

Vikki Renfrow

From: Vikki Renfrow
Sent: Tuesday, May 27, 2025 5:09 PM
To: Vikki Renfrow
Subject: FW: APN: 010100024 Inquiry
Attachments: Parcel Map.pdf

Thank you for calling the City of Brentwood. The zoning for APN 010-100-024 is PD-47 Sub Area D. The permitted uses are as follows.

Subarea D. The following shall be permitted with this subarea. All uses shall be conducted indoors unless otherwise noted.

1. General office uses;
2. Business and professional offices, such as software developers, architects, attorneys, accountants and office uses which are supplementary to industrial, business or commercial uses;
3. Research and development space that includes both office, support, and warehouse/research areas (flex-tech);
4. Services uses supportive of office/flex-tech uses, such as coffee and sandwich shops, dry cleaners, laundry, health club, recreation club, and similar services. Secondary uses can occupy up to ten percent of the total building square footage with no more than two thousand square feet per use;
5. A maximum of five thousand square feet for restaurant uses. A microbrewery is allowed in conjunction with a primary restaurant use;
6. Indoor recreational facilities such as a dance studio, gymnastics facility, karate or fitness facility including ancillary daycare facilities;
7. Medical or dental laboratories, medical or dental office or clinic;
8. Commercial uses including, but not limited to, uses which may or may not manufacture their primary product on the premises such as a drapery shop, cabinet shop, or upholstery shop;
9. Service uses including, but not limited to appliance, television and radio repair; barber or beauty shop; butcher, meat market, including frozen food locker; shoe repair; small equipment repair or service; clock or watch repair;
10. Light metal fabrication, machine shops, small welding shops, small assembly, and printing shop;
11. Light industrial uses including, but not limited to:
 - a. Commercial laundromat and commercial dry cleaning establishments;
 - b. Printer and copier establishments;
 - c. Welding shop;
 - d. Biotechnology research, development and production operations, including cosmetic, drug, medicinal and pharmaceutical products;
 - e. Appliance repair;
 - f. Cabinet, woodworking, draper, or upholstery shops, furniture manufacturing or assembly uses;
 - g. Glass and window services;
 - h. Photographic equipment and supplies;
 - i. Special trades;
 - j. Small scale manufacturing and assembly plants;
 - k. Light fabricating services;
 - l. Laboratories, commercial testing, research and experimental;
 - m. Manufacturing of scientific, analytical, optical, medical, and dental goods, apparatus, measuring and controlling instruments;
 - n. Professional, scientific and precision equipment;

o. Construction-related sales, contractors, suppliers, services and industries, except heavy construction and equipment:

i. Building and carpentry,

ii. Irrigation,

iii. Plumbing,

iv. Electrical,

v. HVAC,

vi. Landscaping and plant nursery supplies,

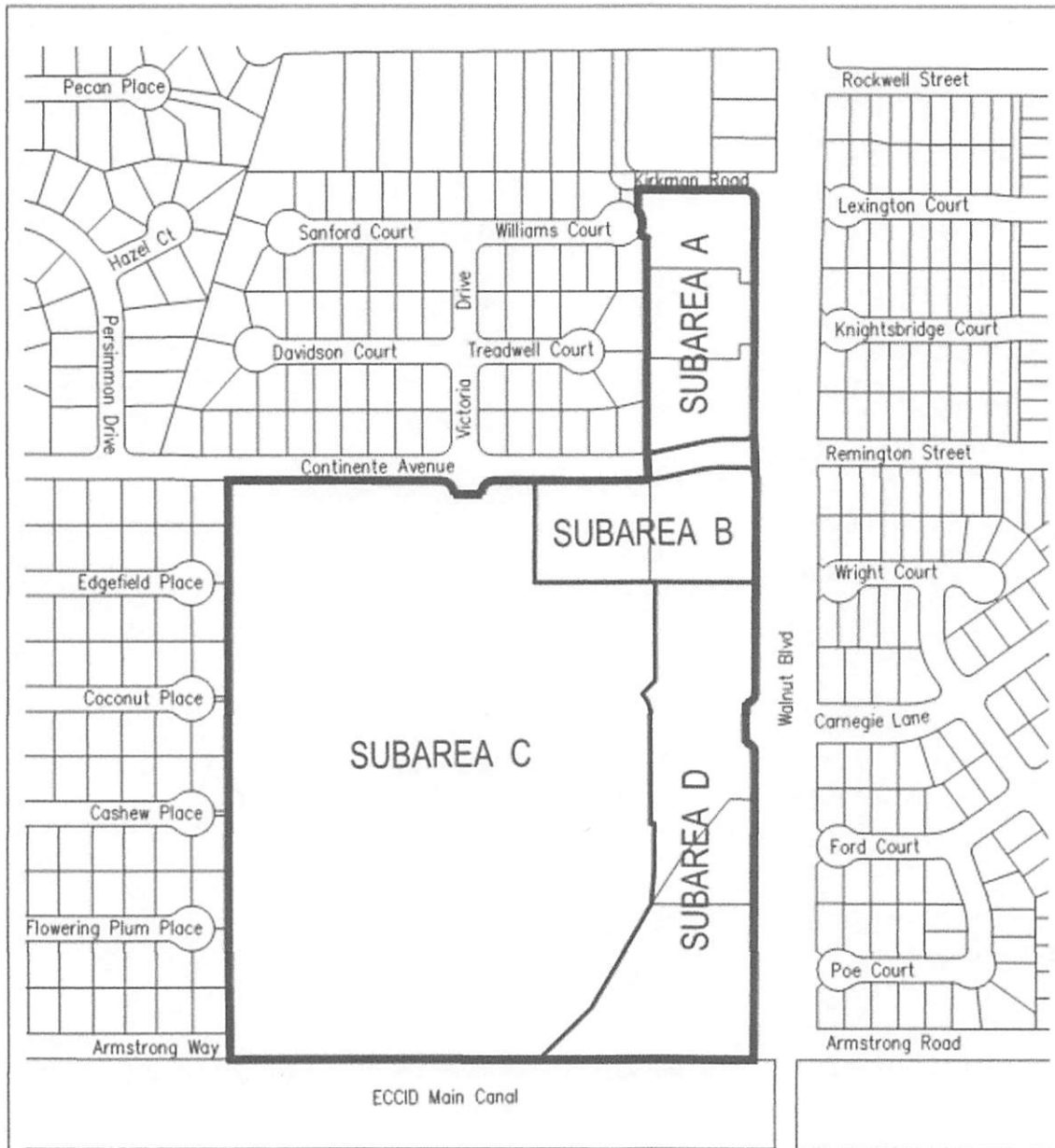
vii. Engineering;

p. Warehouse, distribution, shipping and wholesale of materials and equipment of an industrial, automotive, fabrication, manufacturing and construction nature;

12. Similar uses subject to the approval of the zoning administrator.

Hope this helps. Please let me know if you have any questions.

Thank you,
Andres



**PD 47 MAP
WALNUT VILLAS**

CITY OF BRENTWOOD CONTRA COSTA COUNTY CALIFORNIA
DATE: FEBRUARY 2020 SCALE: NTS



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2/19/2020 4:00 PM

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