



CITY OF SAN LEANDRO ZONING CODE

COMMERCIAL/INDUSTRIAL USE CLASSIFICATIONS and ZONING DISTRICTS

LEGEND	ZONING DISTRICTS																				
	SA-1	SA-2	SA-3	CN	CC	CS	CR	C-RM	P	PHD	NA-1	NA-2	DA-1	DA-2	DA-3	DA-4	DA-5	DA-6	IL	IG	IP
	136 TH TO 148 TH , INT'L / CULTURAL / GENERAL	SYBL TO 136 TH ; MIXED USE RESIDENTIAL	148 TH TO 150 TH ; GATEWAY / GENERAL	NEIGHBORHOOD COMM IN RESIDENTIAL	MACARTHUR BLVD; HESPERIAN; WASHINGTON	MARINA BLVD - ORCHARD TO EVELETH	MARINA SHORLINE AREA; BURRELL FIELD	BAY FAIR MALL	OFFICES EAST OF DOWNTOWN	HIGH DENSITY OFFICE (ONE PARCEL??)	OAKES BLVD (ONE PARCEL??)	GEORGIA TO DURANT	DOWNTOWN CORE - RETAIL/MIXED USE DAVIS TO CASTRO	MULTI-USE INFILL (FORMER NA-1)	TRANSITION MIXED USE ADJACENT TO CORE DOWNTOWN	RESIDENTIAL MIXED-USE NEAR TRANSIT	BART AREA MIXED-USE ADJACENT TO BART	OFFICE MIXED USE DAVIS @ SLB	INDUSTRIAL, NEAR RESIDENTIAL	HEAVY INDUSTRIAL CORE	INDUSTRIAL PARKS WITHIN IG AND EDGES
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USE CLASSIFICATIONS	SA-1	SA-2	SA-3	CN	CC	CS	CR	C-RM	P	PHD	NA-1	NA-2	DA-1	DA-2	DA-3	DA-4	DA-5	DA-6	IL	IG	IP
Adult Oriented Business (subject to requirements of Section 4-1683)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P
Ambulance Services (Emergency = UP; Non-Emergency = AR if 1000' from R)	-	-	P	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	UP	UP	UP
Animal Boarding, Indoor (UP required for outdoor in I zones)	-	-	-	-	UP	P	-	- AR	-	-	-	-	-	-	-	-	-	-	AR	AR	AR
Animal Grooming (Indoor only)	UP	-	UP	P	P	P	-	P	-	-	-	-	P	- P	- P	-	-	-	- AR	- AR	- AR
Animal Hospital	UP	-	UP	UP	UP	P	-	- UP	-	-	-	-	-	-	-	-	-	-	P	- AR	- AR
Animal Sales	P	-	P	P	P	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-
Artists' Studios	P	AR	P	UP	P	UP	UP	- P	-	-	-	- P	P	P	UP	UP	P	P	P	P	- P
Assembly Use (with UP in AU-overlay parcels, only)	-	UP	-	-	-	-	-	-	-	-	-	UP	-	UP	UP	UP	-	-	-	-	-
Automatic Teller Machine (exterior)	AR	AR	AR	AR	AR	-	AR	- AR	AR	AR	AR	AR	AR	AR	-	-	AR	AR	AR	AR	AR
Automobile Parts Sales (UP for installation)	-	-	UP	-	- AR	-	-	-	-	-	-	-	-	-	-	-	-	-	UP	P	UP
Automobile Washing, Attended	-	-	UP	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Automobile Washing, Unattended	-	-	UP	-	UP	UP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bars	UP	-	UP	-	UP	-	UP	- UP	-	-	UP	UP	UP	UP	-	-	-	-	UP	UP	UP
Bed and Breakfast Inns (Subject to requirements of Section 4-1674)	UP	UP	-	UP	UP	-	UP	-	UP	UP	UP	UP	UP	UP	UP	UP	-	-	-	-	-
Beer and Wine Stores (1,000' from sensitive uses)	UP	UP	UP	-	UP	-	-	- UP	-	-	-	-	- UP	-	-	-	-	-	-	-	-
Billiard Parlors	UP	-	UP	-	UP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bingo Parlors	-	-	UP	-	UP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Brewpub	P	AR	P	P	P	P	P	P	P	P	P	P	P	P	UP	UP	P	P	AR	AR	AR
Building Materials and Services (proposed: no UP if outdoor)	-	-	-	-	UP	P	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P
Business Services	P	AR	P	P	P	P	-	P	P	P	P	P	P	P	-	-	-	P	P	P	P
Business and Trade Schools	P	UP	P	-	P	P	-	UP	-	-	-	-	AR	- AR	- AR	- AR	- AR	P	P	P	P
Cafés (AR if 2,000 sf or more or dining area of 1,000 sf or more)	P	AR	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	UP	UP	UP
Catering Services	AR	-	P	P	P	-	-	- AR	-	-	-	-	P	UP	-	-	P	UP	P	P	- P
Coin-op Laundry and Dry Cleaning	UP	UP	UP	-	UP	-	UP	-	-	-	-	-	UP	-	-	-	-	-	-	-	-
Commercial Recreation	UP	-	-	-	UP	-	P	- UP	-	-	UP	UP	UP	UP	-	-	-	-	-	-	-



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USE CLASSIFICATIONS																					
Commercial Parking Facility	-	-	UP	-	UP	-	-	P	UP	-	-	-	UP	UP	-	-	-	-	-	-	-
Communications Facilities	P	-	P	-	P	-	-	UP	-	-	-	-	P	-	-	-	-	UP	P	P	P
Community Gardens (also allowed with AR in R zones)	AR	AR	AR	AR	AR	-	AR	AR	-	-	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
Convalescent Facilities	UP	UP	-	-	-	-	-	-	UP	-	-	-	-	UP	-	-	-	-	-	-	-
Convenience Stores (1,000' from sensitive uses)	-	-	UP	-	UP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Corporation Yards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	UP	UP	-
Cultural Institutions	UP	UP	UP	UP	UP	UP	-	UP	UP	UP	-	-	UP	UP	-	UP	UP	UP	-UP	-UP	-UP
Dance Hall Club	UP	-	UP	-	UP	-	-	-	-	-	-	-	-UP	-	-	-	-	-	-UP	-UP	-UP
Day Care, General	UP	UP	-	UP	UP	-	UP	P	UP	-	-	-	UP	UP	UP	UP	UP	UP	UP	UP	UP
Day Care, Limited (for existing residences only)	-	UP	-	P	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-
Department Store (see size parameters in DA-1)	UP	-	UP	-	UP	-	-	P	-	-	-	-	P	-	-	-	-	-	-	-	-
Drive-up Facility	UP	-	UP	-	UP	UP	-	UP	-	UP	-	-	UP	-	-	-	-	-	UP	UP	UP
Drugstore (Without drive-up) (see size parameters in SA-2 & DA-1)	UP	UP	UP	UP	UP P	-	-	P	-	-	UP	UP	UP	UP	-	-	UP	UP	-UP	-UP	-
Emergency Health Care	UP	-	UP	-	UP	-	-	-UP	UP	UP	-	-	UP	UP	-	-	-	-	UP	P	UP
Entertainment Activities Events (UP in I Districts if AU Overlay)	UP	UP	UP	UP	UP	-	UP	-UP	-	-	UP	UP	UP	UP	-	-	UP	-	-	-	-
Equipment Sales	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P
Farmers' Market	UP	-	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	-	-	-	-	UP	UP	UP
Fast Food Establishments (See restrictions on E14th frontage for DA-1)	UP	-	UP	-	UP	-	UP	UP	-	-	-	-	UP	-	-	-	-	-	UP	UP	UP
Fast Food Establishments, Small Scale	AR	UP	P	-AR	P	P	P	P	-	-	-	-AR	UP AR	-AR	-UP	-UP	-UP	-UP	UP AR	UP AR	UP AR
Financial Inst., Check Cashing/Personal Loans (subj to regulations in Art.6)	UP	-	UP	-	UP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Financial Inst., Retail (e.g. banks, credit unions)	P	UP	P	P	P	-	-	P	P	P	P	P	P	P	-	-	-	P	UP P	UP P	P
Food Processing, General	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	UP	P	UP
Food Processing, Limited	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P
Fortunetelling Establishment	UP	UP	UP	-	UP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Furniture, Electronic and Appliance Sales (see SA-2, DA-1 size parameters)	UP	UP	P	UP	P	P	-	P	-	-	P	P	P	P	-	-	-	-	UP	UP	UP



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USE CLASSIFICATIONS																					
Game Center	-UP	-	UP	-	UP	-	-	-AR	-	-	-	-	-UP	-	-	-	-	-AR	-UP	-UP	-
Government Office	P	AR	P	UP	UP	-	-	P	-	-	-	-	P	-	-	-	UP	UP	P	P	-
Group Housing	-UP	UP	-UP	-	-	-	-	-	UP	-	-	-	-	UP	UP	UP	-	-	-	-	-
Gun or Weapon Shop	-	-	-	-	UP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Health and Fitness Centers	P	AR	P	UP AR	P	P	P	P	UP	UP	P	P	P	P	UP AR	UP AR	P	UP P	P	P	P
Home Improvement and Interior Decor. (see SA-2, DA-1 size restrictions)	UP	UP	P	UP	P	P	-	P	-	-	UP	UP	P	UP	-	-	-	-	P	P	P
Hospitals	UP	-	-	-	UP	-	-	-	UP	-	-	-	-	UP	-	-	-	-	-	-	-
Hotels, Motels, and Time-Share Facilities	UP	-	UP	-	UP	-	UP	UP	-	-	-	-	UP	-	-	-	UP	UP	-	-	-
Industrial Hazardous Waste Facility (see Article 7 for add'l restrictions)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	UP	UP	UP
Industry, Custom	-	-	-	-	-	UP	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P
Industry, General	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	UP
Industry, Hazardous Material (see Article 7 for add'l restrictions)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	UP	UP	UP
Industry, Limited (for DA-4, pre-existing uses, only)	-	-	-	-	-	UP	-	-	-	-	-	-	-	-	-	UP	-	-	P	P	P
Industry, Research and Development (for DA, pre-existing only)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	UP	-	-	P	P	P
Instruction and Improvement Services	P	UP AR	P	UP AR	P	P	P	P	-	-	P	P	-AR P	P	-AR	-AR	-P	P	-AR	-AR	-AR
Laboratories	UP	-	AR	-	-	-	-	-	UP	UP	-	-	-	UP	-	-	-	-	P	P	P
Liquor Stores (1,000' from sensitive uses)	-	-	-	-	UP	-	-	-UP	-	-	-	-	-	-	-	-	-	-	-	-	-
Live-Work	AR	P	UP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance and Repair Services	UP	UP	UP	P	P	P	-	UP	-	-	P	P	AR	-	-	-	-	-	P	P	P
Marina	-	-	-	-	-	-	UP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Marine Sales and Services	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Massage Therapy	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	-	-	UP	UP	-	-	-	-	UP	UP	UP
Medical Supply Stores	P	UP	P	P	P	P	-	P	P	P	P	P	P	P	-	-	-	-	P	P	P
Mixed-Use Residential (see DA list in Article 6 for specific parameters)	AR	P	UP	UP	UP	-	-	UP	-	UP	UP	UP	P	P	UP	UP	P	P	-	-	-
Mobile Food Vending	-	-	-	-	AR	AR	AR	P	-	-	AR	AR	-	-	-	-	-	-	-AR	-AR	-AR
Mortuaries	-	-	-	-	-	-	-	-	UP	UP	-	-	-	UP	-	-	-	-	-	-	-
Multi-Family Residential (see SA & DA Districts)	UP	P	UP	UP	UP	-	-	UP	-	UP	UP	UP	UP	P	P	P	P	P	-	-	-
Neighborhood/Specialty Food Markets (see DA for size restrictions)	P	AR	P	P	P	-	P	-	P	P	P	P	UP	P	UP	UP	P	UP	-	-	-
Nurseries	-	-	UP	P	P	-	-	-AR	-	-	-	-	-	-	-	-	-	-	P	P	-



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Offices, Business and Professional (see Article 6 & 7 for add'l restrictions)	P	AR	P	P	P	-	-	P	P	P	P	P	P	P	AR	AR	P	P	P	P	P	
Parcel Processing and Shipping Centers (see Article 7 for add'l restrictions)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P
Park and Recreation Facility (see DA for additional parameters)	UP	UP	UP	P	UP	-	P	-	-	-	-	-	-	UP	P	P	P	P	-	-	P	
Parking Lot	UP	-	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	-	-	-	AR	AR	AR	AR	
Pawn Shop	-	-	-	-	UP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Pharmacies (see SA & DA for additional size restrictions)	P	UP	P	P	P	-	-	P	P	P	P	P	P	P	-	-	-	-	-	-	-	
Public Safety Facilities	UP	UP	UP	UP	UP	UP	UP	-	UP	-	-	-	UP	-	UP	UP	-	-	UP	UP	UP	
Public Storage	-	-	-	-	-	UP	-	-	-	-	-	-	-	-	-	-	-	-	UP	UP	-	
Recycling Facilities; Bulk Reverse Vending Machine (see Article 16)	AR	AR	AR	AR	AR	AR	-	-	-	-	-AR	-AR	-	-	-	-	-	-	AR	AR	AR	
Recycling Facilities; Single-Feed Reverse Vending (see Article 16)	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	-	-	-	-	AR	AR	AR	
Recycling Facilities; Small Scale Collection (see Article 16)	AR	AR	AR	AR	AR	AR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Recycling Facilities; Large Collection (see Article 16)	UP AR	UP AR	-	-	UP AR	UP AR	-	-	-	-	-	-	-	-	-	-	-	-	UP AR	UP AR	-AR	
Recycling Facilities; Light Processing (see Article 16)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	UP AR	UP AR	-	
Recycling Facilities; Heavy Processing (see Article 16)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Recycling Facilities; Haz.Mat., Small Scale (see Article 16)	-	-	-	-	-	UP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Research and Development Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P
Residential (all pre-existing uses) (see Article 6 & 7)	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	P	P	P	
Residential Hotels	UP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Residual Repositories for Hazardous Waste	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	UP	-	
Restaurants, Full Service (see CN & DA-4 & 5 for add'l parameters)	P	AR	P	P	P	P	P	P	P	P	P	P	P	P	UP	UP	P	P	UP AR	UP AR	UP AR	
Retail Sales (see SA & DA for size restrictions)	P	AR	P	P	P	-	P	P	-	-	P	P	P	P	UP	UP	P	P	-AR	-AR	-AR	
Retail Sales, Big Box	-	-	UP	-	UP	P	-	-UP	-	-	-	-	-	-	-	-	-	-	UP	P	P	
Retail Services (see PHD, DA-6 & IP for add'l parameters)	P	UP	P	P	P	-	-	P	P	P	P	P	P	P	UP	UP	P	P	-AR	-AR	P	
Schools, Public or Private	UP	UP	UP	-	-	-	-	-	UP	-	-	-	-	UP	UP	UP	-	UP	-	-	-	



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USE CLASSIFICATIONS																						
Secondhand Sales	UP	-	UP	UP	UP	UP	-	-	-	-	-	-	UP	-	-	-	-	-	UP	UP	UP	UP
Service Stations	-	-	UP	UP	UP	UP	-	-	-	-	-	-	UP	-	-	-	-	-	UP	UP	UP	UP
Small-Scale Transfer/Storage of Hazard. Waste	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	UP	UP	UP
Stadia and Sports Arenas	-	-	-	-	-	-	UP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Supermarkets (see DA-1 for size restrictions)	AR	AR	P	UP	UP	-	-	UP P	-	-	-	-	UP	-	-	-	UP	UP	-	-	-	-
Swap Meets, Recurring	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tattoo Parlors	UP	-	UP	-	UP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Theaters	UP	-	UP	UP	UP	-	UP	UP	-	-	UP	UP	UP	UP	-	-	-	UP	-	-	-	-
Theaters, Small Scale	AR	UP	AR	UP	P	-	P	P	-	-	UP	UP	P	UP	-	-	-	-	-	-	-	-
Theaters, Outdoors	-	-	-	-	-	-	UP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tobacconist/Cigarette Stores (1,500' from sensitive uses; hour restrictions)	UP	-	UP	-	UP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	UP	-
Travel Services	P	AR	P	-	P	-	P	P	P	P	P	P	P	P	UP	UP	-	P	-	-	-	-
Trucking Terminals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	UP	-
Two-Family Residential (for DA zones, existing OK, no new permitted)	AR	P	AR	UP	UP	-	-	UP	-	UP	UP	P	P	P	UP	UP	-	P	-	-	-	-
Utilities, Major	UP	-	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	-	UP	UP	UP	UP	UP	UP	UP	UP	UP
Utilities, Minor	P	AR	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Vehicle/Equipment Repair, General	-	-	-	-	UP	UP	-	-	-	-	-	-	-	-	-	-	-	-	-	UP	UP	-
Vehicle/Equipment Repair, Limited	UP	-	UP	-	UP	P	-	P	-	-	-	-	-	-	-	-	-	-	-	UP	UP	-
Vehicle/Heavy Equipment Dealers, New	-	-	UP	-	UP	UP	-	-	-	-	-	-	-	-	-	-	-	UP	P	P	P	P
Vehicle/Heavy Equipment Dealers, Used	-	-	UP	-	UP	UP	-	-	-	-	-	-	-	-	-	-	-	-	UP	UP	UP	UP
Vehicle/Heavy Equipment Dealers Limited, Used	-	-	AR	-	AR	AR	-	-	-	-	-	-	-	-	-	-	-	-	AR	AR	AR	AR
Vehicle/Heavy Equipment Rental	-	-	UP	-	UP	UP	-	UP	-	-	-	-	-	-	-	-	-	-	UP	UP	UP	-
Vehicle Storage	-	-	-	-	-	UP	-	-	-	-	-	-	-	-	-	-	-	-	UP	UP	-	-
Warehousing – Wholesale/Retail Distribution (see IP for add'l parameters)	-	-	-	-	-	UP	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P
Warehousing – Storage Facilities (UP if over 10,000 sf or 2001 or newer)	-	-	-	-	-	UP	-	-	-	-	-	-	-	-	-	-	-	-	UP	P	P	P
Wind Farms	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	UP	-	-