

### 5.3.3 LAND USE PLAN

The permitted uses and conditionally permitted uses within the Main Street Neighborhood and associated off-street parking regulations are detailed in *Table 5-1 Permitted and Conditional Uses and Parking Ratios*, below, and on the Land Use Plan – *Figure 5-3 Land Use Map*. Uses proposed in the Open Space District, as shown in Figure 5-3 shall be consistent with AMC 30.4-19 Open Space District.

**TABLE 5.1: PERMITTED AND CONDITIONAL USES AND PARKING RATIOS**

USE	ALAMEDA POINT MAIN STREET NEIGHBORHOOD (AP-MS)	PARKING RATIO RESERVED	
<b>RESIDENTIAL, OPEN SPACE, LODGING</b>	Dwelling Unit (multi family)	P	1.50 (a)
	Dwelling Unit (single family) Detached	P	2 (a)
	Bed and Breakfast	P	0.75 (b)
	Hotel	C	-
	Community Garden	P	0
	Parks, Playgrounds	P	0
	Sports Fields	P	0
	Artists Studio	P	0.30 (a)
	Emergency Shelter	C	-
<b>COMMERCIAL AND RETAIL</b>	Office / R&D	P	2.65
	Assisted Living Facility	P	.3 (b)
	Work/Live	C	(d)
	Large Format Retail	-	-
	Retail	P	3.4
	Grocery	P	3.4
	Convenience Store	C	3.4
	Art Gallery	P	0.5
	Café	P	3.4
	Catering Services	C	2
	Restaurant	C	6.9
	Bar / Tavern	C	6.9
	Bank and Financial Services	P	2.65
	Personal Services	P	2
	Liquor Store	-	-
Urban Farm/Nursery	C	2	
<b>EDUCATION &amp; ASSEMBLY</b>	Clubs, Halls	C	6.9
	Conference Centers	C	6.9
	Library	P	1
	Museum	P	1
	Theater / Entertainment	P	(f)
	Multiple Screen Theater	-	-
	Religious Assembly	P	6
	Health and Fitness Facilities	C	2

USE		ALAMEDA POINT MAIN STREET NEIGHBORHOOD(AP-MS)	PARKING RATIO RESERVED
<b>EDUCATION &amp; ASSEMBLY</b>	Hospitals	-	-
	Health Clinic	P	2.5
	Veterinary Clinic	C	2
	Public Safety Facilities	P	2
	Post Office	P	3.4
	Personal Enhancement (Art, Dance, Music)	P	1.5
	College / Vocational School / Schools	C	1.5
	Day Care Center	P	1.25
	Family Day Care (7 or more)	P	(d)
	Family Day Care (6 or less)	P	(d)
<b>TRANSPORTATION SERVICES</b>	Car or Bike Sharing Facility	P	0
	Automobile Sale, Rental	-	-
	Automobile Service and Repair	-	-
	Gas Station	C	2
	Parking Garage	C	0
	Surface Lot	C	0
	Bus Shed/Maintenance Facility	-	-
<b>MARITIME</b>	Research	C	1.75
	Workplace	C	2.0
	Wholesaling	-	-
	Boat Sales and Repair, Fuel Sales	-	-
	Concessions	C	1.0
	Boating Clubs or Schools	C	1.0
<b>INDUSTRIAL</b>	Food and Beverage Manufacturing	C	0.65
	Industrial, Light	C	0.5
	Industrial Arts	C	0.65
	Utilities, Large	C	-
	Utilities small	C	0.5
	Printing and Publishing	C	0.5
	Specialty Trade Contractors	C	0.5
	Storage, outdoor	-	-
	Storage, indoor	-	-
	Wholesaling and Distribution	-	-

**Permitted and Conditional Use Table Notes:**

- (a) All numbers are spaces for 1,000 unless otherwise noted
- (b) Spaces for residential unit
- (c) Spaces per room
- (d) Consistent with AMC 5.30-5
- (e) No additional parking
- (f) Spaces allowed to be determined by parking demand study