

# Zoning Regulations

**IMPORTANT:** This is a general summary of zoning regulations for the “FA” (Freeway Access) designation in unincorporated Alameda County. It is not a complete or official guide to zoning regulations, policies or standards. For specific information, please contact the Planning Department at (510) 670-5410.

## “FA” District (Freeway Access)

<b>Objective/Intent</b>	The “FA” Freeway Access designation in the Ashland Cherryland Business District (ACBD) Specific Plan is to provide a degree of flexibility, within the Plan Area, for larger scale, freeway related commercial development, where there is direct freeway access and where appropriate sites are available or can be created.
<b>Applicability</b>	The “FA” designation is applied in the West Eden Business District, at the north edge of Cherryland Creekside Business District, and in the Four Corners Business District to certain larger properties and areas where there is a reasonable expectation for future land assembly and where there is direct freeway access.
<b>Land Use Regulations</b>	The “FA” designation allows large scale; general commercial land uses that benefit from freeway access and exposure.
<b>Development Regulations</b>	<p>All new development on properties with the “FA,” designation must adhere to the following requirements and standards:</p> <ul style="list-style-type: none"> <li>• Minimum landscaping of 10% of total site area for planting;</li> <li>• Professional and workplace office is a permitted, secondary use for upper stories or back-of-site locations;</li> <li>• Residential development is permitted as a conditional use;</li> <li>• Parking requirements are 4 per 1,000 square feet, for retail and office uses; on-street spaces can be included to supplement this requirement.</li> </ul>
<b>Illustrative Examples</b>	<ul style="list-style-type: none"> <li>• Drugstore, variety store, general store, super store, etc;</li> <li>• Home improvement/hardware center, furniture, computer and electronics;</li> <li>• Equipment sales, third party repairs, etc.;</li> <li>• Plant nursery;</li> <li>• Auto sales, trade-ins specialty used car dealerships, auto service center; and</li> <li>• Fast food (drive-through); gasoline, etc. as part of a larger complex or as a conditional use when less than 5,000 square feet of floor area.</li> </ul>