

San Leandro Zoning Code Definitions and Acronyms for Pertinent Zoning Districts in Proposed Rezoning

Bold and Underlined text indicates proposed new text; ~~strikethrough~~ indicates deletions

From Article 5 Residential Districts:

RS Residential Single-Family District. To provide opportunities for single-family residential land use in neighborhoods, subject to appropriate standards.

RD Residential Duplex District. To provide opportunities for two-family housing at appropriate locations.

RM Residential Multi-Family District. To provide opportunities for multiple residential uses, including town houses, condominiums, multi-dwelling structures, or cluster housing with landscaped open space for residents' use, and apartments. Single-family and duplex dwellings are permitted uses in these districts. Four (4) types of multi-family districts are established:

- RM-3000 District, where the density is 14.5 dwellings per gross acre.
- RM-2500 District, where the density is 17.5 dwellings per gross acre.
- RM-2000 District, where the density is 22 dwellings per gross acre.
- RM-1800 District, where the density is 24 dwellings per gross acre.

From Article 6 Commercial and Professional Districts:

CC Commercial Community District. To provide sites for commercial centers containing a wide variety of commercial establishments, including banking and financial establishments and businesses selling home furnishings, apparel, durable goods, and specialty items and generally having a citywide market area. Facilities, such as entertainment, eating-and-drinking establishments, hotels and motels are permitted, subject to certain limitations to avoid adverse effects on adjacent uses.

CN Commercial Neighborhood District. To provide sites for businesses serving the daily needs of nearby residential areas, subject to development standards that prevent significant adverse effects on adjoining neighborhoods. In addition to uses serving nearby residential areas, business and professional offices and residential uses are permitted above the ground floor.

DA-1 (Downtown Area 1). To implement specific provisions of the Downtown San Leandro Transit-Oriented Development Strategy for the Downtown retail core area centered on East 14th Street between Davis Street and Castro Street. Ground floor retail is required on parcels fronting on East 14th Street and Washington Avenue, **north of Parrott Street** and encouraged on all other

parcels in this District. Residential mixed use development is allowed, ~~and single use residential development is permitted on parcels not fronting on the East 14th Street or Washington Avenue corridors.~~

DA-2 (Downtown Area 2). To implement specific provisions of the Downtown San Leandro Transit-Oriented Development Strategy by providing for designated areas on the periphery of the Downtown core where new development shall be sensitive to and of a scale consistent with adjacent Residential Districts and where mixed use developments are allowed and encouraged but not required.

DA-3 (Downtown Area 3). To implement specific provisions of the Downtown San Leandro Transit-Oriented Development Strategy in areas immediately adjacent to the Downtown retail core. Infill development shall respect the scale and fabric of the neighborhood while increased building height and higher residential densities are allowed.

DA-4 (Downtown Area 4). To implement specific provisions of the Downtown San Leandro Transit-Oriented Development Strategy on land located near transit facilities or where sensitivity to increased height and density is not significant. Residential use is required and limited ground-floor retail and office uses are permitted.

~~DA-5 (Downtown Area 5). To implement specific provisions of the Downtown San Leandro Transit-Oriented Development Strategy in areas immediately adjacent to the Bay Area Rapid Transit (BART) station where there are opportunities to maximize transit ridership by developing at the maximum feasible densities with minimal impact on neighboring parcels. Residential use is required and limited ground-floor retail and office uses are permitted.~~

DA-6 (Downtown Area 6). To implement specific provisions of the Downtown San Leandro Transit-Oriented Development Strategy by clustering office uses in the vicinity of Davis Street and San Leandro Boulevard that will benefit from visibility from these streets and the nearby BART station. Off-site and shared parking is encouraged.

P Professional Office District. To provide opportunities for offices **and multi-family residential uses** at appropriate locations, subject to development standards and landscaping requirements that prevent significant adverse effects on adjacent uses. ~~Retail activity is not appropriate.~~

~~PHD Professional High Density Office Districts. To provide opportunities for high density office development adjacent to downtown to support downtown retail activity. Ground-floor retail, personal services, and restaurant uses may be permitted at appropriate locations, subject to limitations to prevent significant adverse effects on the downtown area.~~

From Article 7 Industrial Districts

IL Industrial Limited District. To provide areas appropriate for a wide range of: (1) low- to moderate-intensity industrial uses capable of being located adjacent to residential areas through provision of adequate buffering and attenuation measures; and (2) commercial services and light manufacturing, and to protect these areas, to the extent feasible, from disruption and competition for space from unrelated retail or commercial uses or general industrial uses. Certain types of retail sales are permitted under specified limitations.

IG Industrial General District. To provide and protect existing industrial sites and allow for continued operation of existing general industry, subject to performance standards and buffering requirements to minimize potential environmental impacts. Certain types of retail sales are permitted under specified limitations.

IP Industrial Park District. To provide and protect industrial lands for the development in a landscaped setting of communities of high technology, research and development facilities, limited industrial activities (including production and assembly but not raw materials processing or bulk handling), small-scale warehousing and distribution, industrial office centers, certain types of specified retail sales, and related uses. (Ord. 2014-011 § 2; Ord. 2001-015 § 1)

IT Industrial Transition District. To provide and protect industrial lands for the development of emerging technologies, artisanal production, and light manufacturing methods, while preserving existing businesses and allowing additional commercial uses under specified limitations and residential development within one-half mile of a BART station.