

IMPORTANT: This is a general summary of zoning regulations for the “TA” (Retail Business) 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.

“TA” District (Transit Access)

Objective/Intent	The “TA,” Transit Access designation in the Ashland Cherryland Business District (ACBD) Specific Plan establishes a minimum level of transit oriented development as a condition of planning approval in the immediate vicinity of transit and bus stops. The “TA” designation is meant to create a mixture of residential, commercial and employment opportunities that benefit from and are supportive of high access transit service.
Applicability	The “TA,” Transit Access designation is applied to properties fronting or across the street from the approximately 250 foot length of a transit stop, or from that same distance if it contains a bus stop providing service levels at or higher than 10 minute intervals during peak hours. The “TA” designation is shown on the Zoning Map by a “TA” symbol.
Land Use Regulations	Properties with the “TA” Transit Access designation are limited to the development, as illustrated by the following examples, which include specialty or support retail, workplace commercial, office or higher density residential as the primary use. Auto and vehicle dependent businesses, such as service centers and car washes, are prohibited, as well as those that are predominately service oriented to dispatch services and storage.
Prohibited Uses	<ul style="list-style-type: none"> • Dispatch service businesses (taxi, ambulance), glass installation, key repair, etc.; • Animal boarding; • Auto sales; Auto painting and auto body shops, single-use car washes, major vehicle repair, quick vehicle servicing such as tire or muffler installation, oil change, lubrication, gasoline service stations except where incorporated within a parking structure, and vehicle storage; • Building materials and services, excluding hardware stores not exceeding 5,000 square feet of gross floor area; • Grocery and other food or beverage outlet stores exceeding 10,000 square feet of gross floor area; • Plant nurseries and other businesses with large areas for storing merchandise; • Any drive-through facility (exceptions where drive-through facilities are not the primary method of selling or servicing require conditional use approval); • On-site assembly except for small-scale custom operations; • Mini-warehouse or storage facilities, whether in buildings or within fenced areas; • Truck stops, junk yards, cold storage facilities; and • Convalescent care facilities.

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Zoning Regulations

<p>Development Regulations</p>	<p>All new development must adhere to the following regulations:</p> <ul style="list-style-type: none"> • Support and specialty retail for all or a significant portion, and in no case less than 50%, of the ground floor space; • Minimum floor area to site ratio (FAR) of 0.75:1 for new, non residential development, the purpose being to create more intense development oriented to pedestrian use; • Special consideration, as PUD (Planned Unit Development), when development includes underground or parking structure, special pedestrian amenities such as plaza or access pathways, transit facilities, or a mix of residential and commercial uses (such development projects also may qualify for special redevelopment funding assistance); • Height restrictions, based on 45 degree slope line from the property line, for frontage immediately adjacent to properties zoned for lower density residential development (where there is no roadway or other public right of way separation between property lines); • Minimum height limit for all commercial street frontage of 25 feet (can be a false front), and maximum height as set by restrictions of fire department equipment and visual impact analysis; • Residential densities permitted to a maximum of 50 dwelling units to the acre; and • Parking for commercial uses not to exceed 3.5 spaces per 1,000 net lease-able square feet, and, for residential uses, not to exceed 1.1 per unit.
<p>Illustrative Examples</p>	<p>Workplace commercial and office uses:</p> <ul style="list-style-type: none"> • Corporate and independent law, insurance and real estate offices; • Design professionals; • Computer companies, including small scale custom assembly; • Public service; • Storefront, walk-in real estate, travel agent, tax preparation; • Out-patient health services. <p>Specialty and Support Retail</p> <ul style="list-style-type: none"> • Jewelry, clothing, gifts; • Restaurant, café, carry-out food service; • Office supply; • Clothing; • Books; • Pharmacy; • Customer service bank.