

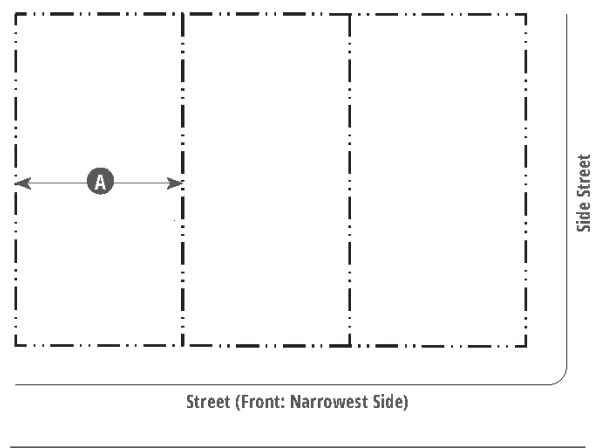
10-24.2.2.010 - PURPOSE

This Division establishes the zones applied to property within the Code Area and establishes standards applicable to zones.

10-24.2.2.060 - MISSION BOULEVARD - CORRIDOR CENTER (MB-CC)

A. Intent	B. Density	
A transit-oriented mixed-use, urban center with high-intensity, residential and non-residential uses located within close proximity to BART, to facilitate access to BART by biking or walking.	Minimum ¹	35 du/ac
	TOD Overlay 1	75 du/ac
	TOD Overlay 2	40 du/ac
	Maximum	55 du/ac, 75 du/ac with Major Site Plan Review

	TOD Overlay 1	100 du/ac
	TOD Overlay 2	65 du/ac, 100 du/ac with Major Site Plan Review
General note: The image above is intended to provide a brief overview of this zone and is illustrative only.	¹ Reduction in minimum density allowed subject to Major Site Plan Review.	



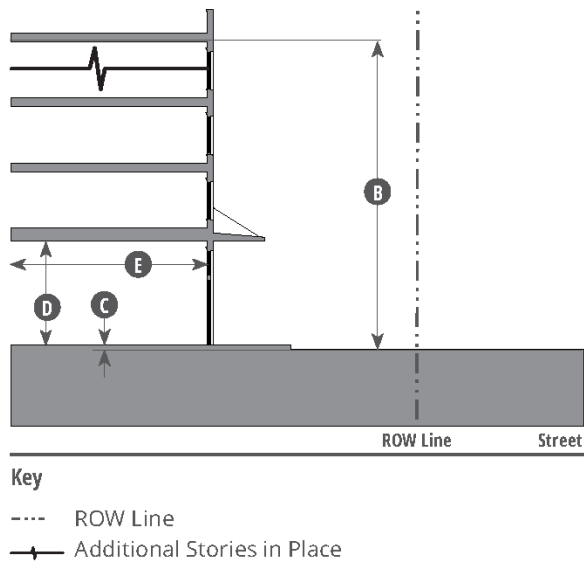
Key

--- ROW / Lot Line

C. Lot Occupation

Lot Width	18' min.	A
Lot Coverage	90% max.	
Landscaping	10% of lot area, min.	
Open Space	100 sf min. per unit ¹	

¹ Minimum 50 sf must be provided as private usable open space for minimum 50% of the units and minimum 50 sf per unit must be provided as common usable open space. The remaining open space requirement may be met by a combination of private or common usable open space.



D. Building Form

Height

Main Building

B

Stories	5 max., 6 max. with Major Site Plan Review
Overall	68' max., 79' max. with Major Site Plan Review

Accessory Structure(s)

Stories	2 max.
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Ground Floor Finish Level

C

Residential	12" min. ¹
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Setback (Distance from ROW/Lot Line)**Front (Facade Zone)**

Main Building ^{1, 2}	0' min.; 12' max.	F
Accessory Structure(s)	Must be within 40' from rear lot line	

Street Side (Facade Zone)**G**

Main Building ¹	2' min.; 12' max.
Accessory Structure(s)	2' min.

Side**H**

Main Building	0' min.; 12' max.
Accessory Structure(s)	0' min.

Rear**I**

Main Building and Accessory Structure(s)	3' min.
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¹ Or average front setback of adjacent lots, whichever is less. For corner lots, average of minimum required and front setback of adjacent lot, whichever is less.

² A larger setback may be required to accommodate required frontage or other planned improvements.

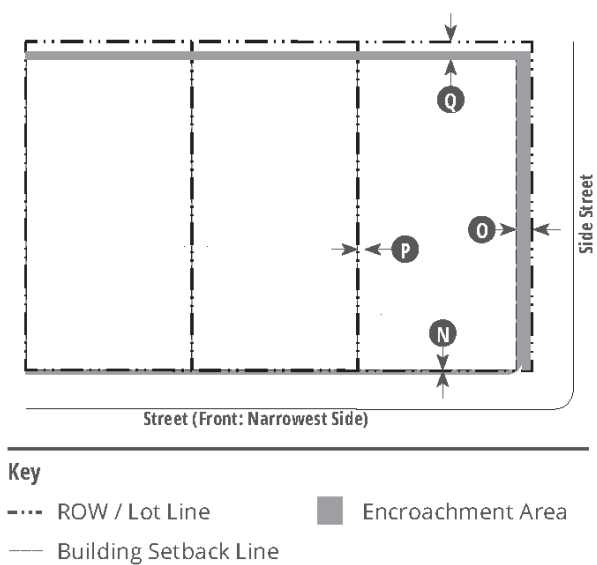
Building within Facade Zone (Percent of Net Lot Width)

Front ³	80% min.
Street Side	60% min.

Side Setback	5' min.	L
Rear Setback	5' min.	M

Miscellaneous

Pedestrian exits from all parking lots, garages, and Parking Structures shall be directly to a public ROW (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building.



G. Projections into Required Yards

	N	O	P	Q
Encroachment Type	Front	St. Side	Side	Rear
Frontage ¹	May encroach up to the property line	—	—	—
Steps or Ramp to Building Entrance	May encroach up to the property line	—	—	—
Architectural Features	3' max.	3' max.	—	3' max.

DIVISION 10-24.2.3: - USE TABLES

10-24.2.3.010 - ALLOWED LAND USES AND PERMIT REQUIREMENTS

- A. Table 2.3.010.A (Allowed Uses and Permit Requirements), sets the land use regulations for the Mission Boulevard Corridor Zones by letter designation as follows unless a use or activity is prohibited or subject to a higher level of permit pursuant to other parts of this Code or other applicable regulations:

"P" designates permitted uses.

"A" designates uses that are permitted after review and approval of an Administrative Use Permit.

"C" designates uses that are permitted after review and approval of a Conditional Use Permit.

"P/C" designates uses that are permitted or permitted after review and approval of a Conditional Use Permit under certain circumstances.

"-" designates uses that are not allowed.

- B. A project which includes two or more categories of land use in the same building or on the same site is subject to the highest permit level required for any individual use or single component of the project.
- C. Land uses are defined in Section 10-1.3500 (Definitions), of the Hayward Zoning Code. In cases where a specific land use or activity is not defined, the Planning Director may make a determination in compliance with Section 10-1.2835 (District Uses Not Specified) of the Hayward Zoning Code.

Table 2.3.010.A: Allowed Uses and Permit Requirements					
Land Use	MB-CN	MB- NN	MB-CC	MB- CS ¹	Additional Regulations
Residential					
Emergency Homeless Shelter	P/C ^{2, 3}	P/C ^{2, 3}	-	-	Limited to parcels abutting Mission Boulevard
Live-Work	P/C ^{2, 3}	P/C ^{2, 3}	-	-	

Multiple Family Dwelling(s)	P/C ^{2, 3}	P/C ^{2, 3}	P/C ^{2, 3}	-	
Single-Family Dwelling ⁴	P	P	P	-	
Single Room Occupancy (SRO)	-	-	C	-	
Townhouse Dwelling	P/C ^{2, 3}	P/C ^{2, 3}	P/C ^{2, 3}	-	
Lodging					
Hotel	A	A	A	-	
Office					
Architectural Service, Drafting Service, Engineering Service	P	P	P	-	
Banks ⁵	P	P	P	-	
Financial Institutions ⁵	P	P	P	-	
Medical/Dental Laboratory	A	A	A	C	
Office	P	P	P	-	
Retail/Commercial					
Alcohol Sales	Refer to Section 10-1.2750 et seq. of the Hayward Zoning Code for Alcoholic Beverage Outlets Regulations				
Appliance Repair Shop	P	P	A	-	
Appliance Store	P	P	A	-	

Bar, Cocktail Lounge	C	C	C	-	
Carpet/Drapery Store	P	P	A	-	
Check Cashing Store	-	-	-	-	
Convenience Market	P	P	P	-	If use includes alcohol sales, see also Section 10-1.2750 et seq. of the Hayward Zoning Code for Alcoholic Beverage Outlets Regulations
Copying or Reproduction Facility	P	P	P	-	
Equipment Rental Service	A	A	A	-	
Furniture Store	P	P	A	-	
Health Club	A	A	A	C	
Kennel	A	A	A	-	
Large Motion Picture Theater	C	C	C	C	
Liquor Store	-	-	-	-	
Live Performance Theater	A	A	A	A	
Massage Parlor	-	-	-	-	
Media Production	A	A	P	-	

Newspaper Printing Facility	A	A	P	-	
Nursery (Plants)	P	P	P	-	
Pawn Shop	-	-	-	-	
Payday Loan Facilities	-	-	-	-	
Personal Services	P	P	P	-	
Physical Fitness Studio	P	P	P	C	
Publishing Facility	A	A	P	-	
Recreational Facility	A	A	A	C	
Small Recycling Collection Facilities/Recycling Collection Area	A	A	A	-	See Hayward Zoning Code Subsection 10-1.2735.j, Small Recycling Collection Facilities and Unattended Collection Boxes
Restaurant, Including Micro-Breweries as accessory to the Restaurant and standalone Catering Facilities	P	P	P	-	See Hayward Zoning Code Section 10-1.2750 et seq. for alcohol regulations See Section 3.4.040.F.4 and 5 for outdoor seating requirements
Retail	P	P	P	C	
Small Motion Picture Theater	A	A	A	C	
Tattoo Parlor	-	-	-	-	

Tobacco Retail Sales Establishment	-	-	-	-	
Civic					
Cultural or Meeting Facilities	A	A	A	C	
Public Park/Public Gathering	P	P	P	P	
Parking Lots and Structures	A	A	A	C	
Public Agency Facilities	P	P	P	P	
Religious Facility	A	A	A	C	
Other: Agriculture					
Community Garden	P	P	P	P	
Other: Automotive					
Automobile Repair (Minor)	A	A	A	-	
Automobile Repair (Major)	C	C	C	-	
Automobile Sales ⁶	P/A	P/A	P/A	-	
Drive-In Establishment	C	C	C	-	
Automobile Service Station	C	C	C	-	
Taxi Company	A	A	A	-	

Other: Civil Support					
Hospital	A	A	A	C	
Mortuary	A	A	A	C	
Other: Education					
Day Care Center	P	P	P	C	
Day Care Home	P	P	-	-	
Educational Facilities ≤ 2,000 GFA	P	P	P	C	
Educational Facilities > 2,000 GFA	A	A	A	C	
Industrial/Vocational Trade School	A	A	A	C	
Other: Light Industrial					
Micro-Brewery	C	C	C	-	See Hayward Zoning Code Section 10-1.2750 et seq. for alcohol regulations
Custom Manufacturing	P	P	P	-	
Distillery	C	C	C	-	See Hayward Zoning Code Section 10-1.2750 et seq. for alcohol regulations
Light Manufacturing	AUP	AUP	-	-	

Research and Development	P	P	-	-	
Other Use					
Animal Hospital	A	A	A	-	
Commercial Amusement Facility	A	A	A	-	
Food Vendor	P	P	P	-	See Hayward Zoning Code Subsection 10-1.2735.m, Food Vendor Permit
Temporary Uses	See Section 3.5.020, Temporary Uses				
Specific Limitations:					
1. When the MB-CS Zone is applied to privately owned property, the use and building existing at the time this Code comes into effect may continue until the site is redeveloped or becomes under public ownership.					
2. For properties located within Commercial Overlay Zone 1, as shown in the Regulating Plan, commercial uses are required on the ground floor along roadway frontages. Uses associated with the residential use, such as leasing office, community space, amenities, etc., are allowed on the ground floor.					
3. For properties located within Commercial Overlay Zone 2, as shown in the Regulating Plan, residential units are only allowed along the primary street frontage with a conditional use permit.					
4. Single-family dwelling permitted if the lot/parcel has an existing, permitted single-family dwelling that was constructed prior to the effective date of this Code. No new detached single-family dwellings are allowed.					

5. Does not include check cashing, pay loans, or auto title loans.

6. An Administrative Use Permit is required for automobile sales uses south of Harder Road.