## INDUSTRIAL DISTRICT ZONING REQUIREMENTS

835 East 14th Street, San Leandro, CA 94577  •  Email planner@sanleandro.org  •  Leave a Message (510) 577-3325

<table>
<thead>
<tr>
<th>Requirement</th>
<th>IL</th>
<th>IG</th>
<th>IP</th>
<th>IT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Min Lot Area (sf)</td>
<td>5,000</td>
<td>5,000</td>
<td>7,500</td>
<td>5,000</td>
</tr>
<tr>
<td>Min Lot Width (ft)</td>
<td>50</td>
<td>50</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>Min Front Yard (ft) [1-4][7]</td>
<td>10 [A][B]</td>
<td>10 [A][B]</td>
<td>20</td>
<td>10 [B]</td>
</tr>
<tr>
<td>Min Side Yard (ft) [1-4]</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Min Corner Side (ft) [1-4]</td>
<td>10 [A][B]</td>
<td>10 [A][B]</td>
<td>20</td>
<td>10 [B]</td>
</tr>
<tr>
<td>Min Rear Yard (ft) [1-4]</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Max Height (ft) [5]</td>
<td>35 [C]</td>
<td>35 [C]</td>
<td>35</td>
<td>35 [C]</td>
</tr>
<tr>
<td>Max Lot Coverage</td>
<td>75%</td>
<td>75%</td>
<td>40%</td>
<td>75%</td>
</tr>
<tr>
<td>Max FAR</td>
<td>1.0</td>
<td>1.0</td>
<td>0.8</td>
<td>1.0</td>
</tr>
<tr>
<td>Min Site Landscaping [6]</td>
<td>5%</td>
<td>5%</td>
<td>15%</td>
<td>5%</td>
</tr>
<tr>
<td>Max Residential Density</td>
<td>N/A</td>
<td></td>
<td></td>
<td>40 du/ac only if within 0.5 mi of BART</td>
</tr>
</tbody>
</table>

### Fences, Walls, Hedges

4.04.364.B Fences, Walls, and Hedges in Industrial Districts

### Off-Street Parking

Chapter 4.08 Off-Street Parking and Loading Regulations
4.08.108 Off-Street Parking Requirements by Use

### Outdoor Facilities and Storage

4.04.324 Outdoor Facilities and Storage/Loading Facilities
4.04.344 Earth Station and Microwave Equipment

### Mechanical Equipment Screening

4.04.328 Screening of Mechanical Equipment
4.04.344 Earth Station and Microwave Equipment

### Refuse Storage Areas

4.04.332 All outdoor storage and refuse storage areas shall be maintained in a neat and orderly manner and screened so as not to be visible from any street/public way/R District.

### Underground Utilities

4.04.336 All new electrical, telephone, CATV, and similar distribution lines providing direct service to a development site, and any existing such service on the site, shall be installed underground within the site unless the ZEO finds such installation is unfeasible.

### Performance Standards


### Signs

Chapter 4.12 Signs

### Nonconforming Structures/Signs

Chapter 4.20 Nonconforming Uses and Structures

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[1] 2.12.308.B.1 Subject to 4-1654 Building Projections into Yards and Courts.

[2] 2.12.308.B.2 Double-frontage lots shall provide a min front yard setback on each frontage.

[3] 2.12.308.B.3 Setback of adjacent R, C, or P district applies if within 100 ft.

[4] 2.12.308.B.4 Min front and corner side yard shall be landscaped, excepting limited areas for driveways and walks.


[6] 2.12.320.A Exception to min site landscaping may be approved through Site Plan Review approval

[7] 4.08.132.C Residential Parking: Paving or impervious surfaces shall not collectively occupy more than 50% of the required front setback area.

[A] 2.12.308.C Min front/corner side yard is 20 ft for properties on Doolittle Dr unless part of a Site Plan Review approval

[B] 2.12.308.D Min front/corner side setback: For buildings 21 ft to 40 ft in height, setback shall be increased 1 ft for each 2 ft of height over 20 ft. For buildings over 40 ft in height, setback shall be 20 ft. Unless part of Site Plan Review approval.

[C] 2.12.312.C Max 50 ft building height may be approved by the Zoning Enforcement Official

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Check Your Zoning District
www.sanleandro.org/zoning>