

## APPENDIX C: USE CLASSIFICATIONS – BRISBANE BAYLANDS SPECIFIC PLAN

The following use classifications reflect the particular characteristics of the Baylands and the intent of this Specific Plan. While these use classifications may not be unique to this Plan, the associated definitions shall only be used with respect to this Specific Plan and its application to the Baylands. In the case of conflict between these classifications and similar classifications, definitions, etc. in other City documents, plans, or regulations, the classifications of this Specific Plan shall govern the understanding of these terms as they are used in this Specific Plan and applied to the Baylands Planning Area.

### Public and Semipublic Uses

***Clubs or Lodges.*** Meeting, recreational, or social facilities of a private or nonprofit organization primarily for use by members or guests including residential accommodations that are available to members or guests on a temporary basis but excluding residential hotels. This classification includes union halls, social clubs, and youth centers.

***Colleges, Public or Private.*** Institutions of higher education providing curricula of a general, religious, or professional nature, typically granting recognized degrees, including conference centers and academic retreats associated with such institutions. This classification includes business and computer schools, management training, technical and trade schools, but excludes personal instructional services.

***Cultural Institutions.*** Nonprofit institutions engaged primarily in the performing arts or in the production, display, or preservation of objects of interest in the arts or sciences that are open to the public on a regular basis. This classification includes: performing arts centers for theater, dance, and events; museums; historical sites; art galleries; and libraries.

***Day Care.*** Any facility that provides non-medical care to one or more persons on a less than 24-hour basis. This classification includes nursery schools, preschools, day care centers for children or adults, and any other day care facility licensed or certified by the State of California.

***Educational Research and Development.*** Facilities engaged in industrial or scientific research and product development of an educational nature and associated with a recognized public or private educational institution, but not including the controlled production of high technology electronic, industrial or scientific products or commodities for sale.

***Exhibition/Convention Center.*** A non-profit or for-profit facility used for the exhibition of various trade products and services, the exhibition of various seasonal events, or the assemblies or meetings of the members or representatives of a group. This classification does not include clubs, lodges, or other meeting facilities of private or non-profit groups that are primarily used by group members.

***Golf Courses.*** A golf course consists of a series of holes, each consisting of a teeing ground, fairway, rough and other hazards, and a green, all designed for the game of golf. Courses range in size from 9 to 36 holes and may be publicly or privately-owned. Courses may include a club or pro shop, a restaurant, a driving range for up to 400 mats, putting courses, and associated signage.

***Government Offices and Facilities.*** Administrative, clerical, or public contact offices of a government agency, including postal offices, together with incidental storage and maintenance of vehicles.

***Non-motorized Craft Launching and Storage Facility.*** A structure or hut situated adjacent to a water body that can be used to store non watercraft such as kayaks for use on said water body. The structure would be allowed in public open space areas and intended for public use, and to signify the point along said water body where craft would launch.

***Parks and Recreation.*** Noncommercial parks, playgrounds, recreation facilities, and open spaces. This classification includes community centers, playing fields, courts, gymnasiums, swimming pools, picnic facilities, public festivals, public marinas, as well as related food concessions.

***Religious Institutions.*** A place of religious assembly, such as a church, synagogue, mosque, temple, or similar facility, and any ancillary uses, such as administrative offices, classrooms, event spaces, and recreational facilities, but not including residences.

## **Commercial Uses**

***Alcoholic Beverage Sales.*** The retail sale, for on- or off-premises consumption, of liquor, beer, wine, or other alcoholic beverages, but excluding full-service restaurants.

***Animal Sales and Services.*** Retail sales, boarding, grooming and/or medical care for small animals on a commercial basis. Grooming and boarding of animals for no more than 30 days. This classification does not include dog walking and similar pet care services that are not carried out at a fixed location.

### ***Automobile/Vehicle Sales and Services***

- *Automobile/Vehicle Sales.* Sale of automobiles, motorcycles, trucks, and similar equipment, including storage and incidental maintenance.
- *Automobile Rentals.* Rental of automobiles, including storage and incidental maintenance.
- *Car Wash.* Washing, waxing, or cleaning of automobiles or similar light vehicles.
- *Gas Station.* Establishments engaged in the retail sale of gas or diesel fuel, lubricants, parts, and accessories. Services may include a convenience mart and quick-service oil, tune-up, brake, and muffler services where work is conducted in enclosed bays and no vehicles are stored overnight. This classification excludes uses providing engine repair, body and fender work, vehicle painting, towing or repair of heavy trucks or construction vehicles.
- *Auto Repair and Other Heavy Vehicle Service.* Repair of automobiles, motorcycles, trucks, and similar equipment, including the sale, installation, and servicing of related equipment and parts. Services are accessory to an automobile/vehicle sales use and may include auto repair, body and fender, wheel and brake, and tire sales and installation where work is conducted in enclosed bays. This classification excludes vehicle dismantling or salvage and tire re-treading or recapping.

***Banks and Other Financial Institutions.*** Establishments that provide retail banking, credit, and mortgage services to individuals and businesses. This classification includes banks and savings and loan establishments, check cashing, and currency exchange outlets.

***Building Materials Sales and Services.*** Retailing, wholesaling, or rental of building supplies or construction equipment. This classification includes lumber yards, tool and equipment sales or rental establishments, and building contractor offices with indoor storage, but excludes contractor yards with outdoor storage and establishments devoted exclusively to retail sales of paint and hardware and activities classified under vehicle/equipment sales and services, including vehicle towing services.

***Business Services.*** Establishments providing building maintenance, document delivery, mail receiving and boxes, graphic arts, drafting, blueprinting, typesetting, copying, desktop publishing and photographic services. This classification excludes professional, executive, management, or administrative services classified as an office use.

***Eating and Drinking Establishments.*** Businesses that are primarily engaged in serving prepared food or beverages for consumption on or off the premises.

- *Full Service.* Restaurants providing food and beverage services to patrons who order and are served while seated (table service), and pay after eating. Takeout service may be provided.
- *Limited Service.* Restaurants providing food and beverage services to patrons who order and pay before eating. Food and beverages may be consumed on the premises, taken out, or delivered. No table service is provided. This classification includes cafes, fast-food outlets, pizza delivery, snack bars, and takeout eating places.
- *With Live Entertainment.* Musical, theatrical, song or dance, scene, or performance for the purpose of amusing a guest or patron, on a scheduled basis more than 3 times a calendar year, regardless of whether the performers are compensated.
- *With Outdoor Seating.* Provision of outdoor dining facilities on the same property or in the adjacent public right-of-way.

***Food and Beverage Sales.*** Retail sales of food and beverages for offsite preparation and consumption. Typical uses include supermarkets, specialty food stores, delicatessens, or convenience markets. This category also includes large-scale stores that sell food items and beverages in bulk, and also may sell bulk household and office products.

***Home Improvement Sales and Services.*** Retail sales, rental, and related services of hardware, plumbing, electrical, heating, air conditioning, building supplies, tools and equipment, plants and garden products, patio furniture, swimming pools, spas and hot tubs, lighting fixtures, kitchen and bathroom fixtures and cabinets, paint, carpeting, floor coverings, or wallpaper.

***Hotels.*** Establishments offering transient lodging and which may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests or to the general public. This classification includes hotels, suite hotels, and extended-stay hotels that provide in-room kitchen facilities but are intended for occupancy of a limited duration. This classification also includes lodging associated with an office or other commercial use that is provided to visiting employees, clients, and/or guests for a limited duration.

***Laboratory, Commercial.*** Medical or dental laboratory services or photographic, analytical, or testing services in an establishment.

***Maintenance and Repair Services.*** Establishments providing repair services for personal and household goods, such as household appliances, computers, television, audio or video

equipment, office machines, furniture, home and garden equipment, footwear and leather goods, or building maintenance services. This classification excludes maintenance and repair of automobiles and other vehicles and equipment.

**Offices.** Firms or organizations that primarily provide professional, executive, management, or administrative services, such as accounting, advertising, architectural, city planning, computer software consulting, data management, engineering, environmental analysis, insurance, interior design, investment, graphic design, landscape design, law and real estate offices. This classification includes offices for a physician, dentist or chiropractor, as well as medical/dental laboratories incidental to the medical office use. It excludes banks and savings and loan associations and offices that are incidental to retail, production, storage, or other activities.

**Parking Facilities.** Lots and garages offering parking to the public for a fee when such use is not incidental to another activity.

**Personal Instructional Services.** Provision of instructional services or facilities, including photography, fine arts, crafts, dance or music studios, driving schools, diet centers, reducing salons, martial arts, yoga and fitness studios, but excludes uses classified as colleges, public or private.

**Personal Services.** Provision of recurrently needed services of a personal nature. This classification includes barber and beauty shops, tanning salons, seamstresses, tailors, shoe repair, dry cleaners (excluding industrial laundering plants), and the like.

**Recreation and Entertainment.** Provision of paying participant or spectator recreation or entertainment. This classification includes small sports arenas; for-profit amphitheaters; driving ranges; fitness and recreational sports centers, including fitness centers, gymnasiums, handball, racquetball, or tennis club facilities, ice or roller skating rinks, swimming or wave pools; movie theaters; bowling centers; miniature golf courses; amusement arcades; etc.

**Retail Sales.** Establishments engaged in sales of goods, including, but not limited to: furniture and home furnishings; artistic works; electronics and appliances; clothing and shoes; jewelry, luggage and leather goods; sporting goods and hobbies; books, periodicals, and music; tobacco sales; department stores; and miscellaneous goods, such as florists, office supplies and stationary, gifts and novelties, etc. This classification includes the retail sale or rental of merchandise not specifically listed under another use classification.

## Entertainment Uses

***Arena.*** A large circular or oval-shaped indoor venue designed to showcase theater, musical performances, or sporting events. Arenas consist of an event space at its lowest point, surrounding on most or all sides by tiered seating for spectators. Circulation and services occur around the periphery of the building, which is also tiered to access seating. Seating capacity ranges in terms of 1,000 occupants.

***Multiplex.*** A movie theater complex with multiple screens, varying in size from three screens upwards towards twenty. Multiplexes generally contain between 75 and 300 seats per screen. Screens may be all on one floor or multiple floors with associated circulation and services.

***Theater.*** An indoor performance venue that hosts live entertainment such as concerts, theater performances plays, speaker series and television broadcasts. Theaters typically include a stage on one end with seating oriented to face the stage, which might be arranged with balconies and boxes on multiple levels in addition to the orchestra (or ground-floor) level. Seating may be fixed or adaptable.

## Industrial Uses

***Clean Technology.\**** Non-permanent facilities and infrastructure used in the research and development, testing, demonstrating, and exhibiting clean technologies.

***Construction Storage Yard.\**** Facilities and surface areas for temporary storage of construction materials and equipment. This classification includes existing uses on the Baylands.

***Research and Development.*** Establishments primarily engaged in the research, development, and controlled production of high technology electronic, industrial, or scientific products or commodities for sale. This classification includes biotechnology firms and manufacturers of nontoxic computer components.

***Soil, Rock, and Concrete Processing.\**** Facilities that import, crush, screen, mix, sort, and store clean soil and concrete and sell and export processed materials as topsoil, sand, select backfill, base rock, and other soil and rock products. This classification includes existing uses on the Baylands.

***Warehousing and Storage.*** Facilities for indoor or outdoor storage of commercial goods prior to their distribution to wholesale and retail outlets within an enclosed building. This

classification excludes personal property storage, mini-warehouses, and freight/truck terminals (facilities operated by a common carrier for the short-term transfer, sorting, or storage of goods).

***Wholesaling and Distribution.*** Facilities for indoor or outdoor storage and the non-store retail and wholesale distribution of merchandise and bulk goods, such as electronic shopping, mail-order houses, and other direct-selling establishments. This use classification excludes sale of goods at discount prices for individual consumption.

## Residential Uses

***Duplex.*** A residential structure that includes two units on a single lot that share a common wall with separate, private entrances.

***Multi-family.*** A residential structure that includes multiple dwelling units. The multi-family building type includes apartments and condominiums, with typically more than two dwelling units.

***Single-family Attached.*** A residential structure designed to house a single-family unit with a private outside entrance, but not necessarily occupying a private lot, and sharing a common wall or walls with an adjoining dwelling unit or units.

***Single-family Detached.*** A residential structure that includes a single dwelling unit on one lot.

***Stacked Flats.*** A multi-family residential structure in which all of the living space of each unit is on one floor.

***Townhomes.*** A multi-family residential structure that includes two or more dwelling units that share at least one common wall, and in which living space is divided into more than one floor. Townhomes may vary been two and four stories.

## Transportation, Communication, and Utilities Uses

***Commercial Parking:*** Surface parking and associated structures to accommodate vehicular parking for sporting and other special events, commuter buses, and construction equipment and trucks.

**Communications Facilities.** Broadcasting, recording, and other communication services accomplished through electronic or telephonic mechanisms. This classification includes radio, television, or recording studios, switching centers, and cable television transmitting stations.

**Energy Production and Storage:\*** Production, temporary storage, and distribution of electricity or biofuels from solar photovoltaic, solar thermal, wind, algae, or other renewable sources of energy for the purposes of testing, demonstrating, and exhibiting technologies and/or generating energy for onsite and/or offsite use.

**Ground-mounted Photovoltaic Array:** An assemblage of ground-mounted photovoltaic (PV) solar panels referred to in this Specific Plan a “solar farm.” PV panels are connected to a power grid or storage facilities, which may be on-site.

**Transmission Towers.** A structure designed to support one or more reception/transmission systems. Examples of transmission towers include, but shall not be limited to, radio towers, television towers, telephone exchange/microwave relay towers, and cellular telephone transmission/personal communications systems towers.

### **Transportation Facilities**

- **Transportation Passenger Terminals.** Facilities for passenger transportation operations. This classification includes rail stations, bus terminals, ferry terminals, urban and regional transit stations, and scenic and sightseeing facilities, but does not include airports, heliports, or seaports.

**Utilities, Minor.** Public or regulated utility facilities that are necessary to support established uses and involve only minor structures such as electrical distribution lines and underground water and sewer lines, and small non-commercial recycling collection facilities.

**Water Recycling:\*** A facility that will provide tertiary treatment of wastewater for reuse on-site to supplement the treatment of combined sewer/stormwater provided by the municipal wastewater treatment facility, located off-site. The facility may consist of either a mechanical scalping plant or a natural scalping plant which utilizes constructed wetlands as part of the treatment process.

---

\* Note: These Use Classifications are revisions or combinations of the following uses listed in Table 4-4: *Soil and Rock Processing, Concrete Recycling, Energy Storage, Commercial Parking, Production, Contractor Storage Yard, and Wastewater Treatment.* *Clean Technology* has been added as an additional use classification.