-60 Units Per Ac.

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			Require ground floor retail, restaurants, office, or other commercial uses along Castro Valley Boulevard if west of Forest Avenue or Norbridge, and landscaped front yards if east of Forest Avenue.	

COMMERCIAL AND CENTRAL BUSINESS DISTRICT

<i>Land Use Category</i>	<i>Description</i>	<i>Typical Uses</i>	<i>Maximum Density*</i>
Neighborhood Commercial	Small –scale commercial goods and services to serve the daily needs of surrounding residents and mixed-use with residential above ground floor	Groceries, retail shops, convenience stores, specialty foods, dry cleaning agents, drug stores, exercise and dance studios, video rental stores, shoe repair shops, book stores, small restaurants, day care centers, banks, barber shops, clothing stores, flower shops, pharmacies, gas stations (not including auto repair), small appliance repair shops, accountants, insurance agents, copy services, tax services, live-work, dwelling units in mixed-use development, etc.	Up to 22 units/acre in mixed-use development
Community Service and Offices	Low-intensity administrative and professional offices	Accountants, architects, attorneys, insurance agents, tax services, charitable organizations, copying services, medical, dental, chiropractor, live-work, etc.	
Community Commercial	A wide range of commercial goods and services to meet community needs generally in an auto-oriented setting.	Retail Stores, supermarkets, banks, home improvement stores, restaurants, drive-in and drive-through uses, plant nurseries, live-work, animal hospitals, funeral homes and mortuaries, auto repair and service, parking lots and structures, hardware stores, locksmiths, commercial recreation, religious assembly, club-houses and lodges.	
General Commercial	Retail and service uses that provide goods and services to meet sub-regional and regional needs.	All of the uses allowed in community commercial; and in addition: machine shops, equipment rental and repair, commercial print shops, auto sales, adult business, storage facilities, wholesale business, ambulance services, large-format retail, etc.	

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Central Business District	Low- to mid-rise commercial, institutional, and civic uses and residential development in mixed-use projects in specified areas; auto-oriented development at the western and eastern ends of Castro Valley Boulevard around a pedestrian-oriented core.	See below for proposed uses by CBD Sub-Area	Up to 60 units per acre in mixed use development where specifically permitted.
Low-Intensity Retail	Auto-oriented uses retail, service, wholesale commercial, and industrial uses.	Auto sales and service, motels, contractor's yards, carwash, convenience markets, distribution facilities.	
Regional Retail and Entertainment	Large-scale and auto-oriented community and regional retail and entertainment uses.	Hotels, motels, large-format retail, miniature golf, drive-in and drive-through food service.	
Heritage Area	Preserve and improve Castro Valley Boulevard frontage for small-scale retail and service uses with general commercial and service uses and live-work to north along San Carlos and east to Lake Chabot Road.	Professional offices, arts and crafts, hobby shops, picture framing, antique stores, camera shops, specialty retail, and live-work development. Create two sub-areas: one for pedestrian retail on properties facing Castro Valley Boulevard; and one for general commercial uses facing San Carlos Avenue.	Up to 20 units per acre for live-work.
Professional-Medical District	Medical offices, medical support facilities, and related office and commercial uses with convenience retail sales and services to meet needs of employees working in the District and nearby residents.	Hospital, clinics, medical and dental offices and laboratories, ambulance services, pharmacies, congregate care and senior housing, convalescent homes, ambulances, restaurants, other food service outlets, laundry and cleaning agents, convenience stores, flower shops, gift shops.	
Entertainment-Theater District	Restaurants, specialty retail, galleries and other uses to support and complement theater use.	Movie and live-performance theaters, galleries, full-service restaurants, cafes, gift shops, arts and crafts, hobby shops, book stores, music stores, music and ballet schools,	

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Downtown Commercial	Generally auto-reliant commercial goods and services to meet community needs.	Banks, video sales and rental, real estate, title insurance, hardware, sporting goods, restaurants, drug and variety stores, clothing stores, auto parts (not service or installation), book stores, specialty foods, supermarkets, convenience stores, fitness centers, childcare, etc.	
Core Pedestrian Retail	Pedestrian-oriented commercial retail uses with offices and residential above and behind retail frontage.	Banks, video sales and rental, hardware, sporting goods, restaurants, drug and variety stores, clothing stores, bookstores, flower shops, gift shops, hobby shops, art galleries, framing shops, camera stores, specialty foods (not supermarkets or convenience stores), etc. (Title insurance not permitted.)	
BART Transit Village	High-density residential.	Multi-family residential, senior housing, childcare facilities.	40-60 units/acre
Redwood Road Office/Commercial District	Offices and pedestrian-oriented retail along Redwood Road to serve nearby residents and office workers and BART patrons. New BART parking structure.	Banks, restaurants, specialty food stores (not supermarkets or convenience stores), clothing stores, camera shops, stationery stores, pharmacies, copy services, barber and beauty shops, video sales and rentals, shoe repair, laundry and dry cleaning agents, book stores, medical and dental offices, accountants, tax services, travel agencies, childcare facilities, fitness centers, BART parking.	
Downtown Commercial	Generally auto-reliant commercial goods and services to meet community needs.	Banks, video sales and rental, real estate, title insurance, hardware, sporting goods, restaurants, drug and variety stores, clothing stores, auto parts (not service or installation), book stores, specialty foods, supermarkets, convenience stores, fitness centers, childcare, etc.	
Downtown Civic and Community Center	Library, community meeting center, government and other offices.	Banks, title insurance, headquarters offices, government offices, social service agencies, library, childcare facilities, community assembly, library.	
Downtown High Density Residential	High-density residential. Ground-floor non-residential along Castro Valley Boulevard.	Multi-family residential, senior housing, childcare facilities, and commercial and office uses on the ground floor. Require ground floor retail, restaurants, office, or other commercial uses along Castro Valley Boulevard if west of Forest Avenue or Norbridge, and landscaped front yards with residential on the ground level if east of Forest Avenue.	40-60 units units/acre
Residential-Low Density	Residential-single family and duplex	Predominantly single family homes on small lots (5000 sf). Duplexes allowed in some areas.	

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Residential-Medium Density	Residential-Townhouses, Condos and Apartments	Higher density permitted on larger lot sizes closest to Castro Valley Blvd. and BART; sliding scale based on lot size and width.	

PUBLIC AND OPEN SPACE

<i>Land Use Category</i>	<i>Map Designation</i>	<i>Description</i>	<i>Typical Uses</i>	<i>Maximum Density</i>
Public Facilities	PF	Create a public facilities zone, so that public facilities are clearly designated, and if there are proposed changes to land use, a consideration of rezoning is required.	Schools, Community Centers, Fire Stations, Utilities – Water Reservoirs	
Open Space -Parks	OS-P	Create a new open space zone for parks.	Public Parks and Recreation Facilities	
Open Space - Natural	OS-N	Create a new open space zone for natural resource areas designated for permanent conservation.	Permanent Open Space - established as part of Planned Unit Developments, permanent easements for no development, public parks in a natural state for only passive recreation.	
Habitat Conservation Overlay Zone	C	Create an overlay zone on the areas with sensitive biological resources, including creeks, so that special review is required for new development projects and development can be clustered or reduced to ensure habitat protection.		Not Applicable