

**IMPORTANT:** This is a general summary of zoning regulations for the “BDI” (Business District Industrial) designation in unincorporated Alameda County. It is not a complete or official guide to zoning regulations, policies or standards. For specific information, please contact the Planning Department at (510) 670-5410.

## “BDI” District (Business District Industrial)

<b>Objective/Intent</b>	The “BDI” Business District Industrial designation in the Ashland Cherryland Business District (ACBD) Specific Plan is to allow certain supportive, small scale light industrial and manufacturing functions, where there are appropriate conditions, adjacent to business commercial areas.
<b>Applicability</b>	The “BDI” designation is applied to properties where edge conditions such as a freeway, a railroad, a wide roadway, provide adequate separation from adjacent development which otherwise could be negatively impacted by such an adjacent land use.
<b>Land Use Regulations</b>	<p>The “BDI” designation recognizes the supportive value of certain light industrial and manufacturing operations on the overall market orientation of certain nearby commercial activities or to the general area of a community. The intent of the regulations is to protect surrounding properties from the potentially blighting effects of noise, odor, and appearance and to insure the health and safety of the surrounding area. The regulations are comparable to those required by industrial park zoning and are characterized by the following concerns:</p> <ul style="list-style-type: none"> <li>• Enclosed uses only, no open site storage or work areas;</li> <li>• Risk factor criteria provided for materials to be used;</li> <li>• Smoke and odor emission control equipment must be provided; and</li> <li>• Not permitted directly adjacent to residential uses.</li> </ul>
<b>Illustrative Examples</b>	<ul style="list-style-type: none"> <li>• Auto body work;</li> <li>• Cabinet making;</li> <li>• Spray painting;</li> <li>• Computer or small machine assembly;</li> <li>• De facto line work; and</li> <li>• Trade and crafts workshops.</li> </ul>

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