

Land Use

City of Hayward General Plan

Appendices

Appendix C: General Plan Land Use Map

Detailed Map Legend

Residential

Residential densities are expressed in terms of net land area, which excludes land required for public and private streets. Densities of residential projects may be lower than the stated range (see Appendix D). [App. D does not include SMU.]

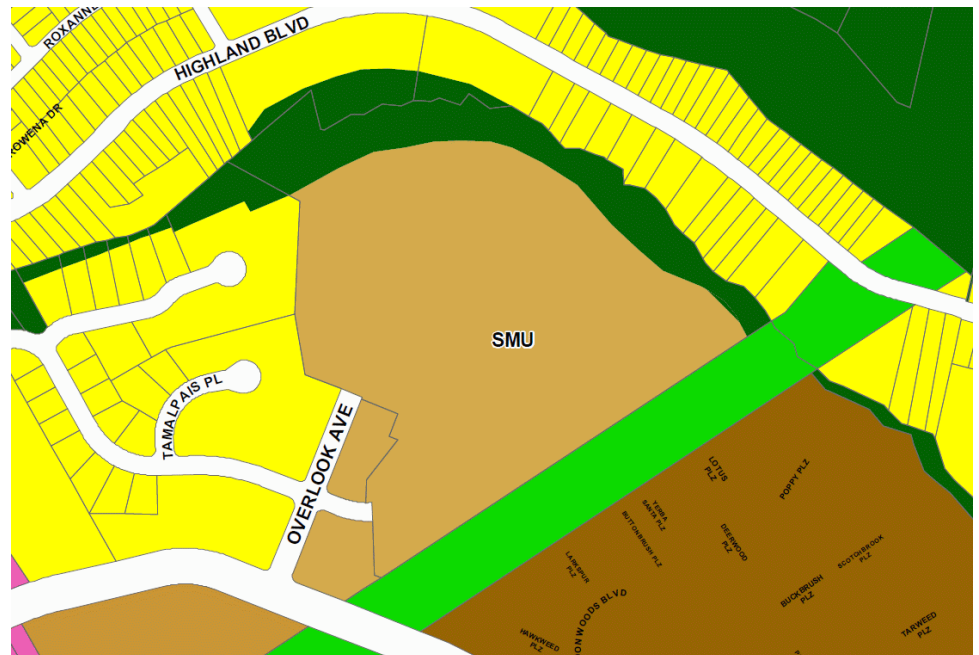
Sustainable Mixed Use. Mixed Use Developments may include residential with retail and/or office/commercial uses, or educational and cultural facilities with public open space. Residential densities range from 25.0 – 55.0 dwelling units per net acre for mixed use projects that include a residential component. This land use designation is located along major transit corridors, near transit stations or in close proximity to public higher educational facilities or large employment centers. To facilitate transit-oriented development in these areas, developments will have reduced parking requirements. Neighborhood serving retail uses are highly recommended for residential component mixed use projects to reduce car trips.

From <http://www.hayward-ca.gov/about/generalplan/xAppendix-C.pdf>

LAND USE

Residential

	Rural Estate Density	0.2-1.0 units/net acre
	Suburban Density	1.0-4.3 units/net acre
	Low Density	4.3-8.7 units/net acre
	Mobile Home Park	8.7-12.0 units/net acre
	Limited Medium Density	8.7-12.0 units/net acre
	Medium Density	8.7-17.4 units/net acre
	High Density	17.4-34.8 units/net acre
	Mission Blvd Density	34.8-55.0 units/net acre
	Station Area Density	75.0-100.0 units/acre
	Sustainable Mixed Use	



From http://gis.hayward-ca.gov/pdf-maps/COH_General_Plan.pdf

Zoning

City of Hayward, Sustainable Mixed Use Land Use Designation and Zoning, maps and key text

ZONING DESIGNATIONS

Residential

RSB40 (Single Family Residential/Minimum Lot Size-40,000 Sq. Ft.)

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MH (Mobile Home Park)

MBR (Mission Boulevard Residential - 34.8 to 55.0 dwelling units/net acre)

SAR (Station Area Residential - 75.0 to 100.0 dwelling units/net acre)

SMU (Sustainable Mixed Use)



From http://gis.hayward-ca.gov/pdf-maps/COH_Zoning.pdf

SEC. 10-1.750 SUSTAINABLE MIXED USE DISTRICT (SMU)

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SEC. 10-1.765 USES PERMITTED.

a. **Primary Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the SMU District as primary uses:

Residential Uses. Multiple-family dwelling units. (at 25.0 to 55.0 units per net acre.)

From

<http://www.hayward-ca.gov/municipal/ZoningOrd/sec%2010-1.750%20Sustainable%20Mixed%20Use%20District%20%28SMU%29.pdf>

SD7 Overlay district

SEC. 10-1.2600 SPECIAL DESIGN OVERLAY DISTRICT (SD)

SEC. 10-1.2640 HAYWARD FOOTHILLS TRAIL (SD-7).

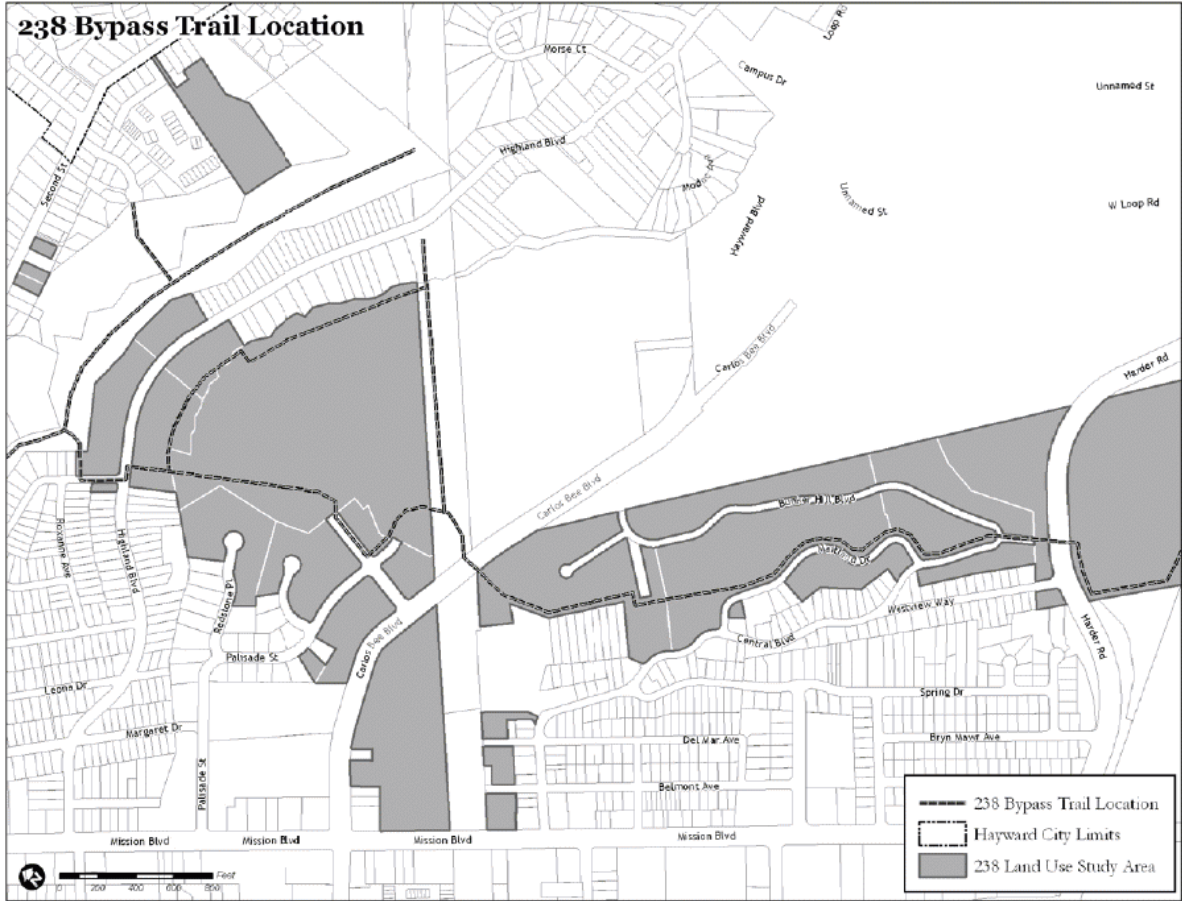
a. Purpose.

The purpose of the Hayward Foothills Trail Special Design District (SD-7) is to ensure the orderly development of a continuous trail as properties involved in the 238 Bypass Land Use Study are developed. The District establishes the general location for the trail (see map, below) as well as the standards and guidelines for establishing the trail.

b. Development Standards and Design Guidelines.

The development of the trail shall adhere to the following development standards and design guidelines.

- (1) The trail is envisioned to be a 16-foot wide trail within a 20-foot wide area where possible, to accommodate multiple users.
- (2) The trail is envisioned to be established generally in the locations as shown on the maps below.
- (3) Where the trail traverses individual properties, it is envisioned to be developed in a location which will maximize the future development potential of the property.
- (4) The trail shall be developed in coordination and approved by the Hayward Area Recreation and Park District (HARD) and in accordance with the District's trail standards.
- (5) The trail shall be developed in areas where the national slope is less than 25 percent, if possible.
- (6) The trail shall be a multi-use trail for pedestrian and bicycles and shall be available to the entire Hayward community as well as visitors to the Hayward community.
- (7) Residential or non-residential development adjacent to the trail shall maintain at least a ten foot setback from the edge of the trail, where feasible.
- (8) Where the trail traverses individual properties, if possible, the trail shall be located in front of structures to accommodate greater visibility and easier access, for the safety of all trail users and the occupants of future developments.



Source: <http://www.hayward-ca.gov/municipal/ZoningOrd/sec%2010-1.2600%20special%20design%20overlay.pdf>