SEC. 10-1.1520 CENTRAL CITY - COMMERCIAL SUBDISTRICT (CC-C)

SEC. 10-1.1521 CC-C PURPOSE.

The purpose of the Central City - Commercial (CC-C) Subdistrict is to establish a mix of business and other activities which will enhance the economic vitality of the downtown area. Permitted activities include, but are not limited to, retail, office, service, lodging, entertainment, education, and multi-family residential uses.

SEC. 10-1.1522 CC-C PERMITTED USES.

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

(1) Administrative and Professional Offices/Services.
- (a) Accounting and financial offices. (Excluding check cashing stores)
- (b) Architectural and engineering offices.
- (c) Banks and financial institutions.
- (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 or beauty shop. (Excluding college)
- (b) Dance studio.
- (c) Dry cleaner/laundry.
- (d) Health club.
- (e) Martial arts studio.
- (f) Music studio.
- (g) Nail salon.
- (h) Palm reading.
- (i) Photography studio.
- (j) Physical fitness studio.
- (k) Shoe repair shop.
- (l) Tailor/seamstress shop.

(4) Residential Uses.
- (a) Residential dwelling unit(s). (Above first floor commercial uses only)
- (b) Single-family dwelling. (Existing as of May 4, 1993, including accessory structures and uses)

(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) Grocer.
- (q) Hardware store.
- (r) Jewelry store.
- (s) Locksmith shop.
- (t) Music store.
- (u) Paint/wallpaper store.
- (v) Pet grooming shop.
- (w) Pet store.
- (x) Plumbing and heating store.
- (y) Restaurant. (No bar)
- (z) Sporting goods store.
- (aa) Stationary store.
- (bb) Supermarket.
- (cc) Theater. (Small Motion Picture or Live Performance. Large Motion Picture Theater located between A and D Streets and Grand and Second Streets.)
- (dd) Toy store.
- (ee) Variety store.
- (ff) Video sales and rental.

(6) Service Commercial Uses.
- (a) Appliance repair shop.
- (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) Christmas tree or pumpkin patch lot. (See General Regulations Section 10-1.2735d. for standards)

(c) Day care home.	(State-licensed, less than 24-hour care for children or adults, 14 or fewer persons, excluding staff. See definitions.)
(d) Educational facilities.	Small, generally less than 2,000 square feet and designed to augment the learning process of elementary and secondary students.
(e) Public agency facilities.	

b. **Secondary Uses**. The following uses are permitted as secondary or subordinate uses to the uses permitted in the CC-C 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 Central City-Commercial Subdistrict.)

SEC. 10-1.1523 CC-C CONDITIONALLY PERMITTED USES.

a. **Administrative Uses**. The following uses are permitted in the CC-C Subdistrict, subject to approval of an administrative use permit:

(1) Administrative and Professional Offices/Services.
None.

(2) Automobile Related Uses.
Parking lot or parking structure.

(3) Personal Services.

(a) Massage parlor	(When ancillary to a primary use such as a beauty shop.)
(b) Suntan parlor.	

(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.	
(b) Banquet hall.	(Where no alcohol is served)
(c) Catering facility.	(Where no alcohol is served)
(d) Day care center.	(State-licensed, less than 24-hour care for children or adults, 15 or more persons, excluding staff. See definitions.)
(e) Educational facility.	
(f) Farmer's market.	
(g) Home occupation - expanded.	
(h) Temporary use.	
(i) Cultural facility.	
(j) Commercial amusement facility.	
(k) Educational facility.	
(l) Hospital or convalescent home.	
(m) Mortuary.	
(n) Passenger transportation terminal.	
(o) Recreational facility.	
(p) Religious facility.	
(q) Taxi company.	

b. **Conditional Uses**. The following uses are, or uses determined to be similar by the Planning Director, are permitted in the CC-C Subdistrict subject to the approval of a conditional use permit:

(1) Administrative and Professional Offices/Services.
Check cashing store.

(2) Automobile Related Uses. (Refer to Section 10-1.1045h. for special requirements.)

(a) Automobile sales and rental.	
(b) Automobile repair (minor and major).	
(c) Automobile service station.	
(d) Automobile storage facility.	(See definitions)
(e) Car wash.	Drive-in establishments.

(3) Personal Services.

Massage parlor.	(When not ancillary to a primary use, such as a beauty shop.

(4) Residential Uses.

Multiple-family dwelling.	(With dwelling units on first floor)

(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.
(e) Pawn shop.
(f) Theater, Large Motion Picture. (Located outside area between A and D Streets and Grand and Second Streets. See Sec. 10-1.1045 for special requirements.)

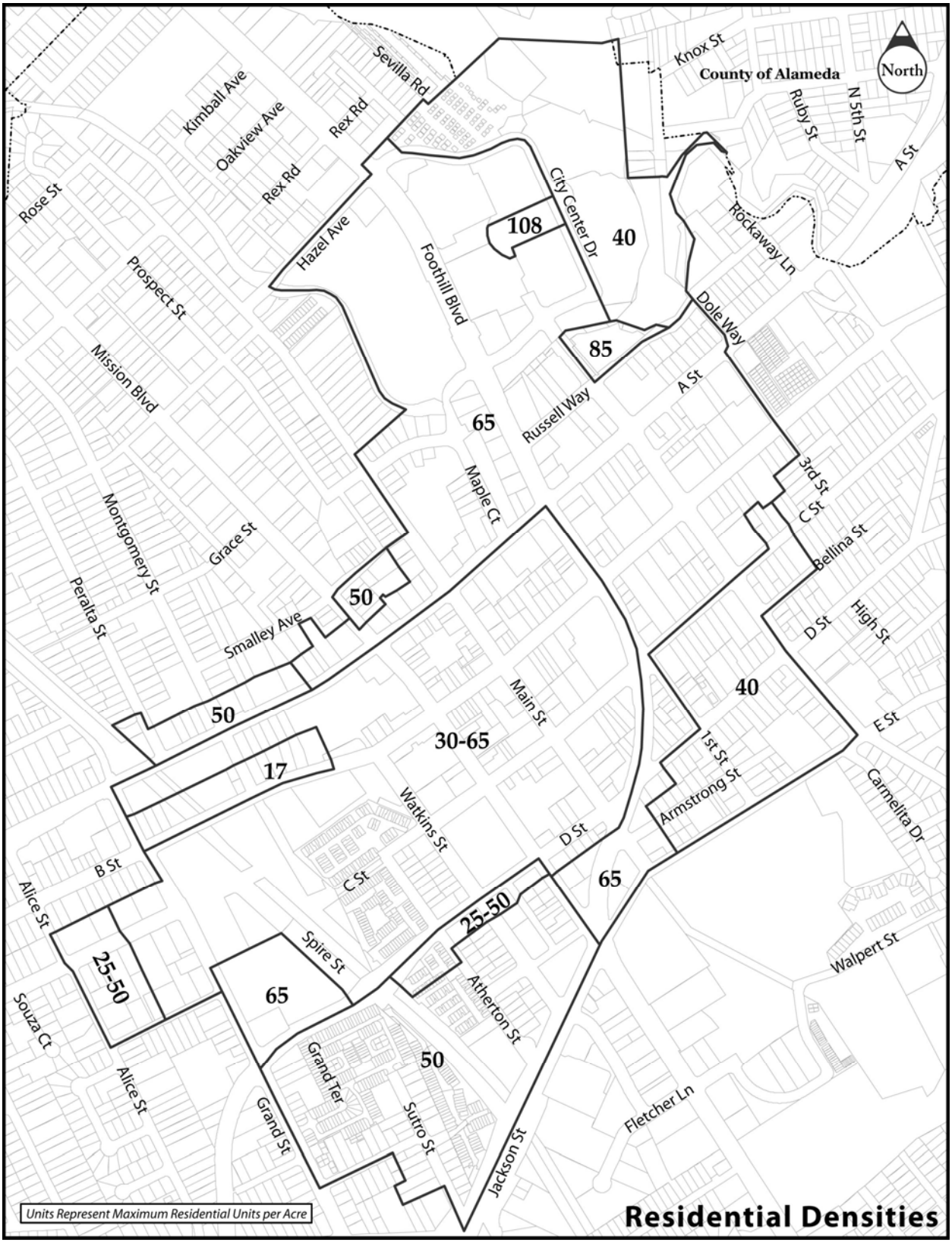
(6) Service Commercial Uses.
Hotel or motel.

(7) Other Uses.

(a) Auctions.	
(b) Banquet hall.	(Where alcohol is served. See General Regulations, Section 10-1.2735b. for regulations of alcohol)
(c) Card club.	(Subject to Regulations in Chapter 4, Article 3 of the Hayward Municipal Code, "Card Club Regulations")
(d) Catering facility.	(Where alcohol is served. See General Regulations Section 10-1.2735b. for regulations of alcohol)

SEC. 10-1.1524 CC-C LOT REQUIREMENTS.

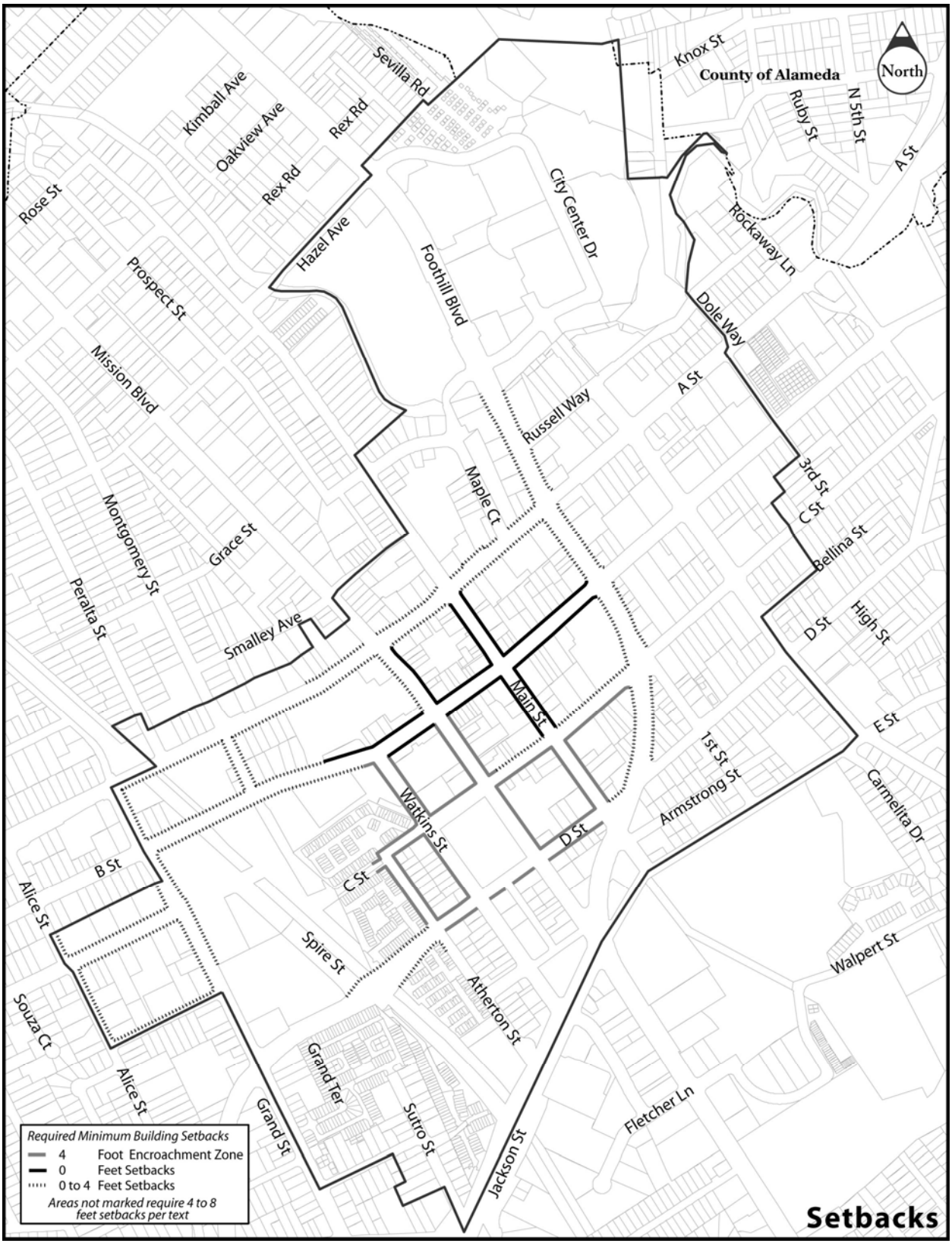
a. Minimum Lot Size:	None.
b. Maximum Residential Density:	Densities shall be established in substantial compliance with the Downtown Hayward Design Plan and as indicated herein.


North
County of Alameda
Knox St
Sevilla Rd
Kimball Ave
Oakview Ave
Rex Rd
Rex Rd
Rose St
Hazel Ave
Prospect St
Mission Blvd
Foothill Blvd
City Center Dr
108
40
Rockaway Ln
Ruby St
N 5th St
A St
Dole Way
85
A St
Russell Way
65
Maple Ct
3rd St
C St
Bellina St
Montgomery St
Grace St
Peralta St
50
Smalley Ave
D St
High St
Main St
40
50
30-65
E St
17
1st St
Armstrong St
Carmelita Dr
Watkins St
D St
65
B St
C St
Alice St
25-50
Spire St
Walpert St
25-50
65
Souza Ct
Atherton St
50
Grand Ter
Alice St
Grand St
Sutro St
Fletcher Ln
Jackson St
Units Represent Maximum Residential Units per Acre
Residential Densities

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

SEC. 10-1.1525 CC-C YARD REQUIREMENTS.

a.	Minimum Front Yard:	In substantial compliance with Downtown Hayward Design Plan and as indicated herein.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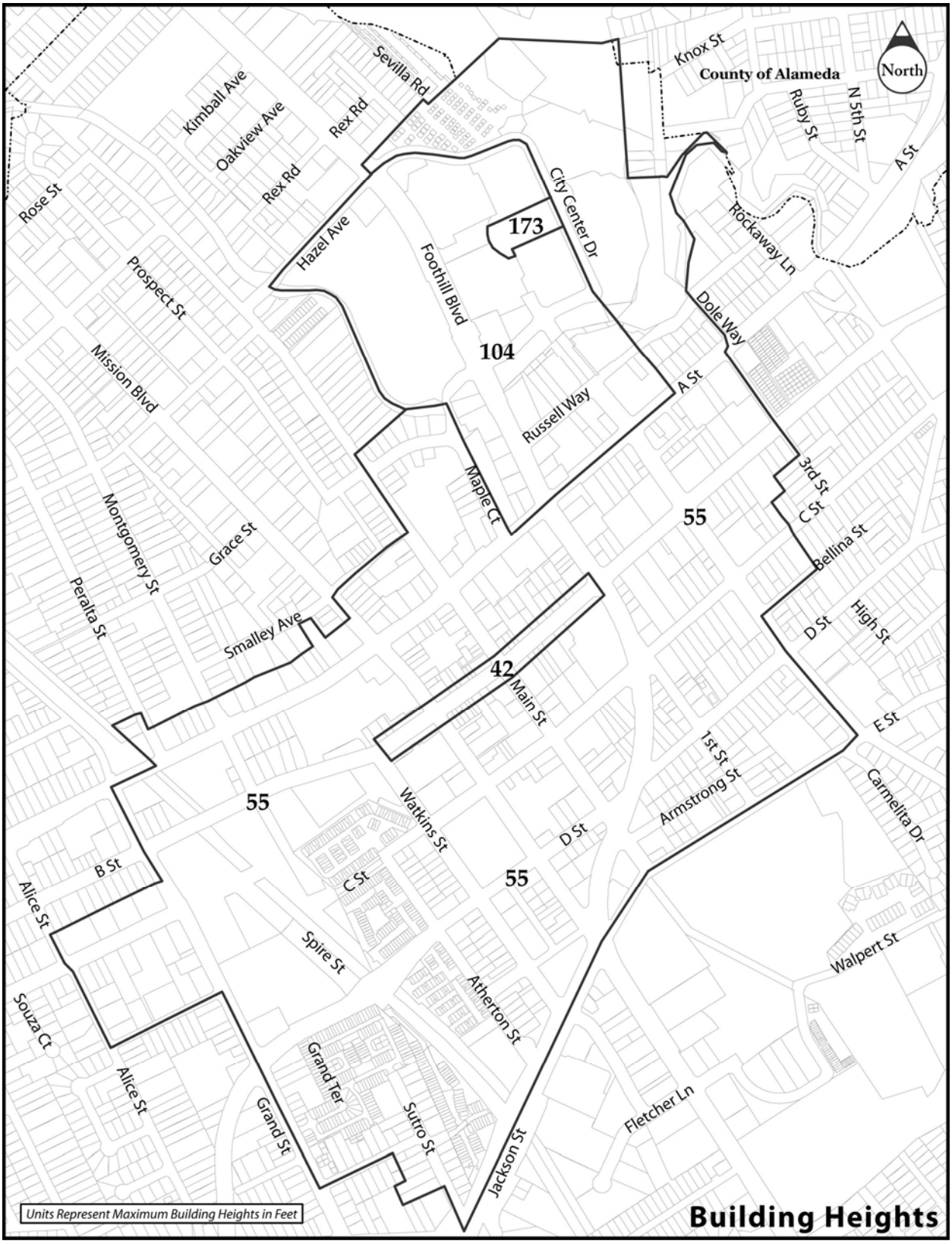
C St
Alice St
Spire St
Walpert St
Atherton St
Souza Ct
Grand Ter
Alice St
Grand St
Sutro St
Fletcher Ln
Jackson St
Required Minimum Building Setbacks
4 Foot Encroachment Zone
0 Feet Setbacks
0 to 4 Feet Setbacks
Areas not marked require 4 to 8 feet setbacks per text
Setbacks

b. Minimum Side Yard:	5 feet, or 10 percent of the lot width up to 10 feet, unless waived by the Planning Director or by the approving authority.
c. Minimum Side Street Yard:	10 feet, unless waived by the Planning Director or by the approving authority.
d. Minimum Rear Yard:	None, except 15 feet shall be required for residential uses or other uses abutting residential zones or residentially developed property.
e. Special Yard Requirements and Exceptions:	See General Regulations Section 10-1.2725.

SEC. 10-1.1526 CC-C HEIGHT LIMIT.

a. Maximum Building Height:	Maximum height shall be established in substantial compliance with the Downtown Hayward Design Plan and as indicated herein.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Spire St
Walpert St
Atherton St
Souza Ct
Grand Ter
Alice St
Grand St
Sutro St
Fletcher Ln
Jackson St
Units Represent Maximum Building Heights in Feet
Building Heights

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 10-1.1555.h. for additional standards).
d.	Special Height Requirements and Exceptions:	See General Regulations Section 10-1.2730.