

## Attachment A: Zoning Code Excerpts with Proposed Changes – Assembly Uses, Commercial Recreation, Entertainment Activities

(Additions are shown in *italics* and deletions in ~~strike-out~~; all other sections of the Code not amended or altered shall remain the same, and in full force and effect)

### 2-624 NA-2 District – Use Regulations

#### B. NA-2 District – Conditionally Permitted Uses.

The following uses are allowed in the NA-2 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 in conjunction with a conditionally permitted use.
2. ***Assembly Uses.***
3. Bars.
4. Bed and Breakfast Inns. (Subject to the regulations of Section 4-1674: Bed and Breakfast Inns.)
5. Commercial Recreation.
6. Drugstores.
7. Entertainment Activities. (Entertainment Activities, when provided either as a primary use or as an accessory use to permitted and conditionally permitted uses, require use permit approval.)
8. Farmers' Market.
9. Home Improvement and Interior Decoration.
10. Mixed-Use Residential.
11. Multi-Family Residential.
12. Telecommunications Towers. [See Section 4-1686: Wireless Telecommunication Facilities {as per Ordinance No. 98-009}].
13. Theaters.
14. Theaters, Small Scale.
15. Utilities, Major.

### 2-630 SA-2 District – Use Regulations

#### C. SA-2 District – Conditionally Permitted Uses.

The following uses are allowed in the SA-2 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, other than Entertainment Activities, when in conjunction with a conditionally permitted use.
2. **Assembly Uses.**
3. Bed and Breakfast Inns. (Subject to the regulations of Section 4-1674: Bed and Breakfast Inns.)
4. Beer and Wine Stores. (Beer and Wine Stores shall not be located within one thousand (1,000) feet of a site occupied by a public or private school, park, library, or recreational facilities, and no exterior vending machines shall be permitted. Beer and Wine Stores may be operated only between the hours of 6:00 a.m. and 10:00 p.m. unless longer hours are allowed with the approval of a conditional use permit, with a finding that the extended hours would not have an adverse effect on neighboring uses. A pre-existing Beer and Wine Store shall not be deemed a non-conforming use solely due to non-compliance with the one thousand (1,000) foot minimum distance requirement.)
5. Business and Trade Schools.
6. Coin-op Laundry and Dry Cleaning Businesses.
7. Convalescent Facilities.
8. Cultural Institutions.
9. Day Care, General.
10. Day Care, Limited.
11. Drugstore. (Single tenants, 10,000 s.f. in size or less, only.)
12. Entertainment Activities. (Entertainment Activities, when provided either as a primary use or as an accessory use to permitted and conditionally permitted uses, require use permit approval.)
13. Fast Food Establishment, Small Scale.
14. Financial Institution, Retail.
15. Fortunetelling.
16. Furniture, Electronic and Appliance Sales. (Single tenants 10,000 s.f. in size or less, only.)
17. Group Housing.
18. Home Improvement and Interior Decoration. (Single tenants 10,000 s.f. in size or less, only.)
19. Instruction and Improvement Services.
20. Library.
21. Maintenance and Repair Services.
22. Massage Therapy.
23. Medical Supply Stores.
24. Park and Recreation Facilities.
25. Pharmacies. (Single tenants 10,000 s.f. in size or less, only.)
26. Public Safety Facilities.
27. Recycling Facilities, Large Collection. (Subject to the regulations of Section 4-1646: Recycling Facilities.)

28. Retail Sales. (Single tenants greater than ten thousand (10,000) square feet in size, only. Single tenants less than 10,000 s.f. in size require Administrative Review.)
29. Retail Services.
30. Schools, Public or Private.
31. Social Service Facilities.
32. Telecommunication Antennae and/or Alternative Tower Structures. (See Section 4-1686: Wireless Telecommunication Facilities {as per Ordinance No. 98-009}).
33. Theaters, Small Scale.
34. Travel Services.

## 2-640 DA-3 Use Regulations

### B. DA-3 District – Conditionally Permitted Uses.

The following uses are allowed in the DA-3 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 conditionally permitted use.
2. Artists' Studios.
3. Assembly Uses.
4. Bed and Breakfast Inns.
5. Cafes.
6. ***Cultural Institutions.***
7. Day Care, General.
8. Group Housing.
9. Health and Fitness Centers.
10. Manufactured Home Parks.
11. Mixed-Use Residential with ground floor office and/or retail. (Minimum density of 20 units per acre and a maximum of 60 units per acre on parcels 20,000 s.f. or greater; on parcels less than 20,000 s.f. the density shall not exceed 24 units per acre.) unless approved by a conditional use permit. Conditional use permits for additional density may be approved for projects having additional open space or other amenities.
12. Neighborhood/Specialty Food Markets. (Single tenants 10,000 s.f. in size or less only.)
13. Offices, Business and Professional.
14. Park and Recreation Facilities, Private Noncommercial.
15. Public Safety Facilities.
16. Restaurants, Full-Service.
17. Retail Sales.
18. Retail Services.
19. Single-Family Residential.
20. Schools, Public or Private.

21. Telecommunications Alternative Tower Structures [see Section 4-1686: Wireless Telecommunication Facilities {as per Ordinance No. 98-009}]
  22. Travel Services.
  23. Two-Family Residential.
  24. Utilities, Major.
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## Article 7 I Industrial Districts

### Sections:

- |       |                   |
|-------|-------------------|
| 2-700 | Specific Purposes |
| 2-702 | Reserved          |

### Use Regulations

- |       |  |
|-------|--|
| 2-704 | IL District – Use Regulations  |
| 2-706 | IG District – Use Regulations  |
| 2-708 | IP District – Use Regulations  |
| 2-710 | <del>Reserved</del> <b><i>IL (AU) District – Use Regulations</i></b> |
| 2-712 | <del>Reserved</del> <b><i>IG (AU) District – Use Regulations</i></b> |
| 2-714 | <del>Reserved</del> <b><i>IP (AU) District – Use Regulations</i></b> |
| 2-716 | Reserved   |
| 2-718 | Reserved   |
| 2-720 | Reserved   |
| 2-722 | Reserved   |
| 2-724 | Reserved   |
| 2-726 | Additional Use Restrictions: IL, IG, and IP Districts                |

### 2-704 IL District – Use Regulations

#### B. IL District – Conditionally Permitted Uses.

The following uses are allowed in the IL 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 (inside use only)
3. Automobile Parts Sales.
4. Bars.
5. Cafés.
6. ~~Commercial Recreation.~~

7. Corporation Yards.
8. Day Care, General.
9. Drive-up Facilities.
10. Emergency Health Care.
11. ~~Entertainment Activities. (Entertainment Activities, 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. Fast Food Establishments, Small Scale.
15. Financial Institutions, Retail.
16. Food Processing, General.
17. Furniture, Electronics and Appliance Sales.
18. 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.)
19. Massage Therapy.
20. Public Safety Facilities.
21. Public Storage.
22. Recycling Facilities, Large Collection. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
23. Recycling Facilities, Light Processing. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
24. Restaurants, Full-Service.
25. Retail Sales, Big Box.
26. Service Stations.
27. Small Scale Transfer and Storage Facilities for Hazardous Waste. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
28. Utilities, Major.
29. Vehicle/Equipment Repair, General.
30. Vehicle Equipment Repair, Limited.
31. Vehicle/Heavy Equipment Dealers, Used.
32. Vehicle/Heavy Equipment Rentals.
33. Vehicle Storage.
34. Warehouse – Storage Facilities. (A use permit is required if the proposed use will occupy a building constructed after August 15, 2001, or an existing building will be expanded ten thousand (10,000) square feet to accommodate this use.)

## 2-706 IG District – Use Regulations

### B. IG District – Conditionally Permitted Uses.

The following uses are allowed in the IG 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 (inside use only).
3. Bars.
4. Cafés.
5. Corporation Yards.
6. Day Care, General.
7. Drive-up Facilities.
8. ~~Entertainment Activities. (Entertainment Activities, when provided either as a primary use or as an accessory use to permitted and conditionally permitted uses, require use permit approval).~~
9. Farmers' Market.
10. Fast Food Establishments, Large Scale.
11. Fast Food Establishments, Small Scale.
12. Financial Institutions, Retail.
13. Furniture, Electronics and Appliance Sales.
14. Industrial Transfer/Storage/Treatment Facilities for Hazardous Waste.
15. 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.)
16. Massage Therapy.
17. Public Safety Facilities.
18. Public Storage.
19. Recycling Facilities, Heavy Processing. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
20. Recycling Facilities, Large Collection. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
21. Recycling Facilities, Light Processing. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
22. Residuals Repositories for Hazardous Waste.
23. Restaurants, Full-Service.
24. Service Stations.
25. Small-Scale Transfer and Storage Facilities for Hazardous Waste. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
26. Transfer Stations.
27. Trucking Terminals.
28. Utilities, Major.
29. Vehicle/Equipment Repair, General.
30. Vehicle Equipment Repair, Limited.
31. Vehicle/Heavy Equipment Dealers, Used.
32. Vehicle/Heavy Equipment Rentals.
33. Vehicle Storage.
34. Warehouse - Storage Facilities. (A use permit is required if the proposed use will occupy a building constructed after August 15, 2001, or an existing building will be expanded ten thousand (10,000) square feet to accommodate this use.)

## 2-708 IP District – Use Regulations

### B. IP District – Conditionally Permitted Uses.

The following uses are allowed in the IP 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 (inside use only).
3. Automobile Parts Sales.
4. Bars.
5. Cafés.
6. ~~Commercial Recreation.~~
7. Day Care, General.
8. Drive-up Facilities.
9. Emergency Health Care.
10. ~~Entertainment Activities. (Entertainment Activities, when provided either as a primary use or as an accessory use to permitted and conditionally permitted uses, require use permit approval.)~~
11. Farmers' Market.
12. Fast Food Establishments, Large Scale.
13. Fast Food Establishments, Small Scale.
14. Food Processing, General.
15. Furniture, Electronics, and Appliance Sales.
16. Industry, General.
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. Public Safety Facilities.
20. Restaurants, Full-Service.
21. Service Stations.
22. Utilities, Major.
23. Vehicle/Heavy Equipment Dealers, Used.
24. Warehouse - Storage Facilities. (A use permit is required if the proposed use will occupy a building constructed after August 15, 2001, or an existing building will be expanded ten thousand (10,000) square feet to accommodate this use.)

### **2-710 IL (AU) District – Use Regulations**

*(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.)*

#### **A. IL (AU) District – Permitted Uses.**

***The following uses are allowed in the IL (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.)*

- 1. Accessory uses, other than Entertainment Activities, 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. (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 use permit shall be required.)**
- 4. Animal Hospitals.**
- 5. Artists' Studios.**
- 6. Building Materials and Services. (Permitted if the proposed use is within an enclosed structure. A use permit is required for outdoor yard/storage.)**
- 7. Business Services.**
- 8. Business and Trade Schools.**
- 9. Catering Services.**
- 10. Communications Facilities.**
- 11. Equipment Sales.**
- 12. Food Processing, Limited.**
- 13. Government Offices.**
- 14. Health and Fitness Centers.**
- 15. Home Improvement and Interior Decoration.**
- 16. Homeless Shelters.**
- 17. Industry, Custom.**
- 18. Industry, Limited.**
- 19. Industry, Research, and Development.**
- 20. Laboratories.**
- 21. Maintenance and Repair Services.**
- 22. Marine Sales and Services.**
- 23. Medical Supply Stores.**
- 24. Nurseries.**
- 25. Offices, Business, and Professional. (Note: The conversion of an industrial use to an office use is subject to the minimum off-street parking requirements of Section 4-1704; as prescribed of use by subsections 4-1702.A.1 & 2)**
- 26. 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.2 below.)**
- 27. Pre-existing residential uses. (These residential uses shall be allowed to remain and shall not be considered non-conforming, but no new uses shall be established.)**
- 28. Research and Development Services.**



29. **Telecommunications Antennae and/or Alternative Tower Structures up to thirty-five (35) feet in height. [See Section 4-1686: Wireless Tele-communication Facilities {as per Ordinance No. 98-009}].**
30. **Utilities, Minor.**
31. **Vehicle/Heavy Equipment Dealers, New.**
32. **Warehouse – Storage Facilities. (If the proposed use will occupy a building constructed after August 15, 2001, or an existing building will be expanded ten thousand (10,000) square feet to accommodate this use, a use permit is required, per Subsection B.32 below.)**
33. **Warehouse - Wholesale/Retail Distribution Facilities.**

**B. IL (AU) District – Conditionally Permitted Uses.**

**The following uses are allowed in the IL (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 (inside use only)**
3. **Assembly Uses.**
4. **Automobile Parts Sales.**
5. **Bars.**
6. **Cafés.**
7. **Commercial Recreation.**
8. **Corporation Yards.**
9. **Day Care, General.**
10. **Drive-up Facilities.**
11. **Emergency Health Care.**
12. **Entertainment Activities. (Entertainment Activities, when provided either as a primary use or as an accessory use to permitted and conditionally permitted uses, require use permit approval.)**
13. **Farmers' Market.**
14. **Fast Food Establishments, Large Scale.**
15. **Fast Food Establishments, Small Scale.**
16. **Financial Institutions, Retail.**
17. **Food Processing, General.**
18. **Furniture, Electronics and Appliance Sales.**
19. **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.)**
20. **Massage Therapy.**
21. **Public Safety Facilities.**
22. **Public Storage.**
23. **Recycling Facilities, Large Collection. (Subject to the regulations of Section 4-1646: Recycling Facilities.)**

24. **Recycling Facilities, Light Processing.** (Subject to the regulations of Section 4-1646: Recycling Facilities.
25. **Restaurants, Full-Service.**
26. **Retail Sales, Big Box.**
27. **Service Stations.**
28. **Small Scale Transfer and Storage Facilities for Hazardous Waste.** (Subject to the regulations of Section 4-1646: Recycling Facilities.)
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 use permit is required if the proposed use will occupy a building constructed after August 15, 2001, or an existing building will be expanded ten thousand (10,000) square feet to accommodate this use.)

**C. IL (AU) District – Uses Requiring Administrative Review.**

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

1. **Automatic Teller Machines.**
2. **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.)
3. **Parking Lot.**
4. **Recycling Facilities, Bulk Reverse Vending Machines.** (Subject to the regulations of Section 4-1646: Recycling Facilities.)
5. **Recycling Facilities, Single-Feed Reverse Vending Machines.** (Subject to the regulations of Section 4-1646: Recycling Facilities.)
6. **Telecommunications Tower, exceeding thirty-five (35) feet in height.** [See Section 4-1686: Wireless Telecommunication Facilities {as per Ordinance No. 98-009}].
7. **Vehicle/Heavy Equipment Dealers Limited, Used.**

**D. IL (AU) District – Temporary Uses Requiring Administrative Review.**

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

1. **Assembly Uses, Temporary.**

2. **Christmas Tree and Pumpkin Sales.**
3. **Commercial Filming.**
4. **Trade Fairs. (Ord. 2011-004 § 2; Ord. 2008-012 § 1; Ord. 2007-020 § 2; Ord. 2004-004 § 4; Ord. 2001-015 § 1)**

**2-712 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 Activities, 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. (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 use permit shall be required.)**
4. **Artists' Studios.**
5. **Automobile Parts Sales.**
6. **Building Materials and Services. (Permitted if the proposed use is within an enclosed structure. A use permit is required for outdoor yard/storage.)**
7. **Business Services.**
8. **Business and Trade Schools.**
9. **Catering Services.**
10. **Communications Facilities.**
11. **Emergency Health Care.**
12. **Equipment Sales.**
13. **Food Processing, General.**
14. **Food Processing, Limited.**
15. **Government Offices.**
16. **Health and Fitness Centers.**
17. **Home Improvement and Interior Decoration.**
18. **Industry, Custom.**
19. **Industry, General.**
20. **Industry, Limited.**
21. **Industry, Research and Development.**

22. **Laboratories.**
23. **Maintenance and Repair Services.**
24. **Marine Sales and Services.**
25. **Medical Supply Stores.**
26. **Nurseries.**
27. **Offices, Business and Professional.**
28. **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.2 below.)**
29. **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.)**
30. **Research and Development Services.**
31. **Retail Sales, Big Box.**
32. **Telecommunications Antennae and/or Alternative Tower Structures up to sixty (60) feet in height. [See Section 4-1686: Wireless Tele-communication Facilities {as per Ordinance No. 98-009}].**
33. **Utilities, Minor.**
34. **Vehicle/Heavy Equipment Dealers, New.**
35. **Warehouse – Storage Facilities. (If the proposed use will occupy a building constructed after August 15, 2001, or an existing building will be expanded ten thousand (10,000) square feet to accommodate this use, a use permit is required, per Subsection B.32 below.)**
36. **Warehouse - Wholesale/Retail Distribution Facilities.**

**C. 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 (inside uses only).**
3. **Assembly Uses.**
4. **Bars.**
5. **Cafés.**
6. **Commercial Recreation.**
7. **Corporation Yards.**
8. **Day Care, General.**
9. **Drive-up Facilities.**
10. **Entertainment Activities. (Entertainment Activities, when provided either as a primary use or as an accessory use to permitted and conditionally permitted uses, require use permit approval).**
11. **Farmers' Market.**
12. **Fast Food Establishments, Large Scale.**

13. ***Fast Food Establishments, Small Scale.***
14. ***Financial Institutions, Retail.***
15. ***Furniture, Electronics and Appliance Sales.***
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. ***Public Safety Facilities.***
20. ***Public Storage.***
21. ***Recycling Facilities, Heavy Processing. (Subject to the regulations of Section 4-1646: Recycling Facilities.)***
22. ***Recycling Facilities, Large Collection. (Subject to the regulations of Section 4-1646: Recycling Facilities.)***
23. ***Recycling Facilities, Light Processing. (Subject to the regulations of Section 4-1646: Recycling Facilities.)***
24. ***Residuals Repositories for Hazardous Waste.***
25. ***Restaurants, Full-Service.***
26. ***Service Stations.***
27. ***Small-Scale Transfer and Storage Facilities for Hazardous Waste. (Subject to the regulations of Section 4-1646: Recycling Facilities.)***
28. ***Transfer Stations.***
29. ***Trucking Terminals.***
30. ***Utilities, Major.***
31. ***Vehicle/Equipment Repair, General.***
32. ***Vehicle Equipment Repair, Limited.***
33. ***Vehicle/Heavy Equipment Dealers, Used.***
34. ***Vehicle/Heavy Equipment Rentals.***
35. ***Vehicle Storage.***
36. ***Warehouse - Storage Facilities. (A use permit is required if the proposed use will occupy a building constructed after August 15, 2001, or an existing building will be expanded ten thousand (10,000) square feet 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. ***Automatic Teller Machines.***
2. ***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.)*

3. ***Parking Lot.***
4. ***Recycling Facilities, Bulk Reverse Vending Machines. (Subject to the regulations of Section 4-1646: Recycling Facilities.)***
5. ***Recycling Facilities, Single-Feed Reverse Vending Machines. (Subject to the regulations of Section 4-1646: Recycling Facilities.)***
6. ***Telecommunications Tower, exceeding sixty (60) in height. [See Section 4-1686: Wireless Telecommunication Facilities {as per Ordinance No. 98-009}].***
7. ***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. 2008-012 § 1; Ord. 2007-020 § 2; Ord. 2004-004 § 4; Ord. 2001-015 § 1)***

**2-714 IP (AU) District – Use Regulations**

**A. IP (AU) District – Permitted Uses.**

*The following uses are allowed in the IP (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 Activities, 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. (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 use permit shall be required.)***

4. ***Building Materials and Services. (Permitted if the proposed use is within an enclosed structure.)***
5. ***Business Services.***
6. ***Business and Trade Schools.***
7. ***Communication Facilities.***
8. ***Equipment Sales.***
9. ***Food Processing, Limited.***
10. ***Financial Institutions, Retail.***
11. ***Health and Fitness Centers.***
12. ***Home Improvement and Interior Decoration.***
13. ***Industry, Custom.***
14. ***Industry, Limited.***
15. ***Industry, Research and Development.***
16. ***Laboratories.***
17. ***Maintenance and Repair Services.***
18. ***Medical Supply Stores.***
19. ***Offices, Business and Professional. (The conversion of an industrial use to an office use is subject to the minimum off-street parking requirements of Section 4-1704; as prescribed for changes of use by subsections 4-1702.A.1 and 2.)***
20. ***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.2 below.)***
21. ***Park and Recreational Facilities.***
22. ***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.)***
23. ***Research and Development Services.***
24. ***Retail Sales, Big Box.***
25. ***Retail Services. (As a secondary use in a building.)***
26. ***Telecommunications Antennae and/or Alternative Tower Structures up to thirty-five (35) feet in height. [See Section 4-1686: Wireless Tele-communication Facilities {as per Ordinance No. 98-009}].***
27. ***Utilities, Minor.***
28. ***Vehicle/Heavy Equipment Dealers, New.***
29. ***Warehouse – Storage Facilities. (If the proposed use will occupy a building constructed after August 15, 2001, or an existing building will be expanded ten thousand (10,000) square feet to accommodate this use, a use permit is required, per Subsection B.22 below.)***
30. ***Warehouse - Wholesale/Retail Distribution Facilities. (Permitted if the proposed use is within an enclosed structure.)***

**C. IP (AU) District – Conditionally Permitted Uses.**

***The following uses are allowed in the IP (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 (inside use only).***
- 3. Assembly Uses.***
- 4. Automobile Parts Sales.***
- 5. Bars.***
- 6. Cafés.***
- 7. Commercial Recreation.***
- 8. Day Care, General.***
- 9. Drive-up Facilities.***
- 10. Emergency Health Care.***
- 11. Entertainment Activities. (Entertainment Activities, 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. Fast Food Establishments, Small Scale.***
- 15. Food Processing, General.***
- 16. Furniture, Electronics, and Appliance Sales.***
- 17. Industry, General.***
- 18. 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.)***
- 19. Massage Therapy.***
- 20. Public Safety Facilities.***
- 21. Restaurants, Full-Service.***
- 22. Service Stations.***
- 23. Utilities, Major.***
- 24. Vehicle/Heavy Equipment Dealers, Used.***
- 25. Warehouse - Storage Facilities. (A use permit is required if the proposed use will occupy a building constructed after August 15, 2001, or an existing building will be expanded ten thousand (10,000) square feet to accommodate this use.)***

**C. IP (AU) District – Uses Requiring Administrative Review.**

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

- 1. Automatic Teller Machines.***
- 2. 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.)***



3. **Parking Lot.**
4. **Recycling Facilities, Bulk Reverse Vending Machines. (Subject to the regulations of Section 4-1646: Recycling Facilities.)**
5. **Recycling Facilities, Single-Feed Reverse Vending Machines. (Subject to the regulations of Section 4-1646: Recycling Facilities.)**
6. **Telecommunications Tower, exceeding thirty-five (35) feet in height. [See Section 4-1686: Wireless Telecommunication Facilities {as per Ordinance No. 98-009}].**
7. **Vehicle/Heavy Equipment Dealers Limited, Used.**

**D. IP (AU) District – Temporary Uses Requiring Administrative Review.**

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

1. **Assembly Uses, Temporary.**
2. **Commercial Filming.**
3. **Storage Containers, Temporary.**
4. **Trade Fairs. (Ord. 2008-012 § 1; Ord. 2007-020 § 2; Ord. 2004-004 § 4; Ord. 2001-015 § 1)**