

The following additional regulations will apply:

- Land uses shown in the matrix as “Permitted” shall require a non-discretionary, ministerial building department staff clearance, confirming that the use is permitted by this *Chapter 3*.
- Proposed uses not listed on *Table 3-2: Permitted Uses by Land Use Category* may be permitted upon determination by the Planning Director that such uses are of similar density, intensity and character to a permitted use with a use permit.
- The text of this Specific Plan should be interpreted so that the broadest scope of uses is permitted and ambiguities should be resolved in favor of flexibility in land use.
- Accessory uses incidental to the permitted uses are Permitted.

TABLE 3-2 : PERMITTED USES BY LAND USE CATEGORY, ALAMEDA POINT									
		AP-PMU	AP-MU	AP-RM	AP-RMH	AP-RH	AP-C	AP-BP	AP-PT
Open Space/Conservation									
1	Active Recreation, Courts and Playing Fields	P	C	P	P	P	P	P	P
2	Botanical Gardens/Demonstration Gardens	P							P
3	Community Gardens, including Roof Gardens	P		P	P	P			P
4	Festivals, Weddings, Flea Markets and Special Events	P	P					P	P
5	Natural Resources Preservation								P
6	Neighborhood/ Community Parks	P	P	P	P	P	P	P	P
7	Open Air Farmers Markets	C	C					C	C
8	Tot Lots and Playgrounds	P	P	P	P	P	P	P	P
Residential Uses									
9	Accessory (carriage house) Units	P		P	P				
10	Bed & Breakfast Inns	C	C	C	C	C			P
11	Family Day Care Homes (6 or fewer persons)	P	P	P	P				
12	Home Occupations	P	P	P	P	P	C	C	

TABLE 3-2 : PERMITTED USES BY LAND USE CATEGORY, ALAMEDA POINT (CONTINUED)

		AP-PMU	AP-MU	AP-RM	AP-RMH	AP-RH	AP-C	AP-BP	AP-PT
Residential Uses (Continued)									
13	Live/Work Units	P	P		P	P	P	P	
14	Multi-Family Rowhouse, Duplexes, Triplexes	P	P	P	P	P	C		
15	Multiple-Family Dwellings (condos, multi-family flats, apartments, townhouses)	P	P	P	P	P	C		
16	Private Recreation Facilities	P	P	P	P	P	C	C	
17	Residential Care Facilities (6 or fewer persons)	P		C	C				
18	Residential Sales Offices	P	P	P	P	P	C	C	
19	Senior Citizen/Congregate Care Housing	P	C		C	C	C		
20	Single-Family Dwellings	P		P					
21	Supportive Housing, Group Residential Facilities	P		C	P				
Public Uses									
22	City Corporation Yards						C	P	
23	Community Center/Meeting Centers	P	P			G	P	P	P
24	Clubs, Lodges and Fraternal Organizations	P	P			G	P		P
25	Cultural Exhibits and Museums	P	P			G	P		P
26	Fire Station, Paramedics	P					P	P	P
27	Government Offices and Facilities	P	C				P	P	
28	Hospital, Urgent & Emergency Care, Clinics Facilities	C	C				P	P	
29	Libraries	P	C						
30	Places of Worship	C	C	C	C	C	C		
31	Public Administrative Facilities	P	C				P	P	
32	Police Community Field Offices, Parking Lots	P	P					P	P
33	Post Offices	P	P					P	
34	Public Utility Distribution & Transportation Facilities							P	C
35	Public Utility Installations (major)							P	C
36	Tourist Information Facilities	P	P			G	G		P

TABLE 3-2 : PERMITTED USES BY LAND USE CATEGORY, ALAMEDA POINT (CONTINUED)

		AP-PMU	AP-MU	AP-RM	AP-RMH	AP-RH	AP-C	AP-BP	AP-PT
Public Uses (Continued)									
37	Public Schools, Trade/Vocational Schools	P	C	C	C	C	P	P	
Retail Trade Establishments									
38	Antiques, Bookstore, Galleries	P	G		G	G	G		
39	Apparel Stores, Shoe Store and Repairs	C	G		G		G		
40	Bakeries, Confectionery Stores	P	G		G	G	G	P	
41	Bicycle Shops/Rental	G	G		G	G	G	G	G
42	Camera/Photographic Supply , Cell Phone Stores	C	G		G		G	P	
43	Consignment Shops, Thrift Shops	C	G		G		G		
44	Computer and Software Stores	C	G		G		G	P	
45	Concession Stands /Kiosk Businesses	C	C		G		G		C
46	Convenience Stores w/o Fuel Pumps	C	G		G		G	P	
47	Deli, Café, Coffee Shop, Ice Cream Parlors	P	G		G	G	G	P	P
48	Department Stores (10,000 SF maximum)	P	G		G		G		
49	Drug Stores and Pharmacies	P	G		G		G		
50	Florist Shops/Stands	P	G		G	G	G		
51	Furniture and Home Furnishings Stores	P	G		G		G		
52	Garden Supply and Retail Nurseries	P	G		G		G		
53	Gas Stations				G		G	P	
54	Gift, Novelty, and Souvenir Shops	P	G		G	G	G		
55	Grocery, Supermarket, Health Food Stores	P	G		G		G		
56	Hardware Stores (10,000 SF maximum)	P	G		G		G		
57	Hobby, Toy, Crafts and Game Shops	P	G		G	G	G		
58	Home Appliance/Electronics Stores and Repairs		G		G		G	P	
59	Jewelry Stores	P	G		G	G	G		
60	Liquor Stores, Wine Shops		C		C	C	C		
61	Luggage, Fabrics and Leather Goods Stores	P	G		G		G		

TABLE 3-2 : PERMITTED USES BY LAND USE CATEGORY, ALAMEDA POINT (CONTINUED)

		AP-PMU	AP-MU	AP-RM	AP-RMH	AP-RH	AP-C	AP-BP	AP-PT
Retail Trade Establishments (Continued)									
62	Music, Musical Instruments Stores, Video Stores	P	G		G		G		
63	News Dealers and Newsstands	P	G		G	G	G		
64	Pet Shops, Animal Grooming	C	G		G		G		
65	Specialty/Variety Stores	P	G		G	G	G		
66	Sporting Goods Stores (10,000 SF maximum)	P	G		G	G	G	P	
67	Stationery, Party Supply Stores	P	G		G	G	G		
68	Vision and Eyeglass Centers	P	G		G	G	G		
Personal and Household Uses									
69	Art/Music/Rehearsal/Dance/Martial Arts Studios	P	P				G		
70	Barber Shops/Beauty Salons/Manicurists	P	G			G	G		
71	Child Day Care Facilities (7 or more persons)	C	C		C	C	C		
72	Dry Cleaning and Laundry w/o Plant	P	G		G		G	P	
73	Dry Cleaning/Dyeing Plants							P	
74	Equipment Rentals (light)	C	C				G		
75	Exterminators							P	
76	Fabric, Upholstery Shops, Tailors	P	P		P		P		
77	Home Maintenance Services/Supplies (less than 10,000SF)						P	P	
78	Interior Decorating Services	P	P				P	P	
79	Laundromats	P	G		G		G		
80	Locksmiths	P	P				P		
81	Medical / Dental Offices	P	P				P		
82	Mortuaries							C	
83	Pet Day Care	P	P				P	P	
84	Pet Boarding/Kennels							C	
85	Spa Retreat/Day Spas	P	P			G	P		
86	Spiritualist Readings	C	P						

TABLE 3-2 : PERMITTED USES BY LAND USE CATEGORY, ALAMEDA POINT (CONTINUED)

		AP-PMU	AP-MU	AP-RM	AP-RMH	AP-RH	AP-C	AP-BP	AP-PT
Personal and Household Uses									
87	Travel Agencies	P	G			P	G	P	
88	Treatment Centers (substance abuse w/o overnight facilities)	C			C				
89	Veterinary Offices, Clinics						P	P	
Business									
90	Advertising Services	P	P				P	P	
91	Auto Sales Showroom/Lots						C		
92	Auto Repairs and Servicing							C	
93	Banks/ Financial/ Insurance Institutions	P	G				G	P	
94	Blacksmiths	C						C	
95	Blueprinting and Photostating Services	P	P				P	P	
96	Brewery/ Distilleries	P	G					P	
97	Building Maintenance Services	P	P				P	P	
98	Business Equipment Rentals and Sales		G				P	P	
99	Carwashes							C	
100	Catering Services	P	P				P	P	
101	Cold Storage	P						C	
102	Commercial Art /Graphic/Lithography Design Services	P	P				P	P	
103	Computer and Data Processing Services	P	P				P	P	
104	Contractors Yards							P	P
105	Copying/Printing; Courier/Delivery Services	G	G				P	P	
106	Equipment Manufacturing/ Machine Shops							C	
107	General Offices	P	P				P	P	
108	Incubator Offices	P	P				P	P	
109	Laboratories							C	
110	Light Manufacturing	C						C	
111	Motion Picture/Recording Studios	C						P	

TABLE 3-2 : PERMITTED USES BY LAND USE CATEGORY, ALAMEDA POINT (CONTINUED)

		AP-PMU	AP-MU	AP-RM	AP-RMH	AP-RH	AP-C	AP-BP	AP-PT
Business (Continued)									
112	Photoengraving/Finishing/Photography Services	P	G				P	P	
113	Plant and Landscaping Maintenance Services	C						C	
114	Postal and Mailbox Rental Services	P	G				P		
115	Publishing Plants	C						P	
116	Research & Development	P						P	
117	Sign Services, Vending Machines Sales and Rentals							P	
118	Warehouses	P						C	
119	Sustainable Technologies	C	C	C	C	C	C	C	C
Commercial Recreation and Large Assembly Facilities									
120	Amusement Arcades and Games (indoor facilities)	P	G				P	P	P
121	Bowling Alleys	P	G				P	P	
122	Hotels, Hostels	P	P				P	P	P
123	Hotel Condominium/Timeshares	C	P				P	P	P
124	Indoor Sports Facilities	P	P				P	P	P
125	Movie Theaters/Playhouses	P	P				P	P	
126	Night Clubs, Bars, Taverns, and Lounges	P	P				P		
127	Restaurants	P	P		P	P	P		P
128	Sidewalk Cafes Associated with Restaurants	P	G		P	P	P		P
Transit-Related Uses									
129	Automobile Parking for Transit Uses	P	P		P	P	P	P	P
130	Car Sharing Lots/Garages	P	P	P	P	P	P	P	C
131	Ferry Terminal/Transit Center		P					P	P
132	Recycling Facilities (small collection facilities)	C	C	C	C	C	C	P	P
133	Taxi Stands	P	P				P		
Fine Arts/Crafts Uses									
134	Computer/Animation/Filmmaking	P					P	P	

TABLE 3-2 : PERMITTED USES BY LAND USE CATEGORY, ALAMEDA POINT (CONTINUED)

		AP-PMU	AP-MU	AP-RM	AP-RMH	AP-RH	AP-C	AP-BP	AP-PT
Fine Arts/Crafts Uses									
135	Fine Arts	P					P	P	
136	Furniture/Woodwork, Metal Shops	P					P	P	
137	Mixed Media	P					P	P	
138	Performing Arts	P					P	P	
139	Textile Arts	P					P	P	
Marine Related									
140	Bait Shops	P	P					P	P
141	Boat Rental	P	P					C	P
142	Boat Repair	P						C	P
143	Boat Storage	P						C	P
144	Commercial Marina								P
145	Gas Docks								P
146	Marine Supplies	P						P	P
147	Marine Equipment Sales/Repairs							P	P
148	Ship Chandleries	P						P	P
149	Water-related Industries	P						P	P
150	Water-related Offices	P	P					P	P
151	Water-related Retail Services and Sales	P	P					P	P
152	Naval Uses								P

Notes: Areas within the AP-Public Trust are subject to Public Trust uses.

Supermarkets over 10,000 sq. ft. are only allowed in AP-Commercial district

Ground floor uses shown in AP-RMH may only occur along the Main Street frontage, except for personal services for AP-RMH residents.

Sustainable technologies may range from solar farms to neighborhood waste management sites and must be compatible with surrounding uses.