

IMPORTANT: This is a general summary of zoning regulations for the “TC” (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.

“TC” District (Transit Corridor)

Objective/Intent	The “TC,” Transit Corridor designation in the Ashland Cherryland Business District (ACBD) Specific Plan is to establish a development context that is supportive of the more intensively developed “TA,” Transit Access areas, which benefit by having frontage, along a high access transit system corridor, between Transit Access areas.
Applicability	The “TC,” Transit Corridor designation is applied to all properties with frontage along East 14 th Street/Mission Boulevard, with the exception of a few sites larger than 40,000 square feet that have a close proximity to direct freeway access.
Land Use Regulations	<p>The “TC” Transit Corridor designation allows small and larger scale, high intensity retail and office as primary uses, as well as certain types of walk-in storefront office and health care and professional office uses illustrated in the section below. Mixed-use development, with residential as a conforming secondary use, is highly desirable and is encouraged. Uses currently allowed by C-1 retail commercial zoning, including auto sales, parts, and auto service businesses, can be approved as conditional uses. Guiding land use concepts for defining the “TC” Transit Corridor designation is summarized as follows:</p> <ul style="list-style-type: none"> • Predominant use character shall be storefront retail with professional office or residential use located on upper stories and to the rear of sites; and • Ground floor offices are for walk-in, non appointment types of uses and are not to detract from the retail intensity.
Development Regulations	<p>All new development must adhere to the following development regulations, subject to approval through the Site Development Review Process:</p> <ul style="list-style-type: none"> • Auto parts, sales and service commercial, as conditional uses, shall either be located in walk-in storefront type of retail space or, where roll-up door, drive-in eateries are required, on portions of the site not directly visible to the street; • Drive-through facilities, such as pharmacy drop-offs and pick-ups, can be provided where they are not the primary method of selling or servicing and where they are not located between the building and the street frontage; • Site design shall be primarily responsive to pedestrian access, including the location of a main entry on or adjacent to public sidewalk, and locating all or a major portion of the building frontage at or near the street edge; • Parking for commercial and office can be met by on-street spaces to a maximum of 2,500 square feet of lease space; retail development greater than 2,500 square feet is required to provide parking in a ratio of spaces per thousand net square feet; if and when a parking authority or parking district is established in a business district, parking requirements can be met, in whole or in part, through in-lieu fees to support development and maintenance of off-site facilities; and

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	<ul style="list-style-type: none">• Parking for residential uses shall be accommodated on-site and is not to exceed 1.25 spaces per dwelling unit.
Illustrative Examples	<p>High intensity retail office uses include:</p> <ul style="list-style-type: none">• Restaurant, café and prepared foods;• Jewelry;• Pet supplies, veterinary clinic;• Clothing;• Books;• Food service, sit-down and carry out;• Pharmacy;• Bank <p>Walk-in storefront office:</p> <ul style="list-style-type: none">• Public service agencies, legal aid, outreach programs;• Real estate;• Travel agent;• Tax preparation, etc.; <p>Small staff healthcare and professional office:</p> <ul style="list-style-type: none">• Dentist;• Doctor;• Optometrist;• Chiropractor;• Acupuncture;• Psychologist;• Personal care (hair, nails, skin);• Architect and other design professionals.