

Proposed Amended Article 7

Article 7 I Industrial Districts

Sections:

- 2-700 Specific Purposes**
- 2-702 Reserved**

Division 1. Use Regulations

- 2-704 IL District—Use Regulations**
- 2-706 IG District—Use Regulations**
- 2-708 IP District—Use Regulations**
- 2-710 IL(AU) District—Use Regulations**
- 2-712 IG(AU) District—Use Regulations**
- 2-714 IP(AU) District—Use Regulations**
- 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**

Division 2. Development Regulations

- 2-728 Property Development Regulations: IL, IG, and IP Districts**
- 2-730 Minimum Lot Area and Minimum Lot Width**
- 2-732 Minimum Yards**
- 2-734 Maximum Height of Structures**
- 2-736 Maximum Lot Coverage and Maximum FAR**
- 2-738 Minimum Site Landscaping**
- 2-740 Parcels Adjoining Residential Districts—Additional Development Requirements for New Construction**
- 2-741 Parcels Adjoining Residential Districts—Additional Performance Standards**
- 2-742 Additional Property Development Regulations: IL, IG, and IP Districts**
- 2-744 Review of Plans**

2-700 Specific Purposes

In addition to the general purposes listed in Article 1, “Title, Components and Purposes,” the specific purposes of the industrial district regulations are to:

- A. Provide appropriately located areas consistent with the General Plan for a broad range of manufacturing, distribution and storage, and service uses.
- B. Strengthen the City’s economic base, and provide employment opportunities close to home for residents of the City and surrounding communities.

Proposed Amended Article 7

- C. Provide a suitable environment for various types of industrial uses, and protect them from the adverse impacts of inharmonious uses.
- D. Encourage adaptive reuse of existing industrial buildings.
- E. Ensure high quality site and building design for new or reused buildings, and that the appearance and effects of industrial uses are compatible with the character of the area in which they are located.
- F. Minimize the impact of industrial uses on adjacent residential districts.
- G. Ensure the provision of adequate off-street parking and loading facilities.

The additional purposes of each I district are as follows:

IL Industrial Limited District. To provide areas appropriate for a wide range of: (1) low- to moderate-intensity industrial uses capable of being located adjacent to residential areas through provision of adequate buffering and attenuation measures; and (2) commercial services and light manufacturing, and to protect these areas, to the extent feasible, from disruption and competition for space from unrelated retail or commercial uses or general industrial uses. Certain types of retail sales are permitted under specified limitations.

IG Industrial General District. To provide and protect existing industrial sites and allow for continued operation of existing general industry, subject to performance standards and buffering requirements to minimize potential environmental impacts. Certain types of retail sales are permitted under specified limitations.

IP Industrial Park District. To provide and protect industrial lands for the development in a landscaped setting of communities of high technology, research and development facilities, limited industrial activities (including production and assembly but not raw materials processing or bulk handling), small-scale warehousing and distribution, industrial office centers, certain types of specified retail sales, and related uses. (Ord. 2014-011 § 2; Ord. 2001-015 § 1)

2-702 Reserved (Ord. 2001-015 § 1)

Division 1. Use Regulations

2-704 IL 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 District—Permitted Uses.

Proposed Amended Article 7

The following uses are allowed in the IL 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 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 Services, 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. Animal Hospitals.
6. Artists' Studios.
7. Building Materials and Services.
8. Business Services.
9. Business and Trade Schools.
10. Catering Services.
11. Communications Facilities.
- ~~12.18.~~ **Emergency** Homeless-Shelters.
- ~~13.42.~~ Equipment Sales.
- ~~14.43.~~ Financial Institutions, Retail.
- ~~15.44.~~ Food Processing, Limited.
- ~~16.45.~~ Government Offices.
- ~~17.46.~~ Health and Fitness Centers.
- ~~18.47.~~ Home Improvement and Interior Decoration.
19. Industry, Custom.
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. (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 and 2)
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.10 below.)

Proposed Amended Article 7

29. Pre-Existing Residential Uses. (These residential uses shall be allowed to remain and shall not be considered nonconforming.)
30. Telecommunications, Architecturally-Integrated Antennas and/or Co-Locations on Existing Tower Structures. (Subject to the regulations of Section 4-1686: Wireless Telecommunications Facilities.)
31. Utilities, Minor.
32. Vehicle/Heavy Equipment Dealers, New.
33. 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 **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. ~~30~~³² below.)
34. 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.30 below).**

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 (with outdoor use).
3. Automobile Parts Sales.
4. Bars.
5. Corporation Yards.
6. Cultural Institutions.
7. Dance Clubs.
- ~~8. Day Care, General.~~
- ~~8.9.~~ Drive-Up Facilities.
- ~~9.40.~~ Drugstores.
- ~~10.41.~~ Emergency Health Care.
- ~~11.42.~~ Farmers' Market.
- ~~12.43.~~ Fast Food Establishments, Large Scale.
- ~~13.44.~~ Food Processing, General.
- ~~14.45.~~ Furniture, Electronics and Appliance Sales.
- ~~15.46.~~ Game Centers.
- ~~16.47.~~ 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.)

Proposed Amended Article 7

- ~~17.18.~~ Massage Therapy.
- ~~18.19.~~ Public Safety Facilities.
- ~~19.20.~~ Public Storage.
- ~~20.21.~~ Retail Sales, Big Box.
- ~~21.22.~~ Service Stations.
- ~~22.23.~~ Small Scale Transfer and Storage Facilities for Hazardous Waste. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
- ~~23.24.~~ Utilities, Major.
- ~~24.25.~~ Vehicle/Equipment Repair, General.
- ~~25.26.~~ Vehicle Equipment Repair, Limited.
- ~~26.27.~~ Vehicle/Heavy Equipment Dealers, Used.
- ~~27.28.~~ Vehicle/Heavy Equipment Rentals.
- ~~28.29.~~ Vehicle Storage.
- ~~29.30.~~ Warehouse—Storage Facilities. (A conditional use permit is required if the proposed use will occupy a building constructed after August 15, 2001, or an **expand 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.**
- 30. 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. IL District—Uses Requiring Administrative Review.

The following uses are allowed in the IL District, subject to the approval of an Administrative Review by the Zoning Enforcement Official, as per the requirements of Article 21.

- 1. Animal Boarding (indoor, only).
- 2. Animal Grooming (indoor, only).
- 3. Automatic Teller Machines.
- 4. Brewpub.
- 5. Cafés.
- 6. Community Gardens.
- 7. Day Care, General.**
- ~~8.7.~~ Fast Food Establishments, Small Scale.
- ~~9.8.~~ Instruction and Improvement Services.
- 10.9.** 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.)
- 11.10.** Parcel Processing and Shipping Centers. (Administrative Review is required to occupy thirty thousand (30,000) square feet or more, in a

Proposed Amended Article 7

building constructed after August 15, 2001. Standards for review are specified in Section 2-726.G.)

- ~~12.11.~~ Parking Lot.
- ~~13.12.~~ Recycling Facilities, Bulk Reverse Vending Machines. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
- ~~14.13.~~ Recycling Facilities, Single-Feed Reverse Vending Machines. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
- ~~15.14.~~ Recycling Facilities, Large Collection. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
- ~~16.15.~~ Recycling Facilities, Light Processing. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
- ~~17.16.~~ Restaurants, Full Service.
- ~~18.17.~~ Retail Sales.
- ~~19.18.~~ Retail Services.
- ~~20.19.~~ Telecommunications, New Monopoles and Towers. (Subject to the regulations of Section 4-1686: Wireless Telecommunications Facilities.)
- ~~21.20.~~ Vehicle/Heavy Equipment Dealers Limited, Used.

D. IL District—Temporary Uses Requiring Administrative Review.

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

1. Christmas Tree and Pumpkin Sales.
2. Commercial Filming.
3. Trade Fairs. (Ord. 2014-011 § 2; Ord. 2012-004 § 1; Ord. 2011-004 § 2; Ord. 2008-012 § 1; Ord. 2007-020 § 2; Ord. 2004-004 § 4; Ord. 2001-015 § 1)

2-706 IG District—Use Regulations

A. IG District—Permitted Uses.

The following uses are allowed in the IG 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

Proposed Amended Article 7

- occupied by a public or private school or park and recreation facility, a conditional use permit shall be required.)
4. Ambulance Services, 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.)
 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 the proposed use will occupy a building constructed after August 15, 2001, or an existing building will be expanded ten~~

Proposed Amended Article 7

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.33 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.33 below).**

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 (with outside use).
3. Bars.
4. Corporation Yards.
5. Cultural Institutions.
6. Dance Clubs.
- ~~7.~~ ~~Day Care, General.~~
- ~~7.8.~~ Drive-Up Facilities.
- ~~8.9.~~ Drugstores.
- ~~9.40.~~ Farmers' Market.
- ~~10.41.~~ Fast Food Establishments, Large Scale.
- ~~11.42.~~ Furniture, Electronics and Appliance Sales.
- ~~12.43.~~ Game Centers.
- ~~13.44.~~ Industrial Transfer/Storage/Treatment Facilities for Hazardous Waste.
- ~~14.45.~~ 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.)
- ~~15.46.~~ Massage Therapy.
- ~~16.47.~~ Medical Marijuana Dispensary. (A medical marijuana 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, facilities for religious worship and incidental religious education, or another dispensary; and shall not be located within five hundred (500) feet from a residential zone. A dispensary may be open only between the hours of 9:00 a.m. to 7:00 p.m., Monday through Sunday and are further subject to performance standards in the San Leandro Municipal Code.)
- ~~17.48.~~ Public Safety Facilities.

Proposed Amended Article 7

- ~~18.19.~~ Public Storage.
- ~~19.20.~~ Recycling Facilities, Heavy Processing. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
- ~~20.21.~~ Residuals Repositories for Hazardous Waste.
- ~~21.22.~~ Service Stations.
- ~~22.23.~~ Small-Scale Transfer and Storage Facilities for Hazardous Waste. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
- ~~23.24.~~ Supermarkets.
- ~~24.25.~~ Transfer Stations.
- ~~25.26.~~ Trucking Terminals.
- ~~26.27.~~ Utilities, Major.
- ~~27.28.~~ Vehicle/Equipment Repair, General.
- ~~28.29.~~ Vehicle/Equipment Repair, Limited.
- ~~29.30.~~ Vehicle/Heavy Equipment Dealers, Used.
- ~~30.31.~~ Vehicle/Heavy Equipment Rentals.
- ~~31.32.~~ Vehicle Storage.
- ~~32.33.~~ Warehouse—Storage Facilities. (A conditional use permit is required if the proposed use will occupy a building constructed after August 15, 2001, or an **expand 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.)**
- 33. 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 District—Uses Requiring Administrative Review.

The following uses are allowed in the IG 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 Hospital.
4. Automatic Teller Machines.
5. Brewpub.
6. Cafés.
7. Community Gardens.
- 8. Day Care, General.**
- ~~9.8.~~ Fast Food Establishments, Small Scale.
- ~~10.9.~~ Instruction and Improvement Services.
- ~~11.10.~~ 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.)
- ~~12.11.~~ Parcel Processing and Shipping Centers. (Administrative Review is required to occupy thirty thousand (30,000) square feet or more, in a

Proposed Amended Article 7

building constructed after August 15, 2001. Standards for review are specified in Section 2-726.G.)

- ~~13.42.~~ Parking Lot.
- ~~14.43.~~ Recycling Facilities, Bulk Reverse Vending Machines. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
- ~~15.44.~~ Recycling Facilities, Single-Feed Reverse Vending Machines. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
- ~~16.45.~~ Recycling Facilities, Large Collection. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
- ~~17.46.~~ Recycling Facilities, Light Processing. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
- ~~18.47.~~ Restaurants, Full Service.
- ~~19.48.~~ Retail Sales.
- ~~20.49.~~ Retail Services.
- ~~21.20.~~ Telecommunications, New Monopoles and Towers. (Subject to the regulations of Section 4-1686: Wireless Telecommunications Facilities.)
- ~~22.24.~~ Vehicle/Heavy Equipment Dealers Limited, Used.

D. IG District—Temporary Uses Requiring Administrative Review.

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

1. Animal Shows.
2. Christmas Tree and Pumpkin Sales.
3. Commercial Filming.
4. Trade Fairs. (Ord. 2014-011 § 2; Ord. 2014-003 § 3; Ord. 2012-004 § 1; Ord. 2008-012 § 1; Ord. 2007-020 § 2; Ord. 2004-004 § 4; Ord. 2001-015 § 1)

2-708 IP District—Use Regulations

A. IP District—Permitted Uses.

The following uses are allowed in the IP 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

Proposed Amended Article 7

- 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. Artist's Studios.
 6. Building Materials and Services. (Permitted if the proposed use is within an enclosed structure.)
 7. Business Services.
 8. Business and Trade Schools.
 9. Catering Services.
 10. Communication Facilities.
 11. Equipment Sales.
 12. Food Processing, Limited.
 13. Financial Institutions, Retail.
 14. Health and Fitness Centers.
 15. Home Improvement and Interior Decoration.
 16. Industry, Custom.
 17. Industry, Limited.
 18. Industry, Research and Development.
 19. Laboratories.
 20. Maintenance and Repair Services.
 21. Medical Supply Stores.
 22. 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.)
 23. 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.)
 24. Park and Recreational Facilities.
 25. Pre-Existing Residential Uses. (These residential uses shall be allowed to remain and shall not be considered nonconforming uses.)
 26. Retail Sales, Big Box.
 27. Retail Services. (As a secondary use in a building.)
 28. Telecommunications, Architecturally-Integrated Antennas and/or Co-Locations on Existing Tower Structures. (Subject to the regulations of Section 4-1686: Wireless Telecommunications Facilities.)
 29. Utilities, Minor.
 30. Vehicle/Heavy Equipment Dealers, New.
 31. 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 **or more** to accommodate this use, **or if a new**

Proposed Amended Article 7

building of any size is proposed to accommodate this use, a conditional use permit is required, per Subsection B.22 below.)

32. Warehouse—Wholesale/Retail Distribution Facilities. (Permitted if the proposed use is within an enclosed structure-), **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.22 below).**

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 (with outdoor use).
3. Automobile Parts Sales.
4. Bars.
5. Cultural Institutions.
6. Dance Clubs.
- ~~7. Day Care, General.~~
- ~~7.8.~~ Drive-Up Facilities.
- ~~8.9.~~ Emergency Health Care.
- ~~9.10.~~ Farmers' Market.
- ~~10.11.~~ Fast Food Establishments, Large Scale.
- ~~11.12.~~ Food Processing, General.
- ~~12.13.~~ Furniture, Electronics, and Appliance Sales.
- ~~13.14.~~ Industry, General.
- ~~14.15.~~ 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.)
- ~~15.16.~~ Massage Therapy.
- ~~16.17.~~ Medical Marijuana Dispensary. (A medical marijuana 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, facilities for religious worship and incidental religious education, or another dispensary; and shall not be located within five hundred (500) feet from a residential zone. A dispensary may be open only between the hours of 9:00 a.m. to 7:00 p.m., Monday through Sunday and are further subject to performance standards in the San Leandro Municipal Code.)
- ~~17.18.~~ Public Safety Facilities.

Proposed Amended Article 7

- ~~18.19.~~ Service Stations.
- ~~19.20.~~ Utilities, Major.
- ~~20.21.~~ Vehicle/Heavy Equipment Dealers, Used.
- ~~21.22.~~ Warehouse—Storage Facilities. (A conditional use permit is required if the proposed use will ~~occupy a building constructed after August 15, 2001, or an~~ **expand 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.**)
- 22. 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. IP District—Uses Requiring Administrative Review.

The following uses are allowed in the IP District, subject to the approval of an Administrative Review by the Zoning Enforcement Official, as per the requirements of Article 21.

- 1. Animal Boarding (indoor only).
- 2. Animal Grooming (indoor only).
- 3. Animal Hospital.
- 4. Automatic Teller Machines.
- 5. Brewpub.
- 6. Cafés.
- 7. Community Gardens.
- 8. Day Care, General.**
- ~~9.8.~~ Fast Food Establishments, Small Scale.
- ~~10.9.~~ Instruction and Improvement Services.
- ~~11.40.~~ 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.)
- ~~12.41.~~ 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.)
- ~~13.42.~~ Parking Lot.
- ~~14.43.~~ Recycling Facilities, Bulk Reverse Vending Machines. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
- ~~15.44.~~ Recycling Facilities, Single-Feed Reverse Vending Machines. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
- ~~16.45.~~ Recycling Facilities, Large Collection. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
- ~~17.46.~~ Restaurants, Full Service.

Proposed Amended Article 7

- 18.17.** Retail Sales.
- 19.18.** Telecommunications, New Monopoles and Towers. (Subject to the regulations of Section 4-1686: Wireless Telecommunications Facilities.)
- 20.19.** Vehicle/Heavy Equipment Dealers Limited, Used.

D. IP District—Temporary Uses Requiring Administrative Review.

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

- 1. Commercial Filming.
- 2. Storage Containers, Temporary.
- 3. Trade Fairs. (Ord. 2014-011 § 2; Ord. 2014-003 § 3; Ord. 2012-004 § 1; Ord. 2008-012 § 1; Ord. 2007-020 § 2; Ord. 2004-004 § 4; Ord. 2001-015 § 1)

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 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. Animal Hospitals.
- 6. Artists’ Studios.
- 7. Building Materials and Services.
- 8. Business Services.
- 9. Business and Trade Schools.
- 10. Catering Services.
- 11. Communications Facilities.

Proposed Amended Article 7

- ~~12.18.~~ **Emergency Homeless Shelters.**
- ~~13.12.~~ Equipment Sales.
- ~~14.13.~~ Financial Institutions, Retail.
- ~~15.14.~~ Food Processing, Limited.
- ~~16.15.~~ Government Offices.
- ~~17.16.~~ Health and Fitness Centers.
- ~~18.17.~~ Home Improvement and Interior Decoration.
- ~~19.18.~~ Homeless Shelters.
- ~~20.19.~~ Industry, Custom.
- ~~21.20.~~ Industry, Limited.
- ~~22.21.~~ Industry, Research, and Development.
- ~~23.22.~~ Laboratories.
- ~~24.23.~~ Maintenance and Repair Services.
- ~~25.24.~~ Marine Sales and Services.
- ~~26.25.~~ Medical Supply Stores.
- ~~27.26.~~ Nurseries.
- ~~28.27.~~ 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 and 2)
- ~~29.28.~~ 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.)
- ~~30.29.~~ Pre-Existing Residential Uses. (These residential uses shall be allowed to remain and shall not be considered non-conforming.)
- ~~31.30.~~ Telecommunications, Architecturally-Integrated Antennas and/or Co-Locations on Existing Tower Structures. (Subject to the regulations of Section 4-1686: Wireless Telecommunications Facilities.)
- ~~32.31.~~ Utilities, Minor.
- ~~33.32.~~ Vehicle/Heavy Equipment Dealers, New.
- ~~34.33.~~ 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 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.33 below.)
- ~~35.34.~~ 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.33 below).**

Proposed Amended Article 7

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 (with outdoor use).
3. Assembly Uses.
4. Automobile Parts Sales.
5. Bars.
6. Commercial Recreation.
7. Corporation Yards.
8. Cultural Institutions.
9. Dance Clubs.
- ~~10. Day Care, General.~~
- 10.11.** Drive-Up Facilities.
- ~~11.12.~~ Drugstores.
- ~~12.13.~~ Emergency Health Care.
- 13.14.** 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.)
- ~~14.15.~~ Farmers' Market.
- 15.16.** Fast Food Establishments, Large Scale.
- ~~16.17.~~ Food Processing, General.
- 17.18.** Furniture, Electronics and Appliance Sales.
- ~~18.19.~~ Game Centers.
- 19.20.** 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.)
- ~~20.21.~~ Massage Therapy.
- 21.22.** Public Safety Facilities.
- ~~22.23.~~ Public Storage.
- 23.24.** Retail Sales, Big Box.
- 24.25.** Service Stations.
- 25.26.** Small Scale Transfer and Storage Facilities for Hazardous Waste. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
- ~~26.27.~~ Utilities, Major.
- ~~27.28.~~ Vehicle/Equipment Repair, General.
- ~~28.29.~~ Vehicle Equipment Repair, Limited.
- ~~29.30.~~ Vehicle/Heavy Equipment Dealers, Used.
- ~~30.31.~~ Vehicle/Heavy Equipment Rentals.
- ~~31.32.~~ Vehicle Storage.
- 32.33.** Warehouse—Storage Facilities. (A conditional use permit is required if the proposed use will occupy a building constructed after August 15, 2001, or an

Proposed Amended Article 7

expand 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.)

33. 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. IL(AU) District—Uses Requiring Administrative Review.

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

1. Animal Boarding (indoor, only).
2. Animal Grooming (indoor, only).
3. Automatic Teller Machines.
4. Brewpubs.
5. Cafés.
6. Community Gardens.
- 7. Day Care, General.**
- ~~8.7.~~ Fast Food Establishments, Small Scale.
- ~~9.8.~~ Instruction and Improvement Services.
- ~~10.9.~~ 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.)
- 11.10.** 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.)
- ~~12.11.~~ Parking Lot.
- 13.12.** Recycling Facilities, Bulk Reverse Vending Machines. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
- 14.13.** Recycling Facilities, Single-Feed Reverse Vending Machines. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
- 15.14.** Recycling Facilities, Large Collection. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
- 16.15.** Recycling Facilities, Light Processing. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
- ~~17.16.~~ Restaurants, Full Service.
- ~~18.17.~~ Retail Sales.
- ~~19.18.~~ Retail Services.
- 20.19.** Telecommunications, New Monopoles and Towers. (Subject to the regulations of Section 4-1686: Wireless Telecommunications Facilities.)

Proposed Amended Article 7

21.20. 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. 2014-011 § 2; Ord. 2012-004 § 1; 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 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.

Proposed Amended Article 7

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 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~~ **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.)
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).**

Proposed Amended Article 7

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. Day Care, General.~~
- 9.10. Drive-Up Facilities.
- 10.11. Drugstores.
- 11.12. 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.)
- ~~12.13.~~ Farmers' Market.
- 13.14. Fast Food Establishments, Large Scale.
- 14.15. Furniture, Electronics and Appliance Sales.
- 15.16. Game Centers.
- 16.17. Industrial Transfer/Storage/Treatment Facilities for Hazardous Waste.
- 17.18. 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.)
- ~~18.19.~~ Massage Therapy.
- 19.20. Medical Marijuana Dispensary. (A medical marijuana 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, facilities for religious worship and incidental religious education, or another dispensary; and shall not be located within five hundred (500) feet from a residential zone. A dispensary may be open only between the hours of 9:00 a.m. to 7:00 p.m., Monday through Sunday and are further subject to performance standards in the San Leandro Municipal Code.)
- 20.21. Public Safety Facilities.
- 21.22. Public Storage.
- 22.23. Recycling Facilities, Heavy Processing. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
- 23.24. Residuals Repositories for Hazardous Waste.
- 24.25. Service Stations.

Proposed Amended Article 7

- ~~25.26.~~ Small-Scale Transfer and Storage Facilities for Hazardous Waste. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
- ~~26.27.~~ Supermarkets.
- ~~27.28.~~ Transfer Stations.
- ~~28.29.~~ Trucking Terminals.
- ~~29.30.~~ Utilities, Major.
- ~~30.31.~~ Vehicle/Equipment Repair, General.
- ~~31.32.~~ Vehicle/Equipment Repair, Limited.
- ~~32.33.~~ Vehicle/Heavy Equipment Dealers, Used.
- ~~33.34.~~ Vehicle/Heavy Equipment Rentals.
- ~~34.35.~~ Vehicle Storage.
- ~~35.36.~~ Warehouse—Storage Facilities. (A conditional use permit is required if the proposed use will occupy a building constructed after August 15, 2001, or an **expand 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.**
- 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.**
- ~~9.8.~~ Fast Food Establishments, Small Scale.
- ~~10.9.~~ Instruction and Improvement Services.
- ~~11.40.~~ 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.)
- ~~12.44.~~ 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.)

Proposed Amended Article 7

- ~~13.12.~~ Parking Lot.
- ~~14.13.~~ Recycling Facilities, Bulk Reverse Vending Machines. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
- ~~15.14.~~ Recycling Facilities, Single-Feed Reverse Vending Machines. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
- ~~16.15.~~ Recycling Facilities, Large Collection. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
- ~~17.16.~~ Recycling Facilities, Light Processing. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
- ~~18.17.~~ Restaurants, Full Service.
- ~~19.18.~~ Retail Sales.
- ~~20.19.~~ Retail Services.
- ~~21.20.~~ Telecommunications, New Monopoles and Towers. (Subject to the regulations of Section 4-1686: Wireless Telecommunications Facilities.)
- ~~22.21.~~ 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. 2014-011 § 2; Ord. 2014-003 § 3; Ord. 2012-004 § 1; 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 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

Proposed Amended Article 7

- 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. Artist's Studios.
 6. Building Materials and Services. (Permitted if the proposed use is within an enclosed structure.)
 7. Business Services.
 8. Business and Trade Schools.
 9. Catering Services.
 10. Communication Facilities.
 11. Equipment Sales.
 12. Food Processing, Limited.
 13. Financial Institutions, Retail.
 14. Health and Fitness Centers.
 15. Home Improvement and Interior Decoration.
 16. Industry, Custom.
 17. Industry, Limited.
 18. Industry, Research and Development.
 19. Laboratories.
 20. Maintenance and Repair Services.
 21. Medical Supply Stores.
 22. 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.)
 23. 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.)
 24. Park and Recreational Facilities.
 25. 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.)
 26. Retail Sales, Big Box.
 27. Retail Services. (As a secondary use in a building.)
 28. Telecommunications, Architecturally-Integrated Antennas and/or Co-Locations on Existing Tower Structures. (Subject to the regulations of Section 4-1686: Wireless Telecommunications Facilities.)
 29. Utilities, Minor.
 30. Vehicle/Heavy Equipment Dealers, New.
 31. 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~~ **or more** to accommodate this use, **or if a new**

Proposed Amended Article 7

building of any size is proposed to accommodate this use, a conditional use permit is required, per Subsection B.24 below.)

32. Warehouse—Wholesale/Retail Distribution Facilities. (Permitted if the proposed use is within an enclosed structure-), **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.24 below).**

B. 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 (with outdoor use).
3. Assembly Uses.
4. Automobile Parts Sales.
5. Bars.
6. Cultural Institutions.
7. Dance Clubs.
8. Commercial Recreation.
9. ~~Day Care, General.~~
- ~~9.40.~~ Drive-Up Facilities.
- ~~10.41.~~ Emergency Health Care.
- ~~11.42.~~ 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.)
- ~~12.43.~~ Farmers' Market.
- ~~13.44.~~ Fast Food Establishments, Large Scale.
- ~~14.45.~~ Food Processing, General.
- ~~15.46.~~ Furniture, Electronics, and Appliance Sales.
- ~~16.47.~~ Industry, General.
- ~~17.48.~~ 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.)
- ~~18.49.~~ Massage Therapy.
- ~~19.20.~~ Public Safety Facilities.
- ~~20.21.~~ Service Stations.
- ~~21.22.~~ Utilities, Major.
- ~~22.23.~~ Vehicle/Heavy Equipment Dealers, Used.

Proposed Amended Article 7

~~23.24.~~ Warehouse—Storage Facilities. (A conditional use permit is required if the proposed use will occupy a building constructed after August 15, 2001, or an **expand 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.)**

~~24.~~ **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. IP(AU) District—Uses Requiring Administrative Review.

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

1. Animal Boarding (indoor only).
2. Animal Grooming (indoor only).
3. Animal Hospital
4. Automatic Teller Machines.
5. Brewpubs.
6. Cafés.
7. Community Gardens.

8. Day Care, General.

~~9.8.~~ Fast Food Establishments, Small Scale.

~~10.9.~~ Instruction and Improvement Services.

~~11.10.~~ 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.)

~~12.11.~~ 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.)

~~13.12.~~ Parking Lot.

~~14.13.~~ Recycling Facilities, Bulk Reverse Vending Machines. (Subject to the regulations of Section 4-1646: Recycling Facilities.)

~~15.14.~~ Recycling Facilities, Single-Feed Reverse Vending Machines. (Subject to the regulations of Section 4-1646: Recycling Facilities.)

~~16.15.~~ Recycling Facilities, Large Collection. (Subject to the regulations of Section 4-1646: Recycling Facilities.)

~~17.16.~~ Restaurants, Full Service.

~~18.17.~~ Retail Sales.

~~19.18.~~ Telecommunications, New Monopoles and Towers. (Subject to the regulations of Section 4-1686: Wireless Telecommunications Facilities.)

~~20.19.~~ Vehicle/Heavy Equipment Dealers Limited, Used.

Proposed Amended Article 7