

EXHIBIT A
Proposed Zoning Code
Amendments

The definition of Research and Development Services in Section 1.12.108 Definitions is amended to read as follows:

Research and Development Services. Research of an industrial, scientific, or medical nature, including associated office space, indoor laboratories, and testing facilities. This classification may include small-scale indoor fabrication as part of the research function, but excludes mass manufacturing, fabrication, or processing of products, and excludes uses that may be objectionable as determined by the Zoning Enforcement Official, by reason of production of offensive odor, dust, noise, vibration, or storage of or risk associated with hazardous materials.

Section 2.10.200 Use Regulations is amended to read as follows:

A. Permitted Uses. The following uses are permitted in the B-TOD District, and a conditional use permit is not required. (Certain uses are subject to special requirements and/or limitations, as prescribed following the individual use classification.)

1. Accessory uses, other than entertainment events, when in conjunction with a permitted use.
2. Animal Grooming (Indoor Only).
3. Artist's Studios.
4. Automatic Teller Machines.
5. Brewpubs.
6. Business Services.
7. Cafés.
8. Coin-op Laundry and Dry Cleaning.
9. Commercial Recreation.
10. Cultural Institutions.
11. Day Care, General.
12. Department Stores.
13. Drugstores.
14. Fast Food Establishments, Small Scale.
15. Financial Institutions, Retail.

16. Furniture, Electronics, and Appliance Sales.
17. Government Offices.
18. Health and Fitness Centers.
19. Home Improvement and Interior Decoration.
20. Hotels.
21. Instruction and Improvement Services.
22. Library
23. Medical Supply Stores.
24. Multi-Family Residential.
25. Mixed-use Residential.
26. Neighborhood/Specialty Food Markets.
27. Offices (Business, Professional, Administrative.)
28. Park and Recreation Facilities.
29. Pharmacies.
30. Research and Development Services.
31. Restaurants, Full-Service.
32. Retail Sales.
33. Retail Services.
34. Supermarkets.
35. Telecommunications, Architecturally Integrated Antennas and/or Co-Locations on Existing Tower Structures. (Subject to the regulations of Section 4-1686: Wireless Telecommunications Facilities.)
36. Theaters.
37. Theaters, Small Scale.

38. Travel Services.

39. Utilities, Minor.

B. Conditionally Permitted Uses. The following uses are allowed in the B-TOD District, subject to the approval of a conditional use permit. (Certain uses are subject to special requirements and/or limitations, as prescribed following the individual use classification.)

1. Accessory Uses in conjunction with a conditionally permitted use.
2. Bars.
3. Bed and Breakfast Inns. (Subject to the regulations of Section [4.04.348](#) Bed and Breakfast Inns.)
4. Commercial Parking Facility.
5. Communications Facilities.
6. Dance Clubs.
7. Entertainment Events. (Entertainment events, when provided either as a primary use or as an accessory use to permitted and conditionally permitted uses, require use permit approval.)
8. Liquor Stores.
9. Massage Therapy.
10. Public Safety Facilities.
11. Retail Sales, Big Box.
12. Schools, Public or Private.
13. Theaters, Outdoors.
14. Utilities, Major.

C. Uses Requiring Administrative Review. The following uses are allowed in the B-TOD District, subject to the approval of an Administrative Review by the Zoning Enforcement Official, as per the requirements of San Leandro Zoning Code, Article 21.

1. Animal Sales.
2. Beer and Wine Stores.

3. Business and Trade Schools.
4. Community Garden.
5. Convenience Store.
6. Farmers' Market.
7. Fast Food Establishments, Large Scale.
8. Game Centers.
9. Kiosks, Carts, and Vending Stands.
10. Telecommunications, New Monopoles and Towers.

D. Temporary Uses Requiring Administrative Review. The following temporary uses are allowed in the B-TOD District, subject to the regulations of Section 5-222 Temporary Use Permits.

1. Animal Shows.
2. Assembly Uses, Temporary.
3. Christmas Tree and Pumpkin Sales and Other Seasonal Outdoor Sales.
4. Circuses and Carnivals.
5. Commercial Filming.
6. Real Estate Offices, Temporary.
7. Retail Sales, Outdoor.
8. Special Promotions.
9. Storage Containers, Temporary.
10. Street and Neighborhood Fairs.
11. Trade Fairs.