Attachment III: Proposed General Plan Text Amendments

Central City-Retail and Office Commercial

The Central City-Retail and Office Commercial designation generally applies to the core of Downtown Hayward. Typical building types include storefront commercial buildings and mixed-use buildings that contain commercial uses on the ground floor and residential units or office space on upper floors. Other building types that may be appropriate on properties outside of the retail core of the Downtown include townhomes, apartment and condominium buildings, and live-work units.

Future changes to Central City-Retail and Office Commercial areas are expected to include the rehabilitation of historic buildings, infill commercial and mixed-use development, building and landscaping improvements, the rehabilitation or redevelopment of underutilized properties, and other district enhancements that help transform the Downtown into a vibrant, transit-oriented, and mixed-use city center.

Allowed Uses:

- Retail, dining, and service uses
- Professional office uses
- Entertainment and recreational uses
- Mixed-use with multi-family homes or office on upper floors

Supporting Uses:

- Attached single-family homes
- Multi-family homes
- Live-work units
- Lodging
- Compatible public and quasi-public uses
- Parks, recreation facilities, open space, and trails
- Community Gardens
- Religious and cultural facilities
- Satellite college campus uses and student housing

Development Standards:

- Maximum FAR: 1.5
- Density (only applies to mixed-use and residential projects): ~~Maximum densities vary greatly based on the property's zoning and proximity to regional transit.~~

~~Maximum densities range from 40 to 110 dwelling units per net acre. Minimum densities are not required.~~ 34.8 to 210 dwelling unit per net acre

Central City-High Density Residential

The Central City-High Density Residential designation generally applies to properties surrounding the core of Downtown Hayward. Typical building types include townhomes, live-work units, apartment and condominium buildings, and multi-story mixed-use buildings that contain commercial uses on the ground floor and residential units or office space on upper floors.

Future changes to Central City-High Density Residential areas are expected to include the rehabilitation of historic buildings; infill commercial, residential, and mixed-use development; building and landscaping improvements; the rehabilitation or redevelopment of underutilized properties; and other district enhancements that help transform the Downtown into a vibrant, transit-oriented, and mixed-use city center.

Allowed Uses:

- Retail, dining, and service uses
- Professional office uses
- Mixed-use with multi-family homes or office on upper floors

Supporting Uses:

- Entertainment and recreational uses
- Lodging
- Attached single-family homes
- Multi-family homes
- Live-work units
- Compatible public and quasi-public uses
- Parks, recreation facilities, open space, and trails
- Community Gardens
- Religious and cultural facilities
- Satellite college campus uses and student housing

Development Standards:

- Maximum FAR: 1.5

- Density (only applies to mixed-use and residential projects): ~~Maximum densities vary greatly based on the property's zoning and proximity to regional transit. Maximum densities range from 40 to 110 dwelling units per net acre. Minimum densities are not required~~ 34.8 to 210 dwelling unit per net acre