

2-714 IG(AU) District—Use Regulations

A. IG(AU) District—Permitted Uses.

The following uses are allowed in the IG(AU) District, and a conditional use permit is not required. (Certain uses are subject to special requirements and/or limitations, as prescribed following the individual use classification.)

In the “S” Overlay District, permitted uses may require a conditional use permit if not regional retail, new auto sales, or other compatible regional market use.

1. Accessory uses, other than entertainment events, when in conjunction with a permitted use.
2. Adult-Oriented Business. (Subject to the requirements and limitations prescribed in Section 4-1683: Adult-Oriented Business Regulations.)
3. Ambulance Services, Emergency. (If the proposed use is located within one thousand (1,000) feet of either an R District or the boundaries of a site occupied by a public or private school or park and recreation facility, a conditional use permit shall be required.)
4. Ambulance Service, Non-Emergency. (An Administrative Review approval is required if located within one thousand (1,000) feet of an R District or the boundaries of a site occupied by a public or private school or park and recreation facility.)
5. Artists’ Studios.
6. Automobile Parts Sales.
7. Building Materials and Services.
8. Business Services.
9. Business and Trade Schools.
10. Catering Services.
11. Communications Facilities.
12. Emergency Health Care.
13. Equipment Sales.
14. Financial Institutions, Retail.
15. Food Processing, General.
16. Food Processing, Limited.
17. Government Offices.
18. Health and Fitness Centers.
19. Home Improvement and Interior Decoration.
20. Industry, Custom.
21. Industry, General.
22. Industry, Limited.
23. Industry, Research and Development.
24. Laboratories.
25. Maintenance and Repair Services.
26. Marine Sales and Services.
27. Medical Supply Stores.
28. Nurseries.

29. Offices, Business and Professional.
30. Parcel Processing and Shipping Centers. (If the proposed use is to occupy thirty thousand (30,000) square feet or more, in a building constructed after August 15, 2001, Administrative Review is required, per Subsection C.11 below.)
31. Pre-Existing Residential Uses. (These residential uses shall be allowed to remain and shall not be considered nonconforming uses, but no new uses shall be established.)
32. Retail Sales, Big Box.
33. Telecommunications, Architecturally-Integrated Antennas and/or Co-Locations on Existing Tower Structures. (Subject to the regulations of Section 4-1686: Wireless Telecommunications Facilities.)
34. Utilities, Minor.
35. Vehicle/Heavy Equipment Dealers, New.
36. Warehouse—Storage Facilities. (If an existing building will be expanded ten thousand (10,000) square feet or more to accommodate this use, or if a new building of any size is proposed to accommodate this use, a conditional use permit is required, per Subsection B.35 below.)
37. Warehouse—Wholesale/Retail Distribution Facilities. (Permitted if the proposed use is utilizing an existing building or continuing an existing use. If an existing building will be expanded ten thousand (10,000) square feet or more to accommodate this use, or if a new building of any size is proposed to accommodate this use, a conditional use permit is required, per Subsection B.36 below.)

B. IG(AU) District—Conditionally Permitted Uses.

The following uses are allowed in the IG(AU) District, subject to the approval of a conditional use permit. (Certain uses are subject to special requirements and/or limitations, as prescribed following the individual use classification.)

1. Accessory uses when in conjunction with a conditional use.
2. Animal Boarding (with outdoor use).
3. Assembly Uses.
4. Bars.
5. Commercial Recreation.
6. Corporation Yards.
7. Cultural Institutions.
8. Dance Clubs.
9. Drive-Up Facilities.
10. Drugstores.
11. Entertainment Events. (Entertainment events, when provided either as a primary use or as an accessory use to permitted and conditionally permitted uses, require use permit approval.)
12. Farmers' Market.
13. Fast Food Establishments, Large Scale.
14. Furniture, Electronics and Appliance Sales.
15. Game Centers.
16. Industrial Transfer/Storage/Treatment Facilities for Hazardous Waste.
17. Industry, Hazardous Materials or Hazardous Waste. (Provided that the use is consistent with the Alameda County Hazardous Waste Management Plan and the San Leandro General Plan.)
18. Massage Therapy.

19. Medical Cannabis Dispensary. (A medical cannabis dispensary shall not be located within one thousand (1,000) feet of a public or private school, public library, youth center [serving youth ages eighteen (18) and under], parks and recreation facilities, or facilities for religious worship and incidental religious education; and shall not be located within five hundred (500) feet from a residential zone. A dispensary may be open only between the hours as specified in the San Leandro Municipal Code and are further subject to performance standards in the San Leandro Municipal Code.)
20. Public Safety Facilities.
21. Public Storage.
22. Recycling Facilities, Heavy Processing. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
23. Residuals Repositories for Hazardous Waste.
24. Service Stations.
25. Small-Scale Transfer and Storage Facilities for Hazardous Waste. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
26. Supermarkets.
27. Transfer Stations.
28. Trucking Terminals.
29. Utilities, Major.
30. Vehicle/Equipment Repair, General.
31. Vehicle/Equipment Repair, Limited.
32. Vehicle/Heavy Equipment Dealers, Used.
33. Vehicle/Heavy Equipment Rentals.
34. Vehicle Storage.
35. Warehouse—Storage Facilities. (A conditional use permit is required if the proposed use will expand an existing building ten thousand (10,000) square feet or more to accommodate this use, or if a new building of any size is proposed to accommodate this use.)
36. Warehouse—Wholesale/Retail Distribution Facilities. (A conditional use permit is required if the proposed use will expand an existing building ten thousand (10,000) square feet or more to accommodate this use, or if a new building of any size is proposed to accommodate this use.)

C. IG(AU) District—Uses Requiring Administrative Review.

The following uses are allowed in the IG(AU) District, subject to the approval of a Zoning Permit by the Zoning Enforcement Official, as per the requirements of Article 21.

1. Animal Boarding (indoor, only).
2. Animal Grooming (indoor, only).
3. Animal Hospitals.
4. Automatic Teller Machines.
5. Brewpubs.
6. Cafés.
7. Community Gardens.
8. Day Care, General.

9. Fast Food Establishments, Small Scale.
10. Instruction and Improvement Services.
11. Mobile Food Vending. (Subject to approval of operation and restrictions on operation as established by Zoning Enforcement Official and compliance with all other City codes pertaining to mobile food vending.)
12. Parcel Processing and Shipping Centers. (Administrative Review is required to occupy thirty thousand (30,000) square feet or more, in a building constructed after August 15, 2001. Standards for review are specified in Section 2-726.G.)
13. Parking Lot.
14. Recycling Facilities, Bulk Reverse Vending Machines. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
15. Recycling Facilities, Single-Feed Reverse Vending Machines. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
16. Recycling Facilities, Large Collection. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
17. Recycling Facilities, Light Processing. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
18. Restaurants, Full Service.
19. Retail Sales.
20. Retail Services.
21. Telecommunications, New Monopoles and Towers. (Subject to the regulations of Section 4-1686: Wireless Telecommunications Facilities.)
22. Vehicle/Heavy Equipment Dealers Limited, Used.

D. IG(AU) District—Temporary Uses Requiring Administrative Review.

The following temporary uses are allowed in the IG(AU) District, subject to the regulations of Section 5-2222: Temporary Use Permits.

1. Animal Shows.
2. Assembly Uses, Temporary.
3. Christmas Tree and Pumpkin Sales.
4. Commercial Filming.
5. Trade Fairs. (Ord. 2017-001 § 4; Ord. 2016-012 § 4; Ord. 2015-11 § 4; Ord. 2014-011 § 2; Ord. 2014-003 § 3; Ord. 2012-004 § 1; Ord. 2001-015 § 1)