

CITY OF  
**HAYWARD**  
HEART OF THE BAY

# South Hayward BART/Mission Boulevard Form-Based Code

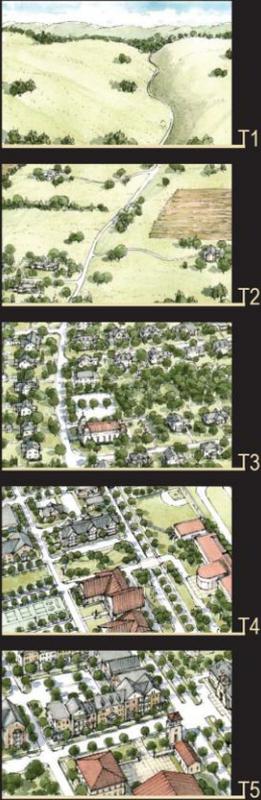
April 12, 2012 Planning Commission Meeting

Erik Pearson, Senior Planner  
Planning Division  
Development Services Department



# Outline

1. Background
2. Practice Project Review
  - a) Use
  - b) Density
  - c) Streets
  - d) Setbacks
  - e) Height
  - f) Parking
  - g) Variances



SOUTH HAYWARD BART/  
MISSION BOULEVARD  
HAYWARD, CALIFORNIA  
FORM-BASED CODE

OCTOBER 11, 2011

  
CITY OF  
HAYWARD  
READY BY THE BAY

The image displays a vertical sequence of five landscape architectural renderings, labeled T1 through T5. T1 shows a rural landscape with a winding river and rolling hills. T2 shows a similar rural landscape with a dirt road and a field. T3 shows a more developed residential area with houses and trees. T4 shows a dense residential development with houses and streets. T5 shows a very dense residential development with houses and streets. The text on the right side of the image reads: SOUTH HAYWARD BART/ MISSION BOULEVARD HAYWARD, CALIFORNIA FORM-BASED CODE. Below this text is the date OCTOBER 11, 2011, and the City of Hayward logo with the tagline READY BY THE BAY.



# Form-Based Code Area





# CITY OF HAYWARD

HEART OF THE BAY™

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## News & Announcements



### WARD Creek Defensible Space Project Update Report

The Hayward Fire Department received a grant to improve wildfire safety around the Ward Creek Drainage and Fairview area funded through a National Fire Plan grant from the Cooperative Fire Program of the U.S. Forest Service, Department of Agriculture, Pacific Southwest Region, though the California Fire Safe Council. The document below is the project update report.

[Final Summary Report Ward Creek Fuel Reduction Projects » Workshop Materials »](#)



### Restaurant Walk

The City of Hayward, in partnership with the Hayward Chamber of Commerce and the Hayward Public Library, will feature "Restaurant Walk" on Thursday, April 19, 2012 from 5 p.m. to 9 p.m. which showcases our fine restaurants in the Downtown corridor. For the price of \$20.00 before April 12, or \$25 after (if available) you can enjoy special items from each of the 11 participating restaurants. Tickets can be purchased at the Hayward Main Library, Hayward Chamber of Commerce, or Hayward City Hall. All net proceeds will benefit the Hayward Public Library's After School Homework Support Center and Leadership Hayward. Please see flyer for more details.

[FLYER »](#)



### "Hayward Honors Women" Video!

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### 2012 Hayward Neighborhood Leadership Academy

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### Budget Calendar and Budget Documents FY 2013 - FY 2014 Recommended Biennial Operating Budget

On June 19, 2012, the City Manager will present to the Mayor and Council the FY 2013 and FY 2014 Recommended Operating Biennial Budget.

[MORE »](#)



### Hayward Clean-Up Day!

You are invited to come out to help keep Hayward Clean and Green!

Hayward Clean-Up Day is a fun-filled, community event hosted by the City of Hayward.

Volunteers are needed to help pick up litter, trash, and other basic clean-up tasks in our neighborhood streets on:

Saturday, May 19, 2012 from 8:00 AM to 12:00 PM

CITY HALL Business Hours	
Monday - Friday	8:00AM - 5:00PM <i>Excluding Holidays</i>
Saturday & Sunday	CLOSED

Some City functions located in City Hall such as the Revenue Division and Development Services have modified hours. Information on specific hours of operation can be found on the city's [\[Departments Page\]](#)

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- » [Crime Free Multi-Housing Program](#)
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- » [Police Reports](#)
- » [Senior Services](#)
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## Projects & Studies

- » [Projects Under Environmental Review](#)
- » [Request for Proposals](#)
- » [238 Bypass Land Use Study](#)





Click on the Access Hayward Icon above to submit a Compliment or Request.

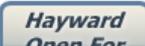


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## S. Hayward BART - Form-Based Code

### ■ The South Hayward BART/Mission Boulevard Form-Based Code

A form-based code is a relatively new way to regulate development that places emphasis on the built form rather than on specific uses, like traditional zoning. To help ensure that development in the **South Hayward BART/Mission Blvd Form-Based Code** meets the community's vision and allows for varied uses, a **Regulating Plan Map** sets forth the types of development based on broad zone types. Specific functions and uses within each zone are described in **Table 9: Specific Function and Use**.

In the South Hayward BART/Mission Blvd area, the most common land use designation is T4 and T5, which are illustrated in **Table 12A & B: T4 and T5 Zone Graphics**. The form-based code also encourages creation of new roads for some areas as illustrated in **Figure 1-2: Thoroughfare Plan Map**, and is discussed in **Section 10-24.275H: New Thoroughfares**.

The City is working on developing a Development Application Checklist to help developers, applicants, and property owners better understand the new form-based code process. Information on Warrants and Exceptions, which are similar to variances under traditional zoning, is also coming soon.

There are also form-based codes being prepared for the **Mission Boulevard Corridor** and **Downtown Hayward**. Often, land use designations have a letter preceding them to identify the applicable form-based code. For example, S-T4 would be in the South Hayward BART/Mission Blvd area where as M-T3 would be in the Mission Boulevard Corridor area.

### ■ Important Documents

- **South Hayward BART/Mission Blvd Form-Based Code**
- **Regulating Plan Map**
- **Table 9: Specific Function and Use**
- **Table 12A & B: T4 and T5 Zone Graphics**
- **Figure 1-2: Thoroughfare Plan Map**
- **Section 10-24.275H: New Thoroughfares**
- **Development Application Checklist Coming soon!**
- **Warrants and Exceptions Coming soon!**

### ■ Background Materials

*Environmental Documents and Information*

- **Mitigation Monitoring and Reporting Program**
- **Final Supplemental Environmental Impact Report**
- **Draft Supplemental Environmental Impact Report**

*Reports to the City Council and the Planning Commission by Date Final Adoption*

- **City Council Hearing for Final Adoption on October 11, 2011**
- **City Council Hearing on September 27, 2011**
- **City Council Hearing on September 13, 2011**
- **Planning Commission Hearing on June 23, 2011**

*Environmental Documents*

- **Planning Commission Work Session on Draft SEIR on April 28, 2011**
- **City Council Work Session on Draft SEIR on April 26, 2011**
- **City Council SEIR Contract Authorization on July 20, 2010**
- *Early Discussions*
- **Planning Commission Work Session Report on May 13, 2010**
- **City Council Work Session Report on April 27, 2010**
- **City Council Report on May 26, 2009**
- **Planning Commission Work Session Report on January 15, 2009**
- **City Council Report on December 2, 2008**



# Practice Project – Mission Paradise

Attachment I

## 28000 MISSION BOULEVARD HAYWARD, CA



### PLANNING COMMISSION SUBMITTAL SET 17 MARCH, 2008

#### TABLE OF CONTENTS

- AO.1 COVER SHEET
- AO.2 STREETScape RENDERING
- AO.3 RENDERING FROM ADJACENT PROPERTY
- AO.4 RENDERING FROM ADJACENT PROPERTY
- AO.5 SITE PHOTOS
- AO.6 SITE PHOTOS
- AO.7 CODE INFO
- A2.1 SITE & ROOF PLAN
- A2.2 FLOOR PLAN - GARAGE (BELOW GRADE)
- A2.3 FLOOR PLAN - GARAGE AND RETAIL (STREET LEVEL)
- A2.4 FLOOR PLAN - PODIUM LEVEL (RESIDENTIAL UNITS 1ST FLOOR)
- A2.5 FLOOR PLAN - 2ND & 3RD LEVELS RESIDENTIAL
- A2.6 FLOOR PLAN - 4TH LEVEL RESIDENTIAL
- A2.7 ENLARGED PLANS
- A2.8 ENLARGED PLANS
- A3.1 EXTERIOR ELEVATIONS
- A3.2 BUILDING SECTIONS
- A3.3 BUILDING SECTIONS
- A3.4 ENLARGED PLAN & ELEVATION AT MISSION BLVD.
- A3.5 ENLARGED ELEVATIONS AT MISSION BLVD.
- A3.6 ENLARGED ELEVATION AND CONCEPTUAL LIGHTING SCHEME
- A3.7 CONCEPTUAL LIGHTING PROGRAM
- A3.8 CONCEPTUAL SIGNAGE PROGRAM
- A3.9 CONCEPTUAL ENERGY CONSERVATION DIAGRAM (NOT CHANGED SINCE LAST SUBMITTAL)

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JUN 05 2008

PLANNING DIVISION

MISSION PARADISE  
MOHAMMAD SHAIQ



# Location – Mission – Webster - Hancock



## Legend

-  Project Area
-  Parcels
-  Terminated Vistas
-  Mandatory Shopfront Overlay
-  Recommended Shopfront Overlay
-  Green Pathway
-  T4 Urban General Zone: 17.5 DU/Acre min; 35 DU/acre max
-  T5 Urban Center Zone: 35 DU/Acre min; 55 DU/acre max
-  TOD Density Overlay 1: 75 DU/acre min; 100 DU/acre max
-  TOD Density Overlay 2: 40 DU/acre min; 65 DU/acre max
-  Civic Space Zone
-  Civic Buildings
- For illustrative purpose only:**
-  Civic Spaces outside of the project area
-  238 Bypass Trail Location
-  5 Min/10 Min Walk (Pedestrian Shed)
-  Future pedestrian/bicycle bridge
-  Air Quality Mitigation Overlay Zone - Refer to Section 10-24.296



# Table 9 – Function & Use

## FORM-BASED CODE

South Hayward BART / Mission Boulevard

## TABLE 9. SPECIFIC FUNCTION & USE

TABLE 9: Allowed Functions. This table allocates Functions and permit requirements to Zones within the Code area. See Definitions for descriptions of functions/uses and for special requirements.

		T4	T5	CS
a. RESIDENTIAL				
Multiple Family		P	P	-
Second Dwelling Unit		P	P	-

		T4	T5	CS
e. CIVIC				
Assembly		AU	AU	CU
Conference Center		-	CU	CU

### a. RESIDENTIAL

T4	T5	CS
----	----	----

Multiple Family	P	P	-
Second Dwelling Unit	P	P	-
Live-Work	P	P	-
Top Transitional Housing	P	P	-
Mid Transitional Housing	CU	CU	-
Bottom Supportive Housing	P	P	-
Top Supportive Housing	CU	CU	-
Emergency Homeless Shelter	P	-	-

### c. OFFICE

Office	P	P	-
--------	---	---	---

### d. RETAIL

Alcohol Sales**	CU	CU	-
Artisan/Craft Production	P	P	-
Appliance Repair Shop	P	P	-
Check Cashing & Loans	-	-	-
Dance/Nightclub	-	-	-
Equipment Rentals	AU	AU	-
Home Occupation	P	P	-
Indoor Recreation	AU	AU	CU
Kennel	AU	AU	-
Liquor Store	-	-	-
Massage Parlor	CU	CU	-
Media Production	AU	P	-
Pawn Shop	-	-	-
Personal Services	P	P	-
Printing and Publishing	AU	P	-
Recycling Collection Area	AU	AU	-



# Table 11 – Code Summary

1. Density
2. Block Size
3. Thoroughfares

FORM-BASED CODE TABLE 11. FORM-BASED CODE SUMMARY  
South Hayward BART / Mission Boulevard



	T1 NATURAL ZONE	T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTER ZONE	T6 URBAN CORE ZONE
<b>a. BASE RESIDENTIAL DENSITY</b>						
By Right maximum				35 units / acre net	55 units / acre net*	
Minimum Density				17.5 units/ acre net	30 units/ acre net*	
<b>b. BLOCK SIZE</b>						
Block Parameter				2400 ft. max	2000 ft. max	
<b>c. THOROUGHFARES (see Table 7)</b>						
AV				permitted	permitted	
AV				permitted	permitted	
CS				not permitted	permitted	
DR				permitted	permitted	
ST				permitted	permitted	
RD				not permitted	not permitted	
Rear Alley				permitted	permitted	
Path				permitted	not permitted	
Passage				permitted	permitted	
Bicycle Trail				not permitted	not permitted	
Bicycle Lane				permitted	not permitted	
Bicycle Route				permitted	permitted	
<b>d. CIVIC SPACES (see Table 10)</b>						
Park				permitted	permitted	
Square				permitted	permitted	
Plaza				not permitted	permitted	
Playground				permitted	permitted	
<b>e. LOT OCCUPATION</b>						
Lot Width				18 ft. min 120 ft. max	18 ft. min 250 ft. max	
Lot Coverage				80% max	90% max	
<b>f. SETBACKS - PRINCIPAL BUILDING (see Table 10)</b>						
f.1) Front Setback (Principal)				0 ft. min 24 ft. max	2 ft. min 12 ft. max	
f.2) Front Setback (Secondary)				0 ft. min 24 ft. max	2 ft. min 12 ft. max	
f.3) Side Setback				0 ft. min	0 ft. min 24 ft. max	
f.4) Rear Setback				3 ft. min **	3 ft. min **	
Frontage Building				80% min at setback	80% min at setback	
<b>g. SETBACKS - OUTBUILDING (see Table 10)</b>						
g.1) Front Setback				20 ft. min 15ftly setback	40 ft. max from rear prep	
g.2) Side Setback				0 ft. min or 3 ft.	0 ft. min	
g.3) Rear Setback				3 ft.	3 ft. max	
<b>h. BUILDING DISPOSITION (see Table 8)</b>						
Edgeward				permitted	not permitted	
Sideyard				permitted	permitted	
Rearyard				permitted	permitted	
Overhead				permitted	permitted	
<b>i. PRIVATE FRONTAGE'S (see Table 9)</b>						
Porch & Fence				permitted	not permitted	
Terrace or Lightwell				permitted	permitted	
Formcourt				permitted	permitted	
Stoop				permitted	permitted	
Shelfboard				permitted	permitted	
Gallery				permitted	permitted	
Arcade				not permitted	permitted	
<b>j. BUILDING CONFIGURATION (see Table 7)</b>						
Principal Building				4 Stories max, 2 min	5*** Stories max, 3 min	
Outbuilding				2 Stories max	2 Stories max	

\* 75 du/ac min. and 100 du/ac max. in the TOD Density Overlay 1; 40 du/ac min. and 65 du/ac max. in the TOD Density Overlay 2.  
 \*\* or 15 ft. from center line of rear alley.  
 \*\*\* 6 Stories max. in the TOD Density Overlay 1; 5 Stories max. in the TOD Density Overlay 2.  
 Note: Refer to Section 10-24.275 (h) regarding a street dedication bonus for density and height.  
 T1, T2, T3, and T6 do not occur in the Code area and are provided for reference only.

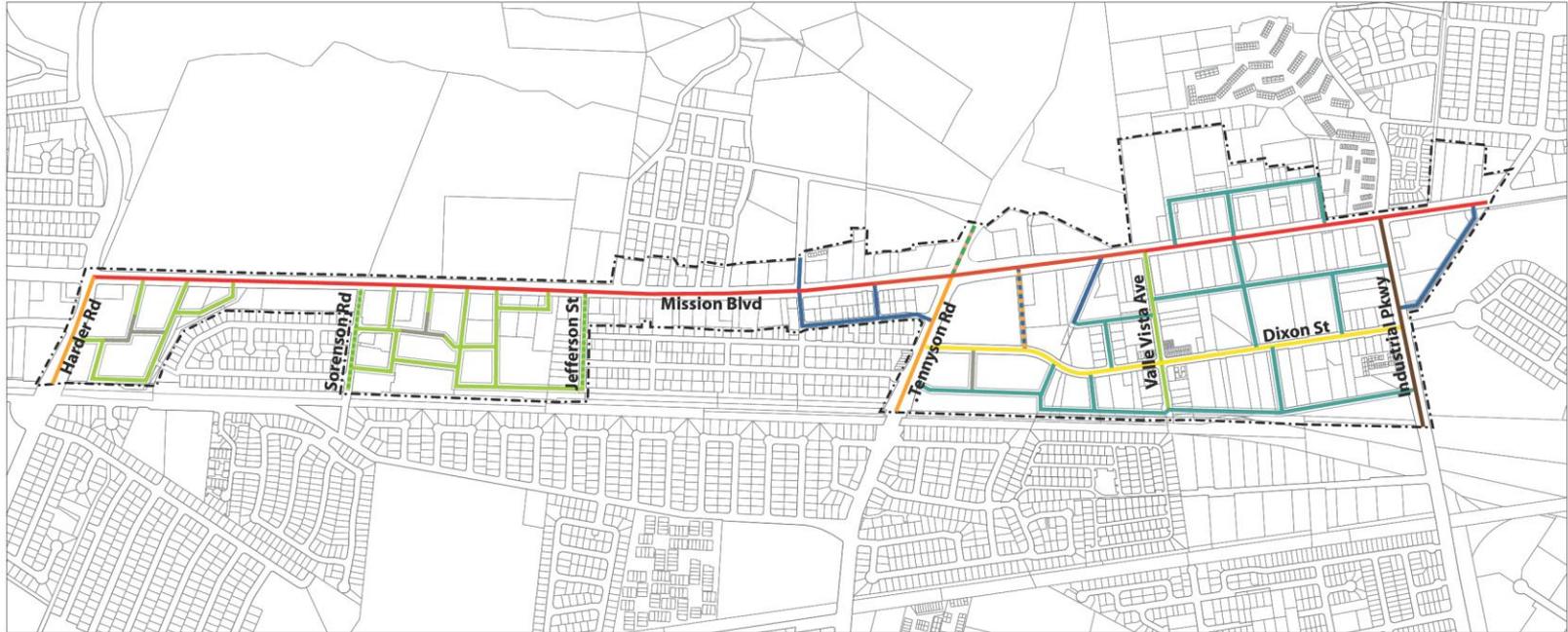


# Thoroughfare Plan

## FORM-BASED CODE

South Hayward BART / Mission Boulevard

## THOROUGHFARE PLAN (Figure 1-2)



### Legend

--- Project Area	ST-40-23-BR	CS-80-54-BR
□ Parcels	ST-50-28-BR	AV-110-72-BL
	ST-60-34-BR	AV-100-64/76-TR *
	ST-60-36-BR	BV-125-48-BL
	ST-66-34-BR	PS-32.5-26
	ST-66-48-BL	

\* A Slip Lane (SL-40-20-BR or SL-48-28-BR) may be added on either side of Mission Boulevard, in accordance with Sec. 10-24.275.g.iii



# Thoroughfare Types

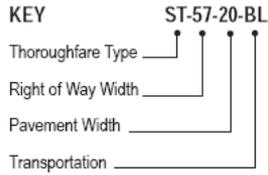


## Legend

- . - . - Project Area
- ▭ Parcels
- ST-40-23-BR
- ST-50-28-BR
- ST-60-34-BR
- ST-60-36-BR
- ST-56-34-BR
- ST-66-46-BL
- CS-80-54-BR
- AV-110-72-BL
- AV-100-64/76-TR \*
- BV-125-48-BL
- PS-32.5-26

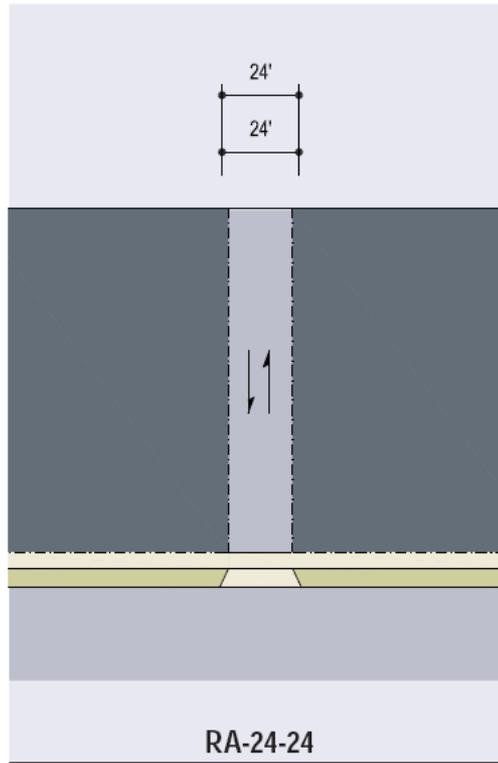


# Table 2

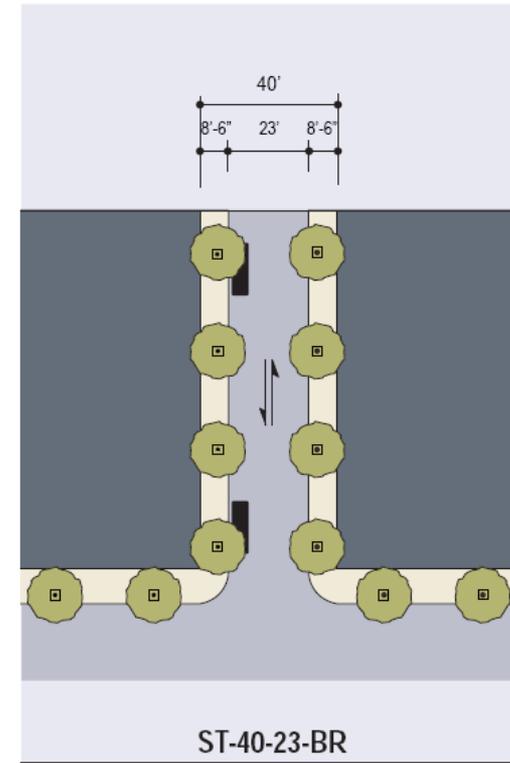


## THOROUGHFARE TYPES

- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Slip Lane: SL
- Rear Alley: RA
- Bicycle Trail: BT
- Bicycle Lane: BL
- Bicycle Route: BR
- Path: PT
- Passage: PS
- Transit Route: TR



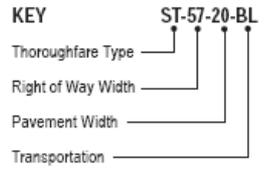
Thoroughfare Type	Rear Alley
Transect Zone Assignment	T4, T5
Right-of-Way Width	24 feet
Pavement Width	24 feet
Movement	Slow Movement
Intended Speed	10 MPH
Pedestrian Crossing Time	6 seconds
Traffic Lanes	n/a
Parking Lanes	None
Curb Radius	Taper
Walkway Type	None
Planter Type	None
Curb Type	Inverted Crown
Landscape Type	None
Transportation Provision	N/A



Thoroughfare Type	Street
Transect Zone Assignment	T4, T5
Right-of-Way Width	40 feet
Pavement Width	23 feet
Movement	Slow Movement
Intended Speed	20 MPH
Pedestrian Crossing Time	6 seconds
Traffic Lanes	2 lanes
Parking Lanes	One side, unmarked
Curb Radius	15 feet
Walkway Type	4 foot Sidewalk
Planter Type	4 foot wide permeable continuous paving strip with 4'x4' tree wells
Curb Type	6" Curb
Landscape Type	Small to Medium-size trees at 30' o.c. Avg.
Transportation Provision	BR



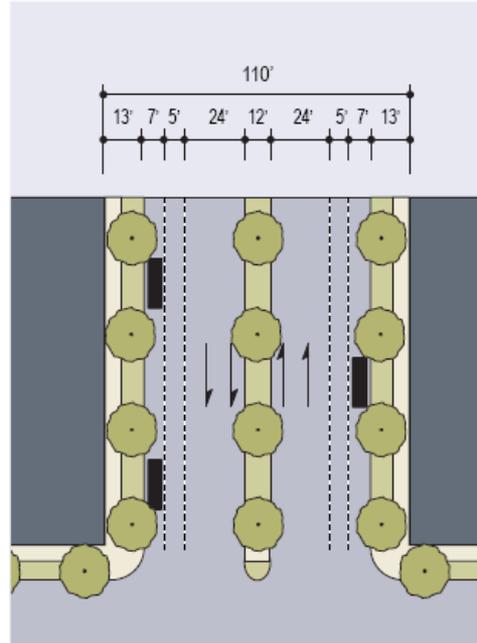
# Table 2 (continued)



## THOROUGHFARE TYPES

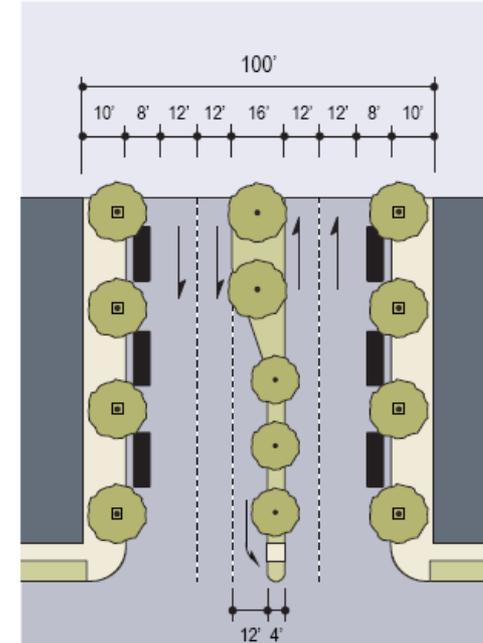
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Slip Lane:	SL
Rear Alley:	RA
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Passage:	PS
Transit Route:	TR

Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Intended Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision



**AV-110-72-BL**

Avenue
T4, T5
110 feet
36 feet - 36 feet
Slow Movement
25 MPH
9 seconds - 9 seconds at corners
4 lanes
Both sides @ 7 feet marked
10 feet
6 foot Sidewalk where possible; 4 foot minimum
6.5 foot continuous Planter where possible
6" Curb or Swale
Large-size trees at 30' o.c. Avg.; Planted 12 foot median (Large-size trees)
Two 5' Bicycle Lanes



**AV-100-64/76-TR**

Avenue
T4, T5
100 feet
32 feet - 32/44 feet
Free Movement
35 MPH
8 seconds - 8/11 seconds
4-5 lanes
Both sides @ 8 feet unmarked
30 feet (typical)
10 foot Sidewalk
4.5 foot wide continuous permeable paving strip with 4'-6"x4'-6" tree wells
6" Curb
Large-size trees at 30' o.c. Avg.; Planted 16 foot median (Large-size trees)
TR

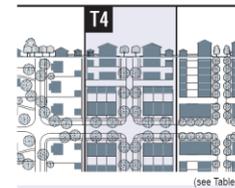


# Table 12A – T4

1. Lot Occupation
2. Setbacks
3. Building Disposition
4. Private Frontages
5. Building Configuration
6. Parking

TABLE 12A. FORM-BASED CODE GRAPHICS - T4

FORM-BASED CODE  
South Hayward BART / Mission Boulevard



**e. LOT OCCUPATION** (see Table 11, item e)

Lot Width	18 ft min 120 ft max.
Lot Coverage	80% max

**f. SETBACKS - PRINCIPAL BUILDING** (see Table 11, item f)

(f.1) Front Setback Principal	6 ft. min. 24 ft. max.
(f.2) Front Setback Secondary	6 ft. min. 24 ft. max.
(f.3) Side Setback	0 ft. min.
(f.4) Rear Setback	3 ft. min.*
Frontage Buildout	80% min at setback

**g. SETBACKS - OUTBUILDING** (see Table 11, item g)

(g.1) Front Setback	20 ft. min. - bldg. setback
(g.2) Side Setback	0 ft. min. or 2 ft. at corner
(g.3) Rear Setback	3 ft. min.

**h. BUILDING DISPOSITION** (see Table 8)

Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	permitted

**i. PRIVATE FRONTAGES** (see Table 5)

Porch & Fence	permitted
Terrace or Lightwell	permitted
Forecourt	permitted
Scoop	permitted
Shopfront	permitted
Gallery	permitted
Arcade	not permitted

Refer to Summary Table 11

**j. BUILDING CONFIGURATION** (see Table 7)

Principal Building	4 stories max, 2 min
Outbuilding	2 stories max.

**PARKING PROVISIONS** (see Section 10-24.245)

Rental DU: 1.75 max per unit
For Sale DU/Residential Condominium: 2.0 max per unit
Non-residential Function: no min - no max

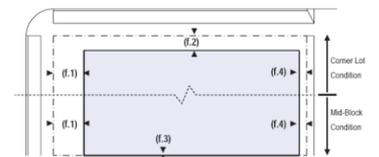
\*or 15 ft. from center line of alley  
 \*\*"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

Note 1: Letters on the Table (e. Lot Occupation, f. Setbacks, etc.) refer to the corresponding section in Summary Table 11.

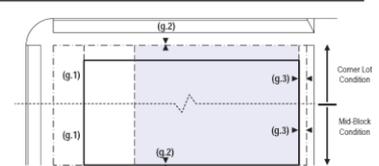
Note 2: Refer to Section 10-24.275 (h) regarding a street dedication bonus for density and height.

Note 3: For bicycle parking provisions, see Table A11 Bicycle Parking Requirements.

**SETBACKS - PRINCIPAL BLDG**  
 1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.  
 2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.

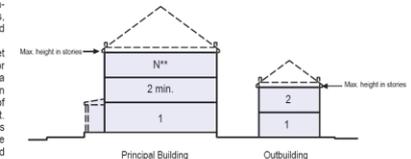


**SETBACKS - OUTBUILDING**  
 1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



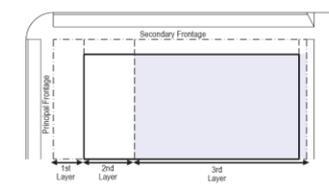
**BUILDING CONFIGURATION**

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished floor, except for a first floor Commercial function which must be a minimum of 14 ft with a maximum of 25 ft.
3. Height in number of stories shall be measured to the eave or roof deck as specified on Table 7.
4. See Table 7 for overall building height.

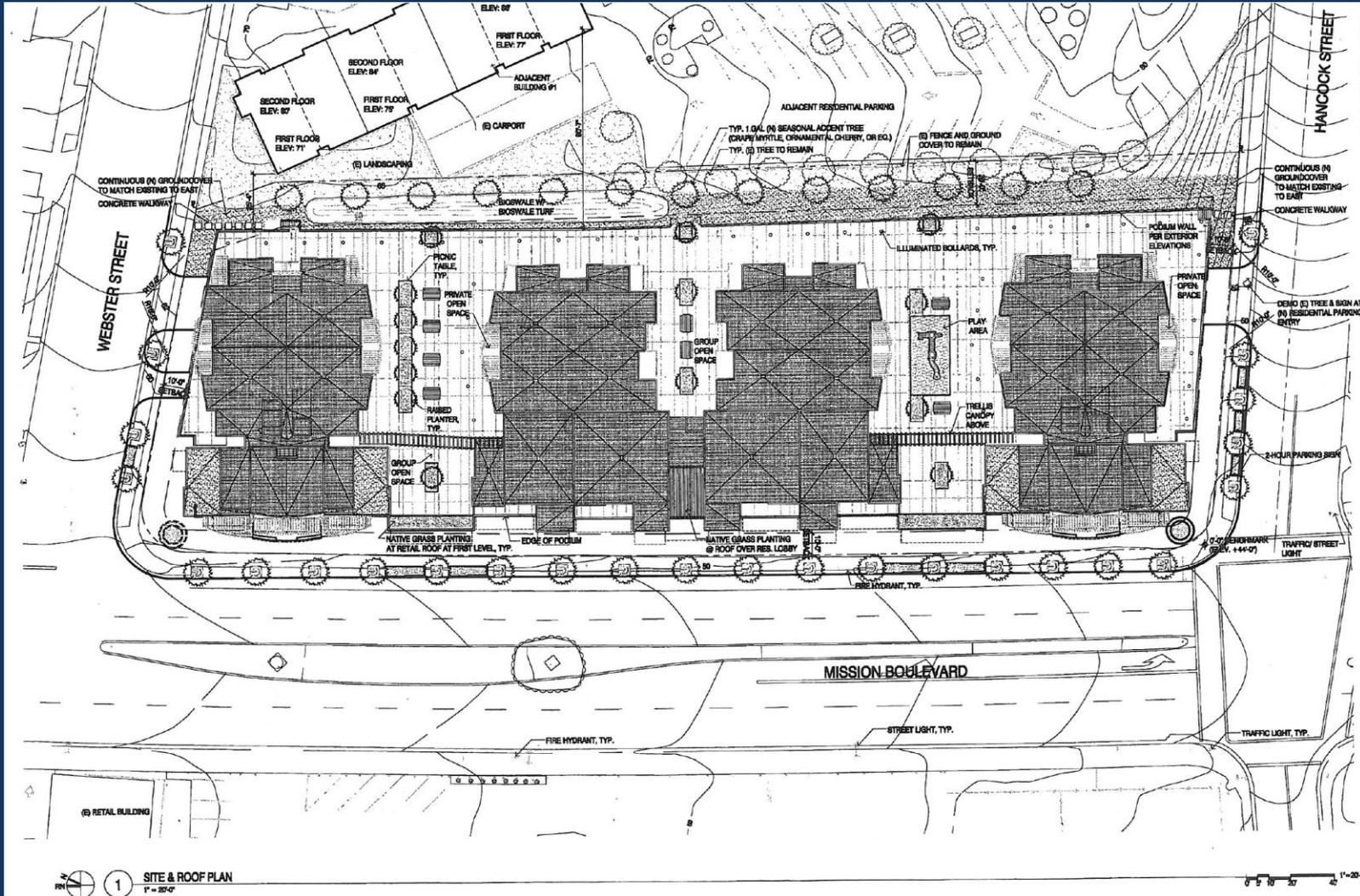


**PARKING PLACEMENT**

1. Covered and uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 15, item d).
2. Trash containers shall be stored within the third Layer.



# Site Plan



28000 MISSION BOULEVARD  
HAYWARD, CA

1 SITE & ROOF PLAN  
1" = 20'-0"

0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100

A2.1



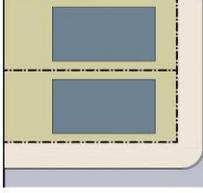
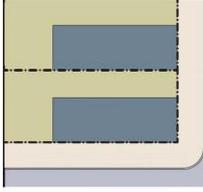
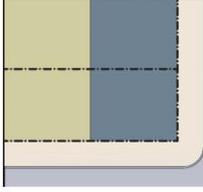
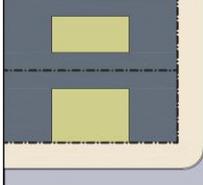
# Table 8 – Building Disposition

**TABLE 8. BUILDING DISPOSITION (PLACEMENT ON LOT)**

**FORM-BASED CODE**

South Hayward BART / Mission Boulevard

**TABLE 8: Building Disposition.** This table approximates the location of the structure relative to the boundaries of each individual Lot, establishing suitable basic building types for each Transect Zone.

<p><b>a. Edgeyard:</b> A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed Backbuilding and/or Outbuilding. The main entrance to the building shall be located within the façade and accessed directly from the street through an allowed frontage type.</p>	 <p>T4</p>
<p><b>b. Sideyard:</b> A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a twin or double House. Energy costs, and sometimes noise, are reduced by sharing a party wall in this Disposition. The main entrance to the building shall be accessed directly from the street through an allowed frontage type or side yard area equal in width to the street built-to line.</p>	 <p>T4 T5</p>
<p><b>c. Rearyard:</b> A building that occupies the full Frontage, leaving the rear of the Lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking. The main entrance to the building shall be located within the façade and accessed directly from the street through an allowed frontage type.</p>	 <p>T4 T5</p>
<p><b>d. Courtyard:</b> A building that occupies the boundaries of its Lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas. The main entrance to the building shall be directly off a common courtyard or directly from the street.</p>	 <p>T4 T5</p>



# Table 5 – Private Frontages

## FORM-BASED CODE

South Hayward BART / Mission Boulevard

## TABLE 5. PRIVATE FRONTAGES

TABLE 5: Private Frontages. This table shows seven common types of Private Frontages and their appropriateness with the Transect Zones.

b. **Porch & Fence:** a planted Frontage wherein the Facade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.

SECTION	PLAN		
	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	
			T4
			T4 T5
			T5

PROPOSED BLDG. HT.  $\uparrow$

4TH RES. FIN. FLR.  $\uparrow$

3RD RES. FIN. FLR.  $\uparrow$

2ND RES. FIN. FLR.  $\uparrow$

1ST RES. FIN. FLR.  $\uparrow$

RES. PARKING  
RETAIL FIN. FLR.  $\uparrow$



is set back from  
ghtwell. This type  
s the private yard  
ersion to outdoor

is close to the  
recourt created is  
ted in conjunction  
arts may overhang

the Frontage Line  
to secure privacy  
and landing. This  
re stoop elevation

se to the Frontage  
be is conventional  
walk level and an  
of the Curb. Syn:

the Frontage line  
made overlapping  
e Gallery shall be  
alk to within 2 feet

aps the Sidewalk.  
he Frontage Line.  
ill be no less than  
feet of the Curb.

3

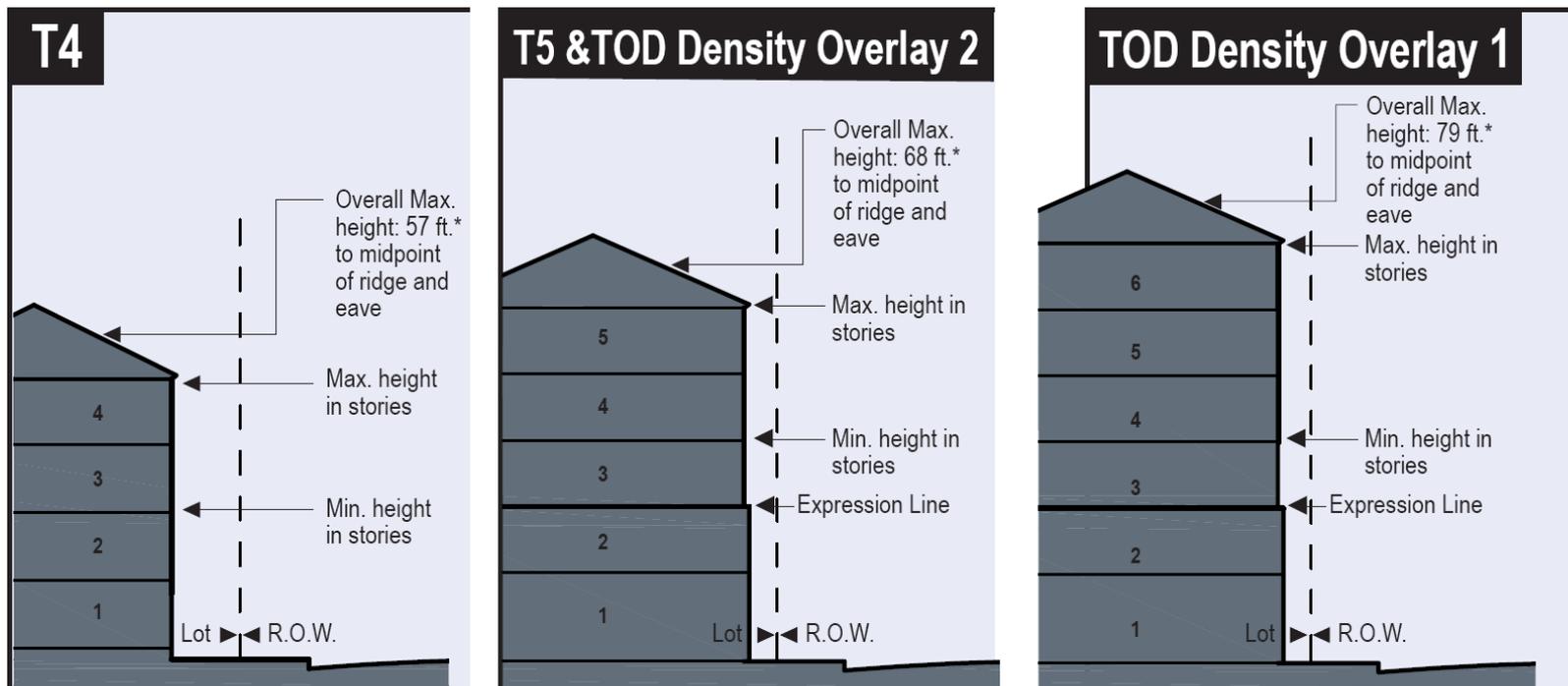
HANCOCK STREET ELEVATION

1" = 20'-0"



# Table 7 – Building Configuration

**TABLE 7: Building Configuration.** This table shows the Configurations for different building heights for each Transect Zone. Expression Lines shall occur on buildings higher than 4 stories as shown. The maximum height in number of stories is as specified in Table 11, item j.



\* Height shall be measured from the midpoint of the Frontage line. First floor may be 3 ft. max. above Frontage line measured from the midpoint of the Frontage line.



# Elevation View

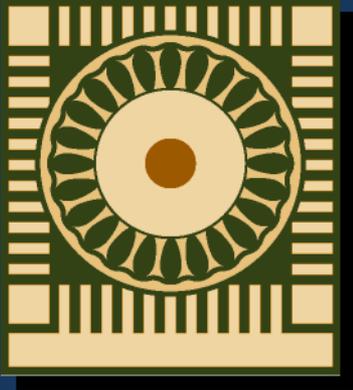


1

MISSION STREET (WEST) ELEVATION

1" = 20'-0"





CITY OF  
**HAYWARD**  
HEART OF THE BAY

# South Hayward BART/Mission Boulevard Form-Based Code

April 12, 2012 Planning Commission Meeting

Erik Pearson, Senior Planner  
Planning Division  
Development Services Department

