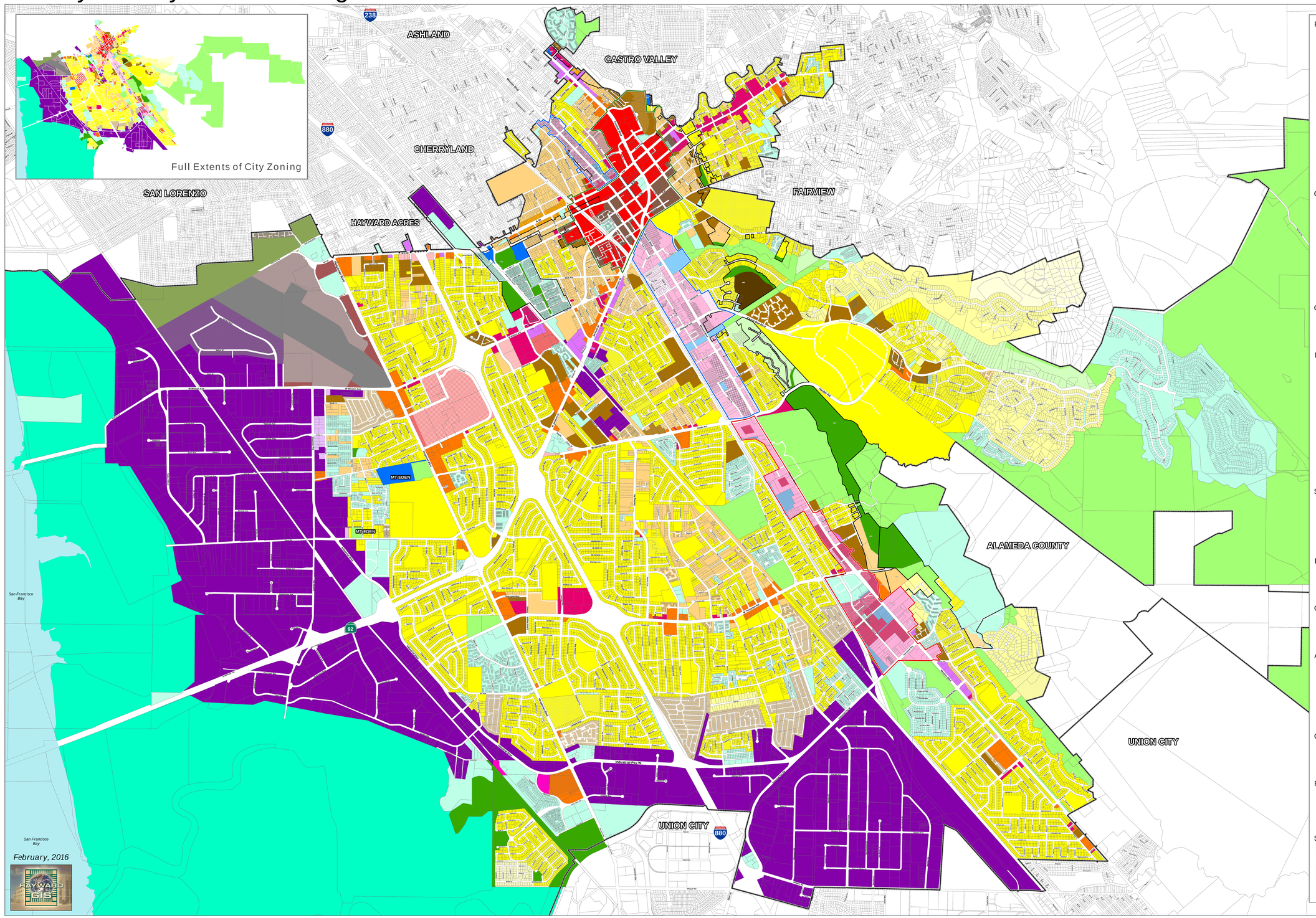
City of Hayward Zoning



February, 2016

Residential

RSB40	Single Family Residential, minimum lot size 40,000sqft
RSB20	Single Family Residential, minimum lot size 20,000sqft
RSB10	Single Family Residential, minimum lot size 10,000sqft
RSB8	Single Family Residential, minimum lot size 8,000sqft
RSB6	Single Family Residential, minimum lot size 6,000sqft
RS	Single Family Residential, minimum lot size 5,000sqft
RSB4	Single Family Residential, minimum lot size 4,000sqft
RMB4	Medium Density Residential, minimum lot size 4,000sqft
RMB3.5	Medium Density Residential, minimum lot size 3,500sqft
RM	Medium Density Residential, minimum lot size 2,500sqft
RH	High Density Residential, minimum lot size 1,250sqft
RHB7	High Density Residential, minimum lot size 750sqft
MH	Mobile Home Park
SMU	Sustainable Mixed Use, up to 100.0 units/net acre

Commercial

RO	Residential Office
CN	Neighborhood Commercial
CN-R	Neighborhood Commercial/Residential
CR	Regional Commercial
CO	Commercial Office
CB	Central Business
CBB20	Central Business, minimum lot size 20,000sqft
CG	General Commercial
CL	Limited Access Commercial

Central City

CC-C	Central City - Commercial
CC-P	Central City - Plaza
CC-R	Central City - Residential

Mission Boulevard Form-Based Code

MB-T3	Sub-Urban Zone, 4.3 to 17.5 units/net acre
MB-T4-1	Urban General Zone, 17.5 to 35 units/net acre
MB-T4-1-COMM 1	Urban General Zone, Commercial Overlay Zone 1
MB-T4-1-COMM 2	Urban General Zone, Commercial Overlay Zone 2
MB-T4-1-HEIGHT	Urban General Zone, Height Overlay Zone
MB-T4-2	Urban General Zone, 17.5 to 35 units/net acre
MB-T4-2-COMM 1	Urban General Zone, Commercial Overlay Zone 1
MB-T4-2-COMM 2	Urban General Zone, Commercial Overlay Zone 2
MB-T5	Urban Center Zone, 35 to 55 units/net acre
MB-CS	Civic Space Zone
MB-CS-HEIGHT	Civic Space Zone, Height Overlay Zone

South Hayward BART Form-Based Code

S-T4	Urban General Zone, 17.5 to 35 units/net acre
S-T5	Urban Center Zone, 35 to 55 units/net acres
S-T5-2	TOD Density Overlay 2, 40 to 65 units/net acre
S-T5-1	TOD Density Overlay 1, 75 to 100 units/net acre
S-CS	Civic Space Zone

Industrial

I	Industrial
LM	Light Manufacturing
BP	Business Park

Open Space

A	Agriculture, includes Combining Districts
FP	Flood Plain
OS	Open Space

Air Terminal

AT-IP	Air Terminal - Industrial Park
AT-C	Air Terminal - Commercial
AT-RM	Air Terminal - Medium Density Residential
AT-AC	Air Terminal - Airport Commercial
AT-O	Air Terminal - Operations
AT-R	Air Terminal - Recreation

Other

PF	Public Facilities
PD	Planned Development
RNP	Residential Nature Preserve

Form-Based Code and Specific Plan Areas

- South Hayward
- Downtown
- Mission Boulevard

Special Design Districts (labeled on map)

SD1	B Street Streetcar Special Design District
SD3	Cottage Special Design District
SD4	Cannery Area Special Design District
SD5	Mission-Garin Area Special Design District
SD7	Hayward Foothills Trail Special Design District