



CITY OF OAKLAND RD-2, RM-1, RM-2, & RM-3 CUP FINDINGS FOR A SECOND OR THIRD DWELLING UNIT

The RD-2 Detached Unit Residential Zone intent is to create, maintain, and enhance areas with detached, single unit structures.
The RM-1 Mixed Housing Type Residential Zone intent is to create, maintain, and enhance residential areas characterized by a mix of single family homes and duplexes.
The RM-2 Mixed Housing Type Residential Zone intent is to create, maintain, and enhance residential areas characterized by a mix of single family home, duplexes, townhouses, and small multi-unit buildings.
The RM-3 Mixed Housing Type Residential Zone intent is to create, maintain, and enhance residential areas characterized by a mix of single family home, duplexes, townhouses, and small multi-unit buildings at somewhat higher densities than in RM-2.

In the **RD-2 and RM-1 Zones**, a conditional use permit for a Two-Family Dwelling Residential Facility or for two (2) dwelling units on a lot may be granted only upon determination that the proposal conforms to the general use permit criteria set forth in the Conditional Use Permit (CUP) procedure in Chapter 17.134 and to all of the following **additional** use permit **criteria: a, b, c, d, and e.**

In the **RM-2 Zone**, a conditional use permit for three or more units on a lot may be granted only upon determination that the proposal conforms to the general use permit criteria set forth in the Conditional Use Permit (CUP) procedure in Chapter 17.134 and to all of the following **additional** use permit **criteria: a, b, c, d, and e.**

In the **RM-3 Zone**, a CUP for three or more units may only be granted upon determination that the proposal conforms to **additional criteria: a, d, and e.**

Please indicate the way in which the proposal meets the following required criteria. Attach additional sheets if necessary. The RM-3 Zone only needs to meet criteria a, d, and e, for RD-2, RM-1, & RM-2 Zones all of the criteria apply a, b, c, d, & e.

- a. That the proposed development will not adversely affect adjoining property, nor the surrounding neighborhood, with consideration to be given to density; to the availability of neighborhood facilities and play space; to the generation of traffic and the capacity of surrounding streets; and to all other similar, relevant factors;

- b. That the site design and landscaping and the scale, height, length and width, bulk, coverage, and exterior treatment of structures are in harmony with neighborhood character and with facilities on nearby lots;

- c. That the shape and siting of the facilities are such as to minimize blocking of views and direct sunlight from nearby lots and from other Residential Facilities in the surrounding neighborhood;

- d. That the design and site planning of the buildings, open areas, parking and service areas, and other facilities provide a convenient, attractive, and functional living environment; and that paths, stairways, accessways, and corridors are designed to minimize privacy impacts;

- e. That lot shape, size, and dimensions allow a development which will provide satisfactory internal living conditions without adversely affecting the privacy, safety, or residential amenity of adjacent residences:
