

**ARTICLE 24 MISSION BOULEVARD CODE<sup>1</sup>**

**DIVISION 10-24.2.3: USE TABLES**

**10-24.2.3.010 ALLOWED LAND USES AND PERMIT REQUIREMENTS**

A. Table 2.3.010.A (Allowed Uses and Permit Requirements), sets the land use regulations for the Mission Boulevard Corridor Zones by letter designation as follows unless a use or activity is prohibited or subject to a higher level of permit pursuant to other parts of this Code or other applicable regulations:

"P" designates permitted uses.

"A" designates uses that are permitted after review and approval of an Administrative Use Permit.

"C" designates uses that are permitted after review and approval of a Conditional Use Permit.

"P/C" designates uses that are permitted or permitted after review and approval of a Conditional Use Permit under certain circumstances.

"-" designates uses that are not allowed.

B. A project which includes two or more categories of land use in the same building or on the same site is subject to the highest permit level required for any individual use or single component of the project.

C. Land uses are defined in Section 10-1.3500 (Definitions), of the Hayward Zoning Code. In cases where a specific land use or activity is not defined, the Planning Director may make a determination in compliance with Section 10-1.2835 (District Uses Not Specified) of the Hayward Zoning Code.

Table 2.3.010.A: Allowed Uses and Permit Requirements					
Land Use	MB-CN	MB-NN	MB-CC	MB-CS <sup>1</sup>	Additional Regulations
<b>Residential</b>					
Emergency Homeless Shelter	P/C <sup>2,3</sup>	P/C <sup>2,3</sup>	-	-	Limited to parcels abutting Mission Boulevard
Live-Work	P/C <sup>2,3</sup>	P/C <sup>2,3</sup>	-	-	
Multi-Unit Residential	P/C <sup>2,3</sup>	P/C <sup>2,3</sup>	P/C <sup>2,3</sup>	-	
Duplex/Triplex	P/C <sup>2,3</sup>	P/C <sup>2,3</sup>	P/C <sup>2,3</sup>	-	
Detached Residential Unit <sup>4</sup>	P	P	P	-	
Single Room Occupancy (SRO)	A-	A-	AC	-	See Section 10-1.2736(e) for criteria and standards.
Dormitory	A	A	A	-	
Accessory Dwelling Unit(s)	P	P	P		Where primary use is residential. See Hayward Zoning Code Section 10-

<sup>1</sup>Note(s)—Added by Ordinance 20-12, adopted July 14, 2020.

					1.2740 for criteria and standards.
<b>Group Home</b>					
<u>Small Unlicensed</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Large Unlicensed</u>	<u>C</u>	<u>C</u>	<u>C</u>		
<u>Small Licensed</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Medium Licensed</u>	<u>A</u>	<u>A</u>	<u>A</u>		
<u>Large Licensed</u>	<u>C</u>	<u>C</u>	<u>C</u>		
<b>Lodging</b>					
Hotel	A	A	A	-	
<b>Office</b>					
Architectural Service, Drafting Service, Engineering Service	P	P	P	-	
Banks <sup>5</sup>	P	P	P	-	
Financial Institutions <sup>5</sup>	P	P	P	-	
Medical/Dental Laboratory	A	A	A	C	
Office	P	P	P	-	
<b>Retail/Commercial</b>					
Alcohol Sales	Refer to Section 10-1.2750 et seq. of the Hayward Zoning Code for Alcoholic Beverage Outlets Regulations				
Appliance Repair Shop	P	P	A	-	
Appliance Store	P	P	A	-	
Bar, Cocktail Lounge	C	C	C	-	
Carpet/Draperies Store	P	P	A	-	
Check Cashing Store	-	-	-	-	
Convenience Market	P	P	P	-	If use includes alcohol sales, see also Section 10-1.2750 et seq. of the Hayward Zoning Code for Alcoholic Beverage Outlets Regulations
Copying or Reproduction Facility	P	P	P	-	
Equipment Rental Service	A	A	A	-	
Furniture Store	P	P	A	-	
Health Club	A	A	A	C	
Kennel	A	A	A	-	
Large Motion Picture Theater	C	C	C	C	
Liquor Store	-	-	-	-	
Live Performance Theater	A	A	A	A	
Massage Parlor	-	-	-	-	

Media Production	A	A	P	-	
Newspaper Printing Facility	A	A	P	-	
Nursery (Plants)	P	P	P	-	
Pawn Shop	-	-	-	-	
Payday Loan Facilities	-	-	-	-	
Personal Services	P	P	P	-	
Physical Fitness Studio	P	P	P	C	
Publishing Facility	A	A	P	-	
Recreational Facility	A	A	A	C	
Small Recycling Collection Facilities/Recycling Collection Area	A	A	A	-	See Hayward Zoning Code Subsection 10-1.2735.j, Small Recycling Collection Facilities and Unattended Collection Boxes
Restaurant, Including Micro-Breweries as accessory to the Restaurant and standalone Catering Facilities	P	P	P	-	See Hayward Zoning Code Section 10-1.2750 et seq. for alcohol regulations See Section 3.4.040.F.4 and 5 for outdoor seating requirements
Retail	P	P	P	C	
Small Motion Picture Theater	A	A	A	C	
Tattoo Parlor	-	-	-	-	
Tobacco Retail Sales Establishment	-	-	-	-	
<b>Civic</b>					
Cultural or Meeting Facilities	A	A	A	C	
Public Park/Public Gathering	P	P	P	P	
Parking Lots and Structures	A	A	A	C	
Public Agency Facilities	P	P	P	P	
Religious Facility	A	A	A	C	
<b>Other: Agriculture</b>					
Community Garden	P	P	P	P	
<b>Other: Automotive</b>					
Automobile Repair (Minor)	A	A	A	-	
Automobile Repair (Major)	C	C	C	-	
Automobile Sales <sup>6</sup>	P/A	P/A	P/A	-	
Drive-In Establishment	C	C	C	-	
Automobile Service Station	C	C	C	-	
Taxi Company	A	A	A	-	
<b>Other: Civil Support</b>					
Hospital	A	A	A	C	

Mortuary	A	A	A	C	
<b>Other: Education</b>					
Day Care Center	P	P	P	C	
Day Care Home	P	P	P	-	
Educational Facilities ≤ 2,000 GFA	P	P	P	C	
Educational Facilities > 2,000 GFA	A	A	A	C	
Industrial/Vocational Trade School	A	A	A	C	
<b>Other: Light Industrial</b>					
Micro-Brewery	C	C	C	-	See Hayward Zoning Code Section 10-1.2750 et seq. for alcohol regulations
Custom Manufacturing	P	P	P	-	
Distillery	C	C	C	-	See Hayward Zoning Code Section 10-1.2750 et seq. for alcohol regulations
Light Manufacturing	AUP	AUP	-	-	
Research and Development	P	P	-	-	
<b>Other Use</b>					
<a href="#">Emergency Shelter</a>	<u>P</u>	<u>P</u>	<u>P</u>	-	<a href="#">Limited to parcels abutting Mission Boulevard. See Section 10-1.2736(a) for criteria and standards.</a>
<a href="#">Low Barrier Navigation Center</a>	<u>P</u>	<u>P</u>	<u>P</u>	-	<a href="#">See Section 10-1.2736(b) for criteria and standards.</a>
Animal Hospital	A	A	A	-	
Commercial Amusement Facility	A	A	A	-	
Food Vendor	P	P	P	-	See Hayward Zoning Code Subsection 10-1.2735.m, Food Vendor Permit
<a href="#">Psychiatric and Rehabilitation Facility</a>	<u>A</u>	<u>A</u>	<u>A</u>	-	
Temporary Uses	See Section 3.5.020, Temporary Uses				
<b>Specific Limitations:</b>					
1. When the MB-CS Zone is applied to privately owned property, the use and building existing at the time this Code comes into effect may continue until the site is redeveloped or becomes under public ownership.					
2. For properties located within Commercial Overlay Zone 1, as shown in the Regulating Plan, commercial uses are required on the ground floor along roadway frontages. Uses associated with the residential use, such as leasing office, community space, amenities, etc., are allowed on the ground floor.					

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3. For properties located within Commercial Overlay Zone 2, as shown in the Regulating Plan, residential units are only allowed along the primary street frontage with a conditional use permit.
4. Detached residential unit permitted if the lot/parcel has an existing, permitted detached residential unit that was constructed prior to the effective date of this Code. No new detached residential units are allowed.
5. Does not include check cashing, pay loans, or auto title loans.
6. An Administrative Use Permit is required for automobile sales uses south of Harder Road.

(Amended by Ordinance 24-01, adopted Jan. 23, 2024)