



Single Family Residential Zoning Standards for Additions

(Standards effective for projects submitted on or after November 1, 2018)

This handbook provides zoning standards from the Fremont Municipal Code that may be helpful to applicants considering first and second story additions to single-family homes within base residential zoning districts. Base residential zoning districts, shown on the next page, all begin with an “R”, such as “R-1-6” or “R-1-8 MR”.

To determine the zoning of your residential property, visit our public GIS system at <http://egis.fremont.gov/apps/public/default.htm>.

What if I don’t see my zoning district in the table below?

Some single family homes may be located in a planned district, which a different type of zoning district. Planned districts have their own zoning information file, available on our public GIS system. If a standard is discussed in a planned district file, then you must follow the standard as written in the planned district file. If a standard is not discussed in a planned district file, then you can refer to the base zoning standards for the district most similar to the planned district.

What if my property also has a “PUD” designation?

PUDs, or “Planned Unit Developments” are modifications of the base zoning district. PUDs have their own information file, available on our public GIS system. PUD standards override base zoning district standards. If a standard is changed by a PUD file, then you must follow the standard as written in the PUD file. If a standard is not mentioned in a PUD file, then you can refer to the standard as it appears in the base zoning district.

What if I have questions?

You can contact the Planning Division at (510) 494-4455 or planinfo@fremont.gov.

R-1 and R-2 District Development Standards for Additions

Zoning District ¹⁰ Development Standard (measurement)			R-1-6	R-1-6 Glenmoor Gardens ²	R-1-8	R-1-8 Mission Palms	R-1-8 Mission Ranch ³	R-1-10	R-1-20	R-1-40	R-2 ⁴	
Minimum front yard depth (feet)			20	20	25	25	25	25	35	40	25	
Minimum rear yard depth		One story (feet)	25	25	25	25	25	30	40	50	25	
		Two story (feet)	25	–	30	30	30	35	40	50	25	
Minimum interior side yard depth ^{6,7}		First story	Minimum (feet)	5	5	7	7	7	8	10	20	7
			Total (feet)	12	12	16	16	16	20	25	45	16
		Second story	Minimum (feet)	6	–	8	8	8	10	10	20	8
			Total (feet)	15	–	20	20	20	20	25	45	20
Minimum street side yard depth on corner lots (feet)			10	10	12.5	12.5	12.5	12.5	17.5	20	12.5	
Maximum building height		Principal structure	One story (feet)	17	17 ⁸	17	17 ⁸	17 ⁸	17	17	17	17
			Two story (feet)	30	–	30	27 ^{8,9}	27 ^{8,9}	30	30	30	30
Maximum height above grade for finish floor level (first story over basement) ⁹ (inches)			28	28	28	28	28	28	28	28	28	
Roof pitch ^{9, 14} (rise: run)		Minimum	3:12	3:12	3:12	3:12	3:12	3:12	3:12	3:12	3:12	
		Maximum	7:12	5:12	7:12	5:12	5:12	7:12	7:12	7:12	7:12	

Zoning District ¹⁰ Development Standard (measurement)	R-1-6	R-1-6 Glenmoor Gardens ²	R-1-8	R-1-8 Mission Palms	R-1-8 Mission Ranch ³	R-1-10	R-1-20	R-1-40	R-2 ⁴
Maximum lot coverage for first story (includes garage area) (percent of lot area)	40	40	40	[Foot-note 11]	[Foot-note 12]	40	40	40	40
Maximum size of second story (or understory on a downhill lot) (as a percentage of first story area, not to exceed specified square footage) ¹³	50 or 1,000 sf max	–	50 or 1,250 sf max	–	–	50 or 1,500 sf max	50 or 3,000 sf max	50 or 6,000 sf max	50 or 1,000 sf max

² See the Glenmoor Gardens Design Guidelines.

³ See the Mission Ranch Design Guidelines.

⁴ Standards listed are for development of duplex units. Single-family residences may utilize R-1-6 standards; however, this may preclude subsequent duplex development.

⁵ Duplexes are only permitted on corner lots.

⁶ Rear and side yards may be substituted for one another, except that on a corner lot such substitution shall be made only between a rear yard and an interior side yard.

⁷ For combination one- and two-story structures, the one-story portion of the structure shall meet the one-story setback requirements and the two-story portion of the structure shall meet the two-story setback requirements. In no case shall the total side yard setback for combination one- and two-story structures be less than that required for a one-story structure only. The wider setback shall be on the two-story side.

⁸ For Glenmoor Gardens, Mission Ranch, and Mission Palms, height is measured from grade to the top of the roof ridge.

⁹ Does not apply when matching existing conditions.

¹⁰ Development standards for R-1-X districts were specified at the time of district establishment but are subject to the lot coverage and maximum second story size standards of the district closest in size to the actual lot size as well as the solar setback requirements. No new R-1-X zones are permitted.

¹¹ Lot coverage varies based upon the number of stories. A one-story home may have up to 40 percent lot coverage. The overall square footage of a two-story home is limited to 35 percent of the lot area. The square footage of the second story is limited to 60 percent of the square footage of the first story, or 1,000 square feet, whichever is less.

¹² Lot coverage varies based upon the number of stories. A one-story home may have up to 40 percent lot coverage. A two-story home is only possible if the first floor lot coverage first reaches 22 percent but does not exceed 30 percent. The overall square footage of a two-story home, however, then becomes limited to 30 percent of the lot area.

¹³ Second story may have an area up to the lesser of 50 percent of the first floor area and the floor area of any attached garages or 1,000 square feet in R-1-6 zoning district, 1,250 square feet in R-1-8 zoning district, 1,500 square feet in R-1-10 zoning district, 3,000 square feet in R-1-20 zoning district, 6,000 square feet in R-1-40 zoning district, and 1,000 square feet in R-2 zoning district.

¹⁴ Roof pitch standard may be adjusted through a Discretionary Design Review Permit.

Side Yard Setback Adjustments and Exceptions

Attached Housing. Within an attached housing development, an addition may not encroach into required side yard or patio area of individual units or common areas.

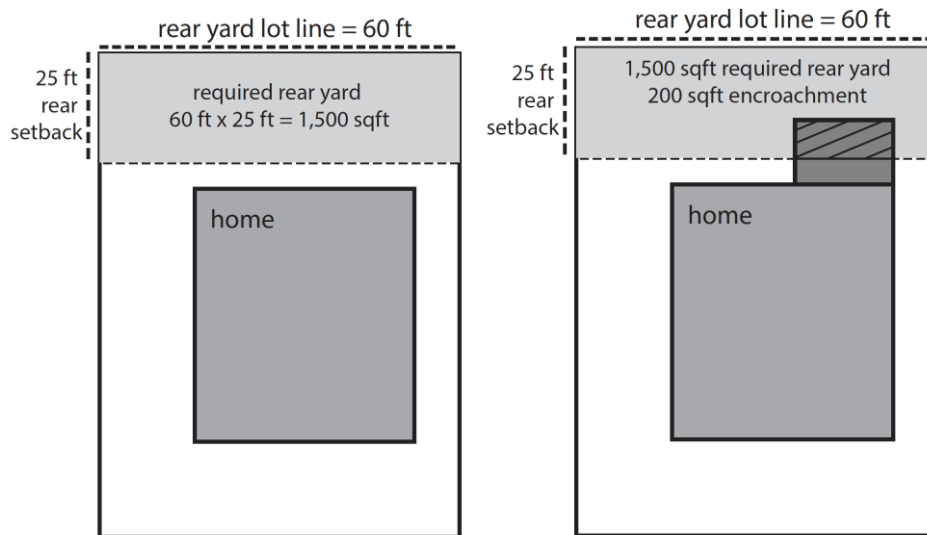
Maintaining Existing Setbacks. If you are adding to an existing home, then you can maintain the same first-story side setbacks that legally exist for the current house for the new addition. If you are adding a second story to your existing home, the second story can maintain the same side setbacks that legally exist for the current house if a two-story home with the same condition exists on the lot next door. For both first and second floor additions, the minimum side yard setback must still be at least five feet.

For additional information, please visit www.fremont.gov/fmc and go to Chapter 18, Section 18.170.040.

Rear Yard Setback Adjustments and Exceptions

Attached Housing. Additions to attached housing developments may not encroach into required rear yard or patio areas of individual units or common areas.

30% Encroachment Rule. The required rear yard is the area obtained by multiplying the required rear yard setback by the length of the rear yard lot line. Structures may encroach into the rear yard setback up to 10 ft from the lot line, provided that the structures do not cover more than 30% of the required rear yard. Note that if a property has a street side yard, then you must subtract the street side yard setback from the rear yard lot line width to calculate the required rear yard area.



The diagrams above show how the 30% encroachment rule works. The diagram on the left side shows how the required rear yard is calculated by multiplying the rear yard lot line by the rear yard setback. The diagram on the right shows a proposed addition to this property. The proposed addition, shown in dark gray, encroaches 200 sqft into the rear yard (shown in hatching on the diagram). It is also more than 10 ft from the rear property line. Per the 30% encroachment rule, $200 \text{ sqft} / 1500 \text{ sqft} = 13.3\%$ of the required rear yard is covered. Since $13\% < 30\%$ and the addition is 10 ft from the rear property line, the proposed addition is permitted.

For additional information, please visit www.fremont.gov/fmc and go to Chapter 18, Section 18.170.050.

Architectural Projections into Required Yards

Certain architectural features may project into required yards as long as there is five feet of separation between the architectural feature and the property line or when the architectural feature is designed to comply with the building and fire code requirements, and as follows:

For projections into any required front yard, rear yard, court or required side street side yard:

- Cornices, canopies, and eaves may project a distance not exceeding two feet, six inches.
- Porches, stairways and landings may project a distance not to exceed four feet, six inches.
- An uncovered stair and landing that extends above the entrance floor of the building may project a distance not to exceed six feet, except for a railing not exceeding three feet, six inches in height.
- Bay windows, balconies and chimneys may project a distance not exceeding three feet as long as such features do not occupy more than one-third of the length of a building wall

For any required interior side yard, the architectural features described above may project, provided:

- The projection complies with the limitations in the preceding subsection;
- The projection does not extend beyond a point one-third the distance to the property line; and
- The projection is not located closer than three feet to the property line.

For additional information, please visit www.fremont.gov/fmc and go to Chapter 18, Section 18.170.060.

Design Guidelines

In addition to the applicable zoning standards, all residential properties in Fremont are subject to the Citywide Design Rules and Guidelines for Single Family Residential Homes. The Design Rules and Guidelines contain important rules related to privacy, architectural design, site design, and landscaping. *It is essential that you read the Design Guidelines prior to drafting plans for a proposed addition.*

Visit <https://fremont.gov/DocumentCenter/View/21012/Citywide-Design-Guidelines?bidId> to view the Citywide Design Guidelines.

Additionally, certain residential neighborhoods in the City are subject to additional area-specific design guidelines. Please visit www.fremont.gov/design to see if your project is located in a neighborhood subject to specific design guidelines.

Parking Requirements

Any room that is completely private (enclosed) is considered a bedroom – this includes dens, offices, studies, prayer rooms, etc. Single family dwellings with four or fewer bedrooms must have two covered parking spaces. Single family dwellings with five or more bedrooms must have three covered parking spaces. The minimum dimensions of a residential parking space are 9 ft by 19 ft.

If you are constructing new bedrooms as part of an addition to your existing house, you do not need to add additional covered parking. If you are converting rooms in your existing house into bedrooms, then you need to add parking if additional parking would otherwise be required for that number of bedrooms.

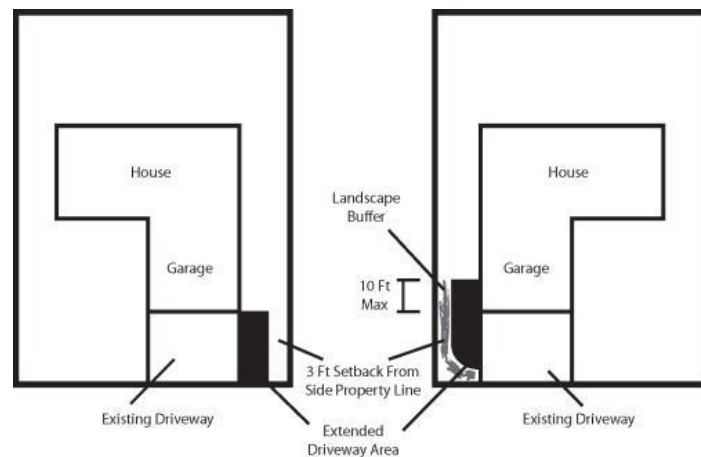
For additional information, please visit www.fremont.gov/fmc and go to Chapter 18, Section 18.183.

Driveway Requirements

Individual single-family homes shall generally be limited to one driveway from public or private streets.

- Driveway length: Driveways leading to individual garages shall be a minimum of 18 feet in length behind any approved sidewalk or pedestrian system.
- Driveway width: Driveways shall be a minimum of 10 feet wide for single/tandem parked cars and 18 feet for two-car-width driveways.
- Side yard buffers for single-family driveways shall generally be a minimum of 6 feet adjacent to perimeter property lines, in order to allow for tree and landscape growth.

You are permitted to pave the area between the existing driveway and the closest side property line adjacent to the public right of way for use as a parking area. The extended driveway must be set back at least 3 ft from the side property line at all times. The extended driveway may intrude beyond the front yard into the required side yard for a maximum length of 10 ft if a landscaped buffer is provided.



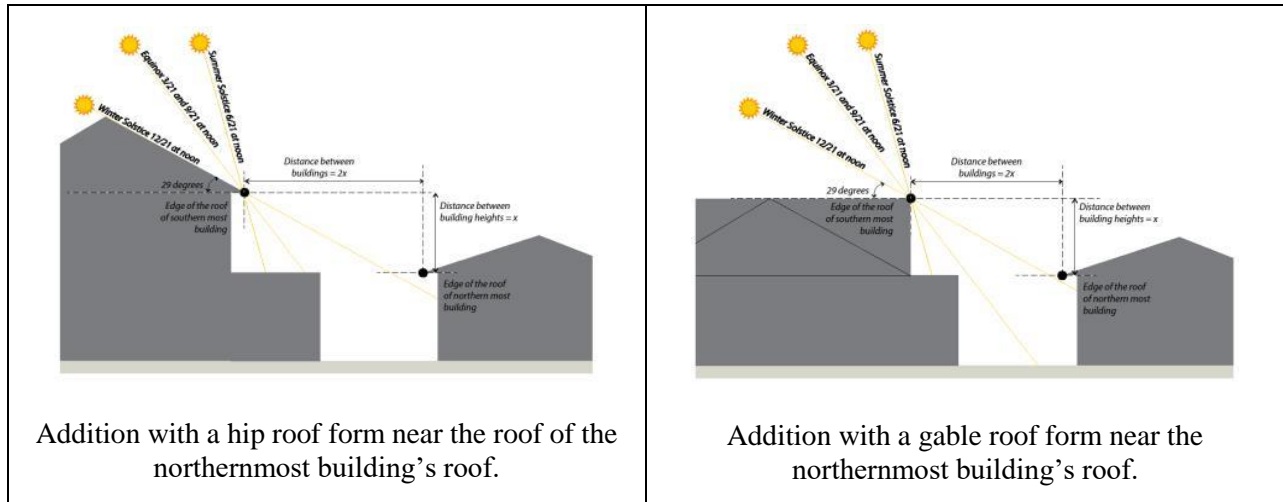
In developments with garages located at the rear of the lot, the side yard setback can be reduced to a minimum of one foot six inches, when the yard is landscaped.

For additional information, please visit www.fremont.gov/fmc and go to Chapter 18, Section 18.90.030.

Solar Access Preservation

A new addition that increases the height of an existing structure shall observe a setback equal to or greater than two times the difference in height between the proposed structure and any adjacent structure(s) located along northerly lot line(s).

Examples of the solar access preservation requirement:



For more information, see www.fremont.gov/solarpreservation.

Additional Requirements in the Hillside Combining District

Properties in the Hillside Combining District will have the notation (H-I) after their base zoning district and have additional development standards in addition to the base zoning.

Most relevant for single-family home additions is the fact that building height is measured differently in the H-I District. In H-I, building height is measured from a plane established by an approved as-built grading plan. Building height in H-I is measured to the peak of the roof rather than to the mid-point of the roof, as it is measured in the flatlands.

Properties in H-I may also face development constraints related to slope, soil stability, and viewshed impacts. For additional information, please visit www.fremont.gov/fmc and go to Chapter 18, Section 18.130.

Landscaping Requirements

All yard areas shall be landscaped according to their purpose, such as ornamental landscaping, recreational space, private yard area, or storm water treatment. Landscape improvements may include trees, shrubs, flowers, groundcover, and hardscape. Front and side yard hardscape shall be limited to driveways leading to parking and pedestrian walkways. Bay friendly and water efficient landscapes meeting state water efficiency standards are required. *When you submit your plans for an addition, you must include landscape information sheets in your plans.*

To improve the appearance of the streetscape, landscaping and street trees are required in order to diminish the impact of buildings. A street tree is a tree located within the city right-of-way area. The city right of way area starts from the face of curb and extends into a property 11 feet, or 10 feet in many older areas of the City. If you alter the front elevation of your house, you will be required to add a street tree if one does not already exist.

For additional information, please visit www.fremont.gov/fmc and go to Chapter 18, Section 18.90.030. Visit <https://fremont.gov/DocumentCenter/View/21012/Citywide-Design-Guidelines?bidId> to view the applicable Citywide Design Guidelines. Design Rules & Guidelines 2.64 – 2.75 discuss landscaping.

For additional information about landscape plan requirements, visit www.fremont.gov/LDRP and view standard detail LSD-5.

Solid Waste Disposal Requirements

Weekly garbage, recycling and organics collection services are required for all residential properties, and are provided exclusively by Republic Services. Garbage and recycling carts must always be hidden from public view, except on collection days. 27 square feet of storage space is required in the garage for garbage, recycling and organics carts. If sufficient garage space is not available, residents must have unrestricted access to the same amount of exterior storage in the side or back yards.

For more information, view the Fremont *Waste Handling Guidelines* at www.fremont.gov/whg.