

30-4.25 - North Park Street District.

- a. *Purpose.* This section of the Alameda Municipal Code (AMC) provides regulations and standards to facilitate and guide future development within the North Park Street District consistent with the City of Alameda General Plan, the Economic Development Strategic Plan, and the Gateway District Strategic Plan. The regulations within this section are intended to:
 - i. Guide desirable re-investment in the district consistent with General Plan policies and the Gateway District Strategic Plan goals for development and land uses that support a pedestrian friendly, transit oriented mixed use district.
 - ii. Remedy the "auto-row" physical characteristics of the district, while allowing new larger scale commercial and employment uses that provide goods, services, and/or employment opportunities in Alameda.
 - iii. Provide form based regulations and guidelines for site development and building design to facilitate development that supports Alameda's unique character and encourages innovative design that supports an attractive, pedestrian friendly district.
 - iv. Maintain maritime, light industrial, manufacturing, distribution, and work place uses where they have access to the estuary and City's designated truck routes.
 - v. Retain mixed use areas that have historically provided a transition between residential areas and adjacent industrial and commercial mixed-use districts.
- b. *Applicability.* The regulations in this section are applicable to all properties within the North Park Street District (District). Standards in the AMC not covered by this section shall remain applicable to the North Park Street Zoning District. When the content of this section conflicts with the AMC, this section shall govern. For each district zone, a common set of site development regulations and use regulations are provided to ensure complementary land uses and a consistent physical form. All improvements requiring building permits shall be subject to the requirements of Sections 30-36 through 30-37 Design Review and the Site Building Form Development Requirements of Table A. (Building Form and Site Design Standards). All design review applications shall be reviewed for conformance with the regulations of this section and the applicable sections of the Citywide Design Review Manual.
- c. *Sub-district Descriptions.* The North Park Street District is comprised of five (5) sub-districts each with its own purpose, development standards, and permissible uses.
 - i. The North Park Street Gateway sub-district (G-NP) is a significant gateway to the City of Alameda. The intent of the NP-G sub-district is to guide the redevelopment of the Park Street commercial area with attractive buildings located near the sidewalk with a mix of commercial workplace, retail, and compatible residential uses that support a pedestrian and transit friendly environment.
 - ii.

The North Park Street Maritime Manufacturing (MM-NP) sub-district preserves lands for maritime, light industrial and larger scale commercial and office employment uses.

- iii. The North Park Street Workplace sub-district (W-NP) provides lands for a mix of workplace, commercial, light industrial and manufacturing uses adjacent to the Clement and Blanding Avenue truck routes, as well as residential uses on upper floors of mixed-use buildings. The sub-district regulations permit a range of site and building types for employment uses and residential uses.
 - iv. The North Park Street Mixed Use sub-district (MU-NP) establishes regulations for mixed-use areas with commercial and residential uses. The sub-district regulations maintain a residential building type for the sub-area, while allowing a greater mix of office, commercial, and residential uses.
 - v. The North Park Street Residential sub-district (R-NP) provides lands for residential uses within a district of residential building types. Sub-district regulations maintain and support a distinctive residential character in use and building type.
- d. *Building Form and Site Design Requirements.*
- i. Table A — Building Form and Site Design Standards identifies the building form and site design requirements permitted (P) or not permitted (-), within each sub-district. Variances from this Section shall be subject to the requirements and findings of Section 30-21 of the AMC.

Table A. Building Form and Site Design Standards

	Gateway (G-NP)	Maritime Manufacturing (MM-NP)	Workplace (W-NP)	Mixed Use (MU- NP)	Residential (R-NP)
Building Types (see Design Review Manual for guidelines for building types)					
Commercial block	P	P	P	-	-
Workplace	P	P	P	-	-
Parking structure	P	P	-	-	-
Work-live	P	P	P	P	-

Stacked flat	-	-	-	P	-
Multiplex	-	-	-	P	-
Row house	-	-	-	P	P
Courtyard housing	-	-	-	P	P
Single-family detached	-	-	-	P	P
Adaptive reuse of existing buildings	P	P	P	P	P

Frontage Types (see Design Review Manual for guidelines for frontage types)

Storefront	P	P	P	-	-
Formal entry	P	P	P	P	-
Forecourt	-	P	P	P	P
Stoop	-	-	-	P	P
Front yard	-	-	-	P	P
Building width (max.) (ft.)	200	200	160	52	52

Building Placement

Front setback (ft.)	0 max.	0 min.	0 min.	10 min. - 30 max.	15 min. - 20 max.
Side street setback (ft.)	0—15	0—20	0—20	10	10
Side setback (ft.)	0	N/A	0	5	5

Rear setback (ft.)	0	0	0	20	20
Alley setback (min.) (ft.)	0	0—5	0	10	10
Paseo Courtyard setback (ft.)	0	0	0	10	10
Building separation	0	0	0	5	8
Main Building Height (ft.)	20 min.- 60 max.	50 max.	60 max.	50 max.	40 max.

ii. *Additional Building Form and Site Design Requirements to Support Alternative Modes of Transportation.*

- a. *Site Plans.* Site plans shall encourage and support pedestrian, bicycle, and transit access by including facilities such as bicycle racks, pedestrian pathways through parking areas, pedestrian lighting, sidewalks, and street trees.
- b. *Building Orientation.* All new buildings shall be oriented toward the adjacent public right-of-way (i.e., public street or public park) and shall provide a main public entrance with direct access to the public right-of-way. Exceptions may be granted for residential buildings if the finding can be made that the proposed design is appropriate for the site and the elevation fronting onto the public right-of-way is generally consistent with the Design Review Manual for the applicable building type.
- c. *Frontage Coverage.* In the Gateway sub-district, a minimum of eighty-five (85%) percent of the area between the side property lines must be occupied by building mass, plazas, or paseos along the primary street frontage.
- d. *Service Orientation.* Public and commercial service facilities such as automated teller machines shall also be located adjacent to the public right-of-way.
- e. *Window Design.* Within the Gateway sub-district, new buildings shall include windows along the public right-of-way that provide an unobstructed view into the building for a distance of at least five (5') feet.

iii. *Setbacks.*

- a. *Front.* Where a range is permitted by Table A, new buildings shall be aligned with the front setback of buildings on the abutting parcels to maintain and support the "street wall" character of the block face.

- b. *Side*. In the Mixed Use and Residential sub-districts, side setback may be reduced to less than five (5') feet provided that side setback is at least ten (10%) percent of parcel width. In the Gateway and Workplace sub-districts a five-foot setback shall be provided in all cases when the property line abuts a Residential or Mixed Use sub-district property line.
- c. *Side Street on Corner Parcels*. Within the Gateway sub-district, buildings shall be built to the side street right-of-way line for a minimum distance of twenty (20') feet from the corner. Portions of the building beyond twenty (20') feet may be set back up to fifteen (15') feet for outdoor seating or other non-automobile related public spaces. A setback greater than fifteen (15') feet may be approved with a Design Review application, if a finding can be made that the greater setback is needed to create pedestrian-oriented courtyards, plazas, and seating areas that will benefit the public pedestrian experience.
- d. *Rear*. In the Gateway and Workplace sub-districts, a five-foot rear setback shall be provided if the rear property line abuts a Residential or Mixed Use district. In the Mixed Use and Residential Districts, the required rear yard setback may be reduced to five (5') feet if the rear property line abuts a Workplace or Gateway sub-district and provided that the proposed site plan provides the required useable open space and off-street parking requirements.
- iv. *Building Height, Workplace Sub-district*. In the Workplace sub-district, maximum building height is sixty (60') feet for properties located north of Clement Avenue; forty (40') feet for properties located south of Clement Avenue.
- v. *Building Height Exceptions*. Corner towers and similar architectural design elements may exceed the maximum building height limit subject to design review approval provided that all habitable areas and storage areas are within the maximum building height limit. If any side or rear lot line abuts a property in a residential district, the height limit of the adjacent residential district shall apply within twenty (20') feet of such lot line.
- vi. *Off-Street Parking and Loading Requirements*. Off-street parking shall be provided in accordance with provisions and requirements of Section 30-7, Off-Street Parking, Electric Vehicle Charging, and Transportation Demand Management Regulations. When a surface parking area in the Gateway sub-district abuts a surface parking lot on an adjacent parcel with a retail or service use within the Gateway or Mixed Use sub-districts, access shall be provided between the adjacent parking lots, unless the Planning Board finds that access between the lots significantly degrades parking opportunities in the area or is not appropriate given unique conditions that exist on one or both of the adjacent parcels.
- vii. *Maximum Residential Density*: None.

- viii. **Residential Open Space Requirements.** Usable open space consists of private open space and common open space as defined in Section 30-5.12. Dwelling units shall provide a minimum of sixty (60) square feet of usable open space per dwelling unit. The Planning Board may consider provision of off-site open space in lieu of onsite open space provided that the Planning Board is able to find that the off-site open space: 1) will be provided concurrent with the development, 2) is located within a two (2) block radius of the residential development; and 3) will benefit a greater number of people than open space provided on site.

e. *Use Regulations.*

- i. Table B—Allowed Land Uses indicates the land uses that are permitted "by right" (P), by conditional use permit (C), or not permitted (-), within each sub-district. Uses permitted on the upper floor by right and on the ground floor with a conditional use permit are indicated by "P upper/C lower." Limitations that apply to specific land uses are indicated by numbers in parentheses (e.g., (1), (2), (3)) and described in table footnotes.

Table B: Allowed Land Uses

Residential, Open Space, and Lodging

Use	Gateway	Maritime Manufacturing	Workplace	Mixed Use	Residential
Dwelling, One-family or two family	-	-	-	P	P
Multifamily dwelling	P(1)	-	P(1)	P	P
Shared living	P(1)	-	P(1)	P	P
Supportive housing	P(1)	-	P(1)	P	P
Transitional housing	P(1)	-	P(1)	P	P

Accessory dwelling units	P(1)(2)	-	P(1)(2)	P(1)(2)	P(1)(2)
Residential care facilities	P(1)	-	P(1)	P	P
Low barrier navigation centers	P	-	P	P	P
Warming centers	P(3)	P(3)	P(3)	P(3)	P(3)
Bed and breakfast	-	-	C	P	C
Hotels	P	-	C	-	-
Community Garden	-	-	C	P	P
Parks/playground	-	-	-	P	P

Use limitations and notes:

- (1) Permitted on upper floors of buildings that also contain nonresidential uses. The dwellings, living quarters, or sleeping rooms may not be located on the ground floor.
- (2) Accessory dwelling units and junior accessory dwelling units, as regulated in [Section 30-5.18](#), are permitted if a primary dwelling exists on the lot.
- (3) Permitted if accessory to a permitted, primary use.

Office and Work Live

Use	Gateway	Maritime Manufacturing	Workplace	Mixed Use	Residential
Office, business and professional	P upper/C lower	P	P	P	-
Artist studio	P/C	C	P	P	

Artist studio industrial	C	P	C	-	-
Work/live	C	-	C	C	-

Retail

Use	Gateway	Maritime Manufacturing	Workplace	Mixed Use	Residential
Large format retail	C	-	C	-	-
Retail	P	-	C	-	-
Grocery store	C	-	C		
Convenience store	C	-	C	C	-
Art gallery or museum	P	P	P	P	-
Restaurant/cafe	P	-	P	C	-
Bars/tavern	C	-	C	-	-
Banks/financial	P	-	C	-	-
Personal services, such as salons, gyms, yoga, and similar activities	P upper/C lower	-	P	-	-
Alcohol sales for off-site consumption	C	-	C	-	-
Outdoor dining/entertainment/farmers market	C	-	C	-	-

Drive-up kiosk	-	-	C	-	-
Commercial recreation	C	-	C	-	-

Institutional and Service

Use	Gateway	Maritime Manufacturing	Workplace	Mixed Use	Residential
Conference center	P	-	P	-	-
Library	C	-	P	C	C
Theater and entertainment	C	-	C	-	-
Community assembly	-	-	-	C	C
Health clinic	C	-	C	C	-
Veterinary clinic	C	C	P	C	-
Police/fire station	-	-	C	C	C
Funeral home	-	C	C	-	-
Mortuary	-	C	C	-	-
College	-	-	C	-	-
School	-	-	C	C	-
Day care center	-	-	C	C	C

Family day care, small	P (4)	-	P (4)	P (4)	P (4)
Family day care, large	P (4)		P (4)	P (4)	P (4)

Use limitations and notes:

- (4) Family day care homes are permitted by right if accessory to a residential use and are permitted within any dwelling type.

Automotive

Use	Gateway	Maritime Manufacturing	Workplace	Mixed Use	Residential
Auto sales	C	-	P	-	-
Auto repair/towing/service	C	C	P	-	-
Service station	C	C	C	-	-
Parking garage and lots	C	C	C	C	-
Car wash	-	C	C	-	-

Marine

Use	Gateway	Maritime Manufacturing	Workplace	Mixed Use	Residential
Maritime workplace	-	P	P	-	-

Marine fuel sales	-	C	-	-	-
Boat and boat accessories sales, includes boat related accessories sales	-	P	P	-	-
Commercial marina	-	C	-	-	-
Dry boat storage	-	C	-	-	-

Industrial

Use	Gateway	Maritime Manufacturing	Workplace	Mixed Use	Residential
Industrial, heavy	-	C	-	-	-
Industrial, light	C	P	P	-	-
Utilities, large	-	P	C	-	-
Utilities, small	P	P	P	P	P
Outdoor storage	-	C	C	-	-

- ii. Conditional use permits may be granted pursuant to the procedures and standards of Sections 30-21.3 and 30-21.4.
- iii. If a proposed use is not listed in Table B — Allowed Land Uses as a permitted or conditionally permitted use it shall not be permitted unless the Planning Director or the Planning Board determines that the proposed use is substantially similar to a use specified as a permitted or conditional use in that sub-district. Such determination shall

not permit the establishment of any use that would be inconsistent with the statement of purpose of the sub-district in question, and no interpretation shall have the effect of amending, abrogating, or waiving any other standard or requirement established in these regulations. In no case shall this provision be interpreted to permit check cashing businesses, tattoo parlors on the ground floor, gun and firearm sales, or tobacco and tobacco product stores except the sale of tobacco and tobacco products is allowed as accessory to other permitted or conditionally permitted uses.

- iv. Accessory uses customarily incidental to any of the above permitted uses when on the same lot are permitted. Accessory uses customarily incidental to any of the above conditional uses when located on the same lot are conditionally permitted with the granting of a use permit pursuant to AMC, Section 30-21.3 or 30-21.4.

(Ord. No. 3072 N.S., § 3, 5-7-2013; Ord. No. 3111 N.S., § 7, 10-7-2014; Ord. No. 3162 N.S., § 1, 10-4-2016)

(Ord. No. 3183 N.S., § 5, 7-5-2017; Ord. No. 3278 N.S., § 3, 5-5-2020; Ord. No. 3333 N.S., § 4, 12-6-2022)