

CHAPTER 30.13 INDUSTRIAL DISTRICTS

§ 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.
(Ord. 5399 Attach. A, 2004; Ord. 5416 § 9, 2004)

§ 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 (Chapter 30.42). The development standards of this zone shall apply except as otherwise provided herein.
- C. **Administrative Uses and Structures.** The following uses and structures identified with an "A" in Table 30.13-A may be permitted in the commercial zoning districts subject to approval of a administrative use permit (Chapter 30.49). The development standards of this zone shall apply except as otherwise provided herein.
- D. **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.
- E. **Permitted Accessory Uses and Structures.** Accessory uses, buildings and structures shall be permitted in zones identified with a "P" in Table 30.13-A.
- F. **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.
- G. **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.
- H. **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			
PERMIT REQUIREMENT BY ZONE			See Standards in Section or Chapter
LAND USE (1)(2)	IND	T	
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
Home-sharing	P		5.56
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	A		
Schools, private	C		

Table 30.13-A INDUSTRIAL ZONING DISTRICTS AND PERMIT REQUIREMENTS			
LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE		See Standards in Section or Chapter
	IND	T	
Schools, private specialized education and training	A		
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, including wholesaling of alcoholic beverages	P		
Residential and Institutional Uses			
Conversion of a live/work unit to entirely residential or entirely business use	C		
Domestic violence shelters	P		
Emergency shelters	P		
Live/work	C		30.34.090
Retail			
Alcoholic beverage sales	A(3)		
Building materials, supplies, sales and service	P		

Table 30.13-A INDUSTRIAL ZONING DISTRICTS AND PERMIT REQUIREMENTS			
LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE		See Standards in Section or Chapter
	IND	T	
Christmas tree sales lots, when maintained between November 1st and January 9th	T		5.36
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		5.36
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	A		
Equipment rental yards	P		
Gas stations	P		30.34.020
Heating and air conditioning sales and service (HVAC)	P		30.34.070
Kennel, animal boarding and daycare	P(4)		
Laundries and dry cleaning plants	P		
Medical and dental laboratories	P		

Table 30.13-A INDUSTRIAL ZONING DISTRICTS AND PERMIT REQUIREMENTS			
LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE		See Standards in Section or Chapter
	IND	T	
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	30.48

Key to Permit Requirements	Symbol	See Chapter
Permitted use	P	
Administrative use—Administrative use permit required	A	30.49
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 Section 30.03.010 regarding uses not listed.
(2)	See Chapter 30.70 for definitions of the land uses.
(3)	An Administrative Use Permit (AUP) is not required for supermarkets with 20,000 sq. ft. of floor area or greater or for wholesaling.
(4)	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.

(Ord. 5399 Attach. A, 2004; Ord. 5416 § 10, 2004; Ord. 5537 § 3, 2006; Ord. 5645 § 11, 2009; Ord. 5692 § 15, 2010; Ord. 5712 § 7, 2010; Ord. 5747 § 11, 2011; Ord. 5803 § 85, 2013; Ord. 5810 § 3, 10-1-2013; Ord. 5818 § 16, 2013; Ord. 5942 § 4, 2019; Ord. 6027, 5/14/2024)

§ 30.13.030. Industrial District General Development Standards.

Table 30.13-B INDUSTRIAL DISTRICT GENERAL DEVELOPMENT STANDARDS		
Requirement by Zoning District		
Development Feature	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	N/A
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)	

Table 30.13-B INDUSTRIAL DISTRICT GENERAL DEVELOPMENT STANDARDS		
Requirement by Zoning District		
Development Feature	IND	T
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) See Section 30.30.040 (Site Planning) See Section 30.30.030 (Site Planning) As required by Chapter 30.32 (Parking and Loading) As required by Chapter 30.47 (Design Review)	
Lighting		
Trash Collection Areas		
Parking and Loading		
Design Review		

Notes:

- (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 10 stories and maximum of 175 feet above grade. The foregoing notwithstanding, Industrial Mixed-Use/Large Scale Projects must comply with the minimum interior setback required when adjacent to residential zones.
- (2) Landscaped buffer within setback area. At least 5 feet of the required fifteen-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 feet in height above the roof of a building shall not be computed as part of the height of the building. Elevator shafts and rooftop stairwells not exceeding 15 feet 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

Notes:

- (6) For setback, height, and landscaping requirements related to solar energy equipment, see Section 30.30.050.

(Ord. 5399 Attach. A, 2004; Ord. 5416 § 11, 2004; Ord. 5438 § 3, 2005; Ord. 5585 § 5, 2007; Ord. 5645 § 12, 2009; Ord. 5692 § 16, 2010; Ord. 5712 § 8, 2010)

§ 30.13.040. Additional industrial district general development standards.**A. Limitations and Exceptions to Permitted Uses and Structures.**

1. AH 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 day care, 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-foot, six-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 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 Section 30.13.040.A.7[8] 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 onsite. The walls and gates shall be kept free of graffiti.
4. One outdoor vending machine shall be permitted for each 3,000 square feet of site area up to a maximum of eight 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 outdoor reverse vending machine shall be permitted for each 3,000 square feet of site area up to a maximum of eight 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 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 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 10 calendar days before commencing any outside sale.
 - b. The maximum length of time for conducting such a sale shall be 72 hours.
 7. In the END 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)l(g)[h].
 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 detectable 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 detectable from any residentially zoned property which is adjacent to a IND use any residentially zoned property which is adjacent to an IND use.

(Ord. 5399 Attach. A, 2004; Ord. 5416 § 12, 2004; Ord. 5437 § 11, 2005; Ord. 5453 § 3, 2005; Ord. 5537 § 4, 2006; Ord. 5645 § 13, 2009; Ord. 5747 § 12, 2011)

§ 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 other improvement 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 30 inches;
- c. Flagpoles limited to one per site;
- d. Footings and public utility vaults if fully subterranean;
- e. Landscape accent lighting not to exceed 18 inches in height;
- f. Necessary railings adjacent to stairways;
- g. Retaining walls, planters or curbs which are not more than 18 inches in height above the ground surface existing at the time of construction;
- h. Uncovered steps or landings not over 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 for a length of 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 other improvement 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 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 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 feet for a length of 14 feet measured parallel to the building.

(Ord. 5399 Attach. A, 2004; Ord. 5416 § 13, 2004; Ord. 5836 § 5, 2014)