

**IMPORTANT:** This is a general summary of zoning regulations for the “-SU” Combining 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.

## “-SU” Combining District

<b>Intent</b>	To be combined with residential Districts with lot sizes, street improvements, public utilities and other residential support systems which can best accommodate residential density increases.
<b>Where Used</b>	Combined with the R-1 or R-S District.
<b>Permitted Uses</b>	<p>One secondary dwelling unit on any lot zoned for not more than one residence, subject to the following regulations:</p> <ul style="list-style-type: none"> <li>• Property must have at least 3 legal parking spaces independently accessible from the street, not located in front or street side yard, plus 1 parking space anywhere on the lot. <b>Minimum Size</b> –180 square feet (10’ x 18” or 9’ x 20’).</li> <li>• <b>Maximum Area</b> – 640 sq. ft.</li> <li>• Attached secondary unit must have a direct external entry.</li> <li>• Detached secondary unit must be located to the rear of the existing dwelling and must be clearly subordinate to the existing dwelling by size, appearance, and location. <b>Maximum Height</b> – 1 story and 15’; <b>Minimum Distance From Existing Dwelling</b> – 10’.</li> </ul>
<b>Example of –SU Combining Districts</b>	<b>R-1-SU</b> (Single Family Residence with Secondary Unit) District.

Alameda County Planning Department

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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

<b>Zoning District</b>	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.
<b>Combining District</b>	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.
<b>Permitted Use</b>	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.
<b>Conditional Use</b>	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.
<b>Building Site</b>	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.
<b>Setback</b>	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.
	<b>Front Yard</b> – The area between the front lot line and the front setback line.
	<b>Rear Yard</b> – The area between the rear lot line (generally opposite the front lot line) and the rear setback line.
	<b>Side Yard</b> – 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.
	<b>Street Side Yard</b> – The area on the corner lot between the longer street frontage and the street side setback line.
<b>Height</b>	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.
<b>Lot Coverage</b>	The maximum portion of the lot on which the structure may be built.
<b>Site Development Review</b>	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.

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