

## ALAMEDA MUNICIPAL CODE

### CHAPTER XXX – DEVELOPMENT REGULATIONS

#### ARTICLE I. – ZONING DISTRICTS AND REGULATIONS

##### 30-2 – DEFINITIONS.

- a. Words used in the present tense include the future, words in the singular number include the plural, and words in the plural number include the singular; the word "building" includes the word "structure", and the word "shall" is mandatory and not directory. City Council shall mean the City Council of the City of Alameda, and Planning Board shall mean the Planning Board of the City of Alameda. City shall mean the incorporated area of the City of Alameda. Zoning Administrator shall mean the Planning Director, or such person as he/she may, with the prior approval of the Planning Board, designate, who shall administer and interpret the provisions of the zoning regulations and perform other duties as prescribed herein. Other terms not specifically mentioned hereabove shall have the meanings ascribed to them by the Charter and this Code.

- b. As used in this chapter:

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*Anchor-out* shall mean and refer to households or live-aboard boats moored or anchored offshore and not in an authorized commercial marina. (Note: Anchor-outs, other than transient boats, are not permitted.)

*Animal shelter* shall mean a facility operated for the purpose of impounding or caring for seized, stray, distressed, homeless, abandoned, or unwanted animals.

*Antenna, satellite dish* shall mean a dish-shaped device designed to receive television signals transmitted from orbiting satellites, as well as all supporting equipment necessary to install or mount the antenna.

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##### 30-4.10 - C-M, Commercial- Manufacturing District.

- a. *General.* The following specific regulations and the general rules set forth in Section 30-5 shall apply in all C-M Districts as delineated and described in the zoning map(s). This district classification is intended to be applied where general commercial facilities are necessary and desirable for public service and convenience, or where light manufacturing will be a compatible use because of the absence of noise, odor, dust, dirt, smoke, vibration, heat, glare, excessive vehicular and rail traffic, radiation, and other hazards incidental to certain industrial uses.

Exhibit 2

Item 7-A, June 10, 2019

Planning Board Meeting

b. *Uses Permitted.*

1. Uses permitted in C-1 and C-2 Districts, but excluding residential uses.
2. The following uses which are conducted principally within enclosed structures:
  - (a) Assembly of electrical appliances, electronic instruments and devices, and radios and phonographs, including the manufacture of small parts, such as coils, condensers, transformers, crystal holders and similar items,
  - (b) Automotive repairing, overhauling, rebuilding and painting, sales and services,
  - (c) Bakeries and bakery goods distributors,
  - (d) Bookbinding, printing, lithographing and engraving shops,
  - (e) Cabinet and carpenter shops,
  - (f) Candy, confectionery, catering establishments,
  - (g) Carpet and rug cleaning or dyeing,
  - (h) Cleaning and dyeing plants,
  - (i) Cold storage plants, including ice storage,
  - (j) Dairy products processing plants, but excluding canning operations,
  - (k) Diaper supply services,
  - (l) Electrical repair shops,
  - (m) Equipment sales and service, including refrigeration,
  - (n) Exterminators,
  - (o) Glass shops, including auto glass,
  - (p) Heating and ventilating shops,
  - (q) Household goods storage and moving,
  - (r) Jewelry manufacturers,
  - (s) Laundries and linen supply services,
  - (t) Optical goods manufacturing,
  - (u) Packaging establishments,
  - (v) Parcel delivery services,
  - (w) Petroleum products distribution station and accessory uses,
  - (x) Photographic processing, finishing and printing,
  - (y) Repair shops—miscellaneous,
  - (z) Research laboratories and institutions,
  - (aa) Sail lofts,

- (bb) Scientific instrument and equipment manufacturing and machine shops,
- (cc) Sheet metal shops,
- (dd) Ship chandleries,
- (ee) Tire sales, retreading, or recapping,
- (ff) Tool or cutlery sharpening or grinding,
- (gg) Underground or above ground public utility facilities for primarily local service such as substations, gas regulators, manned or unmanned communications equipment buildings, and similar uses,
- (hh) Upholstery shops,
- (ii) Veterinary clinics, veterinary hospitals, or animal kennels, shelters, or pounds, provided that no such use shall be located within two hundred (200') feet of any R District unless allowed under a Use Permit and provided, further, that all outside pens or runs shall be screened from all adjacent lots and streets by solid fences or walls no less than six (6') feet in height,
- (jj) Warehousing and storage facilities,
- (kk) Wholesale trade establishments,
- (ll) Bed and breakfast facilities, upon compliance with standards set forth in the definition for bed and breakfast in Section 30-2.

3. Other commercial-manufacturing uses which are similar to the uses permitted in this district, are normally conducted within an enclosed structure, and are not specifically mentioned in M-1 and M-2 District regulations.

c. *Uses Requiring Use Permits.*

It is the intent of this paragraph that the following uses shall be reviewed by the Planning Board for their appropriateness in a specific location, or for such other factors as safety, congestion, noise, and similar considerations.

1. Commercial-manufacturing uses not specified above which normally are not conducted within an enclosed structure,
2. Outdoor amusements,
3. Veterinary clinics and/or veterinary hospitals and animal shelters, including supervised outdoor runs within two hundred (200') feet of any R District only upon a finding ~~by the Planning Board~~ that sufficient air conditioning and soundproofing will be provided to effectively confine odors and noise so as not to interfere with the public health, safety, and welfare. No outside pens or unsupervised runs shall be permitted,"
4. Any dwelling unit as regulated by subsection 30-4.8c.l. of this article,
5. Boat sales and service,
6. Car washing establishments,

7. Machinery sales, rentals and services,
  8. Storage yards for motor vehicles, but excluding truck units as defined in Section 30-2, motor truck terminal,
  9. Permitted uses which are not conducted within an enclosed building or structure,
  10. Commercial marinas subject to the requirements in subsection 30-4.9c.15,
  11. Columbariums and crematoriums,
  12. Liquor stores,
  13. Grocery stores,
  14. Convenience stores located within three hundred (300') feet of any residential zoning district,
  15. Work/live studios subject to the requirements of Section 30-15.
  16. Large format retail including conversion of existing multiple retail tenant spaces to a single tenant space larger than thirty thousand (30,000) square feet (if part of a planned development, no use permit is required). Super stores, as defined in Section 30-2, are prohibited.
- d. *Minimum Height, Bulk and Space Requirements.*
1. Lot Area, Width, Coverage and Front Yard: None.
  2. Building Height Limit: One hundred (100') feet.
  3. Side Yard: Same as specified for C-2 District.
  4. Rear Yard: Same as specified for C-2 District.
5. Off-Street Parking and Loading Space: As regulated in Section 30-7 of these regulations.