

a. Purpose

This section of the Alameda Municipal Code (AMC) provides regulations and standards to facilitate and guide future development consistent with the goals and objectives of the 1996 Naval Air Station Community Reuse Plan (Reuse Plan) and 2003 General Plan Amendment for Alameda Point, *which include:*

- i. Seamlessly integrating the former Naval Air Station property into the physical and social fabric of the City of Alameda.*
- ii. Replacing the jobs lost by the departure of the Navy and fostering new economic development opportunities on the former federal lands.*
- iii. Increasing public access to the waterfront and supporting maritime commercial and industrial use of the waterfront.*
- iv. Creating mixed-use transit oriented walkable neighborhoods that deemphasize the automobile and support alternative modes of transportation.*
- v. Creating sustainable residential and business districts that minimize greenhouse gas emissions, energy and water use, and maximize protection of the natural environment.*

b. Operating Principles

The following operating principles recognize that new investment in the Alameda Point Planning District (District) is likely to occur incrementally and over a long period of time.

- i. The zoning is flexible to accommodate evolving priorities.** As the Alameda Point District evolves, so too may the market forces and consumer preferences that affect development feasibility. This District provides flexibility to adapt to changing economic conditions. On-going evaluation and supplementation of the land use and site development regulations are needed to ensure long-term success. These evaluations will occur continuously with the assessment of proposed development projects with these regulations to ensure that land uses, site development, and building design support community goals.
- ii. Area-wide Zoning.** This District establishes area-wide regulations and standards for the Alameda Point planning area. To fully achieve all of the policy goals and objectives articulated in the Reuse Plan and General Plan, this section will be supplemented with subsequent, more detailed development standards and regulations for particular sub-areas. These later plans ensure that new development is appropriately designed to fully achieve policy goals for job generation, transit development, housing diversity, mixed-use development, historic preservation, and water-oriented design.

- iii. **Ensure, attract, and guide desired new investment in Alameda Point.** Revitalization is most successful when public and private investment are coordinated and directed towards achieving a common goal. The City is dedicated to District revitalization, and will continue to invest in programs, improvements, and streamlined entitlement processes to catalyze and support the envisioned transformation of Alameda Point.

c. Applicability

The regulations in this section are applicable to all properties within the Alameda Point Zoning District. Standards in the AMC not covered by this section shall remain applicable to the Alameda Point District. When the content of this section conflicts with the AMC, this section shall govern. For each district zone, a common set of site development regulations and use regulations are provided to ensure complementary land uses and a consistent physical form. All improvements requiring building permits shall be subject to the requirements of Section 30-36 through 37 Design Review and the site Building Form development requirements of Table A. (Building form and Site Design Standards). All design review applications shall be reviewed for conformance with the regulations of this Section and the applicable sections of the Citywide Design Review Manual.

d. Alameda Point Sub-Districts Descriptions and Intent

- i. **Employment (AP-E)** – This Sub-district provides lands for high quality industrial and office park development to accommodate employment generating research and development, manufacturing, engineering, and sales and administration businesses. Development standards in this district are intended to ensure high quality, well designed new buildings that are appropriately buffered from sensitive nearby residential and open space uses. Allowed uses are limited to prevent intrusion of uses that would limit or constrain future use of these lands by manufacturing, research, and other preferred uses.
- ii. **Adaptive Reuse - Employment (AP-AR)** - This Sub-district provides lands for a broad range of uses that create employment opportunities, support reinvestment in the existing buildings within the NAS Alameda Historic District, and support the adjacent Sub-districts.
- iii. **Town Center (AP-TC)** - This Sub-district provides lands for a mixed-use, waterfront town center that serves as a retail, entertainment, lodging, recreational, visitor-serving and transit center for Alameda Point. Medium to high-density residential uses are appropriate in Town Center to support a transit and pedestrian-friendly mixed-use neighborhood.
- iv. **Residential (AP-R)** - This Sub-district provides lands for a variety of housing types with complementary small-scale neighborhood-serving retail, urban agriculture and parks uses. This area shall be carefully designed to allow for a mix of residential densities compatible with the adjacent Main Street Ferry Terminal, open space and waterfront lands, and former officer family housing, commonly referred to as the “Big Whites.”
- v. **Maritime-Visitor Serving (AP-MVS)** - This Sub-district provides lands for primarily waterfront, Public Trust compliant uses, including a variety of maritime and visitor serving primarily waterfront-related uses, concessions related to maritime activities, hotels,

restaurants and other Public Trust compliant commercial uses.

- vi. **Open Space (AP-05)**-The Sub-district provides lands for parks, recreation, trails, and large-scale public assembly and event areas.

e. Permits and Approvals Processes and Requirements

- i. **Town Center District and Residential District Master Plan Required** - Any proposal to construct any new residential units or new development that establishes a new use within the AP-Residential or AP-Town Center Districts shall require submittal of a draft Master Plan consistent with AMC Section 30-4.20 MX Mixed Use Planned Development District regulations.
- ii. **Development Plan and Design Review Required for all New Development** - Any proposal that includes: construction of new buildings or modifications to the location of an existing building, landscape area, parking area or other physical feature shall include a Development Plan that meets the requirements of AMC 30-4.13(j) Planned Developments and AMC 30-36 Design Review Procedures and AMC 30-37 Design Review Regulations.
- iii. **Density Bonus Application Required for Multifamily Housing Development** -Density bonus application may be required to allow residential uses planned for multi-family building types per AMC 30-17 Density Bonus applications.

f. Building Form and Site Design Requirements

This section provides regulatory standards governing building form and site design requirements within each sub-district of the Alameda Point Zoning District. These standards ensure that proposed development and improvements are compatible with existing and future development and produces an environment of desirable character consistent with the *General Plan* and *Reuse Plan*.

- i. **Table A – Building Form and Site Design Standards** identifies the building form and site design requirements permitted (P) or not permitted (-), within each sub-district. Variances from this Section shall be subject to the requirements and findings of Section 30-21 of the AMC.

Table - Building Form and Site Design Standards

	Employment AP-E	Adaptive Reuse AP-AR	Town Center AP-TC	Residential AP-R	Maritime and Visitor Serving AP-MVS	Open Space AP-S
Building Types (See Design Review Manual for guidelines for building types)						
Commercial Block	P	P	P	P	P	-
Workplace	P	P	P	-	P	-
Research and Development/Industrial Bldg.	P	P	-	-	-	-
Parking Structure	P	-	P	-	P	-
Work-Live	-	P	P	-	-	-
Stacked Flat	-	-	P	P	-	-
Multiplex	-	-	P	P	-	-
Row house	-	-	P	P	-	-
Courtyard Housing	-	-	-	P	-	-
Single Family Detached	-	-	-	P	-	-
Carriage House	-	-	-	P	-	-
Adaptive Reuse of Existing Buildings	P	P	P	P	P	-
Frontage Types (See Design Review Manual for guidelines for frontage types)						
Storefront	P	P	P	P	P	-
Formal Entry	P	P	P	P	P	-
Forecourt	P	P	P	P	P	-

	Employment AP-E	Adaptive Reuse AP-AR	Town Center AP-TC	Residential AP-R	Maritime and Visitor Serving AP-MVS	Open Space AP-S
Stoop	-	-	P	P	-	-
Front yard	-	-	-	P	-	-
Building Placement						
Front Setback	0	0-20	TCMP	RMP	0-20	-
Side Street Setback	0	0-5	TCMP	RMP	0-5	-
Side Setback	0	0-10	TCMP	RMP	0-10	-
Rear Setback	0	0-10	TCMP	RMP	0-10	-
Building Separation	0	0	TCMP	RMP	0	-
Main Building Height	100	60	60	40	60	-

TCMP= See Town Center Master Plan required by Section 30-4.23 e.i.

RMP = See Residential Master Plan required by Section 30-4.23 e.i.

- ii. **Additional Building Form and Site Design Requirements to Support Alternative Modes of Transportation** - Site plans shall encourage and support pedestrian, bicycle, and transit access by including facilities such as bicycle racks, pedestrian pathways through parking areas, pedestrian lighting, sidewalks, and street trees.
- iii. **Development Plans shall include a Multi-Modal Transportation Implementation Plan** – Plan shall be consistent with all applicable policies, projects and requirements of the current approved City related transportation plans, including the *Transportation Element*, the *Bicycle Master Plan Update*, the *Pedestrian Master Plan*, the *Alameda Transit Plan*, the *Transportation System Management/Transportation Demand Management (TSM/TDM)* and the *California Complete Streets Act of 2008*, and other transportation studies focused on Alameda Point. This Plan shall also include individual elements or contribute its pro-rata share of individual elements for the Alameda Point multi-modal transportation plan, including:

- (a) Provide transit service to BART.
 - (b) Enhance and coordinate with AC Transit bus routes to synergize transit access.
 - (c) Provide other related transit improvements, which may include enhanced amenities at transit stops, queue-jump lanes, signal priority, and similar transit features.
 - (d) Bicycle and Pedestrian: Bicycle and pedestrian facilities that provide both utilitarian and recreation access in, out, and around Alameda Point shall be required.
 - (e) TDM Plan: A multi-faceted TDM implementation and monitoring plan to address peak hour traffic conditions, encourage greater use of alternative modes of transportation, reduce single-occupancy vehicles, and reduce parking demand and participation in a Transportation Management Association shall be required.
 - (f) Parking Plan: A Parking Plan, including parking standards, waivers, and reductions, closely coordinated with the other components of the Multi-Modal Plan and designed to reduce single-occupancy vehicle trips.
 - (g) Traffic Impact Plan : For adaptive reuse projects of existing buildings and interim use permits that generate 50 or more peak hour trips and projects that require conditional use permits, prepare a Traffic Impact Plan in accordance with City of Alameda’s Traffic Study Guidelines.
- iv. **Building Orientation**- All new buildings shall be oriented toward the adjacent public right of way (i.e., public street or public park) and shall provide a main public entrance with direct access to the public right-of-way. Exceptions may be granted for residential buildings if the finding can be made that the proposed design is appropriate for the site and the elevation fronting onto the public right-of-way is generally consistent with the Design Review Manual for the applicable building type.
 - v. **Surface Parking Orientation** - Surface parking lots for new buildings shall be placed behind or beside the building. New parking lots shall not be placed in front of buildings between buildings and streets.
 - vi. **Sidewalks** - Sidewalks shall be provided on all streets adjacent to the property.
 - vii. **Service Orientation** -Public and commercial service facilities such as Automated Teller Machines shall also be located adjacent to the public right-of-way.
 - viii. **Window Design**- Along commercial corridors, new buildings shall include windows along

the public right-of-way that provide an unobstructed view into the building for a distance of at least 5 feet.

g. Additional Requirements to Ensure Adequate Infrastructure Capacity

All new development plans shall include construction improvement plans for all on- and off-site improvements, including detailed designs for all wet and dry utilities, landscaping and irrigation, water, grading, drainage, erosion control, paving, and solid waste storage and recycling areas in accordance with the latest City standards. Any proposed improvements within the floodplain area shall be prepared, signed, and stamped as approved by a registered civil engineer licensed in the State of California and meet the requirements of the *AMC* and *FEMA*. All development proposals shall include a plan to address projected sea level rise and the following:

- i. A sanitary sewage flow analysis identifying the total peak sanitary sewage flow quantities to be generated by the proposed development.
- ii. A sanitary sewage treatment capacity analysis for wet weather flows shall be prepared by a registered civil engineer licensed in the State of California and submitted as part of the construction improvement plans.
- iii. A storm drainage hydrology analysis identifying the total peak drainage flow quantities to be generated by the proposed development.

h. Biological Regulations and On-Site Lighting

All new construction projects and modifications to existing buildings within Alameda Point shall comply with the conditions set forth in the Biological Opinion issued by the U.S. Department of Fish and Wildlife. On-site lighting plans shall be consistent with the *Biological Opinion issued by the U.S. Department of Fish and Wildlife*.

i. NAS Alameda Historic District Regulations

All new construction projects and modifications to existing buildings within the NAS Alameda Historic District shall comply with the Guide to Preserving the Character of the Naval Air Station Alameda Historic District and AMC Section 13-21(Preservation of Historical and Cultural Resources).

j. Sustainable Design and Bay Friendly Landscape

All new building or renovation projects within Alameda Point shall comply with Section 13-19 (Green Building Requirements for City Building Projects, Capital Improvement Projects, and Public-Private Partnerships) of the AMC. Documentation shall be submitted with applicable permits that describes how the development proposal will acquire the required points to achieve a minimum of a LEED certification or equivalent threshold of sustainability. All new landscaping and renovation projects within Alameda Point shall comply with Section 30-58 (*Water Conservation and Bay Friendly Landscaping Requirements*).

k. Setbacks

- i. **Front:** Where a range is permitted by Table A, new buildings shall be aligned with the front setback of buildings on the abutting parcels to maintain and support a the “street wall” character of the block face.
- ii. **AP-E sub-district:** No front, side, or rear yard setback shall be required in the AP-E sub-district unless the new development parcel abuts a parcel within the Town Center or Open Space sub-districts. In such cases, a 20-foot side, front or rear yard setback shall be provided.
- iii. **AP-AR sub-district:** All new buildings shall provide an appropriate landscaped setback from the public right-of-way that is consistent with the surrounding building and landscape treatments.

I. Building Height

- i. The maximum permitted height for any building in the AP-E sub-district is 100 feet, except that: any building that fronts onto Main Street shall not exceed 40 feet in height. Any portion of a new building that is over 40 feet high shall be set back 30 feet, and any portion of the building that is over 50 feet in height shall be setback at least 50 feet from the public right-of-way.
- ii. Within the AP-TC sub-district the maximum building height is five (5) stories, not to exceed sixty (60) feet, with the exception of buildings that front Main Street which shall not exceed forty (40) feet in height.
- iii. Within the AP-MSV sub-district any portion of a new building that is over 40 feet high shall be set back 20 feet. The maximum permitted height for any building within this sub-district is 60 feet.
- iv. The maximum permitted height for any building in the AP-AR sub-district is 60 feet. Building massing, form and setbacks will be reviewed on a case-by-case basis to ensure that buildings are compatible with adjacent structures and complement the historic character of the district.

m. Off-Street Parking and Loading Requirements

Off street parking shall be provided in accordance with provisions and requirements of Section 30-7 Off Street Parking and Loading, unless modified by an adopted Master Plan.

n. Use Regulations

Table B – Allowed Land Uses indicates the land uses that are permitted “by right” (P), by conditional use permit (C), or not permitted (-), within each Sub-district. Uses permitted on the upper floor by right and on the ground floor with a conditional use permit are indicated by “P upper/C lower”.

Table B: Alameda Point Zoning District-Allowed Land Uses

Residential , Open Space, and Lodging

<i>Use</i>	<i>Employment</i>	<i>Adaptive Reuse</i>	<i>Town Center</i>	<i>Residential</i>	<i>Maritime & Visitor Serving</i>	<i>Open Space</i>

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Dwelling unit upper floor	-	C ¹	P	P	-	-
Dwelling unit ground floor	-	-	P	P	-	-
Bed & Breakfast	-	-	-	C	-	-
Hotels	-	C	P	-	C	-
Community Garden	-	P	-	P	-	P
Golf courses	-	-	-	-	P	P
Parks/playgrounds/sports fields	C	P	P	P	C	P
Trails/Trailheads and comfort stations	P	P	P	P	P	P

1- Administrative Core Area only

Office and Work Live

Use	Employment	Adaptive Reuse	Town Center	Residential	Maritime & Visitor Serving	Open Space
Offices (up to 5,000 sq.ft.)	P	P	P	C	C	-
Offices (5,000 sq.ft. and over)	P	P	C	-	-	-
Artist Studio	-	P	P	C	-	-
Work/Live	-	C	C	C	-	-

Retail

Use	Employment	Adaptive Reuse	Town Center	Residential	Maritime & Visitor Serving	Open Space
Large Format Retail	C	-	C	-	-	-
Retail (up to 30,000 sq. ft.)	-	-	P	-	C	-
Retail, catalog and mail order	P	P	-	-	-	-
Retail, plant nursery	C	P	-	C	-	-
Grocery stores (up to 30,000 sq. ft.)	-	P	P	C	-	-
Grocery stores (30,000 sq. ft. and over)	-	C	C	-	-	-
Convenience Store	-	C	C	C	-	-
Art Gallery	-	P	P	C	-	-
Café	C	C	P	C	C	C
Catering services	C	P	C	C	-	-
Restaurant	-	-	P	-	C	C
Bars/Tavern	-	-	P	-	C	C
Banks and financial services, Retail	-	P	P	-	-	-
Repair business (consumer products)	-	C	C	C	-	-
Personal Services	-	-	P	C	-	-
Liquor Store	-	-	C	-	-	-
Outdoor dining/entertainment/	-	C	C	C	C	C

farmers market						
Drive Up Kiosk	-	C	C	-	-	-
Urban farm	-	C	C	P	-	-

Education and Assembly

<i>Use</i>	<i>Employment</i>	<i>Adaptive Reuse</i>	<i>Town Center</i>	<i>Residential</i>	<i>Maritime & Visitor Serving</i>	<i>Open Space</i>
Animal shelter	-	C	-	-	-	-
Clubs	C	P	P	P	C	C
Meeting Halls	-	P	P	-	C	-
Community centers	-	P	P	P	C	C
Conference Center	-	P	P	-	C	-
Library	-	P	P	P	-	-
Museum	-	P	P	-	C	C
Theater /Entertainment	-	P	P	C	-	-
Religious Assembly	-	P	C	P	-	-
Health and fitness facilities	C	C	C	-	-	C
Hospitals	-	P	C	-	-	-
Health Clinic	-	P	C	P	-	-
Veterinary Clinic	-	C	C	C	-	-
Government facilities and offices	P	P	P	C	P	C
Transit Station	P	P	P	P	P	C
Post Office (storefront, up to 5,000 square feet)	-	P	P	P	-	-
Post Office (5,000 feet and over)	C	C	-	-	-	-
Funeral Home	-	C	C	-	-	-
Teaching studios (art, dance, fitness, music)	-	P	P	C	-	-
College	-	P	C	C	-	-
School – Private	-	P	C	C	-	-
School – Public	C	P	C	C	-	-
Family day care, Large (7 or more children)	-	P	P	C	-	-
Family day care, Small (6 or fewer children)	-	P	P	P	-	-

Automotive

<i>Use</i>	<i>Employment</i>	<i>Adaptive Reuse</i>	<i>Town Center</i>	<i>Residential</i>	<i>Maritime & Visitor Serving</i>	<i>Open Space</i>
Automobile, car sharing facility	P	P	P	-	P	-
Automobile, sales, rental and leasing	-	C	C	-	-	-
Automobile, servicing and repair	-	C	-	-	-	-
Service Station	C	-	C	-	-	-
Parking, garage or	P	P	P	C	C	C

surface (private & public)						
Car Wash	C	-	C	-	-	-

Marine

<i>Use</i>	<i>Employment</i>	<i>Adaptive Reuse</i>	<i>Town Center</i>	<i>Residential</i>	<i>Maritime & Visitor Serving</i>	<i>Open Space</i>
Marine research station	P	P	C	-	P	P
Maritime Workplace	P	P	-	-	P	-
Maritime wholesaling	P	P	-	-	P	-
Marine Fuel Sales and Service	P	P	-	-	P	-
Boat sales, repair, towing and service	P	P	-	-	P	-
Concessions related to maritime activities or uses	-	P	P	-	P	C
Boating clubs or schools (recreational)	-	P	C	C	P	C
Commercial Marina	-	C	-	-	C	-
Ferry landing and terminal	-	-	-	-	P	P
Fishing facilities	C	P	-	-	C	-
Dry Boat Storage	C	C	-	-	P	-

Industrial

<i>Use</i>	<i>Employment</i>	<i>Adaptive Reuse</i>	<i>Town Center</i>	<i>Residential</i>	<i>Maritime & Visitor Serving</i>	<i>Open Space</i>
Building materials stores	C	C	-	-	-	-
Food and beverage manufacturing	P	P	-	-	-	-
Industrial, Light	P	P	-	-	-	-
Industrial, Heavy	C	P	-	-	-	-
Industrial Arts	P	P	-	-	-	-
Utilities- Large	C	C	-	-	-	-
Utilities -Small	P	P	P	P	P	C
Printing and publishing	P	P	C	-	-	-
Specialty trade contractors and businesses	P	C	C	-	-	-
Storage, outdoor	C	C	-	-	C	-
Storage, indoor	-	C	-	-	-	-
Wholesaling and distribution	C	C	-	-	-	-

- i. Conditional use permits may be granted pursuant to the procedures and standards of

Section 30-21.3 and .4.

- ii. If a proposed use is not listed in Table B - Allowed Land Uses as a permitted or conditionally permitted use it shall not be permitted unless the Community Development Director or the Planning Board determines that the proposed use is substantially similar to a use specified as a permitted or conditional use in that Sub-district. Such determination shall not permit the establishment of any use that would be inconsistent with the statement of purpose of the Sub-district in question, and no interpretation shall have the effect of amending, abrogating, or waiving any other standard or requirement established in these regulations.
- iii. Accessory uses customarily incidental to any of the above permitted uses when on the same lot are permitted. Accessory uses customarily incidental to any of the above conditional uses when located on the same lot are conditionally permitted with the granting of a Use Permit pursuant to AMC, Section 30-21.3 or .4.
- iv. Work/Live uses shall be consistent with Section 30-15, except that in the Alameda Point District, work live units may be allowed in new buildings consistent with the Work Live Work type described in the Design Review Manual. Properties with the Multi-family Overlay zoning designation and projects that are eligible for Density Bonus waivers pursuant to Section 30-17 may include Work Live that are not consistent with the requirements of Section 30-15.

o. Interim Uses

Use permits may be issued for interim uses that may not be permitted or conditionally permitted as set out in *Table B – Alameda Point - Allowed Land Uses*.

- i. The purpose of Interim Use Permits (IUP) is to provide a process for permitting short-term uses and activities for a defined period of time, not to exceed five (5) years. Interim uses are not intended to be permanent uses but are transitional in nature, generally allowing for emergency situations, construction and remediation activities, or the cultivation and establishment of small, low-overhead businesses and their eventual relocation into permanent structures.
- ii. To approve an IUP, the following findings must be made in addition to the findings necessary for a Conditional Use Permit per AMC Section 30-21.
 - a) The interim use is for a limited time period and conditions of approval ensure that the use will not impede or limit ultimate redevelopment of Alameda Point consistent with the General Plan and Reuse Plan; and
 - b) The proposed use does not include construction of new structures or improvements that, as a practical matter, could prevent or inhibit the property from being converted to a use consistent with this section; and
 - c) The proposed use will not interfere with any existing Public Trust use or purpose,

or with any adjacent use.

Definitions

Animal Shelter. A facility that houses homeless, lost, or abandoned animals, primarily dogs and cats. Provides a safe and caring environment until the animal is reclaimed by its owner, placed in a new home, or placed with another organization for adoption.

Automobile, Car Sharing Services. A membership-based service that maintains a fleet of shared vehicles, available to members on a 24 hours, 7 days a week basis, at unattended self-service locations.

Automobile, Sales, Rental and Leasing. Sale, rental or leasing of automobiles, motorcycles, moving vans, trucks, tractors, construction or agricultural equipment, mobile homes, recreational vehicles, and similar equipment, including storage and incidental maintenance including storage and incidental maintenance. This classification shall include taxi or limousine service and incidental maintenance.

Automobile, Servicing and Repair. Repair of automobiles, trucks, motor-cycles, mobile homes, recreational vehicles, or boats, including the sale, installation, and servicing of related equipment and parts. This classification includes tire sales and installation of mufflers, exhaust and suspension systems, auto radio/electronics installation, auto air conditioning/heater service, engine overhauls involving the removal of engine blocks, body and fender work, painting and undercoating, glass replacement, upholstery and convertible top service, vehicle towing, radiator, transmission, wheel and axle repair, but excludes the sale of gasoline and motor fuels, vehicle dismantling or salvage and tire retreading or recapping.

Bank and Financial Service, Retail. Financial institutions providing service to the general public and maintaining hours of operation for at least five days per week for a minimum of 8 hours per day, including: banks and trust companies; lending and thrift institutions; credit agencies; brokers and dealers in securities and commodity contracts; security and commodity exchanges; holding (but not predominantly operating) companies; and other investment companies; vehicle finance (equity) leasing agencies. Such financial institutions that do not meet the minimum retail criteria above shall be considered "Offices, professional" use (see City of Alameda Municipal Code Chapter XXX, Article I, 30-2)

Boat Sales, Repair, Towing and Service. An establishment which sells, rents, or charters new or used boats, parts and accessories for boats, and also serves as an establishment for the general repair, servicing, rebuilding, or reconditioning of boats, where boats are repaired and stored only until repairs are completed. This definition may also include boat towing and dry dock facilities.

Boating Clubs and Schools (recreational). Facilities for private or not-for-profit organizations operating on a membership basis for the promotion of boating or yachting or a private or not-for-profit boating school.

Building Materials Store. Primarily indoor retail establishments selling lumber and other large building materials, and also including paint, wallpaper, glass, fixtures, nursery stock, lawn and garden supplies. Includes all such stores selling to the general public, even if contractor sales account for a larger proportion of total sales. Also includes incidental retail ready-mix concrete

operations. Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in ‘Wholesaling.’”

Café. A coffeehouse that, besides coffee, may serve light meals and refreshments.

Carriage House - This Building Type is a secondary detached structure typically located at the rear of a single-family house or over a detached garage. This structure provides a small residential unit, home office space, or other small commercial or service use. The main entrance to the carriage house may not be visible from the public right of way. This Building Type is important for providing affordable housing and small business opportunities. Carriage houses are one story, or two stories if located above a ground floor garage. **(**to be added to Design Manual).**

Catering services. Preparation and delivery of food and beverages for off-site consumption without provision for on-site pick-up or consumption.

Clubs. Permanent non-commercial meeting facilities for the organizations operation on a membership basis for the promotion of the interests of the members, including facilities for civic, social and fraternal organizations (excluding lodging). Excludes headquarters-type facilities for business and associations; professional membership organizations; labor unions and similar organizations; political organizations, and other membership organizations that are defined as “Offices, professional” use (see *City of Alameda Municipal Code Chapter XXX, Article I, 30-2*).

Concessions related to maritime activities or uses. Goods and services related to maritime activities or uses, including but not limited to fish/seafood restaurants, boating or kayaking tours, and bait and tackle shops. Facilities may be permanent, temporary (related to a festival/event), or seasonally operated.

Community Center. A facility or portion thereof, which provides recreational, educational or cultural activities for the residents of the community.

Community Garden. A common area used for gardening by a group of individuals.

Dry Boat Storage. A storage facility or yard used for boat(s) where compensation is paid for said storage.

Farmers Markets. A venue where farmers sell products grown or made on their farms directly to consumers. This definition does not include resellers. Farmers markets also serve as venues for producers and consumers of food to come together, forge relationships, and exchange information.

Ferry Landing and Terminal. A specialized docking facility that receives a passenger ferryboat.

Fishing Facility. Facilities for the egress/ingress of commercial fishing boats, fish handling/processing, cold storage rooms, loading docks for distribution, fishing piers, packing, fishing gear, and vessel repair and maintenance.

Food and Beverage Manufacturing. Facilities for the production of food and beverages, including but not limited to breweries, distilleries, wineries, coffee roasting, baking, and other edible products. Products are produced for off-site consumption, but onsite tasting rooms and other ancillary uses may be included.

Gallery (art). An establishment in which original works of art or limited editions of original art are created, bought, sold, loaned, appraised, or exhibited to the general public.

Golf courses. An area of ground laid out for the playing of golf. Accessory uses on site may include a clubhouse, restaurant/café, putting greens, maintenance equipment buildings/yards, and golf cart stacking areas.

Government Facilities and Offices. Offices of local, state, and/or federal government agencies, including fire stations and police stations.

Grocery Store (up to 30,000 square feet). A retail establishment less than 30,000 square feet in gross area devoted to the sale of perishable food items, such as fruits and vegetables, meats, poultry, fish, cheese, and coffee. This facility may include a prepared foods/deli/sandwiches counter and related goods, such as cartoned and canned goods, milk, juices, soft drinks, toiletries and personal items.

Grocery Store (30,000 square feet and over). A retail establishment where most of the floor area is devoted to the sale of prepackaged and perishable food products for home preparation and consumption, which typically also offer other household and personal care products, and which are substantially larger and carry a broader range of merchandise than smaller grocery stores.

Health and Fitness Facility. Indoor establishments providing physical fitness services for a fee or admission charge, such as: fitness centers, gymnasiums, health and athletic clubs, including indoor sauna, spa or hot tub facilities; tennis, handball, racquetball, indoor archery and shooting ranges and other indoor sport activities.

Health Clinic. Facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons, primarily on an outpatient basis.

Hospital. Facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons, primarily on an inpatient basis. This classification includes incidental facilities for out-patient treatment, as well as training, research, and administrative services for patients and employees. Specific hospital types include those specializing in:

- a. Acute Care. Hospitals licensed by the Department of Health Services, with overall administrative and professional responsibilities and organized medical staff that provide 24-hour inpatient care, including medical, nursing, surgical, anesthesia, laboratory, radiology, pharmacy, and dietary services.
- b. Other. Any other hospital, licensed by the Department of Health Services, including facilities for rehabilitation and physical care, acute psychiatric care, chemical dependency, and substance abuse.

Industrial, Light. An establishment or activity conducted primarily within an enclosed building that includes research and development, manufacture, fabrication, or processing of any article (including recycling operations), substance, or commodity and includes storage areas, truck access and loading areas, warehouses, and other similar activities and facilities.

Interim Use. Uses which are not intended to be permanent uses but are transitional in nature, generally allowing for emerging situations.

Library. Permanent public or quasi-public facility generally of a non-commercial nature which is intended to provide literary and/or educational displays of information.

Live/Work (residential use). An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-family dwelling or multiple-family dwelling, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:

1. Complete kitchen space and sanitary facilities; and
2. Working space reserved for and regularly used by one or more occupants of the unit.

Marine Research Station. A site and associated facilities that offer the scientific and academic communities an opportunity to conduct quality research related, but not limited to, the marine environment and ecosystems of the San Francisco Bay and/or Pacific Ocean.

Maritime Wholesaling. Establishments engaged in selling maritime-related merchandise to retailers; to industrial, commercial, institutional, or professional business users; or to other wholesalers; or acting as agents or brokers in buying/selling maritime-related merchandise to such persons or companies. Includes such establishments as: merchant wholesalers; agents; merchandise or commodity brokers; and commission merchants; assemblers, buyers and associations engaged in the cooperative marketing of maritime products; stores primarily selling maritime-related electrical, plumbing, heating and air conditioning supplies and equipment.

Meeting Halls. Indoor facilities for public assembly and group events, other than sporting events, such as: public and semi-public auditoriums; exhibition and meeting halls and facilities.

Office (up to 5,000 square feet). A facility comprised of less than 5,000 square feet that contains offices of firms or organizations providing professional, executive, management, or administrative services, such as architectural, engineering, real estate, insurance, investment, legal, and medical/dental offices. This classification includes medical/dental laboratories incidental to an office use, but excludes banks, savings and loan and check cashing uses.

Office (5,000 square feet and over). A facility comprised of 5,000 square feet or more that contains the corporate or regional management offices and headquarters or major divisions of firms or organizations providing professional, executive, management, or administrative services, such as architectural, engineering, real estate, insurance, investment, and legal offices.

Parking, Garage or Surface (private and public). An area of land or a structure that is laid out according to all applicable codes for vehicular parking to serve multiple properties.

Parks, playgrounds, and sports fields. Public or private park, play lot, playground, recreational sports field, and/or beaches. Also, includes undeveloped space or environmentally sensitive area that requires minimal development for use for hiking, walking, biking, horseback riding, and/or non-motorized boating activities. Visitor facilities, such as trailheads, parking and comfort stations, may be provided.

Personal Services. Services of a personal nature, including barber and beauty shops, massage, tanning, seamstresses, tailors, coin-operated laundries, and laundry/dry-cleaning pick-up stores without dry cleaning equipment.

Post Office (storefront, up to 5,000 square feet). A facility comprised of less than 5,000 square feet that contains service windows for mailing packages and letters, post office boxes, offices, vehicle storage areas, and sorting and distribution facilities for mail.

Post Office (5,000 square feet and over). A facility comprised of more than 5,000 square feet that functions as a central processing and distribution center where incoming and outgoing mail for a designated service area is processed and dispatched.

Printing and Publishing. Establishments engaged in printing by letterpress, lithography, gravure, screen, offset or other common process including electrostatic (xerographic) copying and other “quick printing” services; and establishments serving the printing trade such as bookbinding, typesetting, engraving, photoengraving and electrotyping. This group also includes establishments that publish newspapers, books and periodicals, whether or not they do their own printing; and establishments manufacturing business forms and binding devices.

Religious Institution. Religious organization facilities operated for worship or promotion of religious activities, including churches and religious Sunday-type schools; and accessory uses on the same site, such as living quarters for ministers and staff, child day care facilities where authorized by the same type of land use permit required for the church itself, and parish houses. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals and other potentially related operations (such as recreational camps) are classified according to their respective activities.

Repair Business (consumer products). Establishments providing on-site repair and accessory sales of supplies for appliances, office machines, home electronic equipment, bicycles, tools, or garden equipment. This classification does not include maintenance and repair of vehicles (see Vehicle/Equipment Sales and Services).

Research and Development/Industrial Building: A medium to large building designed for a single manufacturing, industrial, or research and development business. These buildings typically include areas for manufacturing, research, laboratories, warehousing, and office use. Warehousing space is limited to 75% of the gross floor area. **(**to be added to Design Manual).**

Restaurants. Establishments which provide food and/or beverages primarily for on-site consumption, including full-service restaurants, small self-service restaurants, and may include the sale of alcoholic beverages. Restaurant uses shall include a commercial kitchen.

Retail (Catalog and Mail Order). Warehouse and distribution centers that serve as a point of sales.

Retail Sales (up to 30,000 square feet). Retail sales of merchandise not specifically listed under another use classification. This classification includes but is not limited to:

Artist and crafts supplies.	General stores.
Bakeries.	Hardware.
Bicycle sales and repair.	Household goods.
Books and music.	Luggage and leather goods.
Cameras and photographic supplies.	Medical supplies.
Clothing, shoes, and accessories.	Newsstands.
Department stores.	Office supplies and stationary.
Drug stores/Pharmacy.	Pet supplies.
Electronic, software, and video.	Sporting goods and equipment.
Fabrics and sewing supplies.	Toys and games
Florist and houseplant stores.	

Retail Sales, Plant Nursery. Cultivation of flowers, fruits, vegetables, or ornamental trees and shrubs on a retail sales basis and where other garden, nursery or landscape merchandise may be stored or sold on the site.

School – Private. A school that is established, conducted, and primarily supported by a nongovernmental agency serving children from kindergarten through 12 (including denominational and sectarian), attendance at which satisfies the compulsory education laws of the State of California. Pre-schools and child day care are included under the definitions of ‘Day Care Centers’ and ‘Family Care Homes’ (see City of Alameda Municipal Code Chapter XXX, Article I, 30–2). Also, includes business, secretarial schools and vocational schools offering specialized trade and commercial courses. Includes specialized non-degree granting schools such as: music schools; dramatic schools; language schools’ driver education schools; sailing schools; ballet and other dance studios, seminaries and other establishments exclusively engaged in training for religious ministries; and establishments furnishing educational courses by mail.

School – Public. A California state-funded elementary or secondary school providing education for children in kindergarten through the twelfth grades. Pre-schools and child day care are included under the definitions of ‘Day Care Centers’ and ‘Family Care Homes’ (see City of Alameda Municipal Code Chapter XXX, Article I, 30–2).

Service Stations Retail establishments selling gasoline and other fuel (including charging facilities), which may also provide lubrication, oil change and tune-up services and the sale of automotive products incidental to gasoline sales. May also include accessory towing, mechanical repair services and trailer rental, and the accessory sales of food, gifts, etc., but does not include storage of wrecked or abandoned vehicles, paint spraying, body and fender work. The sale of alcoholic beverages is not permitted.

Specialty Trade Contractors and Businesses. Establishments that perform specific activities (e.g., pouring concrete, site preparation, plumbing, painting, and electrical work) involved in

building construction or other activities that are similar for all types of construction but that are not responsible for the entire project. The work performed may include new work, additions, alterations, maintenance, and repairs. Specialty trade contractors usually perform most of their work at the construction site, although they may have shops where they perform prefabrication and other work. This definition does not include establishments that specialize in activities related to heavy and civil engineering construction that are not normally performed on buildings, such as the painting of lines on highways.

Storage, Outdoor. Yard for the storage of materials, containers, vehicles, or products.

Storage, Indoor. Commercial warehousing or storage for multiple clients. Includes mini-storage.

Teaching Studio (art, dance, fitness, music). A teaching, practice, and work space for artists and craftsmen, dancers, and musicians. The facility may also provide space for fitness classes, including but not limited to yoga, pilates, weight-training, and aerobics.

Trails. Paved or unpaved hiking, biking, and/or horseback-riding paths in open space areas, usually marked with directional signs at key path junctions. Paths are open to the public free of charge and may have limited hours of operation (e.g., sunrise to sunset, during park operating hours).

Trailhead and Comfort Station. The starting point of a trail where facilities often include restrooms or portable toilets, parking, informational boards (e.g., maps, park management contact information, park operating hours), drinking fountains, and trailhead signage.

Transit Station. Passenger stations for vehicular transit systems. Includes shuttles, buses, and taxis.

Urban Farm. The use of land for the production of food or horticultural crops to be harvested, sold, or donated. Farms may be community-supported, market gardens, and private farms. This definition does not include community gardens (See 'Community Garden'). Limited sales and donation of fresh food and/or horticultural products grown on site may occur on site but do not occur within a dwelling unit.

Veterinary Clinic. Establishments where small animals receive medical treatment, surgical treatment, shelter and care. This definition includes only facilities that are entirely enclosed, soundproofed, and air-conditioned. Grooming and boarding of animals is included if accessory to the clinic use.

Wholesaling and Distribution. Establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Includes such establishments as: merchant wholesalers; agents; merchandise or commodity brokers; and commission merchants; assemblers, buyers and associations engaged in the cooperative marketing of agricultural or fishery products; stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment; bottling works and facilitating the distribution of such products.

PORT OF OAKLAND

DISTRICT BOUNDARY

Open Space

VA OUTPATIENT CLINIC AND COLUMBARIUM

Existing Ferry Service

Employment - Adaptive Reuse

Residential

NATURE RESERVE

Willie Stargell Ave

Main St

Atlantic Ave

Town Center

Pacific Ave

Seaplane Lagoon








Maritime-Visitor Serving

Employment

Open Space

San Francisco Bay

LEGEND

-  Employment (AP-E)
-  Employment - Adaptive Reuse (AP-AR)
-  Town Center (AP-TC)
-  Residential (AP-R)
-  Maritime - Visitor Serving (AP-MV)
-  Open Space (AP-OS)
-  Street Plan
(illustrative and subject to change)

ALAMEDA POINT DISTRICT
PROPOSED ZONING MAP

March 20, 2013



0 2000 4000 FEET