

Existing Old Town Development Standards 9-17-10

Area	Existing GP/Zoning	Max. Height	Zoning Setbacks	Max. GP FAR
1. Quinan St.	MU HDR & DC /C-1 Neighborhood Business & C-2 Central Business	<u>GP:</u> MU HDR is 50' & DC is 40' <u>Zoning:</u> Two stories but not to exceed 30'. For C-2 →Four Stories and 50' provided buildings confined within inclined planes sloping inward at ratio one 1' horizontally to 2' vertically beginning at an elevation of 30' above ground level.	<u>Front:</u> For C-1 → 15' Minimum For C-2→ <u>Front:</u> No regulations <u>Side:</u> For C-1→ No side yard setback except as required by building code. For C-2 →Minimum of 10' abutting residentially zoned property with 5' added to each side yard for each story above second story. A setback of 0' may be allowed abutting commercially or industrially zoned property except as required by building codes. <u>Rear:</u> For C-1→ 15' For C-2 →12' parallel to rear property line where accessible form street, alley or parking lot for loading purposes. When loading area is elsewhere then 0' except rear yards shall be at least 10' abutting residentially zoned property with 5' added to each required rear yard for each story above the second story. Setback may be 0' abutting commercially or industrially zoned residential property except as required by building code.	MU HDR is 1.0 & DC is 1.5
2. Heritage Park	MU HDR & NC / MU	<u>GP:</u> 50' <u>Zoning:</u> cross References Old Town Design Guidelines: Two stories and 35' (3 rd story and 40' may be allowed if 3 rd story volume enclosed by pitched roof)	<u>Front:</u> 20' for resid. and 0' for commercial <u>Side:</u> 20% of lot width for resid. with 5' minimum and 3' added for each story above first story. For commercial 10' abutting resid. and 5' added for each story above the second story and 0' feet for commercial abutting other commercial or industrial uses <u>Rear:</u> 20' for residential and 15' for commercial uses	1.0
3. Tennent Ave. (SPA to Park St.)	Downtown Commercial / C-2 Central Business and MU	<u>GP:</u> 40' <u>Zoning:</u> For C-2 →Four Stories and 50' provided buildings confined within inclined planes sloping inward at ratio one 1' horizontally to 2' vertically beginning at an elevation of 30' above ground level. For MU see above.	<u>Front:</u> For C-2 no regulations and for MU see above. <u>Side:</u> For C-2 Minimum of 10' abutting residentially zoned property with 5' added to each side yard for each story above second story. A setback of 0' may be allowed abutting commercially or industrially zoned property except as required by building codes. For MU see above. <u>Rear:</u> For C-2 12' parallel to rear property line where accessible form street, alley or parking lot for loading purposes. When loading area is elsewhere then 0' except rear yards shall be at least 10' abutting residentially zoned property with 5' added to each required rear yard	1.5

			for each story above the second story. Setback may be 0' abutting commercially or industrially zoned residential property except as required by building code. For MU see above.	
4. SW and NE Corners of Tennant and SPA	Downtown Commercial / C-2 Central Business	GP: 40' Zoning: Four stories not to exceed 50' and provided 30' above ground level buildings shall be confined within inclined planes sloping inward at a ratio of 1' horizontally to 2' vertically.	Front: See above Side: See above Rear: See above	1.5
5. Fernandez Ave. from Pear St. to Prune St.	MDR & LDR / R-1, R-4 & C-1	GP: No height limit specified Zoning: For R-1 two stories and 35' maximum. For R-4 four stories and 50' maximum. For C-1 Two stories and 30' maximum	Front: For R-1 → 20'. For R-4 → 20'. For C-1 → 15'. Side: For R-1 → Minimum of 5' and street side of corner lot not less than 20 % of lot width and need not exceed 15'. For R-4 → Not less than 20% of lot width and not less than 5' with 3' added to each required side yard for each story above the first story of any building and at least 10' for street side yard on corner lot. For C-1 → No regulations except as required by building code. Rear: For R-1 → 10' minimum and need not exceed 20'. For R-4 → 20'. For C-1 → 15'.	None Specified
6. NW and SE Corners of Tennant and SPA	Downtown Commercial / MU	GP: 40' Zoning: cross References Old Town Design Guidelines: Two stories and 35' (3 rd story and 40' may be allowed if 3 rd story volume enclosed by pitched roof)	Front: 20' for resid. and 0' for commercial Side: 20% of lot width for resid. with 5' minimum and 3' added for each story above first story. For commercial 10' abutting resid. and 5' added for each story above the second story and 0' feet for commercial abutting other commercial or industrial uses Rear: 20' for residential and 15' for commercial uses	1.5
7. South Side of Charles St. from PVR to John St.	MU HDR and Downtown Commercial / C-1 Neighborhood Business	GP: 50' Zoning: Two stories but not to exceed 30'	15' Minimum front and rear yards and no side yard setback regulations except as required by building code	1.0
8. Senior Center	Public Facilities / R-4 General	GP: No height limit specified	Front: 20'	None Specified

	Apartment	<u>Zoning:</u> Four stories and 50'	<u>Side:</u> Not less than 20% of lot width and not less than 5' with 3' added to each required side yard for each story above the first story of any building and at least 10' for street side yard on corner lot <u>Rear:</u> 20'	
9. Tennent Ave. (Plum St. to Prune St.)	LDR / R-4 General Apartment	<u>GP:</u> No height limit specified <u>Zoning:</u> Four stories and 50'	<u>Front:</u> 20' <u>Side:</u> Not less than 20% of lot width and not less than 5' with 3' added to each required side yard for each story above the first story of any building and at least 10' for street side yard on corner lot <u>Rear:</u> 20'	None Specified
10. Tennent Ave (Prune St. to Peach St.)	LDR / R-3 Neighborhood Apartment	<u>GP:</u> No height limit specified <u>Zoning:</u> Two stories and 35'	<u>Front:</u> 20' <u>Side:</u> Not less than 20% of lot width and not less than 5' with 3' added to each required side yard for each story above the first story of any building and at least 10' for street side yard on corner lot <u>Rear:</u> 20'	None Specified
11. Gateway West Site (W. Side of PVR from Henry to I-80)	Neighborhood Commercial / C-3 General Commercial	<u>GP:</u> 30' <u>Zoning:</u>	<u>Front:</u> No regulations <u>Side:</u> 10' abutting residentially zoned property and 5' shall be added to each required side yard for each story above the second story. Side yards may be 0' abutting commercially or industrially zoned property except as required by building code. <u>Rear:</u> 12' parallel to rear property line where accessible form street, alley or parking lot for loading purposes. When loading area is elsewhere then 0' except rear yards shall be at least 10' abutting residentially zoned property with 5' added to each required rear yard for each story above the second story. Setback may be 0' abutting commercially or industrially zoned residential property except as required by building code.	0.30
12. Gateway East Site (E. Side of PVR from Henry to I-80)	MU High Density Residential and Neighborhood Commercial/C-3 General Commercial	<u>GP:</u> 50' <u>Zoning:</u>	<u>Front:</u> No regulations <u>Side:</u> 10' abutting residentially zoned property and 5' shall be added to each required side yard for each story above the second story. Side yards may be 0' abutting commercially or industrially zoned property except as required by building code. <u>Rear:</u> 12' parallel to rear property line where accessible form street,	1.0

			alley or parking lot for loading purposes. When loading area is elsewhere then 0' except rear yards shall be at least 10' abutting residentially zoned property with 5' added to each required rear yard for each story above the second story. Setback may be 0' abutting commercially or industrially zoned residential property except as required by building code.	
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Source: Pinole CDD 9-17-10



City of Pinole Land Use Designations

 Suburban / Rural Residential	 Light Industrial / Service Commercial
 Low Density Residential	 Industrial / Office Park
 Medium Density Residential	 Major Institution / Medical
 High Density Residential	 MU Low Density Residential / Downtown Commercial
 Downtown Commercial	 MU Medium Density Residential / Downtown Commercial
 Regional Commercial	 MU Medium Density Residential / Neighborhood Commercial
 Open Space	 Neighborhood Commercial
 Parks and Recreation	 MU Medium Density Residential / Light Industrial
 San Pablo Bay Conservation Area	 MU High Density Residential / Downtown Commercial
 Public Facilities	 MU High Density Residential / Neighborhood Commercial
	 MU High Density Residential / Light Industrial-Service Commercial

Updated 12/2005



City of Pinole Zoning Districts

	R1 Single Family Residential
	R2 Two Family Residential
	R3 Neighborhood Apartment (4 Family)
	R4 General Apartment
	C1 Neighborhood Business
	C2 Central Business
	C3 General Commercial
	M1 Light Industrial
	M2 General Industrial
	MU Mixed Use
	PA Professional and Administrative
	PD Planned Development
	PF Public Facilities
	OS Open Space
	SR Suburban Rural

Updated 12/06