

SEC. 10-1.1603 USE REGULATIONS—INDUSTRIAL SUBDISTRICTS.

Table 10-1.1603, Land Use Regulations—Industrial Subdistricts, sets the land use regulations for Industrial Subdistricts by letter designation as follows unless a use or activity is prohibited or subject to a higher level of permit pursuant to other parts of this Section, other requirements of the Hayward Municipal Code, or other applicable regulations:

"P" designates permitted uses.

"A" designates uses that are permitted after review and approval of an Administrative Use Permit.

"C" designates uses that are permitted after review and approval of a Conditional Use Permit.

"M" designates uses that are permitted after review and approval of a Major Conditional Use Permit.

"-" designates uses that are not allowed.

A project which includes two or more categories of land use in the same building or on the same site is subject to the highest permit level required for any individual use or single component of the project.

Section numbers in the right-hand column refer to other sections of the Zoning Ordinance or other limitations as well as subsections A through E following the Table.

Land uses are defined in Article 1, Section 10-1.3500, Definitions. In cases where a specific land use or activity is not defined, the Planning Director or other approving authority shall assign the land use or activity to a classification that is substantially similar in character. Land uses defined in the Hayward Municipal Code and not listed in the table or not found to be substantially similar to the uses below are prohibited. Unless otherwise explicitly stated, all uses shall be conducted indoor.

Table 10-1.1603: Use Regulations—Industrial Subdistricts				
"P" Permitted Use; "A" Administrative Use Permit Required; "C" Conditional Use Permit Required; <u>"M" Major Conditional Use Permit Required</u> — "-" Use Not Allowed (unless prohibited or subject to a higher level of permit pursuant to other parts of this Section or other applicable regulations)				
Use	Subdistrict			Additional Regulations
	IL	IP	IG	
<i>Residential Uses</i>				
Caretakers Quarters	A	A	A	Limited to one dwelling per parcel unit no greater than 1,200 square feet in size for a caretaker or security employee necessary and incidental to the primary use on-site.
Single Room Occupancy	A*	A*	A*	Only permitted if conversion of existing hotel. See Section 10-1.2736(e) for criteria and standards.
<i>Administrative and Professional Offices/Services</i>				
Architectural Service, Drafting Service, Engineering Service	P	P	P	
Banks	P	P	P	
Financial Institutions	P	P	P	
Medical/Dental Laboratory	P	P	P	
Office	P	P	P	

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Automobile Related Uses				
Automobile Brokerage Office	P	P	P	See definition. Maximum of two vehicles on site.
Automobile Dismantling Facility	-	-	C	
Automobile Parts Store	P	P	P	
Automobile Rental	-	-	A	
Automobile Repair, Major	-	-	P	
Automobile Repair, Minor	A	P	P	
Automobile Sales	-	-	-	
Automobile Service Station	-	-	<u>AM</u>	See Section 10-1.10452735(f), <u>Minimum Design and Performance Standards</u> , for special requirements
Automobile Storage Facility	-	-	A	
Automobile Storage Yard	-	-	C	
Automobile Towing Yard	-	-	C	
Automobile Wholesale	P	P	P	See definition. No vehicles permitted on-site.
Car Wash	A	A	A	If applicable, see Section 10-1.10452735(f), <u>Minimum Design and Performance Standards</u> , for special requirements
Drive-In Establishments	A	A	A	See Section 10-1.10452735(f), <u>Minimum Design and Performance Standards</u> , for special requirements
<u>EV Charging Station</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Recreational Vehicle Storage Facility	-	-	C	
Industrial Uses				
Brewery	A	P	P	See Section 10-1.2750 et seq. for Alcoholic Beverage Outlet Regulations
Cannabis	See below			
Commercial Cannabis Cultivation (up to 5,000 square feet)	A	A	A	See Section 10-1.3600, Cannabis
Commercial Cannabis Cultivation (5,001 square feet or Greater)	C	C	C	See Section 10-1.3600, Cannabis
Commercial Cannabis Delivery	A	A	A	See Section 10-1.3600, Cannabis
Commercial Cannabis Retail Dispensary	C	-	-	See Section 10-1.3600, Cannabis
Commercial Cannabis Distribution	A	A	A	See Section 10-1.3600, Cannabis
Commercial Cannabis Manufacturing Level 1, (Up to 5,000 square feet)	A	A	A	See Section 10-1.3600, Cannabis
Commercial Cannabis Manufacturing, Level 1, (5,001 square feet or greater)	C	C	C	See Section 10-1.3600, Cannabis

Commercial Cannabis Manufacturing, Level 2	C	-	-	See Section 10-1.3600, Cannabis
Commercial Cannabis Microbusiness	C	C	C	See Section 10-1.3600, Cannabis
Commercial Testing Laboratory	P	P	P	See Section 10-1.3600, Cannabis
Contractor Services	P	P	P	
Storage Yard	-	-	C	
<u>Data Center – Less than 50 MW</u>	-	<u>C</u>	<u>C</u>	<u>Energy generating capacity is less than 50 megawatts. See Section 10-1.2735(e) for additional submittal requirements.</u>
<u>Data Center – 50 MW or larger</u>	-	<u>M</u>	<u>M</u>	<u>Energy generating capacity is equal to or greater than 50 megawatts. See Section 10-1.2735(e) for additional submittal requirements.</u>
Distillery	A	A	A	See Section 10-1.2750 et seq. for Alcoholic Beverage Outlet Regulations
Industrial Equipment Sales, Rental & Service	-	-	P	
Manufacturing	See below			
Custom Manufacturing	P	P	P	
General Manufacturing	-	P	P	
Light Manufacturing	P	P	P	
Micro-Brewery	C	C	C	See Section 10-1.2750 et seq. for Alcoholic Beverage Outlet Regulations
Passenger Transportation Terminal	A	A	A	
Railroad Yard	-	-	C	
Recycling Facilities	See below			
Small Recycling Collection Facilities	See Section 10-1.2735(jm), Small Recycling Collection Facilities and Unattended Collection Boxes			
Large Recycling Collection Facilities	-	-	A	
Recycling Processing Facilities	-	-	C	
Renewable Electric Power Generation, Transmission, and Distribution	C	A	A	
Research and Development	P	P	P	
Truck Terminal	-	-	C	
Warehouse and Distribution Facility, less than 150,000 square feet of floor area	P	P	P	
Warehouse and Distribution Facility, 150,000 square feet or more of floor area	C	C	C	
Waste Treatment Facility	-	-	C	
Waste Transfer/Handling Facility	-	-	A	

Wholesale Establishment, less than 150,000 square feet of floor area	P	P	P	
Wholesale Establishment, 150,000 square feet or more of floor area	C	C	C	
Wind Energy Conversion System	A	A	A	
Personal Services				
Barber, Beauty Shop	P	P	P	
Dry Cleaner/Laundry	P	P	P	
Shoe Repair Shop	P	P	P	
Tailor/Seamstress Shop	P	P	P	
Tattoo Parlor	A	-	-	
Retail Commercial Uses				
Appliance Store	P	-	-	
Bar, Cocktail Lounge	C	C	C	See Section 10-1.2750 et seq. for Alcoholic Beverage Outlet Regulations
Building Materials (Sales)	-	-	P	
Carpet/Draperies Store	P	-	-	
Convenience Market	P	P	P	
Furniture Store	P	-	-	
Nursery (Plants)	P	-	-	
Restaurant	P	P	P	
Retail	P	P	Sale of goods produced on site: P; otherwise: C	
Service Commercial Uses				
Appliance Repair Shop	P	P	P	
Contractor Services	P	P	P	
Copying or Reproduction Facility	P	P	P	
Equipment Rental Service	P	P	P	
Hotel	P	P	A	
Mailing or Facsimile Service	P	P	P	
Motel	P	P	A	
Upholstery Shop	P	P	P	
Other Uses				
Animal Hospital	P	-	-	
Broadcasting Studio	P	P	P	
Catering Facility	P	P	P	
Christmas Tree and Pumpkin Patch Lots	P	P	P	See Section 10-1.2735(n)-e, Christmas Tree and Pumpkin Patch Lot Regulations Temporary Use Permit, Minor .
Commercial Amusement Facility	A	A	-	
Cultural Facility	A	-	-	
Day Care Center	A	A	C*	*Only permitted in IG District if day care center is intended to serve

				employees of a large-scale business or business park.
Educational Facilities	A	A	A*	*Only permitted in IG District if included within business park development.
Emergency Shelter	P*	P*	P*	*Permitted on city-owned property. See Section 10-1.2736(a) for criteria and standards.)
Food Vendor	P	P	P	Subject to Food Vendor Permit. See Section 10-1.2735(mg), Food Vendor Permit
Industrial/Vocational Trade School	P	P	P	Limited to programs serving persons 18 years or older
Health Club	See below			
Facilities that are only available for use by employees	P	P	P	
Facilities that may be used by the public	A	A	A	
Kennel	C	A	A	
Public Agency Facilities	P	P	P	
Media Production	A	A	A	
Psychiatric and Rehabilitation Facility	A	A	A	
Recreational Facility	See below			
Facilities that are only available for use by employees	P	P	P	
Facilities that may be used by the public	A	A	A	
Religious Facility	A	-	-	
Taxi Company	-	-	A	
Temporary Uses	A	A	A	

- A. Outdoor Storage. Refer to Section 10-1.1605(L) for Outdoor Storage regulations.
- B. Adult Entertainment Activity. Refer to General Regulations Section 10-1.2735.~~ab~~ for Adult Entertainment Activity Regulations.
- C. Alcoholic Beverage Outlets. Refer to General Regulations Section 10-1.2750 et seq. for Alcoholic Beverage Outlet Regulations.
- D. Antennas and Satellite Dishes and Telecommunications Devices. Refer to Chapter 10, Article 13 of the Hayward Municipal Code, the Antenna and Telecommunications Facilities Ordinance, for regulations of antennas, satellite dishes and telecommunications devices.
- E. Hazardous Materials Use and Storage. All uses allowed in the Industrial Subdistricts pursuant to Table 10-1.1603 shall comply with all applicable code and regulation requirements pertaining to hazardous materials and the following permit requirements.
 - 1. Permitted. The following hazardous materials use and storage activities are permitted:

- a. Production, storage, and/or handling, utilizing Group B hazardous materials less than 5,000 pounds of solids, 550 gallons of liquids, or 2,000 cubic feet of gases at standard temperatures and pressures.
 - b. Production, storage, and/or handling, utilizing Group C hazardous materials less than 50,000 pounds of solids, 5,500 gallons of liquids, or 20,000 cubic feet of gases at standard temperatures and pressures.
2. Administrative Use Permit. The following hazardous materials use and storage activities are subject to Administrative Use Permit approval:
- a. Production, storage, and/or handling, utilizing Group B hazardous materials which exceed the following thresholds: 5,000 pounds of solids, 550 gallons of liquids, or 2,000 cubic feet of gases at standard temperatures and pressures.
 - b. Production, storage, and/or handling, utilizing Group C hazardous materials which exceed the following thresholds: 50,000 pounds of solids, 5,500 gallons of liquids, or 20,000 cubic feet of gases at standard temperatures and pressures.
3. Conditional Use Permit. Conditional Use Permit approval is required for the production, storage, handling, or similar activities utilizing any amount of hazardous materials classified as Group A hazardous materials by the Fire Chief or his or her designee.

(Amended by Ordinance 21-05, § 2, adopted July 20, 2021; Amended by Ordinance 25-02, § 1(Exh. A), adopted January 21, 2025)

SEC. 10-1.1604 DEVELOPMENT STANDARDS.

Table 10-1.1604, Development Standards—Industrial Subdistricts, prescribes the development standards for Industrial Subdistricts.

Table 10-1.1604: Development Standards—Industrial Subdistricts			
Standard	IL	IP	IG
Minimum Lot Size (sf unless otherwise indicated)	10,000	1.5 acres	20,000
	See also Section 10-1.2720 for Special Lot Requirements		
Minimum Lot Frontage (ft)	35	250	70
	See also Section 10-1.2720 for Special Lot Requirements		
Minimum Average Lot Width (ft)	70	250	70
Maximum Floor Area Ratio (FAR)**	.8	.8*	.8
	*A greater FAR may be approved for Administrative and Professional Offices/Services, <u>Data Center</u> , and Research and Development uses through Major Site Plan Review approval where the approving authority finds that the collective FAR across all Industrial sub-districts will not exceed .8. **Building area that is designed and utilized exclusively for on-site employee child daycare shall not count towards maximum FAR calculations.		
Maximum Height (ft)	<ul style="list-style-type: none"> • Within 20 feet of an R, MH, C, or residential PD zoning district: 20 (see Figure 10-1.1604) • Within 45 feet of an A, OS, or FP zoning district: No portion of a structure may extend above a line of a 1:1 slope extending upward from the boundary of the A, OS, or FP zoning district. (see 		

	Figure 10-1.1604		
	• Other areas as follows:		
	45	75*	75*
	*The building height may be increased through Major Site Plan Review approval where the approving authority finds that the increase is necessary to provide a more beneficial site layout or will result in public benefits/amenities that could not be achieved under current zoning standards. See also Section 10-1.2730 for Special Height Requirements		
Minimum Yards (ft)	See also Section 10-1.2725 for Special Yard Requirements		
Front Yard	<ul style="list-style-type: none"> • Parcels fronting Industrial Boulevard, Industrial Parkway, Industrial Parkway SW, Clawiter Road, and West Winton Avenue: 20 • Buildings with facades in excess of 100 feet in length and/or greater than 20 feet in height: 20 • Other areas and buildings: 10 		
Side Yard	<ul style="list-style-type: none"> • Abutting an A, OS, FP, R, MH, C, or residential PD zoning district: 10 • Other areas: 0 		
Street Side Yard	10	10	10
Rear Yard	<ul style="list-style-type: none"> • Abutting an A, OS, FP, R, MH, C, or residential PD zoning district: 10 • Other areas: 0 		
Minimum Landscaping (% of site)	5	15	5