

Excerpts – Zoning Code Section 2-710 IT District—Use Regulations

2-710 IT District—Use Regulations

A. IT District—Permitted Uses.

The following uses are allowed in the IT 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. 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.)
3. 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.)
4. Artists’ Studios.
5. Business Services.
6. Business and Trade Schools.
7. Catering Services.
8. Communications Facilities.
9. Emergency Health Care.
10. Equipment Sales.
11. Financial Institutions, Retail.
12. Food Processing, General.
13. Food Processing, Limited.
14. Government Offices.
15. Health and Fitness Centers.
16. Home Improvement and Interior Decoration.
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.
26. 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.)
27. Restaurants, Full-Service.
28. Retail Sales.
29. Retail Services.

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 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.37 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.38 below.)

B. IT District—Conditionally Permitted Uses.

The following uses are allowed in the IT 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. Adult-Oriented Business. (Subject to the requirements and limitations prescribed in Section 4-1683: Adult-Oriented Business Regulations.)
3. Animal Boarding (with outdoor use).
4. Assembly Uses.
5. Automobile Parts Sales.
6. Bars.
7. Bed and Breakfast Inns (within one-half mile of a BART station).
8. Coin-Operated Laundry and Dry Cleaning Businesses.
9. Corporation Yards.
10. Dance Clubs.
11. Drive-Up Facilities.
12. Drugstores.
13. Emergency Shelters (within one-half mile of a BART station).
14. Entertainment Events.
15. Farmers Markets.
16. Fast Food Establishments, Large Scale.
17. Furniture, Electronics and Appliance Sales.
18. Game Centers.
19. Hotels, Motels and Time-Share Facilities.
20. Massage Therapy.
21. 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.)
22. Mixed-Use Residential. (Within one-half mile of a BART station and with a maximum density of 40 dwelling units per acre).

23. Multi-Family Residential. (Within one-half mile of a BART station and with a maximum density of 40 dwelling units per acre).
24. Public Safety Facilities.
25. Public Storage.
26. Recycling Facilities, Heavy Processing. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
27. Recycling Facilities, Large Collection. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
28. Recycling Facilities, Light Processing. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
29. Residential, Single-Family (Within one-half mile of a BART station).
30. Service Stations.
31. Stadia and Sports Arenas.
32. Supermarkets.
33. Utilities, Major.
34. Vehicle/Equipment Repair, General.
35. Vehicle/Equipment Repair, Limited.
36. Vehicle/Heavy Equipment Dealers, Used.
37. Vehicle/Heavy Equipment Rentals.
38. 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.)
39. 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. IT District—Uses Requiring Administrative Review.

The following uses are allowed in the IT 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. Bars (in conjunction with a brewery or winery, when not considered incidental).
6. Brewpubs.
7. Building Materials and Services.
8. Cafés.
9. Commercial Recreation.
10. Community Gardens.
11. Cultural Institutions.
12. Day Care, General.
13. Fast Food Establishments, Small Scale.
14. Industry, General.
15. Instruction and Improvement Services.
16. Mobile Food Vending. (Subject to approval of operation and restrictions on operation as established by the Zoning Enforcement Official and compliance with all other City codes pertaining to mobile food vending.)

17. Neighborhood/Specialty Food Markets.
18. Parcel Processing and Shipping Centers.
19. Park and Recreation Facilities.
20. Parking Lot.
21. Recycling Facilities, Bulk Reverse Vending Machines. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
22. Recycling Facilities, Single-Feed Reverse Vending Machines. (Subject to the regulations of Section 4-1646: Recycling Facilities.)
23. Retail Sales, Big Box.
24. Telecommunications, New Monopoles and Towers. (Subject to the regulations of Section 4-1686: Wireless Telecommunications Facilities.)
25. Theaters.
26. Theaters, Outdoor.
27. Theaters, Small Scale.
28. Vehicle/Heavy Equipment Dealers Limited, Used.

D. IT District—Temporary Uses Requiring Administrative Review.

The following temporary uses are allowed in the IT 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. Circuses and Carnivals.
5. Commercial Filming.
6. Trade Fairs. (Ord. 2016-012 § 4)