

TITLE 22 - ZONING

CHAPTER 22.18 I

INDUSTRIAL DISTRICTS

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22.18.010 General Provisions and Exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 22.34 of this Title.

(Ord. 822 C.S. § 2 (part), 1975: prior code § 10,106.11.)

22.18.020 Purposes.

In addition to the objectives prescribed in Section 22.02.010 of this Title, the I Industrial Districts are included in the zoning plan to achieve the following purposes:

- A. To reserve appropriately located areas for various types of industrial plants and related activities;

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- B. To protect areas appropriate for industrial use from intrusion by residences and other inharmonious uses;
- C. To protect residential, professional and administrative offices, and commercial properties and to protect nuisance-free, nonhazardous industrial uses from noise, odor, dust, dirt, smoke, vibration, heat, glare and other objectionable influences and from fire, explosion, noxious fumes and other hazards incidental to certain industrial uses by restricting such uses to appropriately located areas;
- D. To provide opportunities for certain types of industrial plants to concentrate in a mutually beneficial relationship to each other;
- E. To provide adequate space to meet the needs of modern industrial development, including off-street parking and truck loading areas;
- F. To provide sufficient open space around industrial structures to minimize the hazards of fire;
- G. To minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the amount of land around them;
- H. To provide industrial employment opportunities for residents of the City;
- I. The controlled industrial district is intended to optimize utilization of those designated areas by the elimination of incongruous uses, including residential and commercial development. It is further intended that development shall be restricted to activities to be conducted with a high level of site development and operational performance, devoid of such objectionable qualities as noise, smoke, fumes, glare, odor, water pollution or safety and fire hazards. Additional provisions for open space and landscaping are required to encourage compatibility with surrounding and abutting districts.

(Ord. 822 C.S. § 2 (part), 1975: prior code § 10,106.0.)

22.18.030 LI Light Industrial District—Permitted Uses.

In the LI Light Industrial District the following uses shall be permitted:

- A. Manufacturing, assembling, compounding, packaging and processing of articles or merchandise from the following previously prepared materials asbestos, bone, canvas cellophane, cellulose, cork, feathers, felt fiber and synthetic fiber, fur, glass, hair, horn, leather, paint (not employing a boiling process), paper, plastics, precious or semi-precious metals or stones, rubber and synthetic rubber, shell, straw, textiles, tobacco and wood (not including a planning mill or saw mill);

Manufacturing, assembling, compounding, packaging and processing of cosmetics, drugs, pharmaceuticals; perfumes, perfumed toilet soap (not including refining or rendering of fats or oils) and toiletries;

Manufacturing, canning, and packaging of foods and food products, including fruits and vegetables, but not including fish and meat products, pickles, sauerkraut, vinegar, or yeast or

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refining or rendering of fats or oils, provided that no noxious or offensive odors are permitted to emanate from the premises;

Manufacture of ceramic products, such as pottery, figurines and small glazed tile, utilizing only previously pulverized clay, provided that kilns are fired only by electricity or gas;

Manufacture and maintenance of electric and neon signs, billboards, commercial advertising structures and light sheet metal products including heating and ventilating ducts and equipment, cornices, eaves and the like;

Manufacture of scientific, medical, dental and drafting instruments, orthopedic and medical appliances, optical goods, watches and, clocks, electronics equipment, precision instruments, musical instruments, cameras and photographic equipment except film;

Assembly of small electric appliances such as lighting fixtures, irons, fans, toasters and electric toys, but not including refrigerators, washing machines, dryers, dishwashers and similar home appliances;

Assembly of electrical equipment such as radio and television receivers, phonographs and home motion picture equipment, but not including electrical machinery;

Manufacture and assembly of electrical supplies such as coils, condensers, crystal holders, insulation, lamps, switches and wire and cable assembly, provided no noxious or offensive fumes or odors are produced;

Manufacture of cutlery, hardware and hand tools; die and pattern making; metal stamping and extrusion of small products such as costume jewelry, pins and needles, razor blades, bottle caps, buttons and kitchen utensils;

Blacksmith shops

Bottling works

Bus depots and transit stations

Cold storage plants

Dairy products plants

Freight forwarding terminals

Furniture manufacture

Ice manufacture

Laboratories

Machine shops not involving the use of drop hammers, automatic screw machines or, punch presses with a rated capacity of over 20 tons

Marina and small boat harbor

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Mattress manufacture

Metal finishing and plating

Motion picture production

Printing, lithographing and engraving

Public utility structures and installations

Railroad stations

Small boat building not including ship building

Storage yards for commercial vehicles

Textile, knitting and hosiery mills

Transit yards

Trucking terminals

Warehouses except for the storage of fuel or flammable liquids

Welding shops

Woodwork shops and sash and door manufacturing, including only incidental mill work which shall be conducted within a completely enclosed structure and other uses which are added to this list by the City Planning Commission, in accord with the procedure prescribed in Chapter 22.34 of this Title.

- B. Offices, retail stores and watchmen's living quarters incidental to and on the same site with a light industrial or related use prescribed in Subsection A;
- C. Parking lots improved in conformity with the standards prescribed for required off-street parking facilities in Chapter 22.36 of this Title;
- D. Incidental and accessory structures and uses on the same site with and necessary for the operation of a permitted use.
- E. Homeless Shelters, Emergency. Homeless shelters, emergency, subject to the development and operational standards of Section 22.34.230, Homeless Shelters.

(Ord. No. 1379 C.S., § 4, 2-19-2014; Ord. 822 C.S., § 2 (part), 1975; prior code § 10,106.1(a).)

22.18.040 HI Heavy Industrial District—Permitted Uses.

- A. All uses permitted in the LI district;
- B. Aircraft and aircraft accessories and parts manufacture
Asphalt and asphalt products manufacture

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Automobile, truck and trailer accessories and parts manufacture

Automobile, truck and trailer assembly

Bag cleaning

Battery manufacture

Boiler works

Box factories and cooperage

Breweries, distilleries and wineries

Building materials manufacture and assembly including composition, wallboards, partitions, panels and prefabricated structures

Business machines manufacture including accounting machines, calculators, card-counting equipment and typewriters

Can and metal container manufacture

Candle manufacture not including rendering

Carpet and rug manufacture

Cement products manufacture including concrete mixing and batching

Chemical fertilizer manufacture and storage

Chemical products manufacture, provided no noxious odor or dust is produced and no hazard of fire or explosion is created, including petrochemicals manufacture and storage, adhesive bleaching products, bluing, calcimine, dye-stuffs, (except aniline dyes), essential oils, soda and soda compounds, and vegetable gelatin, glue and size

Clay products manufacture including brick, firebrick, tile and pipe

Coal storage

Cork manufacture

Cotton ginning and cotton wadding and linter manufacture

Firearms manufacture

Flour, feed and grain mills

Food products manufacture including such processes as cooking, roasting, refining, pasteurizing and extraction involved in the preparation of such products as casein, cereal, chocolate and cocoa products, cider and vinegar, coffee, glucose, milk and dairy products, molasses and syrups, oleomargarine, pickles, rice, sauerkraut, sugar, vegetable oils and yeast

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Gas storage

Glass and glass products manufacturing

Grain elevators

Graphite and graphite products manufacture

Gravel, rock and cement yards

Hair, felt and feathers processing

Ink Manufacture

Insecticides, fungicides, disinfectants and similar industrial and household chemical compounds, manufacture

Jute, hemp, sisal and oakum products manufacture

Leather and fur finishing and dyeing, not including tanning and curing

Machinery manufacture including heavy electrical, agricultural, construction and mining machinery and light machinery and equipment such as air conditioning, commercial motion picture equipment, dishwashers, dryers, refrigerators and washing machines

Machine tools manufacture including metal lathes, metal presses, metal stamping machines and woodworking machines

Match manufacture

Meat products processing and packaging not including slaughtering and glue and size manufacture

Metal alloys and foil manufacture including solder, pewter, brass and bronze and tin, lead and gold foil

Metal casting and foundries not including magnesium, foundries

Motor testing of internal combustion motors

Painting, enameling and lacquering shops

Paper products manufacture including shipping containers, pulp goods, carbon paper and coated paper stencils

Paraffin products manufacture

Petroleum and petroleum products refining including gasoline, kerosene, naphtha and oil

Petroleum and petroleum products storage

Plastics manufacture

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Porcelain products manufacture including bathroom and kitchen fixtures and equipment

Precious metals reduction, smelting, and refining

Public utility structures and installations

Railroad equipment manufacture including railroad car and locomotive manufacture

Railroad freight stations, repair shops and yards

Rubber products manufacture including tires and tubes Salt works

Sandblasting

Ship building and ship repair yards

Shipping docks, piers and other berthing facilities

Shoe polish manufacture

Starch and dextrin manufacture

Steam plants

Steel products manufacture and assembly including steel cabinets and lockers, doors, fencing and furniture

Stone products manufacture and stone processing including abrasives, asbestos, stone screening, and sand and lime products

Storage, sorting, collecting or baling of iron, junk, paper, rags or scrap metal within a completely enclosed structure

Structural steel products manufacture including bars, girders, rails and wire rope

Textile bleaching

Tobacco curing and processing

Wire and cable manufacture

Wood and lumber processing and woodworking including planing mills and saw mills, excelsior, plywood, veneer and wood preserving treatment

Wool scouring and pulling and other uses which are added to this list by the City Planning Commission, in accord with the procedure prescribed in Chapter 22.34 of this Title;

C. Offices, retail stores and watchmen's living quarters incidental to and on the same site with an industrial or related use prescribed in Subsections A and B of this section;

D. Parking lots improved in conformity with the standards prescribed for required off-street parking facilities in Chapter 22.36 of this Title;

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- E. Incidental and accessory structures and uses on the same site with and necessary for the operation of a permitted use.

(Ord. 822 C.S. § 2 (part), 1975: prior code § 10,106.1(b).)

22.18.050 CI Controlled Industrial District—Permitted Uses.

In the CI controlled industrial district, the permitted uses are limited to agriculture, including horticulture, viticulture and the raising of small crops and fruits or nut-bearing trees.

(Ord. 822 C.S. § 2 (part), 1975: prior code § 10,106.1(c).)

22.18.060 Conditional Uses.

The following conditional uses shall be permitted upon the granting of a conditional use permit, in accord with the provisions of Chapter 22.40 of this Title:

- A. Pumping stations, power stations, drainage ways and structures, storage tanks and transmission lines found by the City Planning Commission to be necessary for the public health, safety or welfare;
- B. Accessory structures and uses located on the same site with and necessary for or incidental to the operation of a conditional use;
- C. Outdoor advertising structures; in accordance with subsection 16.68.080.C.
- D. In the LI Light Industrial District, the following conditional uses shall be permitted.

Any of the uses listed in Section 22.18.040 and Subsection E of this section, provided that, on the basis of the use permit application and the evidence submitted, the City Planning Commission makes the following findings, in addition to the findings prescribed in Section 22.40.070 of this Title that:

1. Consideration of all of the determinable characteristics of the particular use which is the subject of the application indicates that the use has the same basic characteristics on the permitted uses prescribed in Section 22.18.030 of this Chapter,
 2. The use will not create more vehicular or rail traffic than the volumes normally created by the permitted uses prescribed in Section 22.18.030 of this Chapter.
 3. The separation between HI uses allowed in the LI district by a use permit and property in an R or PA district shall not be less than the required front, side and rear yard setbacks in an HI district (Sections 22.18.110.B, 22.18.120.E through G, and 22.18.130.C through F respectively). LI uses shall be permitted within these areas, subject to the setback requirements of the LI district;
- E. In the HI Heavy Industrial District, the following conditional uses shall be permitted:
Airports and heliports.

Cement, lime, gypsum and plaster of Paris manufacture

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Charcoal, lampblack and fuel briquettes manufacture

Chemical products manufacture including acetylene, aniline, dyes, ammonia, carbide, caustic soda, cellulose, chlorine, cleaning and polishing preparation, creosote, exterminating agents, hydrogen and oxygen, nitrating of cotton or other materials, nitrates of an explosive nature, potash, pyroxylin, rayon yard and carbolic, hydrochloric, picric and sulphuric acids

Coal, coke and tar products manufacture

Drop forges

Dumps and slag piles

Explosives manufacture and storage

Fertilizer manufacture and storage, other than chemical

Film manufacture

Fireworks manufacture and storage

Fish products processing and packaging

Garbage dumps

Gas manufacture

Gas and oil wells

Gelatin, glue and size manufacture from animal or fish refuse

Incineration or reduction of garbage, offal and dead animals

Junkyards

Lard manufacture

Linoleum and oil cloth manufacture

Magnesium foundries

Manure, peat and topsoil processing and storage

Metal and metal ores refining, smelting, and alloying

Motor vehicle wrecking yards

Paint manufacture including enamel, lacquer, shellac, turpentine and varnish

Paper mills

Rifle ranges

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Rolling mills

Rubber manufacture or processing including natural or synthetic rubber and gutta-percha

Soap manufacturing including fat rendering

Stockyards and slaughterhouses

Stone quarries, gravel pits, mines and stone mills

Storage of used building materials

Tallow manufacture

Tanneries and curing and storage of rawhides

Wood and bone distillation

Wood pulp and fiber reduction and processing;

- F. In the CI Controlled Industrial District, the following conditional uses shall be permitted:

Administrative offices

Bookbinding, printing and lithography

Cartography

Editorial and designing activities

Electrical products and instrument manufacturing

Employees' cafeterias and auditoriums

Finished paper products manufacturing

Furniture manufacture and repair, or cabinet or millwork shops

Garment manufacturing

Household pottery manufacturing

Laundry and dry cleaning plants

Manufacture of clothing, novelties, toys and small appliances

Parking lots improved in conformity with the standards prescribed for required off-street parking facilities in Chapter 22.36 of this Title

Photographic printing, finishing and processing

Plastic fabrication

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Processing, packaging and distribution operations, including pharmaceuticals, drugs and cosmetics

Research laboratories and institutes

Residences for watchmen or custodians

Storage warehouses, excluding flammable fluids and explosives;

- G. Dog fanciers' permit, on sites of 20,000 square feet or larger.
- H. Private non-commercial clubs.
- I. Lunch wagons, provided that on the basis of the use permit application and the evidence submitted, the Planning Commission makes the following findings:
 - 1. The use will not be detrimental to other businesses in the area.
 - 2. The use will not create a safety hazard.
 - 3. The use will meet the Design Review Criteria and Standards, Chapter 22.34.045.
 - 4. The use will not be a nuisance to neighboring properties especially residences.

(Ord. No. 1364 C.S., § 2, 9-21-2011; Ord. 1245 C.S., § 1, 1997; Ord. 1118 C.S., § II, 1988; Ord. 822 C.S., § 2 (part), 1975; prior code § 10,104.2.)

22.18.070 I Industrial Districts—Required Conditions.

The following conditions shall be required of uses in the I Industrial Districts:

A business, service or process which is not conducted, within a completely enclosed structure and which is located on a site abutting on or across a street or alley from property in an R, PA, NC, CC or TC District shall be required to be screened either by a solid masonry wall, board fence or compact evergreen hedge not less than 6 feet in height if found by the Board of Adjustments to be unsightly.

(Ord. 822 C.S. § 2 (part), 1975: prior code § 10,106.3(a).)

22.18.080 LI Light Industrial District—Required Conditions.

In the LI Light Industrial District, the following conditions are required of all uses:

- A. Open storage of materials and equipment shall be permitted only within an area surrounded by a solid masonry wall, board fence or compact evergreen hedge (with solid gates where necessary) not less than 6 feet in height, provided that neither the area nor the wall, fence or hedge shall be located in any required yard or any required side yard on the street side of a corner lot, and provided further that no materials or equipment shall be stored to a height greater than that of the wall, fence or hedge.
- B. No use shall be permitted and no process, equipment or materials shall be employed which are found by the City Planning Commission to be objectionable to persons residing or working in the vicinity or injurious to property located in the vicinity by

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reason of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried wastes, noise, vibration, illumination, glare, unsightliness, or heavy truck traffic, or to involve any hazard of fire or explosion.

(Ord. 822 C.S. § 2 (part), 1975: prior code § 10,106.3(b).)

22.18.090 CI Controlled Industrial District—Required Condition.

In the CI Controlled Industrial District, the following conditions are required of all uses:

- A. **Activity Standards.** All activities shall be conducted in such a manner that noise, smoke, dust, odors and waste of any kind are confined and/or purified so as to control pollution of air, soil or water, to eliminate any detrimental effect to the public health, safety and welfare and to be in harmony with the objectives of the General Plan. All standards of the Bay Area water and air pollution boards, as well as those of the Planning Commission and the Health Department shall be strictly adhered to.
- B. **Illumination.** Illumination of signs, facades, buildings, parking areas and loading facilities shall be arranged so as to eliminate glare from roadways and streets, and shall be directed away from properties lying outside the district.
- C. **Manufacturing and Storage Areas.** All manufacturing and fabrication operations shall be conducted entirely within buildings. All equipment and material storage areas shall be screened by solid walls, fences or adequate landscaping not less than 6 feet in height. In no case shall materials be stacked or stored so as to exceed the height of the enclosure.
- D. **Exterior Treatment of Structures.** Buildings shall be constructed of masonry, concrete or similar materials. Metal structures may be erected only with the express consent of the Planning Commission.
- E. **Landscaping.** All areas not used for structures, enclosed storage, circulation, parking or loading facilities shall be landscaped.
- F. **Abutting Districts.** Wherever a site abuts an R or PA district, or an area designated on the General Plan for residential or professional office use, a 6-foot masonry wall shall be erected. In addition, a 5-foot landscaped strip shall be permanently maintained to buffer noise and unsightliness. Where the CI District abuts any other district, a 6-foot fence or wall shall be erected.

(Ord. 822 C.S. § 2 (part), 1975: prior code § 10,106.3(c).)

22.18.100 Site Area.

The minimum site area shall be 10,000 square feet, except in the CI Controlled Industrial District, the minimum site area shall be 25,000 square feet.

(Ord. 822 C.S. § 2 (part), 1975: prior code § 10,106.4.)

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22.18.110 Front Yard.

The minimum front yard shall be 20 feet, subject to the following exceptions:

- A. On a site abutting on property in an R, PA or C District and fronting on the same street, the minimum front yard shall be not less than the required front yard in the R, PA or C District.
- B. In the HI District, where the front property site is across a street or alley from property in an R or PA District, the minimum front yard shall be 100 feet.
- C. The required front yard shall be entirely landscaped, except those areas necessary for walks and driveways. Parking or loading within the required front yard area is prohibited.

(Ord. 822 C.S. § 2 (part), 1975: prior code § 10,106.5.)

22.18.120 Side Yards.

The minimum side yard shall be 10 feet, subject to the following exceptions:

- A. Except in the CI District, the side yard on the street side of a corner lot shall be not less than 20 feet.
- B. In the CI District, the side yard on the street side of a corner lot, shall be not less than 30 feet.
- C. In the LI District, where the side property line of a site adjoins property in an R District, or a PA District, the minimum side yard adjoining the R or PA District shall be 30 feet. Where the side property line of a site adjoins property in an R District, a solid masonry wall or board fence 6 feet in height shall be located on the property line. In addition, the Board of Adjustments shall require that the 5 feet adjoining the property line be landscaped with plant materials and permanently maintained when such landscaping is necessary to ensure privacy, to screen unsightliness or to insulate adjoining dwellings against noise.
- D. In the CI District, where the side yard abuts an R or PA District, or an area designated on the General Plan for residential or professional office use, a side yard of 50 feet shall be required.
- E. In the HI District, the side yard of a site adjoining property in an NC, CC or TC District shall be 75 feet.
- F. In the HI District, the side yard of a site across the street or alley from an R or PA District shall be 100 feet.
- G. In the HI District, the side property line of a site across a street or alley from an NC, CC or TC District shall be 25 feet.
- H. One foot shall be added to the side yard for each 2 feet of height above the lowest 50 feet of height of a structure.

(Ord. 822 C.S. § 2 (part), 1975: prior code § 10,106.6.)

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22.18.130 Rear Yards.

The minimum rear yard shall be 10 feet, subject to the following exceptions:

- A. Except in the HI District where the property abuts an R or PA District, or an area designated on the General Plan for residential or professional office use, the minimum rear yard shall be 50 feet.
- B. An additional foot shall be added for each 3 feet in excess of 12 feet of building height.
- C. In the HI District where the rear property line of a site adjoins property in an R or PA District, the minimum rear yard shall be 150 feet.
- D. In the HI District where the rear property line of a site adjoins property in an NC, CC or TC District, the minimum rear yard shall be 75 feet.
- E. In the HI District where the rear property line of a site is across a street or alley from property in an R or PA District, the minimum rear yard shall be 100 feet.
- F. In the HI District where the rear property line of a site is across a street or alley from property in an NC, CC, or TC District, the minimum rear yard shall be 25 feet.

(Ord. 822 C.S. § 2 (part), 1975: prior code § 10,106.7.)

22.18.140 Height of Structures.

No structure shall exceed 30 feet of height, except in the HI Heavy Industrial District, where taller structures may be allowed by a conditional use permit.

(Ord. 822 C.S. § 2 (part), 1975: prior code § 10,106.8.)

22.18.150 Site Coverage.

In the CI Controlled Industrial District, the maximum area to be covered by structures shall be 50 percent of the total site area.

(Ord. 822 C.S. § 2 (part), 1975: prior code § 10,106.9.)

22.18.160 Off-Street Parking and Loading Facilities.

Off-street parking and loading facilities shall be provided for industrial development in accordance with the requirements specified in Chapter 22.36 of this Title.

(Ord. 822 C.S. § 2 (part), 1975: prior code § 10,106.10.)