

SECTION 5B – HARBOR INDUSTRIAL AREA¹

Editor's Note: Current through Ordinance 2017-1124

5B.1 HARBOR INDUSTRIAL AREA 1 OR HIA-1 DISTRICT – The following regulations apply in the Harbor Industrial Area 1 or HIA-1 District.

5B.1.1 PURPOSE – The HIA-1 District is intended as a pre-zoning designation that applies to the unincorporated area within Belmont's Sphere of Influence where high density residential uses as well as light industrial, retail, hotel uses and research and development laboratories will be allowed, consistent with the General Plan, upon annexation to the City. This pre-zoning is adopted under the authority granted to the City by the Government Code and becomes effective at the time of annexation.

5B.1.2 PERMITTED USES – Subject to Section 9.5.6, the following are permitted uses.

- (a) Light manufacturing, processing, packaging, treatment or fabrication of goods and merchandise, provided, however, that no use shall be unduly hazardous or injurious to uses in the vicinity by reason of odor, dust, smoke, noise, vibration, electrical or other disturbances and no outdoor facilities and outdoor storage are permitted.
- (b) Maintenance and repair services.
- (c) Multi-family dwellings.
- (d) Nursery and garden center.
- (e) Parks and recreational facilities.
- (f) Personal services located within a mixed use building with multi-family dwellings.
- (g) Research and development laboratories.
- (h) Restaurants.
- (i) Retail stores engaged in the selling of retail products and services, including but not limited to art, appliance, auto accessories, building materials and supplies, hardware and variety stores, bakeries, dry cleaning for the retail trade only, hair cutting shops, food and drug stores, and tailor shops, but excluding large floor plate retail with over 25,000 square feet of sales area.
- (j) Utilities, that are minor in nature and an accessory use intended to serve an existing or planned land use and meet all of the standards of the City Code.

5B.1.3 CONDITIONAL USES - Subject to Section 9.5.6, the following uses are allowed with a conditional use permit.

- (a) Animal hospitals.
- (b) Commercial amusement, entertainment, and health club enterprises, which may include

¹ Added by Ord. 2017-1124, §31, 11/28/2017

a publicly- or privately-owned ice rink.

- (c) Communication facilities, including antennas and transmission towers equipment within buildings.
- (d) Community assembly.
- (e) Day care centers.
- (f) Health clinics.
- (g) Recycling collection facilities.
- (h) Utilities and other major facilities that are determined by the Director not to be minor and accessory to a permitted or conditional use.

5B.1.4 ACCESSORY USES – Accessory uses, including ancillary and incidental uses, necessary to the operation of a use but of less intense nature, are permitted if the primary use is permitted. Where the primary use requires a conditional use permit, ancillary uses shall also require a conditional use permit.

5B.1.5 AUTOMOBILE PARKING AND LOADING FACILITIES - Parking and loading facilities shall be provided in accordance with the provisions of Sections 8 and 8A.

5B.1.6 FLOOR AREA RATIO - The maximum floor area ratio in the HIA-1 District shall be 5.0.

5B.1.7 TRANSITIONAL YARDS - Transitional yards shall be provided according to the regulations in Section 9.7.5.

5B.1.8 DESIGN REVIEW - All new construction and exterior modifications are subject to design review under in Section 13.

5B.1.9 LANDSCAPING - All new structures established in this District are subject to landscaping requirements in Section 13.3 and the following additional requirements. Residential and mixed use projects with residential units shall provide a minimum of 10 percent of the site in landscaping plus a minimum of one tree for each 400 square feet of landscape area.

5B.1.10 BUILDING HEIGHT - No building shall exceed 65 feet in height.

5B.1.11 SITE DEVELOPMENT STANDARDS - All development shall conform to the following:

- (a) Minimum lot size shall be 7,200 square feet.
- (b) Minimum lot width shall be 60 feet.
- (c) Minimum setback requirements: None except where an interior lot line abuts a residential zoning district in which case the interior setbacks required of the abutting lot must be provided (e.g. six feet plus two feet for each additional story above two stories for interior side lot lines).
- (d) On development sites with residential uses, on-site pedestrian circulation and access must be provided according to the following standards.

- (1) *Internal Connections.* A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
- (2) *To Circulation Network.* Regular connections between on-site walkways and the public sidewalk shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage. Such walkway shall be the shortest practical distance between the main entry and sidewalk, generally no more than 125 percent of the straight line distance.
- (3) *To Neighbors.* Direct and convenient access shall be provided from commercial and mixed-use projects to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security.
- (4) Interior Pedestrian Walkway Design.
 - (A) Walkways shall have a minimum unobstructed width of six feet and shall be hard-surfaced.
 - (B) Where a required walkway crosses driveways, parking areas, or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method.
 - (C) Where a required walkway is parallel and adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or other physical barrier.

5B.1.12 RESIDENTIAL BUILDING DESIGN STANDARDS - All development with residential uses shall conform to the following:

- (a) *Building Entrances.* The primary pedestrian access to all ground-level residential uses shall be from a public sidewalk. In mixed-use developments, entrances to residential units shall be physically separated from the entrance to the commercial use and clearly marked with a physical feature such as a recess or projection incorporated into the building or appropriately-scaled element applied to the façade.
- (b) *Outdoor Living Area For Residential Units.* A minimum of 36 square feet per unit of outdoor living area must be provided for residential units. This requirement may be met by common or private open space or a combination of the two. Common areas may consist of landscaped areas, patios, swimming pools, barbeque areas, and similar improvements designed to serve residents. Landscaped rooftop gardens may fulfill up to 50 percent of this requirement. Private areas may consist of balconies, decks, fenced yards, and similar areas directly accessible from a unit.

5B.2 HARBOR INDUSTRIAL AREA 2 OR HIA-2 DISTRICT – The following regulations apply in the Harbor Industrial Area 2 or HIA-2 District.

5B.2.1 PURPOSE – The HIA-2 District is intended as a pre-zoning designation that applies to the unincorporated area within Belmont’s Sphere of Influence where light industrial, retail, hotel uses and research and development laboratories will be allowed, including large floorplate retail uses, consistent with the General Plan, upon annexation to the City. This

pre-zoning is adopted under the authority granted to the City by the Government Code and becomes effective at the time of annexation.

5B.2.2 PERMITTED USES – The following uses are permitted.

- (a) Business services.
- (b) Light manufacturing, processing, packaging, treatment or fabrication of goods and merchandise, provided, however, that no use shall be unduly hazardous or injurious to uses in the vicinity by reason of odor, dust, smoke, noise, vibration, electrical or other disturbances and no outdoor facilities and outdoor storage are permitted.
- (c) Maintenance and repair services.
- (d) Nursery and garden center.
- (e) Research and development laboratories.
- (f) Restaurants.
- (g) Retail stores engaged in the selling of retail products and services, including but not limited to art, appliance, auto accessories, building materials and supplies, hardware and variety stores, bakeries, dry cleaning for the retail trade only, hair cutting shops, food and drug stores, and large format retail establishments that sell merchandise and bulk goods for individual consumption.
- (h) Storage warehouses and facilities for personal storage, including mini-warehouses and mini-storage but excluding outdoor storage.
- (i) Utilities, that are minor in nature and an accessory use intended to serve an existing or planned land use and meet all of the standards of the City Code.

5B.2.3 CONDITIONAL USES - The following uses are allowed with a conditional use permit.

- (a) Animal hospitals.
- (b) Communication facilities, including antennas and transmission towers equipment within buildings.
- (c) Recycling collection and processing facilities.
- (d) Freight/truck terminals and warehouses.
- (e) Utilities and other major facilities that are determined by the Director not to be minor and accessory to a permitted or conditional use.

5B.2.4 ACCESSORY USES – Accessory uses, including ancillary and incidental uses, necessary to the operation of a use but of less intense nature, are permitted if the primary use is permitted. Where the primary use requires a conditional use permit, ancillary uses shall also require a conditional use permit.

5B.2.5 AUTOMOBILE PARKING AND LOADING FACILITIES - Parking and loading facilities

shall be provided in accordance with the provisions of Sections 8 and 8A.

5B.2.6 FLOOR AREA RATIO - The maximum floor area ratio in the HIA-2 District shall be 5.0.

5B.2.7 TRANSITIONAL YARDS - Transitional yards shall be provided according to the regulations in Section 9.7.5.

5B.2.8 DESIGN REVIEW - All new construction and exterior modifications are subject to design review under Section 13.

5B.2.9 LANDSCAPING - All new structures established in this District shall be subject to landscaping requirements in Section 13.3.

5B.2.10 BUILDING HEIGHT - No building shall exceed 65 feet in height.

(a) *Ground Floor Elevation.* The finished floor elevation of commercial development shall not be greater than one foot above the adjacent sidewalk level. Residential development may have a finished floor elevation up to five feet above sidewalk level to provide more interior privacy for residents.

(b) *Allowed Exceptions.* Non-habitable building features such as chimneys (up to 6 feet in width), cupolas, flagpoles, monuments, steeples, roof screens, solar energy facilities, mechanical equipment, and similar structures, covering no more than 20 percent of the top floor roof area to which they are accessory, may exceed maximum permitted height standards by eight feet.

(c) *Sloping Sites.* On lots with a grade change of 10 percent or more between two side lot lines or between a front and rear lot line, building height shall be measured for a “reference grade plane”, representing the average of finished ground level adjoining the building at exterior walls. When the finished ground level slopes away from the exterior walls, the reference ground plane shall be established by the lowest point within the area between the building and the adjacent lot line or, if the lot line is more than five feet from the building, between the building and a point five feet from the building.

(d) *Abutting Residential Districts.* The maximum height of a building wall within 50 feet of an abutting residential zoning district, meaning the project site shares a common boundary with the adjacent parcel and is contiguous to it, must not exceed 35 feet. Lots that are across the street or only have a common corner are not abutting. In addition, to protect privacy and minimize sunlight blockage, no structure or building feature shall intercept a 45-degree daylight plane inclined inward starting from a height of 12 feet above existing grade at the abutting residential district lot line.

5B.2.11 SITE DEVELOPMENT STANDARDS - All development shall conform to the following:

(a) Minimum lot size shall be 7,200 square feet.

(b) Minimum lot width shall be 60 feet.

(c) Minimum setback requirements: None except where an interior lot line abuts a residential zoning district in which case the interior setbacks required of the abutting lot

must be provided (e.g. six feet plus two feet for each additional story above two stories for interior side lot lines).