



# CITY OF SAN LEANDRO ZONING CODE

## Use Classifications and Zoning Districts\*

Zoning Update 2016 Proposed Changes  
Proposed modifications and additions in red

**LEGEND**

**P** = PERMITTED USE  
**UP** = USE PERMIT REQUIRED  
**AR** = ADMINISTRATIVE REVIEW REQUIRED  
**-** = NOT PERMITTED

Short explanations provided in Use Classifications, but please refer to Zoning Code for more information.

RS	RD	RM	CN	CC	P	DA-1	DA-2	DA-3	DA-4	DA-6	IL	IG	IP	IT
RESIDENTIAL-SINGLE-FAMILY	RESIDENTIAL-DUPLEX	RESIDENTIAL-MULTI-FAMILY	COMMERCIAL NEIGHBORHOOD	COMMERCIAL COMMUNITY	PROFESSIONAL OFFICE	DOWNTOWN AREA 1	DOWNTOWN AREA 2	DOWNTOWN AREA 3	DOWNTOWN AREA 4	DOWNTOWN AREA 6	INDUSTRIAL LIMITED	INDUSTRIAL GENERAL	INDUSTRIAL PARK	INDUSTRIAL TRANSITION

### USE CLASSIFICATIONS

Adult Oriented Business (subject to requirements of Section 4-1683)	-	-	-	-	-	-	-	-	-	-	P	P	P	UP
Ambulance Services (if 1000' from R, Emergency=UP; Non-Emergency=AR)	-	-	-	-	P	-	-	-	-	-	P	P	P	P
Animal Boarding, Indoor (UP required for outdoor in I zones)	-	-	-	-	UP	-	-	-	-	-	AR	AR	AR	AR
Animal Grooming (Indoor only)	-	-	-	P	P	-	P	P	P	-	AR	AR	AR	AR
Animal Hospital	-	-	-	UP	UP	-	-	-	-	-	P	AR	AR	AR
Animal Sales	-	-	-	P	P	-	P	-	-	-	-	-	-	-
Artists' Studios	-	-	-	UP	P	-	P	P	AR	AR	P	P	P	P
Assembly Use (with UP in AU-overlay parcels, only)	UP	UP	UP	-	-	-	UP	UP	UP	-	-	-	-	UP
Automatic Teller Machine (Exterior)	-	-	-	AR	AR	AR	AR	AR	-	AR	AR	AR	AR	AR
Automobile Parts Sales (UP for installation)	-	-	-	-	AR	-	-	-	-	-	UP	P	UP	UP
Automobile Washing, Attended	-	-	-	-	P	-	-	-	-	-	-	-	-	-
Automobile Washing, Unattended	-	-	-	-	UP	-	-	-	-	-	-	-	-	-
Bars	-	-	-	-	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
Beer and Wine Stores (1,000' from sensitive uses)	-	-	-	-	UP	-	UP	-	-	-	-	-	-	-
Billiard Parlors	-	-	-	-	UP	-	-	-	-	-	-	-	-	-
Bingo Parlors	-	-	-	-	UP	-	-	-	-	-	-	-	-	-
Brewpub	-	-	-	P	P	P	P	UP	UP	P	AR	AR	AR	AR
Building Materials and Services	-	-	-	-	UP	-	-	-	-	-	P	P	P	AR
Business Services	-	-	-	P	P	P	P	P	-	P	P	P	P	P
Business and Trade Schools	-	-	-	-	P	-	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	P	P	P	P	P	P	AR	AR	AR	AR
Catering Services	-	-	-	P	P	-	P	UP	-	UP P	P	P	P	P
Coin-op Laundry and Dry Cleaning	-	-	-	-	UP	-	UP	-	-	-	-	-	-	UP
Commercial Recreation	-	-	-	-	UP	-	UP	UP	-	-	-	-	-	AR
Commercial Parking Facility	-	-	-	-	UP	UP	UP	-	-	-	-	-	-	-
Communications Facilities	-	-	-	-	P	-	P	-	-	UP	P	P	P	P
Community Gardens (also allowed with AR in R zones)	AR	-	AR	AR	AR	-	AR	AR	AR	AR	AR	AR	AR	AR
Convalescent Facilities	-	-	-	-	-	UP	-	UP	-	-	-	-	-	-
Convenience Stores (1,000' from sensitive uses)	-	-	-	-	UP	-	-	-	-	-	-	-	-	-
Corporation Yards	-	-	-	-	-	-	-	-	-	-	UP	UP	-	UP
Cultural Institutions	-	-	-	UP	UP	UP	UP	-	UP	UP	UP	UP	UP	AR
Dance Club	-	-	-	-	UP	-	UP	-	-	-	UP	UP	UP	UP
Day Care, General	UP	UP	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR	AR
Day Care, Limited (for existing residences only)	P	P	P	P	-	-	-	P	P	-	-	-	-	-
Department Store (see size parameters in DA-1)	-	-	-	-	UP	-	P	-	-	-	-	-	-	-
Drive-up Facility	-	-	-	-	UP	-	UP	-	-	-	UP	UP	UP	UP
Drugstore (Without drive-up) (see size parameters in SA-2 & DA-1)	-	-	-	UP	P	-	UP	UP	-	UP	UP	UP	-	UP
Emergency Health Care	-	-	-	-	UP	UP	UP	UP	-	-	UP	P	UP	P
Entertainment Events (UP in IG, IL and IP Districts if AU Overlay)	-	-	-	UP	UP	-	UP	UP	-	UP	-	-	-	UP
Equipment Sales	-	-	-	-	-	-	-	-	-	-	P	P	P	P
Farmers' Market	-	-	-	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
Fast Food Establishments, Small Scale	-	-	-	AR	P	-	AR	AR UP	UP	UP	AR UP	AR	AR	AR
Financial Inst., Check Cashing/Personal Loans (subj to regulations in Art.6)	-	-	-	-	UP	-	-	-	-	-	-	-	-	-
Financial Inst., Retail (e.g. banks, credit unions)	-	-	-	P	P	P	P	P	-	P	P	P	P	P
Food Processing, General	-	-	-	-	-	-	-	-	-	-	UP	P	UP	P
Food Processing, Limited	-	-	-	-	-	-	-	-	-	-	P	P	P	P
Fortune-telling Establishment	-	-	-	-	UP	-	-	-	-	-	-	-	-	-
Furniture, Electronic and Appliance Sales (see SA-2, DA-1 size parameters)	-	-	-	UP	P	-	P	AR	-	-	UP	UP	UP	UP
Game Center	-	-	-	-	UP	-	UP	-	-	AR	UP	UP	-	UP
Government Office	-	-	-	-	UP	-	P	-	-	UP	P	P	-	P
Group Housing	-	-	UP	-	-	UP	-	UP	UP	UP	-	-	-	-
Gun or Weapon Shop	-	-	-	-	UP	-	-	-	-	-	-	-	-	-
Health and Fitness Centers	-	-	-	AR	P	UP	P	AR	AR	P	P	P	P	P
Home Improvement and Interior Decor. (see SA-2, DA-1 size restrictions)	-	-	-	UP	P	-	P	UP	UP	UP	P	P	P	P
Hospitals	-	-	-	-	UP	UP	-	UP	-	-	-	-	-	-
Hotels, Motels, and Time-Share Facilities	-	-	-	-	UP	-	UP	-	-	UP	-	-	-	UP
Industrial Hazardous Waste Facility (see Article 7 for add'l restrictions)	-	-	-	-	-	-	-	-	-	-	UP	UP	UP	-
Industry, Custom	-	-	-	-	-	-	-	UP	UP	UP	P	P	P	P
Industry, General	-	-	-	-	-	-	-	-	-	-	-	P	UP	AR
Industry, Hazardous Material (see Article 7 for add'l restrictions)	-	-	-	-	-	-	-	-	-	-	UP	UP	UP	-
Industry, Limited (for DA-4, pre-existing uses, only)	-	-	-	-	-	-	-	-	UP	-	P	P	P	P
Industry, Research and Development (for DA, pre-existing only)	-	-	-	-	-	-	-	-	UP	-	P	P	P	P
Instruction and Improvement Services	-	-	-	AR	P	-	P	P	AR	AR	AR	AR	AR	AR
Laboratories	-	-	-	-	-	UP	-	UP	-	-	P	P	P	P
Liquor Stores (1,000' from sensitive uses)	-	-	-	-	UP	-	-	-	-	-	-	-	-	-
Live-Work	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance and Repair Services	-	-	-	P	P	-	AR	-	-	-	P	P	P	P
Marina	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Marine Sales and Services	-	-	-	-	-	-	-	-	-	-	P	P	-	P
Massage Therapy	-	-	-	-	UP	UP	UP	-	-	-	UP	UP	UP	UP
Medical Supply Stores	-	-	-	P	P	P	P	-	-	-	P	P	P	P
Mixed-Use Residential (for IT districts, within one-half mile of BART)	-	-	-	UP	UP	UP	P	P	UP	UP	P	-	-	UP
Mobile Food Vending	-	-	-	-	AR	-	-	-	-	-	AR	AR	AR	AR
Mortuaries	-	-	-	-	-	UP	-	UP	-	-	-	-	-	-
Multi-Family Residential (for IT districts, within one-half mile of BART)	-	-	P	UP	UP	UP	P	P	P	P	-	-	-	UP
Neighborhood/Specialty Food Markets (see DA for size restrictions)	-	-	-	P	P	P	UP	P	UP	UP	-	-	-	AR
Nurseries	-	-	-	P	P	-	-	-	-	-	P	P	-	P
Offices, Business and Professional (see Article 6 & 7 for add'l restrictions)	-	-	-	P	P	P	P	AR	AR P	P	P	P	P	P
Parcel Processing and Shipping Centers (see Article 7 for add'l restrictions)	-	-	-	-	-	-	-	-	-	-	P	P	P	AR
Park and Recreation Facility (see DA for additional parameters)	P	P	P	P	UP	-	-	UP	P	P	P	-	-	AR
Parking Lot	-	-	-	AR	AR	AR	AR	AR	-	-	AR	AR	AR	AR
Pawn Shop	-	-	-	-	UP	-	-	-	-	-	-	-	-	-
Pharmacies (see SA & DA for additional size restrictions)	-	-	-	P	P	P	P	P	-	-	-	-	-	-
Public Safety Facilities	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
Recycling Facilities; Single-Feed Reverse Vending (see Article 16)	-	-	-	AR	AR	AR	AR	AR	-	-	AR	AR	AR	AR
Recycling Facilities; Small Collection (see Article 16)	-	-	-	AR	AR	-	-	-	-	-	-	-	-	-
Recycling Facilities; Large Collection (see Article 16)	-	-	-	-	AR	-	-	-	-	-	AR	AR	AR	UP
Recycling Facilities; Light Processing (see Article 16)	-	-	-	-	-	-	-	-	-	-	AR	AR	-	UP
Recycling Facilities; Heavy Processing (see Article 16)	-	-	-	-	-	-	-	-	-	-	-	UP	-	UP
Recycling Facilities; Haz.Mat., Small Scale (see Article 16)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential (all pre-existing uses) (see Article 6 & 7)	P	P	P	-	-	-	P	P	P	P	P	P	P	P
Residential Hotels	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residual Repositories for Hazardous Waste	-	-	-	-	-	-	-	-	-	-	-	UP	-	-
Restaurants, Full Service (see CN & DA-4 & 5 for add'l parameters)	-	-	-	P	P	P	P	P	UP	UP	P	AR	AR	AR
Retail Sales (see SA & DA for size restrictions)	-	-	-	-	P	-	P	P	UP	UP	P	AR	AR	P
Retail Sales, Big Box	-	-	-	-	UP	-	-	-	-	-	UP	P	P	AR
Retail Services (see PHD, DA-6 & IP for add'l parameters)	-	-	-	P	P	P	P	P	UP	UP	P	AR	AR	P
Schools, Public or Private	UP	UP	UP	-	-	UP	-	UP	UP	UP	-	-	-	-
Secondhand Sales	-	-	-	-	UP	-	UP	-	-	-	-	-	-	-
Service Stations	-	-	-	-	UP	-	UP	-	-	UP	UP	UP	UP	UP
Small-Scale Transfer/Storage of Hazard. Waste	-	-	-	-	-	-	-	-	-	-	UP	UP	-	-
Stadium and Sports Arenas	-	-	-	-	-	-	-	-	-	-	-	-	-	UP
Theaters	-	-	-	UP	UP	-	UP	UP	-	-	UP	-	-	AR
Theaters, Small Scale	-	-	-	UP	P	-	P	UP	-	-	-	-	-	AR
Theaters, Outdoors	-	-	-	-	-	-	-	-	-	-	-	-	-	AR
Tobacconist/Cigarette Stores (1,500' from sensitive uses; hour restrictions)	-	-	-	-	UP	-	-	-	-	-	-	-	-	-
Travel Services	-	-	-	-	P	P	P	P	UP	UP	P	-	-	-
Trucking Terminals	-	-	-	-	-	-	-	-	-	-	-	UP	-	-
Two-Family Residential (for DA zones, existing OK, no new permitted)	P	P	-	UP	UP	-	P	P	UP	UP	P	-	-	P
Utilities, Major	UP	UP	UP	UP	UP	UP	-	UP	UP	UP	UP	UP	UP	UP
Utilities, Minor	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	-	UP
Vehicle/Heavy Equipment Dealers, New	-	-	-	-	UP	-	-	-	-	UP	P	P	P	P
Vehicle/Heavy Equipment Dealers, Used	-	-	-	-	UP	-	-	-	-	-	UP	UP	UP	UP
Vehicle/Heavy Equipment Dealers Limited, Used	-	-	-	-	AR	-	-	-	-	-	AR	AR	AR	AR
Vehicle/Heavy Equipment Rental	-	-	-	-	UP	-	-	-	-	-	UP	UP	-	UP
Vehicle Storage	-	-	-	-	-	-	-	-	-	-	UP	UP	-	-
Warehouse - Wholesale/Retail Distribution (see Code for add'l parameters)	-	-	-	-	-	-	-	-	-	-	P	P	P	P
Warehouse - Storage Facilities (UP if over 10,000 sf r)	-	-	-	-	-	-	-	-	-	-	UP	P	P	P

\*Not inclusive of all zoning districts and land uses identified in the San Leandro Zoning Code.