

City of Oakland
Proposed Changes to Secondary Unit Regulations
Rockridge Community Planning Council
December 9, 2015

Regulation	Existing	Proposed
Max. Unit Size	900 sf. or 50% of the existing Primary Unit, whichever is less	<u>750 sf. or 75% of the existing Primary Unit, whichever is less</u>
Max. Building Height	Same as Primary Unit	For detached Secondary Units within 35 ft. of rear lot line: <u>Max. roof height of 14 feet and max. wall height of 10 ft. within 4 ft. of the side or rear lot line</u>
Min. Rear Setback	Same as Primary Unit	<u>Allowed within normally required rear setback - as long as new detached Secondary Unit is located at least 4 feet from the side and rear lot lines</u>
Min. Side Setback	Same as Primary Unit	<u>Allowed within normally required side setback - as long as new detached Secondary Unit is located at least 4 feet from the side and rear lot lines</u>
No. of Parking Spaces Req'd	1 additional space for the Secondary Unit	1 additional space for the Secondary Unit - <u>unless the lot is located within ½ mile of a BART Station, BRT Station, Rapid Transit line, or Major Transit Stop, and then no additional space is required</u>
Tandem Parking	Allowed for Secondary Units of up to 500 sf. in size only	<u>Allowed for all Secondary Units</u>

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Conversion of Existing Building to Secondary Unit	Not allowed if located in any setback	<u>Allowed if legally in existence and located outside of front setback, regardless of any existing nonconformity as to side or rear setback, or height, as long as: any existing nonconformity is not increased; the floor area does not exceed the max. allowed; and the min. parking is met on site</u>
Rebuilding Existing Building as Secondary Unit	Not allowed if located in any setback	<u>Allowed, but only in conformance with all applicable zoning regulations - including min. 4-foot side & rear setback</u>
Sale of Unit	Cannot be sold separately from the Primary Unit on site	(No Change - same as existing regulation)
Owner Occupancy	Owner must occupy either the Primary or Secondary Unit on site	(No Change - same as existing regulation)
Dead-End Streets	Site must be on a through street, or on a dead-end street less than 300 feet in length	(No Change - same as existing regulation)
Min. Pavement Width	24 feet for all streets connecting the lot to the nearest arterial; may be reduced to 20 feet upon granting of a Conditional Use Permit (CUP)	(No Change - same as existing regulation)