



# INDUSTRIAL DISTRICT ZONING REQUIREMENTS

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

	IL	IG	IP	IT
Min Lot Area (sf)	5,000	5,000	7,500	5,000
Min Lot Width (ft)	50	50	50	50
Min Front Yard (ft) [1-4][7]	10 [A][B]	10 [A][B]	20	10 [B]
Min Side Yard (ft) [1-4]	0	0	0	0
Min Corner Side (ft) [1-4]	10 [A][B]	10 [A][B]	20	10 [B]
Min Rear Yard (ft) [1-4]	0	0	0	0
Max Height (ft) [5]	35 [C]	35 [C]	35	35 [C]
Max Lot Coverage	75%	75%	40%	75%
Max FAR	1.0	1.0	0.8	1.0
Min Site Landscaping [6]	5%	5%	15%	5%
Max Residential Density	N/A			40 du/ac only if within 0.5 mi of BART
Fences, Walls, Hedges	<a href="#">4.04.364.B</a> Fences, Walls, and Hedges in Industrial Districts			
Off-Street Parking	<a href="#">Chapter 4.08</a> Off-Street Parking and Loading Regulations <a href="#">4.08.108</a> Off-Street Parking Requirements by Use			
Outdoor Facilities and Storage	<a href="#">4.04.324</a> Outdoor Facilities and Storage/Loading Facilities <a href="#">4.04.344</a> Earth Station and Microwave Equipment			
Mechanical Equipment Screening	<a href="#">4.04.328</a> Screening of Mechanical Equipment <a href="#">4.04.344</a> Earth Station and Microwave Equipment			
Refuse Storage Areas	<a href="#">4.04.332</a> 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	<a href="#">4.04.336</a> 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	<a href="#">4.04.340</a> Noise, Vibration, Dust, Glare, Combustibles and Explosives, Radioactive Materials, Hazardous and Extremely Hazardous Materials, Heat and Humidity, Electromagnetic Interference, Evidence of Compliance.			
Signs	<a href="#">Chapter 4.12</a> Signs			
Nonconforming Structures/Signs	<a href="#">Chapter 4.20</a> Nonconforming Uses and Structures			

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

[5] [2.12.312.B](#) Max 25 ft height for buildings within 100 ft of an R District

[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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