

CHAPTER 30.13 – INDUSTRIAL DISTRICTS

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30.13.010 – Purpose

A. IND (Industrial) Zone.

The IND zone is applied to areas appropriate for live/work housing and industrial activities including, but not limited to, assembly, entertainment production, manufacturing, research and development, service, and testing activities, in conformance with the General Plan.

B. T (Transportation) Zone.

The T zone is applied to those properties within the railroad right-of-way, in conformance with the General Plan.

30.13.020 – Industrial District Land Uses and Permit Requirements

- A. Permitted Primary Use and Structures.** No building, structure or land shall be used and no building, structure or use in the industrial zoning districts shall be erected, structurally altered, enlarged or established except the following permitted uses, buildings and structures identified with a “P” in Table 30.13 – A.
- B. Conditional Uses and Structures.** The following uses and structures identified with a “C” in Table 30.13 – A may be permitted in the industrial zoning districts subject to approval of a conditional use permit (Section 30.42). The development standards of this zone shall apply except as otherwise provided herein.
- C. Temporary Uses.** Temporary uses (identified with a “T” in Table 30.13 – A), allowed subject to approval and compliance with all applicable provisions of this Zoning Code.
- D. Permitted Accessory Uses and Structures.** Accessory uses, buildings and structures shall be permitted in zones identified with a “P” in Table 30.13 – A.
- E. Wireless Telecommunications Facilities.** Wireless telecommunications facilities, identified with a “W” in Table 30.13-A may be permitted subject to the approval of a wireless telecommunications facility permit as set forth in Chapter 30.48 of this Code.
- F. Standards for Specific Uses.** Where the last column in the following tables (“See standards in Section”) includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Zoning Code may apply as well.

G. Uses not Listed. Land uses that are not listed on Table 30.13 – A, or are not shown in a particular zoning district are not allowed, except where other uses which the Director of Community Development determines to be similar in nature, function and operation to listed permitted primary uses within these zones.

**Table 30.13 – A
INDUSTRIAL ZONING DISTRICTS AND PERMIT REQUIREMENTS**

| LAND USE (1) (2) | PERMIT REQUIREMENT BY ZONE | | |
|---|----------------------------|---|--------------------------|
| | IND | T | See Standards in Section |
| Accessory Structures and Uses | | | |
| Accessory uses | P | | |
| Antennas (pole type) and flagpoles | P | | |
| Carts (freestanding, non-motorized, portable type) | P | | 30.34.040 |
| Dish antennas | P | | 30.34.050 |
| Home occupations | P | | 30.45 |
| Outdoor storage, incidental | P | | |
| Reverse Vending Machines | P | | 30.13.040 |
| Signs | P | | 30.33 |
| Solar energy equipment | P | | 30.30.050 |
| Industrial Mixed Use/Large Scale Projects | | | |
| Industrial Mixed Use/Large-Scale Project, including all primary, accessory and temporary uses and structures and all uses and structures conditionally permitted in the C3 zone. Uses specified in the C3 zone shall be subject to specific development standards as required in the C3 zone. | P | | |
| Education, Public Assembly, Recreation | | | |
| Nightclubs | C | | |
| Schools, physical instruction | C | | |
| Schools, private | C | | |
| Schools, private specialized education and training | C | | |
| Taverns | C | | |
| Manufacturing and Processing | | | |
| Backlots/outdoor facilities – production | P | | |
| Broadcasting studios and indoor support facilities – production | P | | |
| Heavy Manufacturing | P | | |
| Light Manufacturing | P | | |
| Printing, publishing, and lithographic services | P | | |
| Recycling | C | | |
| Research and development | P | | |
| Soundstage – production | P | | |
| Warehousing | P | | |
| Wholesaling | P | | |
| Key to Permit Requirements | | | |
| Permitted use | P | | |
| Conditional use – Conditional Use Permit required. | C | | 30.42 |
| Temporary Use | T | | |
| Use not allowed | | | |

Notes: (1) See 30.03.010 regarding uses not listed
(2) See 30.70 for definitions of the land uses

INDUSTRIAL ZONING DISTRICTS AND PERMIT REQUIREMENTS

| LAND USE (1) (2) | PERMIT REQUIREMENT BY ZONE | | |
|------------------|----------------------------|--|--|
|------------------|----------------------------|--|--|

| Residential and Institutional Uses | IND | T | See Standards in Section |
|--|------------|----------|---------------------------------|
| Conversion of a live/work unit to entirely residential or entirely business use | C | | |
| Domestic violence shelters | P | | |
| Emergency shelters located greater than 300 feet from the ROS, R1R, R1, R-3050, R-2250, R-1650, R-1250, SFMU, C1, C2, C3, or DSP zones | P | | |
| Emergency shelters located less than 300 feet from the ROS, R1R, R1, R-3050, R-2250, R-1650, R-1250, SFMU, C1, C2, C3 or DSP zones | C | | |
| Live/Work | C | | |
| Residential congregate care facilities | C | | |

| Retail | | | |
|---|------|--|-----------|
| Alcoholic beverage sales | C(3) | | |
| Building materials, supplies, sales and service | P | | |
| Christmas tree sales lots, when maintained between November 1st and January 9 th | T | | 5.44 |
| Hardware stores | P | | |
| Jewelry stores | P | | |
| Nurseries and garden supply sales | P | | |
| Paint and wallpaper stores | P | | |
| Pharmacy | P | | |
| Pumpkin sales lots, when maintained between October 15th and November 1st. | T | | 5.44 |
| Spas and swimming pools, sales and service | P | | |
| Vehicle sales, leasing and rental agencies | P | | 30.34.160 |

| Service Uses | | | |
|-----------------------------------|---|--|-----------|
| Ambulance services | P | | |
| Body shops and painting booths | P | | 30.34.150 |
| Business support services | P | | |
| Car washes (full or self service) | P | | 30.34.030 |
| Day care centers | C | | |
| Equipment rental yards | P | | |
| Gas stations | P | | |

| Key to Permit Requirements | Symbol | See Chapter |
|--|---------------|--------------------|
| Permitted use | P | |
| Conditional use – Conditional Use Permit required. | C | 30.42 |
| Temporary Use | T | |
| Use not allowed | | |

- Notes:
- (1) See 30.03.010 regarding uses not listed
 - (2) See 30.70 for definitions of the land uses
 - (3) CUP not required for supermarkets with 20,000 square feet of floor area or greater

INDUSTRIAL ZONING DISTRICTS AND PERMIT REQUIREMENTS

| LAND USE (1) (2) | PERMIT REQUIREMENT BY ZONE | | |
|---|----------------------------|----------|---------------------------------|
| | | | See Standards in Section |
| Service Uses cont. | IND | T | |
| Heating and air conditioning sales and service (HVAC) | P | | 30.34.040 |
| Kennel, animal boarding and daycare | P(3) | | |
| Laundries and dry cleaning plants | P | | |
| Medical and dental laboratories | P | | |
| Moving services | P | | |
| Repair and maintenance, consumer products | P | | |
| Restaurant, counter service with limited seating | P | | |
| Restaurants – fast food | P | | |
| Restaurants – full service | P | | |
| Storage, personal facilities | P | | |
| Storage, outdoor facility | P | | |
| Tire stores | P | | 30.34.140 |
| Towing services and impound yards | P | | 30.34.145 |
| Vehicle repair garages | P | | 30.34.150 |

Office Uses

| | | | |
|--|---|--|--|
| Contractor’s office and/or storage, temporary | T | | |
| Medical and dental offices | P | | |
| Office | P | | |
| Office, consumer services | P | | |
| Veterinary offices, including hospitalization services | P | | |

Transportation and Communication Facilities

| | | | |
|--|---|---|--------------------|
| Nonemergency heliports | C | | |
| Parking lots or structures | P | P | 30.32 30.51.020 |
| Utility and transmission facilities | P | P | |
| Wireless telecommunications facilities | W | W | Chapter 30.48 |

Key to Permit Requirements

| | Symbol | See Chapter |
|--|--------|-------------|
| Permitted use | P | |
| Conditional use – Conditional Use Permit required. | C | 30.42 |
| Temporary Use | T | |
| Wireless Telecommunications Facilities Permit Required | W | 30.48 |
| Use not allowed | | |

Notes:

- (1) See 30.03.010 regarding uses not listed
- (2) See 30.70 for definitions of the land uses
- (3) Not to be located nearer than 200 feet to the R1, R1R, ROS, R-3050, R-2250, R-1650 and R-1250 zones if use includes outdoor facilities.

30.13.030 – Industrial District General Development Standards

**Table 30.13 – B
INDUSTRIAL DISTRICT GENERAL DEVELOPMENT STANDARDS**

| Development Feature | Requirement by Zoning District | |
|--|---|-----|
| | IND | T |
| Minimum Lot Size | Minimum lot area and width required for new parcels | |
| Area | 10,000 square feet | N/A |
| Width | 100 feet | N/A |
| Minimum Setbacks Required (6) | See Section 30.13.050 for setback exceptions | |
| Street Front and Street Side (1) | 0 | N/A |
| Interior (1) | 0 | N/A |
| Interior setback abutting residential zones (1) | 15 feet (2) | N/A |
| Height Limits (5) (6) | 50 feet (1) (3) (4) | |
| Landscaping (6) | See Chapter 30.31 (Landscaping) | N/A |
| Rooftop equipment | See Section 30.30.020 and 30.34.050 (Site Planning and Standards for Specific Uses) | |
| Lighting | See Section 30.30.040 (Site Planning) | |
| Trash Collection Areas | See Section 30.30.030 (Site Planning) | |
| Parking and Loading | As required by Chapter 30.32 (Parking and Loading) | |
| Design Review | As required by Chapter 30.47 (Design Review) | |

- (1) For Industrial Mixed-Use/Large Scale Projects in the IND zone-for which project specific environmental review has been completed pursuant to the California Environmental Quality Act (CEQA), as it now exists or hereafter may be amended, the street setback, height and distribution of buildings and structures on the site and the street and interior setbacks shall be determined at the time the Disposition and Development Agreement (DDA) and/or Owner Participation Agreement (OPA) are executed or approved, provided, however, no building or structure in an Industrial Mixed-Use/Large Scale Project shall exceed a maximum height of ten stories and maximum of one hundred seventy-five (175) feet above grade. The foregoing notwithstanding, Industrial Mixed-Use/Large Scale Projects must comply with the minimum interior setback required when adjacent residential zones.
- (2) **Landscaped buffer within setback area.** At least five feet of the required 15-foot setback area (measured from the residential zone property line) shall be a landscaped buffer.
- (3) A mezzanine shall not be considered a story. See Chapter 30.70 (Definitions).
- (4) Enclosed or screened rooftop equipment not exceeding 5’ in height above the roof of a building shall not be computed as part of the height of the building. Elevator shafts and roof top stairwells not exceeding 15’ in height above the roof of a building shall not be computed as part of the height of the building. See Chapter 30.70 (Definitions).
- (5) For exceptions to height limits for wireless telecommunications facilities, see Chapter 30.48.
- (6) For setback, height, and landscaping requirements related to solar energy equipment, see Section 30.30.050.

30.13.040 – Additional Industrial District General Development Standards

A. Limitations and Exceptions to Permitted Uses and Structures.

1. All uses shall be conducted entirely within a building except: in the IND zone, outdoor eating areas, outdoor commercial recreation, parking, growing plants, cut flowers, Christmas tree lots, pumpkin sales lots, car washes, incidental or temporary uses, service stations, provision and storage of shopping carts, storage yards, vehicle storage or display, tire store uses, kennel, animal boarding and daycare, and vending machines (in the IND zone, vending machines shall not include coin operated amusement devices, rides, scales or similar devices).
2. Shopping cart storage shall be located adjacent to the entry of a building and shall be screened with a minimum three (3) foot, six (6) inch high solid wall/fence or combination of fence and landscaping to obscure the visibility of shopping carts from the adjacent public rights-of-way. Where the Director of Community Development, in his/her discretion, determines that screening interferes with the cart removal/retrieval "opening" given the unique location of the building (e.g., corner structure where cart storage may be visible from two (2) or more intersecting public rights-of-way), the Director of Community Development shall exempt the "opening" from the screening requirement and shall determine the orientation, location, size and configuration of the unscreened "opening." Shopping cart storage shall not intrude into any required pedestrian passageway or public right-of-way. See 30.13.040.A.7 regarding shopping cart containment and control.
3. Transformers, air conditioning equipment (HVAC), fuel tanks, water heaters or similar equipment shall be enclosed on the sides and the enclosure shall be at least six inches in height above the equipment. Walls and gates shall be of materials and color compatible with existing buildings on-site. The walls and gates shall be kept free of graffiti.
4. One (1) outdoor vending machine shall be permitted for each three thousand (3,000) square feet of site area up to a maximum of eight (8) such vending machines per site. Vending machines shall be attached to or located immediately adjacent to a building. Outdoor vending machines shall be accessible and shall not encroach into any required pedestrian access or walkway. For the purpose of this section, vending machines shall not include coin operated amusement devices, rides, scales or similar devices. All signs on an outdoor vending machine shall be regulated by Chapter 30.33 of this Title.
5. One (1) outdoor reverse vending machine shall be permitted for each three thousand (3,000) square feet of site area up to a maximum of eight (8) such reverse vending machines per site. Reverse vending machine shall be limited to a maximum area of 100 square feet, including any protective enclosure and a maximum height of eight (8) feet. Reverse vending machines shall be attached to or located immediately adjacent to a building and shall be accessible and shall not encroach into any required pedestrian access or walkway. All signs on a reverse vending machine shall be regulated by Chapter 30.33 of this Title. The hours of operation of the reverse vending machine shall be consistent with the operating hours of the primary use.
6. In the IND zone, the display of new and used merchandise shall be allowed outside a building on not more than four (4) occasions during any calendar year for the purpose of conducting a sale of said merchandise. A permit to conduct such a sale shall be issued by the City Clerk if the following conditions are shown to exist:

- a. A written application for said permit shall be filed with the City Clerk not less than ten (10) calendar days before commencing any outside sale.
 - b. The maximum length of time for conducting such a sale shall be seventy-two (72) hours.
7. In the IND zone, outdoor storage shall be conducted wholly within an area completely enclosed by a masonry wall not less than five and one-half (5½) feet in height, with all entrances and exits enclosed with opaque gates equal in height to the wall. Outdoor storage shall not project above the wall.
 8. All shopping carts shall be contained or controlled within the boundaries of store premises, in accordance with the standards set forth in Section 30.12.040(A)1(g).
 9. For spas and swimming pool sales and service businesses, all chemicals, materials and inventory are stored in a fully enclosed building on a permanent foundation.

B. Performance Standards. In accordance with the goals and precepts of the comprehensive general plan of the City, environmental performance standards are hereby established to protect the community from hazards, nuisances and other negative factors; to ensure that land uses are not operated in such a manner as to cause a detrimental effect on adjacent land uses or the community environment; and to preserve and enhance the lifestyle of Glendale residents through the protection of the public health, safety and general welfare. The following guidelines shall be evaluated on the basis of whether or not the activity is obnoxious to a person of normal sensitivity.

1. **General provisions.** No land, building or structure shall be used or occupied in any manner so as to create or maintain any dangerous, injurious, noxious or otherwise objectionable condition caused by fire, explosion or other hazards; noise or vibration; smoke, dust or other form of air pollution; liquid or solid refuse or wastes; or any other substance, condition or element used in such a manner or in such amount as to adversely affect the surrounding area or adjoining premises.
2. **Air quality.** Any activity, operation, or device which causes or tends to cause the release of air contaminants into the atmosphere shall comply with the rules and regulations of the South Coast Air Quality Management District and with the following:
 - a. **Visible emissions.** No visible emissions of air contaminants or particulate matter shall be discharged into the atmosphere. No combustible refuse incineration shall be permitted.
 - b. **Dust.** Windborne dusts and debris across lot lines shall be prevented by planting, wetting, compacting, paving or other suitable treatment of land surface; storing, treating or enclosing materials; controlling sources of dust and debris by cleaning; or, such other measures as may be required.
 - c. **Odors.** No odorous material shall be permitted so as to be obnoxious to persons of normal sensitivity as readily detectible at the property line or at any point off-site where the odor is greater.
3. **Waste and contaminants.** No wastewater, radioactive material or other potential groundwater contaminant shall be discharged into or under the ground surface except for such groundwater recharge operations as may be conducted by or under the supervision of the Los Angeles County

Flood Control District, and/or City of Glendale. Any discharge into a public sewer, private sewer, private sewerage disposal system or into the ground of any materials that may contaminate any water supply, interfere with bacterial processes in sewerage treatment, or otherwise cause the emission of dangerous or offensive elements is prohibited. All industrial uses shall comply with the provisions of this Code pertaining to refuse, weeds, sewer construction and sewer use. Liquid wastes shall be disposed of only by authorized discharge to a public sewer system or by transport to an acceptable disposal facility. Burning, dumping, or littering of solid wastes is prohibited. Solid wastes shall be disposed of only by transport to an acceptable disposal facility, except that inert solid materials may be utilized in landfills and construction when specifically authorized by a grading permit or building permit, and organic materials may be utilized in connection with normal and customary landscaping and agricultural activities providing that such activities meet all the requirements of the Glendale Municipal Code and these environmental performance standards; and do not endanger groundwater quality.

4. **Vibration.** No activities shall be permitted which cause objectionable vibration to adjoining property except for construction activities in connection with an effective building permit.
5. **Noise.** No noise shall be generated which causes the maximum sound level to exceed the noise levels specified in Chapter 8.36 of this Code. Further, when an industrial zone boundary line abuts a residential zone, no increase in the ambient noise base level for industrial zones shall be permitted. Such noise measurements shall be taken at the residential zone property line or at any point within the residential zone where the noise level from the industrial use is greater. No steady impulsive noise (such as hammering or riveting) or steady audible tone components (such as whines, screeches or hums) shall be detectible from any residentially zoned property which is adjacent to an IND use any residentially zoned property which is adjacent to an IND use.

30.13.050 – Industrial District Setback Requirements and Exceptions

A. Street Front and Street Side Setback.

In the IND zone, no person shall construct, locate or maintain within the space between a street and a setback line established by ordinance or by this title, any building, wall, fence or structure except:

1. General exceptions.

- a. Driveways and walks, provided that a driveway shall be limited to that area reasonably necessary to provide safe and efficient ingress to and egress from off-street parking spaces located behind a set-back area;
- b. Eaves may project into a required setback area for a distance not to exceed thirty (30) inches;
- c. Flagpoles limited to one (1) per site;
- d. Footings and public utility vaults if fully subterranean;
- e. Landscape accent lighting not to exceed eighteen (18) inches in height;
- f. Necessary railings adjacent to stairways;
- g. Retaining walls, planters or curbs which are not more than eighteen (18) inches in height above the ground surface existing at the time of construction;

h. Uncovered steps or landings not over four (4) feet high as measured parallel to the natural or finish ground level at the location of the construction may project into the required setback area for a length of fourteen (14) feet measured parallel to the building. Such steps and landings may project into the required setback area to the property line.

2. Storage of material prohibited. No person shall store materials or equipment within the space between a street and a setback line established by ordinance or by this chapter, except temporarily during construction on the same premises temporarily during construction on the same premises.

B. Interior Setback.

In the IND zone, no person shall construct, locate or maintain within the space between a property line and an interior setback line established by ordinance or by this title, any building, wall, fence or structure except:

1. General exceptions.

- a. Boundary line walls;
- b. Eaves may project into a required setback area for a distance not to exceed thirty (30) inches;
- c. Footings and public utility vaults if fully subterranean;
- d. Driveways, walks and parking areas including lighting pursuant to the provisions of Chapters 30.30 and 30.32;
- e. Railings adjacent to stairways;
- f. Subterranean and semi-subterranean parking garages may extend to the interior property line including equipment, service, utility and storage areas provided such areas do not have any door, window or other opening to the outside along the interior property line.
- g. Uncovered steps or landings not over four (4) four feet high as measured parallel to the natural or finish ground level at the location of the construction may project into the required setback area four (4) feet for a length of fourteen (14) feet measured parallel to the building.