

SEC. 10-1.1530 CENTRAL CITY - RESIDENTIAL SUBDISTRICT (CC-R)

SEC. 10-1.1531 CC-R PURPOSE.

The purpose of the Central City - Residential (CC-R) Subdistrict is to establish a concentration of multi-family and complementary uses in order to provide a quality central city living environment and to provide market support for Central City businesses.

SEC. 10-1.1532 CC-R PERMITTED USES.

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

- (1) Administrative and Professional Offices/Services.
None.
- (2) Automobile Related Uses.
None.
- (3) Personal Services.
None.
- (4) Residential Uses.
 - (a) Artist's loft. (Live above place of business)
 - (b) Boarding home.
 - (c) Group home. Within existing single-family dwellings. (6 or fewer residents, excluding staff).
(Density per Downtown Hayward Design Plan)
 - (d) Multiple-family dwellings.
 - (e) Second family dwelling, attached.
 - (f) Single-family dwelling. (Existing as of May 4, 1993, including their accessory structures and uses)
- (5) Retail Commercial Uses.
None.
- (6) Service Commercial Uses.
Reverse vending machines. (When located within a convenience zone.)
- (7) Other Uses.
 - (a) Ambulance service.
 - (b) Christmas tree or pumpkin patch lot. (See General Regulations Section 10-1.2735.d. 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) Public agency facilities.

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

- (1) Accessory buildings and uses. (See Section 10.1.1555.)
- (2) Garage sales. (4 per year per dwelling. See General Regulations Section 10-1.2735.e.)
- (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 -Residential Subdistrict.

SEC. 10-1.1533 CC-R CONDITIONALLY PERMITTED USES.

a. **Administrative 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 administrative use permit:

- (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) Check cashing store.
 - (e) Chiropractic and acupuncture offices.
 - (f) Insurance and real estate offices.
 - (g) Law offices.
 - (h) Medical and dental offices.
 - (i) Travel and airline agency offices.
- (2) **Automobile Related Uses.**
 - (a) Automobile parts store.
 - (b) Parking lot.
- (3) **Personal Services.**
 - (a) Barber or beauty shop. (Excluding college)
 - (b) Dance studio.
 - (c) Dry cleaning/laundry.
 - (d) Health club.

- (e) Martial arts studio.
 - (f) Massage parlor. (When ancillary to a primary and related use such as a beauty salon)
 - (g) Nail salon.
 - (h) Palm reading service.
 - (i) Music studio.
 - (j) Photography studio.
 - (k) Physical fitness studio.
 - (l) Shoe repair.
 - (m) Suntan parlor.
 - (n) Tailor/seamstress shop.
- (4) Residential Uses.
Boarding home.
- (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) Convenience market. (See General Regulations Section 10-1.2735.b. for regulations of alcohol)
 - (l) Fabric store.
 - (m) Floral shop.
 - (n) Furniture store.
 - (o) Garden supplies store.
 - (p) Gift shop.
 - (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, with bar. (See General Regulations Section 10-1.2735.b. for regulations of alcohol)
 - (z) Sporting goods store.
 - (aa) Stationary store.
 - (bb) Supermarket.

- (cc) Toy store.
- (dd) Variety store.
- (ee) Video sales and rental.

(6) Service Commercial Uses.

- (a) Copying or reproduction facility.
- (b) Mailing or facsimile service.
- (c) Recycling collection area.
- (d) Taxi company.

(7) Other Uses.

- (a) Ambulance service.
- (b) Day care center. (State-licensed, less than 24-hour care for children or adults, 15 or more persons, excluding staff. See definitions.)
- (c) Educational facility.
- (d) Farmer's market.
- (e) Home occupation - expanded.
- (f) Temporary use.
- (g) Cultural facility.
- (h) Educational facility.
- (i) Hospital, convalescent home.
- (j) Recreational facility.
- (k) Religious facility.

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 a conditional use permit:

- (1) Administrative and Professional Offices/Services.
None.
- (2) Automobile Related Uses.
None.
- (3) Personal Services.
None.
- (4) Residential Uses.
Group home, large.
- (5) Retail Commercial Uses.
None.
- (6) Service Commercial Uses.
None.

- (7) Other Uses.
None.

SEC. 10-1.1534 CC-R 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.

- 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.

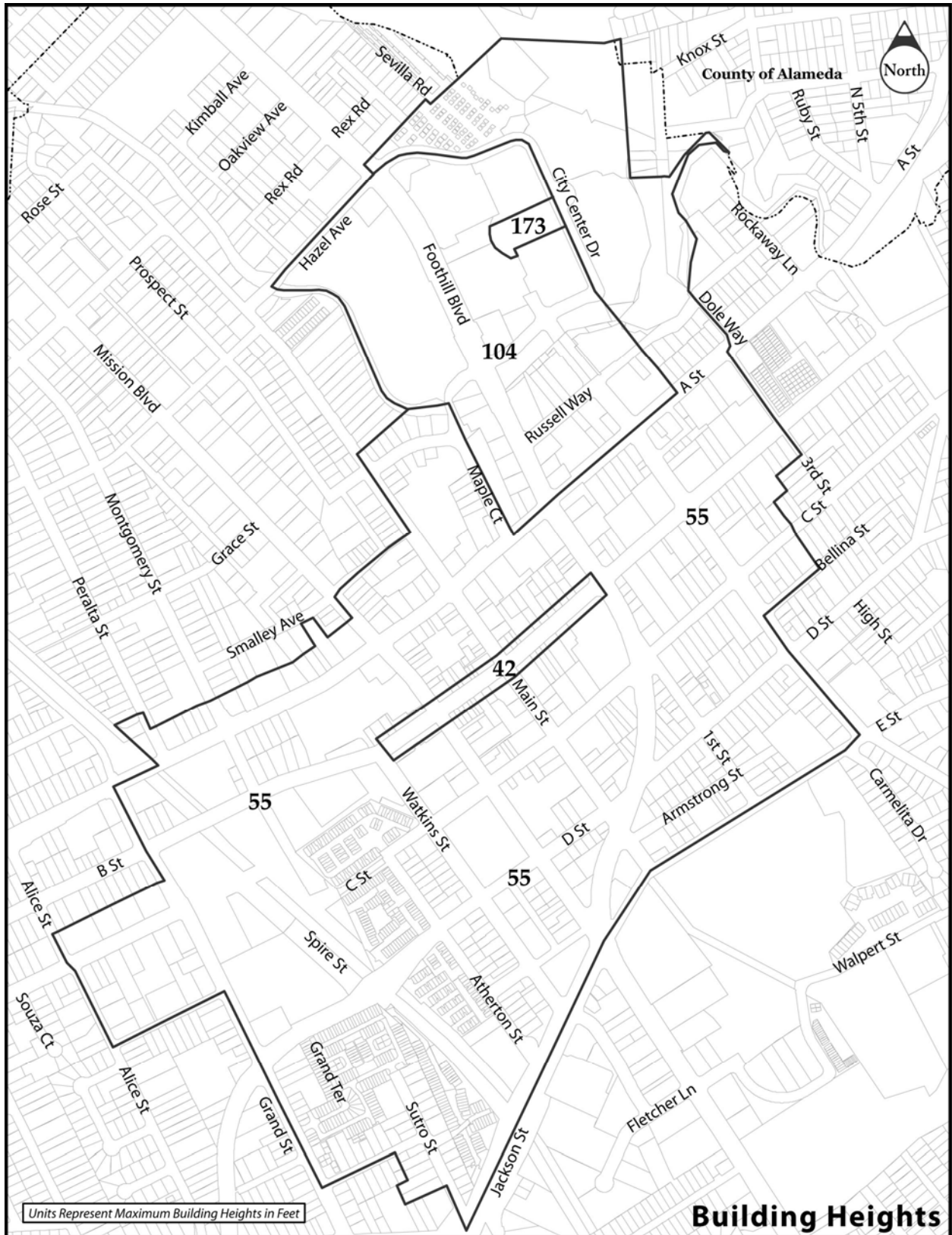
SEC. 10-1.1535 CC-R YARD REQUIREMENTS.

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

- 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.
- 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. 10-1.1536 CC-R 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 10-1.1555.h. 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