

pleasanton zoning ordinance 1010



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AI Overview



Pleasanton Zoning Ordinance 1010 is the **Inclusionary Zoning Ordinance** of the City of Pleasanton, CA.

Here's a breakdown of its key aspects:

- **Purpose:** To increase the production of residential units, including affordable housing, for all income levels and to ensure further housing development aligns with the city's housing goals.
- **Inclusionary Requirements:**
 - 15% of units in multiple-family developments (15 units or more) must be affordable for very low and low-income households (50-80% of Area Median Income or AMI).
 - 20% of units in single-family developments (15 units or more) must be affordable for very low, low, and moderate-income households (50-120% of AMI).
- **Provisions for Inclusionary Units:** Units are generally dispersed and designed with exterior materials consistent with market-rate units, though interior amenities or size may differ. They must remain affordable as per the Affordable Housing Agreement, are constructed concurrently or before market-rate units, and eligibility is determined by the City's preference system. Affordable rent or price calculations are based on specific household size assumptions for unit size.
- **Incentives for Inclusionary Units:** Incentives include fee waivers or deferrals (development impact fees, building permit fees) and design modifications (reduced setbacks, infrastructure, open space, landscaping, amenities, parking requirements).
- **Alternatives for Compliance:** Developers can choose alternatives such as off-site unit construction, land dedication, credit transfers, or in-lieu fee payment.
- **Relationship to other ordinances:** Ordinance 1010 complements the objectives of the Hillside Planned Development District (HPD) in areas not subject to HPD provisions.

pleasanton zoning PUD-C



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**AI Overview**

In Pleasanton, the PUD-C zoning designation signifies a **Planned Unit Development that is Commercial in nature**, allowing for flexibility in commercial development within the city's Planned Unit Development (PUD) framework to encourage innovative and varied commercial projects. While PUDs allow for custom development plans, specific permitted uses are dictated by the approved PUD development plan, which can be found by checking the individual property's PUD zoning information on the City of Pleasanton's website or through the city's planning department.

Understanding PUD-C Zoning

Planned Unit Development (PUD):

This zoning designation encourages imaginative and varied development projects to avoid the monotony of standard developments. It allows for a tailored development plan to be approved for a specific property, rather than adhering to strict, uniform district regulations.

"C" for Commercial:

When combined with "PUD," the "C" indicates that the specific PUD is designated for commercial uses, such as those found in commercial districts or mixed-use areas.

How to Find Specific PUD-C Details

Individual Property Information:

Because PUDs involve custom plans, permitted uses are not generic to all PUD-C zones. To find the specific uses, standards, and conditions for a particular property zoned PUD-C, you will need to access the approved Planned Unit Development (PUD) Development Plan for that property.

City of Pleasanton Resources:

The [City of Pleasanton website](#) is the best place to start. You can search for information on Planned Unit Developments and look for documents related to specific PUD-C projects.