

San Leandro, California Zoning Code

Title 2—Base District Regulations

Chapter 2.08 Commercial and Professional Districts

Article 1. Use Regulations

2.08.228 DA-2—Use Regulations

A. DA-2 District—Permitted Uses. The following uses are allowed in the DA-2 District, and a conditional use permit is not required. (Certain uses are subject to special requirements and/or limitations, as prescribed following the individual use classification.)

1. Accessory uses, other than entertainment events, when in conjunction with a permitted use.
2. Animal Grooming (Indoor only.)
3. Artists' Studios.
4. Brewpubs.
5. Business Services.
6. Cafés. (Subject to Section [2.08.272](#) Additional Use Restrictions: Commercial and Professional Districts.)
7. Financial Institutions, Retail.
8. Instruction and Improvement Services.
9. Medical Supply Stores.
10. Mixed-Use Residential.
11. Multi-Family Residential.
12. Neighborhood/Specialty Food Markets.
13. Offices, Business and Professional.
14. Pharmacies. (Single tenants 10,000 sf in size or less only.)
15. Pre-Existing Residential Uses. (These residential uses shall be allowed to remain and shall not be considered nonconforming).

16. Restaurants, Full-Service. (Subject to Section [2.08.272](#) Additional Use Restrictions: Commercial and Professional Districts.)
17. Retail Sales. (Single tenants 10,000 sf in size or less only.)
18. Retail Services.
19. Travel Services.
20. Utilities, Minor.

B. DA-2 District—Conditionally Permitted Uses. The following uses are allowed in the DA-2 District, subject to the approval of a conditional use permit. (Certain uses are subject to special requirements and/or limitations, as prescribed following the individual use classification.)

1. Accessory Uses in conjunction with a conditionally permitted use.
2. Assembly Uses.
3. Bars.
4. Bed and Breakfast Inns.
5. Catering.
6. Commercial Parking Facility.
7. Commercial Recreation.
8. Convalescent Facilities.
9. Cultural Institutions.
10. Drugstores.
11. Emergency Health Care.
12. Entertainment Events. (Entertainment events, when provided either as a primary use or as an accessory use to permitted and conditionally permitted uses, require use permit approval.)
13. Farmers' Market.
14. Fast Food Establishments, Small Scale. (Subject to Section [4.04.200](#) Fast Food Establishments.)
15. Group Housing.
16. Health and Fitness Centers.
17. Home Improvement and Interior Decoration.

18. Hospitals.
19. Industry, Custom.
20. Laboratories.
21. Massage Therapy.
22. Mortuaries.
23. Park and Recreation Facilities.
24. Pharmacies. (Single tenants greater than 10,000 sf in size.)
25. Public Safety Facilities.
26. Schools, Public or Private.
27. Telecommunications, New Monopoles and Towers. (Subject to the regulations of Section [4.04.376](#) Wireless Telecommunications Facilities.)
28. Theaters.
29. Theaters, Small Scale.
30. Utilities, Major.

C. DA-2 District—Uses Requiring Administrative Review. The following uses are allowed in the DA-2 District, subject to the approval of an Administrative Review by the Zoning Enforcement Official, as per the requirements of Chapter [5.04](#) Zoning Permits Required; Environmental Review; Fees and Deposits.

1. Automatic Teller Machines.
2. Business and Trade Schools.
3. Community Gardens.
4. Day Care, General.
5. Furniture, Electronics, and Appliance Stores.
6. Parking Lot.
7. Recycling Facilities, Single-Feed Reverse Vending Machine (subject to the regulations of Section [4.04.232](#) Recycling Facilities).
8. Telecommunications, Architecturally-Integrated Antennas and/or Co-Locations on Existing Tower Structures. (Subject to the regulations of Section [4.04.376](#) Wireless Telecommunications Facilities.)

D. DA-2 District—Temporary Uses Requiring Administrative Review. The following temporary uses are allowed in the DA-2 District, subject to the regulations of Section [5.08.144](#) Temporary Use Permits.

1. Assembly Uses, Temporary.
2. Christmas Tree and Pumpkin Sales.
3. Commercial Filming.
4. Real Estate Sales, Temporary.
5. Retail Sales, Outdoor.
6. Street or Neighborhood Fairs.
7. Trade Fairs. (Ord. 2022-001 § 3; Ord. 2020-002 § 4; Ord. 2016-012 § 4; Ord. 2015-11 § 4; Ord. 2014-011 § 2; Ord. 2008-011 § 1; Ord. 2008-003 § 3; Ord. 2007-020 § 2; Ord. 2001-015 § 1)

Contact:

City Clerk: 510-577-3367

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