

## 18.49.030 WSI district “planning areas.”

The WSI district is divided into 10 “planning areas” to further refine development requirements within the WS/SF CP boundary:

Planning Area	Name
1	Fremont Boulevard
2	Old Warm Springs Boulevard – North
3	Old Warm Springs Boulevard – South
4 4A	Innovation Way and Subarea: Innovation Way – 1/4 mile westerly from Lopes Ct. <sup>1</sup>
5	Lopes Court
6	Southwestern
7	Grimmer Boulevard – North
8	BART Area
9	Warm Springs Boulevard – East
10	Warm Springs Court

<sup>1</sup> The precise depth of Subarea 4A will be determined as part of the master plan review process and if necessary through an amendment to the Zoning Map.

(Ord. 28-2014 § 1, 9-9-14.)

## 18.49.040 Permitted, conditionally permitted, and prohibited uses.

(a) Use Table. Table 18.49.040(a) sets forth those uses that are permitted, conditionally permitted, or prohibited in each of the WSI district planning areas. The following terms are used in Table 18.49.040(a):

- (1) Permitted ("P") uses are allowed subject to conformance to standards or conditions of this title.
  - (2) Conditional ("C") uses may be permitted with a conditional use permit, provided all other requirements of this title are met.
  - (3) Zoning administrator ("Z") uses may be permitted with a zoning administrator permit, provided all other requirements of this title are met.
  - (4) Accessory ("A") uses are allowed when subordinate to or part of a principal use on the same lot and serve as a use incidental to such principal use.
  - (5) The symbol "--" indicates a use is prohibited within the zoning district.
  - (6) Upper floor only ("UFO") use restriction applies.
  - (7) Southerly of Quantum Drive ("SQD").
- (b) Hazardous Materials Users Table. Table 18.49.040(b) sets forth a modified matrix of permit types for users within certain hazardous material groups and for certain facility types. Section 18.190.220 sets forth applicable regulations but Table 18.49.040(b) modifies tables found in Section 18.190.220(f) so that they correspond to the various WSI district planning areas.
- (c) Permitting Procedures. Permitting procedures for a conditional use permit and zoning administrator permit shall be as provided in Chapters 18.230 and 18.275, respectively.

**Table 18.49.040(a)****Permitted, Conditionally Permitted, and Prohibited Uses in WSI District Planning Areas**

WSI District Planning Area >	2012 NAICS <sup>2</sup>	WSI-1	WSI-2	WSI-3	WSI-4	WSI-4A	WSI-5	WSI-6	WSI-7	WSI-8	WSI-9	WSI-10	Specific Use Regulations/ Notes

Use v													
<b>AGRICULTURE</b>													
Urban agriculture, low-impact <sup>1</sup>		P	P	P	P	P	P	P	P	P	P	P	Section 18.190.015
Urban agriculture, high-impact <sup>1</sup>		Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Section 18.190.015
<b>ASSEMBLY, ENTERTAINMENT, AND RECREATION</b>													
Banquet hall <sup>1</sup>		--	--	--	--	--	--	--	--	--	--	--	
Exhibition and conference halls <sup>1</sup> not associated with full service hotels <sup>1</sup>		--	--	C	C	C	C	--	--	C	C	--	Section 18.190.025
Fitness and recreational sports centers	713940	Z	Z	P <sup>6</sup>	Z	P <sup>6</sup>	Z	--	--	P	P	Z	Section 18.190.025 Includes yoga and pilates studios See educational services section for sports and recreation instruction (e.g., dance, martial arts, etc.)

Game or computing arcades <sup>1</sup> , more than five gaming devices		--	--	--	--	C	--	--	--	C	--	--	Section 18.190.180
Game or computing devices <sup>1</sup>		A	A	A	--	A	--	--	--	A	A	A	Section 18.190.180
Assembly uses <sup>1</sup> not listed elsewhere including cultural institutions, library, museum, religious facilities, etc.		--	--	C	C	C	C	--	--	C	C	--	Section 18.190.025
Indoor commercial recreation <sup>1</sup> including: billiard hall, bowling alley, gymnasias, indoor tennis, swimming, etc.		Z	Z	Z	Z	--	--	--	--	P <sup>6</sup>	--	Z	Section 18.190.420; Chapter 5.90 applies to swimming facilities See educational services section for sports and recreation instruction (e.g., dance, martial arts, etc.)
Parks, public		P	P	P	P	P	P	P	P	P	P	P	

Place of entertainment <sup>1</sup> not elsewhere listed in this table		--	--	Z	--	Z	Z	--	--	Z	--	--	Chapter 5.45 and Section 18.190.025
Nightclubs <sup>1</sup> and dance clubs <sup>1</sup>		--	--	--	--	C	C	--	--	C	--	--	Chapter 5.45 and Section 18.190.025
Theaters and performance venues including: concert hall <sup>1</sup> , dinner theater <sup>1</sup> , motion picture theater <sup>1</sup> , or performing arts theater <sup>1</sup>		--	--	C	C	C	--	--	--	C	C	--	Section 18.190.025
<b>AUTOMOTIVE AND TRANSPORTATION</b>													
Automotive repair, major <sup>1</sup>		Z	--	--	--	--	--	P	--	--	--	--	Section 18.190.027
Automotive repair, minor <sup>1</sup>		P	P	--	--	--	--	P	--	--	--	--	Section 18.190.027
Automotive parts and accessories stores and tire dealers	441310, 441320	P	P	--	--	--	--	P	--	--	--	--	
Car washes <sup>1</sup> , car detailing, and gasoline service stations <sup>1</sup>		C	--	--	--	--	--	--	C	--	--	C	Sections 18.190.027 and 18.190.190

Electric vehicle and motorized bicycle <sup>1</sup> sales and service		P	P	--	P-SQD	P	P	P	P	P	--	P	Section 18.190.027
Passenger car rental and leasing and sales with no more than four cars stored on an exterior grade level parking area (auto manufacturers exempt)	53211, 441110	Z	Z	--	--	--	Z	P	Z	--	--	Z	Section 18.190.027
Railroad transportation	4821	--	C <sup>4,5</sup>	--	--	--	--	p <sup>4,5</sup>	--	--	--	--	
Structured parking facility, public or commercial		P	P	P	P	P	P	P	P	P	P	P	
Truck transportation facilities not associated with a warehousing facility	(484)	--	--	--	--	--	--	--	--	--	--	--	
Transportation, air	(481)	--	--	--	--	--	--	--	--	--	--	--	
<b>EATING AND DRINKING</b>													
Drinking place <sup>1</sup> closed before midnight		--	--	Z	--	Z	Z	--	--	Z	Z	--	

Drinking place <sup>1</sup> in conjunction with beverage manufacturing <sup>2</sup>		Z <sup>4,5</sup>	Z <sup>4,5</sup>	--	Z-SQD <sup>4,5</sup>	--	--	Z <sup>4,5</sup>	Z <sup>4,5</sup>	--	--	Z <sup>4,5</sup>	
Drinking place <sup>1</sup> open after midnight		--	--	--	--	C	C	--	--	C	--	--	
Eating place without alcoholic beverages <sup>1</sup> :													
In general (no restrictions on hours of operation)		P	--	P	P	P	P	--	--	P	P	Z	Section 18.190.140
With drive-in or drive-through enterprise <sup>1</sup>		C	--	--	--	--	--	--	--	--	--	--	Sections 18.190.110 and 18.190.140
With housing above		--	--	P	Z	P	--	--	--	--	P	--	Section 18.190.140
With sidewalk dining		P	--	P	P	P	P	--	--	P	P	Z	When operated in conformance with Sections 18.190.510(d), (e) and (f)
Eating place with alcoholic beverages <sup>1</sup> :													
Closed before midnight		--	--	Z	Z	Z	Z	--	--	Z	Z	Z	Section 18.190.140

Open after midnight		--	--	C	C	C	C	--	--	C	C	--	Section 18.190.140
With housing above		--	--	Z	Z	Z	--	--	--	--	Z	--	Section 18.190.140
With sidewalk dining		--	--	Z	Z	Z	Z	--	--	Z	Z	--	Section 18.190.510
<b>EDUCATIONAL SERVICES</b>													
Colleges, universities and professional schools, and junior colleges	6113, 6112	--	Z	Z	Z	Z-UFO	Z	--	Z	p <sup>6</sup>	--	--	
Elementary and secondary schools	6111	--	--	Z	P	--	--	--	--	--	--	--	
Other schools and instruction including: dance, exam preparation, gymnastics, judo, language, martial arts, music, photography, and tutoring	6116	--	--	Z	Z-UFO	Z-UFO	Z-UFO	--	--	Z	Z	--	See assembly, entertainment, and recreation section for yoga and pilates studios
Technical and trade schools and business schools and computer and management training	6115, 6114	P	P	P	Z	P-UFO	P-UFO	Z	Z	Z	Z	Z	



<b>HEALTH CARE AND SOCIAL ASSISTANCE</b>	62												
Day care, child <sup>1</sup> when conducted as an integral part of a main building or on a proximate site/campus and where the parent(s) or guardian(s) of children using such facility remain on site, or on a proximate site		Z	Z	--	Z-SQD	Z-UFO	Z	Z	Z	Z	--	Z	
Day care, child, <sup>1</sup> other	624410	--	--	Z	Z	Z-UFO	--	--	--	Z	Z	--	
Health care and social assistance, not elsewhere listed in this table	(62)	--	--	--	--	--	--	--	--	--	--	--	
Medical clinics, convenience <sup>1</sup>		--	--	A	A	A	--	--	--	--	A	--	
Outpatient care centers with minimum of 40,000 square feet	6214	--	--	C	C	Z-UFO	C	--	--	C		--	
<b>INDUSTRIAL USES AND SERVICES<sup>4,5</sup></b>													

Carpet and upholstery cleaning services	561740	C <sup>4,5</sup>	--	--	--	--	--	--	C <sup>4,5</sup>	--	--	C <sup>4,5</sup>	
Construction (without a corporation yard <sup>1</sup> )	23	p <sup>4,5</sup>	p <sup>4,5</sup>	--	--	--	--	--	p <sup>4,5</sup>	--	--	p <sup>4,5</sup>	
Corporation yard-service yard-fleet yard and contractor's storage yard <sup>1</sup> (permanent facilities)		--	--	--	--	--	--	--	--	--	--	--	See Section 18.190.080 for temporary construction yards
Dry cleaning and laundry services	812320	C <sup>4,5</sup>	--	--	--	--	--	--	C <sup>4,5</sup>	--	--	C <sup>4,5</sup>	
Furniture and related products	337	p <sup>4,5</sup>	p <sup>4,5</sup>	--	--	--	--	p <sup>4,5</sup>	p <sup>4,5</sup>	--	--	p <sup>4,5</sup>	
General warehousing <sup>1</sup> (excluding mini-warehouses for household goods <sup>1</sup> , warehousing for firearms <sup>1</sup> , and refrigerated warehousing and storage)	(493120)	p <sup>3,4,5</sup>	p <sup>3,4,5</sup>	--	--	--	--	p <sup>4,5</sup>	--	--	--	p <sup>3,4,5</sup>	Section 18.190.610

Information (excluding telecommunication facilities <sup>1</sup> ) (see Miscellaneous section for telecommunication facilities <sup>1</sup> )	51	Z <sup>4,5</sup>	Z <sup>4,5</sup>	--	Z-SQD 4,5	--	Z <sup>4,5</sup>	p <sup>4,5</sup>	Z <sup>4,5</sup>	--	--	Z <sup>4,5</sup>	
Mini-warehouses for household goods <sup>1</sup>		Z <sup>3</sup>	--	--	--	--	--	--	Z <sup>3</sup>	--	--	Z <sup>3</sup>	
Packing and crating	488991	p <sup>4,5</sup>	p <sup>4,5</sup>	--	--	--	--	p <sup>4,5</sup>	p <sup>4,5</sup>	--	--	p <sup>4,5</sup>	
Refrigerated warehousing and storage	493120	C <sup>4,5</sup>	--	--	--	--	--	--	--	--	--	C <sup>4,5</sup>	
Storage of new automobiles for distribution		--	--	--	Z-SQD	--	--	P	--	--	--	--	
<b>INDUSTRIAL - MANUFACTURING</b>													
Alternative energy products and related components and services		p <sup>4,5</sup>	--	--	Z-SQD 4,5	--	--	p <sup>4,5</sup>	p <sup>4,5</sup>	--	--	p <sup>4,5</sup>	
Apparel	315	p <sup>4,5</sup>	p <sup>4,5</sup>	--	--	--	--	p <sup>4,5</sup>	p <sup>4,5</sup>	--	--	p <sup>4,5</sup>	
Beverage (excluding ice manufacturing)	3121, (312113)	Z <sup>4,5</sup>	Z <sup>4,5</sup>	--	Z-SQD 4,5	--	--	Z <sup>4,5</sup>	Z <sup>4,5</sup>	--	--	Z <sup>4,5</sup>	

Biological products with biosafety level <sup>1</sup> 1 or 2 (BSL 1 or BSL 2)		Z <sup>4,5</sup>	--	--	Z-SQD <sub>4,5</sub>	--	--	p <sup>4,5</sup>	Z <sup>5</sup>	--	--	Z <sup>4,5</sup>	
Biological products with biosafety level <sup>1</sup> 3 (BSL 3)		--	--	--	--	--	--	Z <sup>4,5</sup>	--	--	--	--	
Biological products with biosafety level <sup>1</sup> 4 (BSL 4)		--	--	--	--	--	--	--	--	--	--	--	
Chemical (also see pharmaceutical and medicine)	(325)	--	--	--	--	--	--	--	--	--	--	--	
Computer and electronic products	334	Z <sup>4,5</sup>	Z <sup>4,5</sup>	--	--	--	--	p <sup>4,5</sup>	Z <sup>4,5</sup>	--	--	Z <sup>4,5</sup>	
Electrical equipment, appliance and components (excluding therefrom battery manufacturing)	335, (33591)	Z <sup>4,5</sup>	Z <sup>4,5</sup>	--	--	--	--	p <sup>4,5</sup>	Z <sup>4,5</sup>	--	--	Z <sup>4,5</sup>	
Food	(311)	--	--	--	--	--	--	--	--	--	--	--	
Glass products made from purchased glass	327215	p <sup>4,5</sup>	p <sup>4,5</sup>	--	--	--	--	p <sup>4,5</sup>	--	--	--	p <sup>4,5</sup>	
Instruments		p <sup>4,5</sup>	p <sup>4,5</sup>	--	P-SQD <sub>4,5</sub>	--	p <sup>4,5</sup>	p <sup>4,5</sup>	p <sup>4,5</sup>	--	--	p <sup>4,5</sup>	
Leather and allied products	(316)	--	--	--	--	--	--	--	--	--	--	--	

Machinery	333	p4,5	p4,5	--	P-SQD 4,5	--	p4,5	p4,5	p4,5	--	--	p4,5	
Medical equipment and supplies	3391	p4,5	p4,5	--	P-SQD 4,5	--	p4,5	p4,5	p4,5	--	--	p4,5	
Metal and metal products as follows:													
Fabricated metal products	332	Z4,5	Z4,5	--	P-SQD 4,5	--	Z4,5	p4,5	Z4,5	--	--	Z4,5	
Steel products from purchased steel	3211	Z4,5	Z4,5	--	P-SQD 4,5	--	Z4,5	p4,5	Z4,5	--	--	Z4,5	
Miscellaneous, other (excluding candles and jewelry and silverware)	3399, (339910)	p4,5	p4,5	--	P-SQD 4,5	--	p4,5	p4,5	p4,5	--	--	p4,5	
Motorcycle, bicycle, and parts	336991	Z4,5	--	--	P-SQD 4,5	--	--	p4,5	Z4,5	--	--	Z4,5	
Motor vehicle, and motor vehicle body and trailer	3361, 3362	--	--	--	P-SQD 4,5	--	--	p4,5	--	--	--	--	
Motor vehicle parts	3363	Z4,5	--	--	P-SQD 4,5	--	--	p4,5	Z4,5	--	--	Z4,5	

Nonmetallic mineral products including: cement and concrete, clay product and refractory, lime and gypsum products	(327)	--	--	--	--	--	--	--	--	--	--	--	
Paper (excluding pulp, paper and paperboard mills)	322, (3221)	Z <sup>4,5</sup>	Z <sup>4,5</sup>	--	Z-SQD <sub>4,5</sub>	--	Z <sup>4,5</sup>	p <sup>4,5</sup>	Z <sup>4,5</sup>	--	--	Z <sup>4,5</sup>	
Petroleum and coal products	(324)	--	--	--	--	--	--	--	--	--	--	--	
Pharmaceutical and medicine manufacturing not exceeding biosafety level <sup>1</sup> 2	3254	Z <sup>4,5</sup>	--	--	--	--	--	p <sup>(*)4,5</sup>	Z <sup>4,5</sup>	--	--	Z <sup>4,5</sup>	(*) Biosafety level <sup>1</sup> 3 may be considered through a Z
Photofinishing labs	812922	Z <sup>4,5</sup>	Z <sup>4,5</sup>	--	Z-SQD <sub>4,5</sub>	--	C	p <sup>4,5</sup>	Z <sup>4,5</sup>	--	--	Z <sup>4,5</sup>	
Plastics and rubber products	326	--	--	--	--	--	--	p <sup>4,5</sup>	--	--	--	--	
Printing and related support activities	3231	Z <sup>4,5</sup>	Z <sup>4,5</sup>	--	Z-SQD <sub>4,5</sub>	--	--	p <sup>4,5</sup>	Z <sup>4,5</sup>	--	--	Z <sup>4,5</sup>	
Publishing industries	511	Z <sup>4,5</sup>	Z <sup>4,5</sup>	--	Z-SQD <sub>4,5</sub>	--	--	p <sup>4,5</sup>	Z <sup>4,5</sup>	--	--	Z <sup>4,5</sup>	
Textile mills	(313)	--	--	--	--	--	--	--	--	--	--	--	

Textile product mills including: carpets, curtains, linens	314	p4,5	p4,5	--	--	--	--	p4,5	p4,5	--	--	p4,5	
Tobacco	(3122)	--	--	--	--	--	--	--	--	--	--	--	
Wood product, all other miscellaneous	321999	p4,5	p4,5	--	--	--	--	--	p4,5	--	--	p4,5	
<b>INDUSTRIAL - RESEARCH AND DEVELOPMENT</b>													
Testing laboratories, including physical, chemical, and analytical	541380	p4,5	p4,5	--	P-SQD 4,5	--	p4,5	p4,5	p4,5	--	--	p4,5	
Medical and dental testing laboratories providing nonpatient services only	62151	p4,5	p4,5	--	P-SQD 4,5	--	p4,5	p4,5	Z4,5	--	--	p4,5	

Research, development, and testing services including physical, engineering, and life sciences and systems including: electronics, sociology, biotechnology, nanotechnology, chemistry, physics with biosafety level <sup>1</sup> 1 or 2 (BSL 1 or 2)	541711, 541712, 541720	p4,5	--	--	P-SQD 4,5	--	p4,5	p4,5	p4,5	p4,5	--	p4,5	
Research, development, and testing services, including physical, engineering, and life sciences and systems including: electronics, sociology, biotechnology, nanotechnology, chemistry, physics with biosafety level <sup>1</sup> 3 (BSL 3)	541711, 541712, 541720	--	--	--	--	--	--	Z <sup>4,5</sup>	--	--	--	--	



Research, development, and testing services, including physical, engineering, and life sciences and systems including electronics, sociology, biotechnology, nanotechnology, chemistry, physics with biosafety level <sup>1</sup> 4 (BSL 4)	(541711), (541712), (541720)	--	--	--	--	--	--	--	--	--	--	--	
<b>OFFICES</b>													
Co-working space <sup>1</sup>		P(*)	--	P	P	P	p <sup>6</sup>	--	P	P	P	P	(*) East of Fremont Blvd.
Offices of physicians, dentists, chiropractors <sup>2</sup> , optometrists <sup>2</sup> , podiatrists <sup>2</sup> , mental health practitioners <sup>2</sup> , physical, occupational and speech therapists and audiologists <sup>2</sup> , and acupuncturists	6211, 6212, 62131, 62132, 62133, 62134, 621391	--	--	P-UFO	P-UFO	P-UFO	P-UFO	--	--	P-UFO	P-UFO	--	
Office, other		P(*)	--	P	P	P	p <sup>6</sup>	--	P	P	P	P	(*) East of Fremont Blvd.

Banks and credit unions		P	--	P	P	P	p <sup>6</sup>	P	P	P	P	P	
<b>RESIDENTIAL</b>													
Day care homes, large and small		P	P	P	P	P	P	P	P	P	P	P	
Emergency shelters <sup>1</sup> except when located within a special flood hazard area <sup>1</sup>		P	P	P	P	P	P	P	P	P	P	P	Section 18.190.150
Low-barrier navigation centers <sup>1</sup>		P	P	P	P	P	P	P	P	P	P	P	Section 18.190.295
Live/work units <sup>1</sup>		P	P	P	P	P	P	P	P	P	P	P	Section 18.190.290
Multifamily including units within mixed-use <sup>1</sup> buildings		P	P	P	P	P	P	P	P	P	P	P	
Residential care facilities <sup>1</sup>		P	P	P	P	P	P	P	P	P	P	P	Section 18.190.465
Supportive and transitional housing <sup>1</sup>		P	P	P	P	P	P	P	P	P	P	P	
<b>RETAIL</b>													
Food and beverage stores	445												
Convenience food store <sup>1</sup> and mini-marts	445120	--	--	p <sup>6</sup>	p <sup>6</sup>	p <sup>6</sup>	--	--	--	--	p <sup>6</sup>	--	

Grocery, supermarket, or specialty food store	445110, 4452	--	--	p6	p6	p6	--	--	--	--	p6	--	
Health and personal care stores, including pharmacies	4461	--	--	p6	p6	p6	p6	--	--	--	p6	--	
Retail sales, general, including apparel, accessories, automotive parts and accessories, books, consumer electronics, consumer goods, flower and gift shops, office supplies, pet supplies, sporting goods, variety stores, and miscellaneous retail, excluding uses classified as "restricted retail" below		--	--	p6	p6	p6	p6	--	--	p6	p6	--	
Retail sales, restricted:													

Adult-oriented businesses <sup>1</sup> , including sexual encounter establishments <sup>1</sup>		--	--	--	--	--	--	--	--	--	--	--	
Firearms dealers <sup>1</sup> and gunsmiths <sup>1</sup> , including firearm sales accessory to sporting goods store		--	--	--	--	--	--	--	--	--	--	--	
Head shops <sup>1</sup>		--	--	--	--	--	--	--	--	--	--	--	
Pawn shops		--	--	Z	--	--	--	--	--	--	--	--	
Retail or wholesale trade <sup>1,2</sup> related to a permitted, zoning administrator or conditionally permitted use		Z	Z	--	--	--	--	P	Z	--	--	Z	

Retail or wholesale trade <sup>1,2</sup> for commercial nurseries <sup>1</sup> and large-scale items or a limited line of goods including: appliances, industrial machinery, home or business supply stores, etc.		p4,5	p4,5	--	--	--	--	p4,5	p4,5	--	--	p4,5	
Retail tobacco store <sup>1</sup>		--	--	--	--	--	--	--	--	--	--	--	
Used merchandise or secondhand sales		--	--	Z	--	--	--	--	--	--	--	--	
<b>SERVICES</b>													
Animal care and services:													
Boarding and dog day care with outdoor area		Z	Z	--	--	--	--	--	Z	--	--	Z	
Dog day care, indoor only		P	P	--	--	--	--	--	P	--	--	P	
Grooming		P	P	--	--	--	--	--	P	--	--	P	

Veterinary clinics and animal hospitals		Z	Z	--	--	--	--	--	Z	--	--	Z	Section 18.190.590
Artisan and craft shops, such as taxidermists and art studios		p4,5	p4,5	p4,5	p4,5	p4,5	p4,5	--	p4,5	p4,5	p4,5	p4,5	
Astrology <sup>1</sup>		--	--	--	--	--	--	--	--	--	--	--	
Business support services, including commercial art, computer and data processing, mailboxes and postal services, mailing and reproduction, messenger services, photography, and similar services without a corporation yard <sup>1</sup>	5614	p4,5	p4,5	p4,5	p4,5, 6	p4,5,6	p4,5,6	p4,5	p4,5	p4,5,6	p4,5,6	p4,5	
Business support services with a corporation yard <sup>1</sup>	5614	p4,5	p4,5	--	--	--	--	p4,5	p4,5	--	--	p4,5	
Caterers (excluding banquet halls <sup>1</sup> )	722320	P	P	--	--	--	--	--	P	--	--	P	

Consumer product repair and maintenance, including repair and servicing of air conditioning, bicycles, cameras, electronics, furniture, jewelry, lawnmowers, leather goods, refrigeration, upholstery, and similar products and services		p4,5	p4,5	--	--	--	--	p4,5	p4,5	--	--	p4,5	
Employment services	5613	P	P	--	--	--	--	--	P	--	--	P	
Hotels, limited <sup>1</sup> and full service <sup>1</sup> including conference		Z	Z	P	P	P	P	--	Z	P	P	Z	
Investigative and security services, including locksmiths	5616	P	P	--	--	--	--	--	P	--	--	P	
Laundry and dry cleaning services without on-site dry cleaning		--	--	P	P	p <sup>6</sup>	P	--	--	P	P	--	
Machinery and equipment rental and leasing		P	P	--	--	--	--	--	P	--	--	P	

Massage establishments <sup>1</sup>		--	--	C-UFO	C-UFO	C-UFO	C-UFO	--	--	C-UFO	C-UFO	--	Chapter 5.65 and Section 18.190.310
Personal services, general <sup>1</sup>		--	--	P	P	p <sup>6</sup>	P	--	--	P	P	--	
Personal services, other <sup>1</sup>		--	--	P-UFO	P-UFO	P-UFO	P-UFO	--	--	P-UFO	P-UFO	--	
Photofinishing <sup>2</sup>	812921, 812922	p <sup>4,5</sup>	p <sup>4,5</sup>	--	--	--	--	--	p <sup>4,5</sup>	--	--	p <sup>4,5</sup>	
Public or quasi-public use <sup>1</sup> , not including: corporation/contractor/fleet/service yards <sup>1</sup> and warehouses <sup>1</sup> or any use specifically listed in this table as a permitted, zoning administrator or prohibited use		C	C	C	C	C	C	C	C	C	C	C	Section 18.190.025
Services to dwellings and buildings, including carpet cleaning, janitorial, landscape, pest control, etc.	5617	p <sup>4,5</sup>	p <sup>4,5</sup>	--	--	--	--	--	p <sup>4,5</sup>	--	--	p <sup>4,5</sup>	



Travel arrangement and reservation services	5615	--	--	P	P	p <sup>6</sup>	P	--	--	P	P	--	
<b>MISCELLANEOUS/OTHER USES</b>													
Any other use that the zoning administrator finds is similar in nature, function and operation to:													
Permitted uses allowed within this district		P	P	P	P	P	P	P	P	P	P	P	Chapter 18.250
Zoning administrator uses within the district		Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Chapter 18.250
Conditional uses within the district		C	C	C	C	C	C	C	C	C	C	C	Chapter 18.250
Drive-in or drive-through enterprise <sup>1</sup> in conjunction with an allowable use		C	--	--	--	--	--	--	--	--	--	--	Section 18.190.110
Wireless facilities													Chapter 18.187
<b>ACCESSORY USES</b>													

Accessory uses and accessory structures customarily appurtenant to the principal use of property		A	A	A	A	A	A	A	A	A	A	A	Chapter 18.153
Electric vehicle charging stations		A	A	A	A	A	A	A	A	A	A	A	
Employee eating places and other incidental services for employees when conducted as an integral part of a main building		A	A	A	A	A	A	A	A	A	A	A	
Home occupation <sup>1</sup> , 7		--	--	A	A	--	--	--	--	--	A	--	Section 18.190.240
Mobile vending vehicle/cart <sup>1</sup>		A	A	A	A	A	A	A	A	A	A	A	Section 5.35.110
Sidewalk displays <sup>1</sup>		--	--	--	--	A	--	--	--	--	--	--	
Small recycling collection facilities <sup>1</sup> and reverse vending machines		A	A	A	--	--	--	--	A	--	--	A	
Supportive services for on-site supportive housing <sup>1</sup>		--	--	A	A	--	--	--	--	--	A	--	

<sup>1</sup> Term is defined in Chapter 18.25.

<sup>2</sup> When this column includes a number, the use is elaborated on in the North American Industry Classification System (NAICS) Manual. When a NAICS number is shown within parentheses, the use is excluded.

<sup>3</sup> When located outside the general plan transit-oriented development (TOD) overlay designation.

<sup>4</sup> Subject to performance standards in Section 18.50.040.

<sup>5</sup> Subject to the requirements of Section 18.190.220 (High intensity hazardous materials uses). See Table 18.49.040(b) for review levels in WSI districts.

<sup>6</sup> A storefront review certificate or discretionary design review permit is required under Section 18.190.525.

<sup>7</sup> A home occupation permit is required in accordance with Section 18.190.240.

**Table 18.49.040(b)**

**Hazardous Materials Users – Minimum Level of Review**

In Table 18.49.040(b), the letters and symbols have the following meanings:

“P” – Permitted Use.

“Z” – Zoning Administrator Permit.

“C” – Conditional Use Permit.

“-” – Use Not Allowed.

NOTE: See Section 18.190.220 for further requirements and definitions.

Planning Area	WSI-1			WSI-2			WSI-3			WSI-4 & 4A			WSI-5			WSI-6			WSI-7			WSI-8			WSI-9			WSI-10		
Chemical Group	A	B	C	A	B	C	A	B	C	A	B	C	A	B	C	A	B	C	A	B	C	A	B	C	A	B	C	A	B	C
Facility Type																														
Bulk Plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Planning Area	WSI-1			WSI-2			WSI-3			WSI-4 & 4A			WSI-5			WSI-6			WSI-7			WSI-8			WSI-9			WSI-10		
Chemical Group	A	B	C	A	B	C	A	B	C	A	B	C	A	B	C	A	B	C	A	B	C	A	B	C	A	B	C	A	B	C
Facility Type																														
Bulk Distribution	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	-	-	-	C
Large User Site	-	C	C	-	C	C	-	-	-	-	C	C	-	C	C	-	C	C	-	C	C	-	C	C	-	-	-	-	C	C
Large Storage Plant	C	C	C	-	C	C	-	-	-	-	C	C	-	C	C	C	C	C	C	C	C	-	C	C	-	-	-	C	C	C
Medium User Site	C	Z	Z	C	Z	Z	-	-	-	C	Z	Z	C	Z	Z	C	Z	Z	C	Z	Z	C	Z	Z	-	-	-	C	Z	Z
Medium Storage Plant	C	Z	Z	C	Z	Z	-	-	-	C	Z	Z	C	Z	Z	C	Z	Z	C	Z	Z	C	Z	Z	-	-	-	C	Z	Z
Small User Site	Z	P	P	Z	P	P	-	-	-	Z	P	P	Z	P	P	Z	P	P	Z	P	P	Z	P	P	-	-	-	Z	P	P
Small Storage Plant	Z	P	P	Z	P	P	-	-	-	Z	P	P	Z	P	P	Z	P	P	Z	P	P	Z	P	P	-	-	-	Z	P	P
Very Small Storage or Use	Z	P	P	Z	P	P	-	-	-	Z	P	P	Z	P	P	Z	P	P	Z	P	P	Z	P	P	-	-	-	Z	P	P

(Ord. 28-2014 § 1, 9-9-14; Ord. 16-2015 § 33, 6-2-15; Ord. 24-2015 § 5, 12-15-15; Ord. 04-2016 § 19 (Att. 4), 3-1-16; amended by city during April 2016 update; Ord. 17-2016 § 17, 9-13-16; Ord. 27-2016 § 13, 12-6-16; Ord. 09-2017 § 6, 6-6-17; Ord. 23-2018 §§ 8, 12, 10-2-18; Ord. 02-2020 § 13, 1-14-20; Ord. 05-2021 § 20, 4-20-21; Ord. 07-2023 § 18, 12-5-23.)

## 18.49.070 WSI district site and building development standards.

- (a) New development, redevelopment, expansions and additions shall conform to the site development standards set forth in Table 18.49.070. For nonresidential uses, intensity is measured in terms of floor area ratio (FAR). For residential uses, density is measured in terms of dwelling units per net acre (du/ac).
- (b) When at least 50 percent of a building's site area lies within a one-quarter- or one-half-mile radius of the BART radius station the project must meet the standards set forth in Table 18.49.070 for the area within the radius. When less than 50 percent of the building's site area is located within one-quarter- or one-half-mile BART radius, the project may utilize the standard for the area within the radius but is only required to use the standard for outside the radius.
- (c) For decreases to the minimum FARs prescribed in Table 18.49.070, the approval authority must make either of the following findings:
  - (1) The urban form intent of the WS/SF CP is achieved; or
  - (2) It can be demonstrated through development of a phased master plan that subsequent development can be accommodated on the site to achieve the minimum FAR at some reasonable future date, and that each phase of development does not unduly burden the implementation of subsequent phases of development.
- (d) Density Standards.
  - (1) Purpose and Intent. The number of dwellings per unit of land, the density, is controlled so that housing can match the availability of public services and the support of commercial areas. The standards also allow the housing density to be matched with the carrying capacity of the land. In addition, the density standards are used as one type of control of overall building bulk. Finally, minimum density standards ensure that the service capacity is not wasted and that the city's housing goals are met.
  - (2) Density Calculations.
    - (A) When the density calculation for a parcel results in a fraction of one-half or greater, the density shall be rounded up to the next whole unit.
    - (B) When the density calculation results in a fraction less than one-half, the density shall be rounded down to the next whole unit.

(C) Minor deviations of no more than one dwelling above or below the permitted range may be allowed when rounding the density calculation.

(D) For purposes of density calculations and density bonus allowances, efficiency apartments or single room occupancy units shall count as one-half a dwelling unit.

(3) Density Bonuses and Density Redistribution.

(A) Density bonuses above the permitted density range of a district shall be allowed subject to the provisions of Chapter 18.165, the general plan and state law.

(B) For projects that propose a density redistribution wherein the respective density of one or more of the housing product types is either above or below the permitted density range established by the WS/SF CP and WSI zoning for the development site; the planning commission shall review and make a recommendation and the city council shall be the final approval authority for the project as part of a master plan.

(e) Alternatives to Building Setbacks and Streetwall Standards Adjacent Streets. Modified building setbacks or streetwall standards may be approved through design review when the approval authority determines that creative design solutions are incorporated, including, but not limited to:

(1) Provision of high quality, publicly accessible open space areas or plazas;

(2) Incorporation of architectural elements (e.g., trellis, columns, light standards, wind turbines or other features) that frame the site and create a clear edge to the public realm, connect the building to the street, reinforce building corner zones, welcome pedestrians into the site and guide them toward the building entries;

(3) Parking areas within setbacks are avoided but if they occur, they are designed with high quality pavement materials other than asphalt. Paver stones, textured/scored concrete are considered acceptable; and/or

(4) Incorporation of well-designed pedestrian pathways with pedestrian-scale amenities from building entries to surrounding sidewalks and within all open space areas.

(f) For modifications to the bulk and massing requirements prescribed in Table 18.49.070, the approval authority must find that the design is consistent with the intent of the WS/SF CP to support the creation of well proportioned buildings that contribute to the formation of an appropriately scaled environment, and reinforce a pedestrian focused environment that is visually engaging.

**Table 18.49.070**

In Table 18.49.070, the letters and symbols are defined as follows:

KSF = 1,000 Gross Square Feet

SF = Square Feet

Unit = Dwelling Unit

**Required Site Development Standards for WSI District**

Required Site Development Standards		
Intensity (by land use type):		
Land Use Type	Minimum FAR within 1/2 mile of BART	Minimum FAR within remainder of Plan Area
Industrial	0.50	0.35
Research and Development	0.50	0.35
Office and Convention	1.50	0.50
Lodging	1.50	1.00
Assembly and Other Nonresidential Uses <sup>1</sup>	Part of the minimum FAR for a larger project	
Density (BART proximity)		

Required Site Development Standards		
Land Use Type	Minimum (Units/Acre) within 1/4 mile of BART	Minimum (Units/Acre) within remainder of Plan Area
Residential	50	30
Open Space		
Land Use Type	Minimum	
Nonresidential	2.5% of gross floor area	
Residential – Common	500 SF for first 5 units + 50 SF for each additional unit	
Residential – Private/Unit	48 SF balcony (6' minimum interior dimension) or 80 SF patio (8' minimum interior dimension)	
Building Setbacks to Adjacent Streets <sup>2,3</sup>		
Land Use Type	Minimum/Maximum (Feet)	Allowable Projections  ≤ 55% of building street frontage. See Section 4.2 of the WS/SF CP
Industrial/School	15/20	
Research and Development	8/12	
Assembly and Other Nonresidential Uses	8/12	
Residential	8/12	
Building Setbacks, Other <sup>3</sup>		
Building Type	Minimum/Maximum (Feet)	Allowable Projections
All Building Types	Per Design Review	n/a



Required Site Development Standards		
Streetwall <sup>4</sup>		
Land Use Type	Minimum (%)	Exclusions and Variations
Office, Research and Development	50	See Section 4.3 of the WS/SF CP
Retail and Entertainment	80	
Residential	70	
All Other Uses	Exempt	
Corner Zones <sup>5</sup>	100	
Occupied Habitable Space (measured perpendicular from streetwall)	Minimum Depth 18 feet	
Ground Floor Articulation	Maximum Average (feet)	
Office, Research and Development	35	
Retail and Entertainment	30	
Residential	25	
All Other Uses	Exempt	
Building Height		
	Minimum	Maximum
Nonresidential buildings	2 stories in appearance	See WS/SF CP Chapter 4.5 and Figure 4.11
Nonresidential ground floor as measured from finished floor to finished ceiling	15 feet	

Required Site Development Standards						
Residential buildings			3 stories			
Residential buildings ground floor			10 feet			
Bulk and Massing <sup>6,8</sup>						
Total Building Height	Max Floor Plate (SF)	Max Plan Length (feet)	Max Diagonal (feet)	Max Apparent Face 1 (feet)	Max Apparent Face 2 (feet)	Minimum Change in Apparent Face
Up to 35 feet	n/a	n/a	n/a	Residential: 20 Nonres: 35	n/a	1' deep x 1' wide notch or 2' offset of building massing
35'-1" to 65 feet	n/a	n/a	n/a	120	80	2' deep x 3' wide notch or 2' facade setback
65'-1" to 85 feet	20,000	200	n/a	80	40	5' deep x 5' wide notch or 5' facade setback
85'-1" to 135 feet	10,000	140	170	105	40	10' deep x 10' wide notch or 10' facade setback

Required Site Development Standards						
135'-1" to 240 feet	12,000	140	170	110	40	10' deep x 10' wide notch or 10' facade setback
Vehicular Parking by Use						
Land Use Type			Maximum		Minimum	
Assembly and Convention			3 spaces/KSF		1 space/5 seats	
Hotel			1 space/guest room		n/a	
Industrial			3 spaces/KSF		n/a	
Office			3 spaces/KSF		n/a	
Research and Development			3 spaces/KSF		n/a	
Residential within 1/4 mile of the BART Station			1.5 spaces/unit <sup>7</sup>		n/a	
Residential outside 1/4 mile of the BART Station			2 spaces/unit		n/a	
Retail and Service			3 spaces/KSF		n/a	
School			1 space/employee		n/a	
Uses not listed above			Shall be based upon Section 18.183.030 but may be reduced by the approval authority given the transit-oriented nature of the use.			
Loading Spaces						
Standard			Minimum		Maximum	
Width			10 feet		n/a	

Required Site Development Standards			
Vertical Clearance		16 feet	
Bicycle Parking by Use			
Land Use Type	Short-term (visitor) spaces	Long-term (tenant) spaces	Support facilities
Nonresidential	4, plus 5% of maximum allowable automobile parking for visitors	1, plus 5% of maximum allowable automobile parking for tenants or occupants	1 shower per gender/ changing facility/100 employees
Residential buildings with shared parking facilities	4, plus 0.10/unit	2, plus 0.50/unit	n/a
Residential buildings with an individual private garage	4, plus 0.10/unit	none	n/a
Other Parking Standards			
	See Section 18.49.080 and Chapter 18.183		
Other Required Standards			
	See Section 18.49.090		

<sup>1</sup> Assembly and other nonresidential uses to be approved only as part of a larger building or master plan.

<sup>2</sup> Horizontal distance, measured perpendicularly, from the property line to the predominant building wall closest to the property line excluding permitted projections.

<sup>3</sup> Final setbacks will be determined as part of the design review permit and may be modified if necessary to meet building code or fire code requirements.

<sup>4</sup> Streetwall is defined as that portion of the building massing directly fronting onto either a public right-of-way or easement that is constructed to the minimum setback line. Streetwall standards may be modified through design review in accordance with Section 18.49.070(e).

<sup>5</sup> A corner zone is defined as the area a minimum of 30' from the corner of a building and a minimum of 35' high, along a streetwall.

<sup>6</sup> See WS/SF CP Chapter 4.6 and Figures 4.12 through 4.15 for further detail.

<sup>7</sup> To foster early development activity in the absence of amenities and nearby services, for-sale projects that record a final map prior to December 31, 2019, may provide up to two spaces per unit maximum. Project approvals granted before this date shall incorporate design provisions to allow parking in excess of one and one-half spaces per unit up to two residential spaces per unit to be made available on an unassigned basis.

<sup>8</sup> For buildings greater than 65' in height, the portion of the building below 65' in height is subject to the bulk and massing standards for a 35'-1" to 65' tall building. The portion of the building above 65' in height is subject to the bulk and massing standards based on the total building height. For example, if a building is 100' tall, the bulk and massing standards for a 35'-1" to 65' tall building would apply to the bottom 65' of the building, and the bulk and massing standards for a 85'-1" to 135' tall building would apply to the top 35' of the building.

(Ord. 28-2014 § 1, 9-9-14; Ord. 04-2016 § 20, 3-1-16; Ord. 27-2016 § 14, 12-6-16; Ord. 23-2018 § 13, 10-2-18; Ord. 02-2020 § 14, 1-14-20; Ord. 05-2021 § 21, 4-20-21.)