

SEC. 10-1.1540 CENTRAL CITY - PLAZA SUBDISTRICT (CC-P)

SEC. 10-1.1541 CC-P PURPOSE.

The purpose of the Central City - Plaza (CC-P) Subdistrict is to establish a unique environment of retail and other complementary uses contributing to the pedestrian nature and quality image of such streets as B Street.

SEC. 10-1.1542 CC-P PERMITTED USES.

a. **Primary Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the CC-P District as primary uses.

- (1) **Administrative and Professional Offices/Services.** (Above first floor only)
 - (a) Accounting and financial offices. (Excluding check cashing stores)
 - (b) Architectural and engineering offices.
 - (c) Banks. (Excluding check cashing stores)
 - (d) Chiropractic and acupuncture offices.
 - (e) Insurance and real estate offices.
 - (f) Law offices.
 - (g) Medical and dental offices.
 - (h) Travel and airline agency offices.

- (2) **Automobile Related Uses.**
Automobile parts store.

- (3) **Personal Services.**
 - (a) Barber/beauty shop. (Excluding beauty college)
 - (b) Dry cleaning/laundry.
 - (c) Nail salon.
 - (d) Photography studio.
 - (e) Shoe repair.
 - (f) Tailor/seamstress shop.

- (4) **Residential Uses.**
 - (a) Artist's loft. (Live above place of business; non-first floor only)
 - (b) Residential dwelling unit(s).
 - (c) Single-family dwelling(s). (Existing as of May 4, 1993, including their accessory structures and uses, any floor)

- (5) **Retail Commercial Uses.**
 - (a) Antique store.
 - (b) Appliance store.
 - (c) Art and art supplies store.

- (d) Bicycle store.
- (e) Bookstore.
- (f) Camera store.
- (g) Card shop.
- (h) Carpet/drapery store.
- (i) Clothing store.
- (j) Consignment store.
- (k) Fabric store.
- (l) Floral shop.
- (m) Furniture store.
- (n) Garden supplies store.
- (o) Gift shop.
- (p) Hardware store.
- (q) Jewelry store.
- (r) Locksmith shop.
- (s) Music store.
- (t) Paint/wallpaper store.
- (u) Pet grooming shop.
- (v) Pet store.
- (w) Plumbing and heating store.
- (x) Restaurant. (No bar)
- (y) Sporting goods store.
- (z) Stationary store.
- (aa) Supermarket.
- (bb) Theater. (Small Motion Picture, Large Motion Picture or Live Performance.)
- (cc) Toy store.
- (dd) Variety store.
- (ee) Video sales and rental.

(6) Service Commercial Uses.

- (a) Appliance repair shop. (Ancillary to appliance sales)
- (b) Copying or reproduction facility.
- (c) Mailing or facsimile service.
- (d) Reverse vending machines. (When located within a convenience zone)

(7) Other Uses.

- (a) Broadcasting studio.
- (b) Public agency facilities
- (c) Parks.

b. **Secondary Uses.** The following uses are permitted as secondary or subordinate uses to the permitted uses in the CC-P Subdistrict:

- (1) Accessory buildings and uses. (See Section 10.1.845a.-d.)

- (2) Garage sales. (4 per year per dwelling. See General Regulations Section 10-1.2735e.)
- (3) Home Occupation. (See definitions)
- (4) Household pets.
- (5) Indoor storage. (Clearly subordinate to a primary or conditional use that is open to the public and which conforms to the policies and goals of the Redevelopment Agency and the CC-P Subdistrict.

SEC. 10-1.1543 CC-P CONDITIONALLY PERMITTED USES.

a. **Administrative Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the CC-P Subdistrict subject to approval of an administrative use permit:

- (1) Administrative and Professional Offices/Services. (On first floor)
 - (a) Accounting and financial offices.
 - (b) Architectural and engineering offices.
 - (c) Chiropractic and acupuncture offices.
 - (d) Insurance and real estate offices.
 - (e) Law offices.
 - (f) Medical and dental offices.
 - (g) Travel and airline agency offices.
- (2) Automobile Related Uses.
None.
- (3) Personal Services.
 - (a) Dance studio. (Non-first floor only.)
 - (b) Health club. (Non-first floor only.)
 - (c) Marshall arts studio. (Non-first floor only.)
 - (d) Music studio. (Non-first floor only.)
 - (e) Physical fitness studio. (Non-first floor only.)
 - (f) Suntan parlor. (Non-first floor only.)
- (4) Residential Uses.
None.
- (5) Retail Commercial Uses.
None.
- (6) Service Commercial Uses.

- (a) Recycling collection area. (When located within a convenience zone.)
- (b) Upholstery shop. (Furniture only)
- (7) Other Uses.
 - (a) Ambulance service. (Above first floor only)
 - (b) Banquet hall. (Where no alcohol is served)
 - (c) Catering facility. (Where no alcohol is served)
 - (d) Day care center. (Above first floor only. State-licensed, less than 24-hour care for children or adults, 15 or more persons, excluding staff. See definitions.)
 - (e) Farmer's market. (First floor only.)
 - (f) Home occupation - expanded. (See definitions.)
 - (g) Temporary use.
- b. **Conditional Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the CC-R Subdistrict subject to approval of an conditional use permit:
 - (1) Administrative and Professional Offices/Services.
 - Check cashing store. (First floor only)
 - (2) Automobile Related Uses.
 - Parking lot or parking structure. (Above first floor only)
 - (3) Personal Services.
 - Massage parlor. (Above first floor only)
 - (4) Residential Uses.
 - None.
 - (5) Retail Commercial Uses. (See General Regulations Section 10-1.2735b. for regulations of alcohol.)
 - (a) Bar, cocktail lounge.
 - (b) Dance or night club.
 - (c) Convenience market.
 - (d) Liquor store.
 - (6) Service Commercial Uses.
 - Hotel or motel. (Above first floor only)
 - (7) Other Uses.
 - (a) Auctions. (Above first floor only)
 - (b) Banquet hall.
 - (c) Catering facility.
 - (d) Commercial amusement facility.

- (e) Cultural facility.
- (f) Educational facility.
- (g) Hospital, convalescent home. (Above first floor only)
- (h) Recreational facility.
- (i) Religious facility. (Above first floor only)

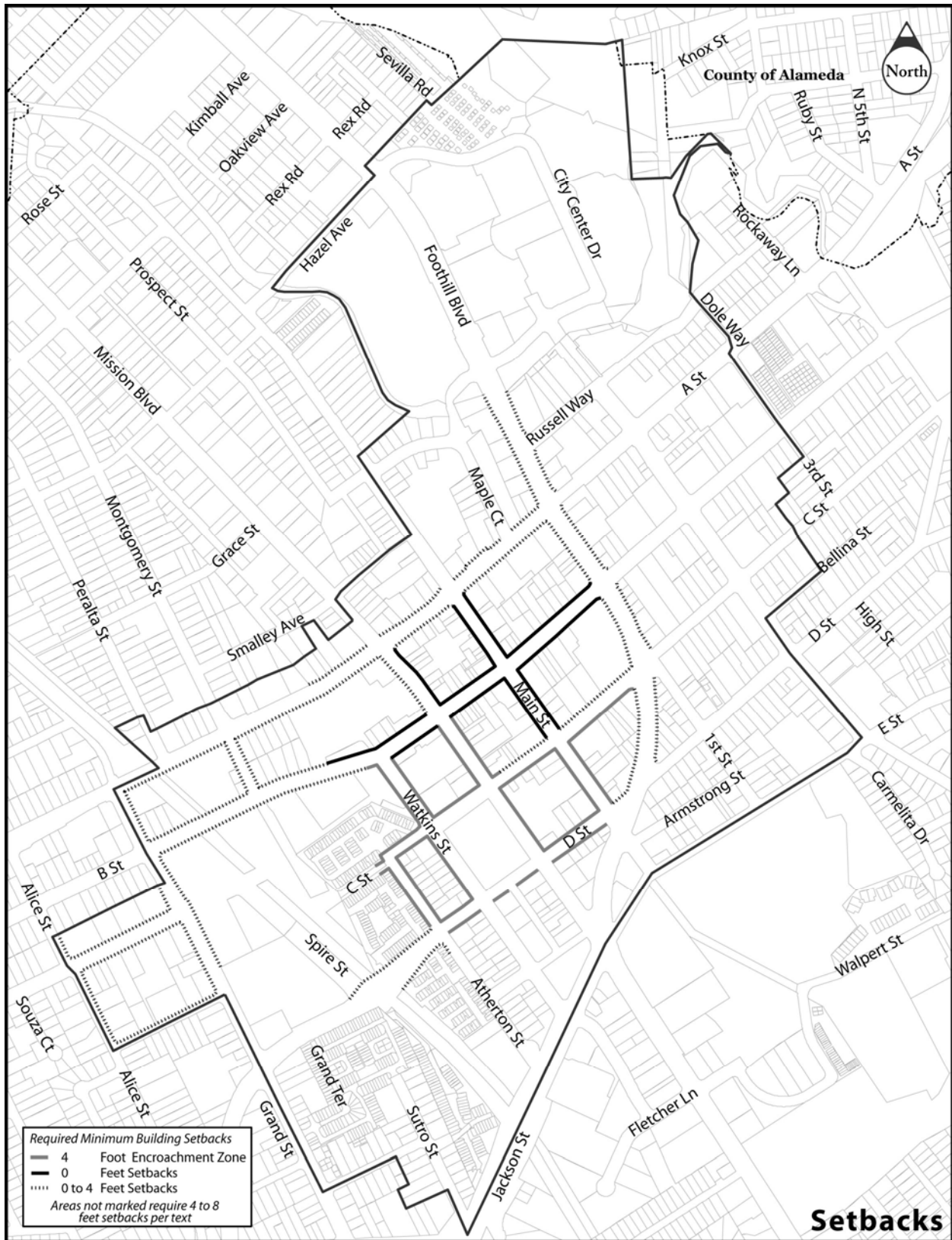
SEC. 10-1.1544 CC-P LOT REQUIREMENTS.

- a. Minimum Lot Size: None.
- b. Maximum Residential Density: Densities shall be established in substantial compliance with Downtown Hayward Design Plan, and as indicated herein.

- c. Minimum Lot Frontage: None.
- d. Minimum Average Lot Width: None.
- e. Maximum Lot Coverage: None.
- f. Special Lot Requirements and Exceptions: See General Regulations Section 10-1.2720.

SEC. 10-1.1545 CC-P YARD REQUIREMENTS.

- a. Minimum Front Yard: In substantial compliance with Downtown Hayward Design Plan, and as indicated herein.



- b. Minimum Side Street Yard: None.
- c. Minimum Side Yard: None.
- d. Minimum Rear Yard: None, except 15 feet shall be required for residential uses or other uses abutting residential or open space zones or residentially developed property.
- e. Special Yard Requirements and Exceptions: See General Regulations Section 10-1.2725.

SEC. 10-1.1546 CC-P HEIGHT LIMIT.

- a. Maximum Building Height: Maximum height shall be established in substantial compliance with the Downtown Hayward Design Plan, and as indicated herein.

- b. Maximum Accessory Building Height: 14 feet and one story.
- c. Maximum Height for Fences/hedges/walls:
 - (1) Front and Side Street Yard. 4 feet.
 - (2) Side and Rear Yard. 6 feet.(Also see Section 10-1.1555h. for additional standards)
- d. Special Height Requirements and Exceptions: See General Regulations Section 10-1.2730.

Please refer to Sections 10-1.1550 and 10-1.1555 for further requirements