

Brookwood – Tract 8226

Comparison with a Typical Single-Family Residential Development Standards

Bold text indicate where exceptions to the standards are being requested. Single-Family Residential Development Standards are based on 50 feet x 100 feet, 5000 square foot typical Single-Family lot.

Lot Size

Single-Family Residential Development Standards	5000 square feet minimum
Plan 1 (excludes lot 9, 10 & 18 which are 3,173, 3,841 & 3,384 square feet respectively)	3,122 square feet
Plan 2 (excludes lot 11 which is 4,051 square feet)	3602 square feet

Front Yard Setbacks

Though all homes did not meet the Building and Porch Front Yard Setbacks, the 20-foot garage setback allows two cars to be parked on the driveway. The lessor building front yard setbacks has a lessor impact on privacy with the street providing separation of the homes from the homes across the street.

	Building	Porch	Garage
Single-Family Residential Development Stds*	20 feet min. – 1 st floor 20 feet min. – 2 nd floor	15 feet minimum	20 feet minimum
Plan 1	20 feet - 1 st floor 18 feet 10 inches - 2nd floor	11 feet 6 inches	20 feet
Plan 2	9 feet 8 inches - 1st Floor 18 feet 6 inches - 2nd Floor	14 feet	20 feet

Side Yard Setbacks

Single-Family Residential Development Standards*	5 feet minimum
Plan 1	5 feet
Plan 2	5 feet

Side Street Yard Setbacks

Single-Family Residential Development Standards*	10 feet minimum
Plan 1 (Lot 18)	10 feet

Rear Yard Setbacks

All nine Plan 2 homes met the Rear Yard Setback and though Plan 1 homes did not meet the minimum rear yard setbacks, the 1st and 2nd floor were set back far enough to provide privacy for the homeowners.

	1 st Floor	2 nd Floor
Single-Family Residential Development Standards	20 feet minimum Additions - 10 feet minimum*	20 feet minimum
Plan 1	17 feet 10 feet *	15 Feet
Plan 2	20 feet 15 feet *	20 feet

* When adding a 1st floor rear yard addition, the rear yard setback can be reduced to 10 feet minimum but the portion in the required rear yard can't exceed 20% of the required rear yard. For comparison purposes, the setback closest to the rear property line was treated as if it was the 1st floor addition.

Maximum Lot Coverage

Only 2 of the 18 proposed homes met the 40% maximum lot coverage. Those that exceeded ranged from 42.5% to 46.2%.

Single-Family Residential Development Standards	40% maximum
Plan 1 (excludes Lot 9 - 45.4% , Lot 10 - 37.5% & Lot 18 - 42.6%)	46.2%
Plan 2 (excludes Lot 11 - 39.8%)	44.8%

Required Rear Yard

Ten of the 18 proposed homes met or exceeded the Required Rear Yard requirements. Though only one Plan 1 home met the Required Rear Yard requirement, all the Plan 1 homes included a large 162 square foot front porch.

Single-Family Residential Development Standards	800 square feet
Plan 1 (exceptions: Lot 9 - 566 sf , Lot 10 - 972 sf & Lot 18 - 640 sf)	554.5 square feet
Plan 2 (exception: Lot 11 - 890 sf)	815 square feet

Parking

The development has eight on-street parking spaces on their private street and there is on-street parking along Saklan Road. The development is a block and half away from a bus stop at the corner of Clawiter Road and West Street. AC Transit Bus Route 83 runs along Clawiter Avenue to the Hayward BART Station and other connecting bus routes.

Single-Family Residential Development Standards (No Parking Lane on either side of the street)	2 car garage and 2 uncovered parking spaces not blocking access to the covered parking or a 3 car garage
Plan 1 & 2 (Lot 18 has frontage along Saklan Road and only requires a two car garage)	2 car garage