

Table 2.3.010.A: Allowed Uses and Permit Requirements					
Land Use	MB-CN	MB-NN	MB-CC	MB-CS ¹	Additional Regulations
Residential					
Live-Work	P/C ^{2, 3}	P/C ^{2, 3}	-	-	
Multi-Unit Residential	P/C ^{2, 3}	P/C ^{2, 3}	P/C ^{2, 3}	-	
Duplex/Triplex	P/C ^{2, 3}	P/C ^{2, 3}	P/C ^{2, 3}	-	
Detached Residential Unit ⁴	P	P	P	-	
Single Room Occupancy	A	A	A	-	See <u>Section 10-1.2736(e)</u> for criteria and standards.
Dormitory	A	A	A	-	
Accessory Dwelling Unit(s)	P	P	P		Where primary use is residential. See Hayward Zoning Code <u>Section 10-1.2740</u> for criteria and standards.
Lodging					
Hotel	A	A	A	-	
Office					

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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/Draper Store	P	P	A	-	
Check Cashing Store	-	-	-	-	

Table 2.3.010.A: Allowed Uses and Permit Requirements

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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	-	

Table 2.3.010.A: Allowed Uses and Permit Requirements

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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

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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	

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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					

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Day Care Center	P	P	P	C	
Day Care Home	P	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	-	-	

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Research and Development	P	P	-	-	
Other Use					
Animal Hospital	A	A	A	-	
Commercial Amusement Facility	A	A	A	-	
Emergency Shelter	P	P	P	-	Limited to parcels abutting Mission Boulevard. See Section 10-1.2736(a) for criteria and standards.
Food Vendor	P	P	P	-	See Hayward Zoning Code Subsection 10-1.2735.m, Food Vendor Permit
Group Home					
Small Unlicensed	P	P	P		
Large Unlicensed	C	C	C		
Small Licensed	P	P	P		
Medium Licensed	A	A	A		

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Land Use	MB-CN	MB- NN	MB-CC	MB- CS ¹	Additional Regulations
Large Licensed	C	C	C		
Low Barrier Navigation Center	P	P	P	-	See Section 10-1.2736(b) for criteria and standards.
Psychiatric and Rehabilitation Facility	A	A	A	-	
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. Detached residential unit permitted if the lot/parcel has an existing, permitted detached residential unit that was constructed prior to the effective date of this Code. No new detached residential units are allowed.