

ORDINANCE NO. 10943
(New Series)

NOV 2 1972

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,
OF THE SAN DIEGO MUNICIPAL CODE, BY ADDING
SECTION 101.0435.2, RELATING TO THE M-1B ZONE.

BE IT ORDAINED, by the Council of The City of San Diego,
as follows:

Section 1. That Chapter X, Article 1, of the San Diego
Municipal Code be amended by adding Section 101.0435.2 to read
as follows:

SEC. 101.0435.2 M-1B ZONE

A. PURPOSE AND INTENT

The M-1b Zone is intended to provide suitable locations
for light industrial uses and certain "heavy" commercial
uses, such as lumber yards, which are not uses commonly
found in shopping centers.

The standards and regulations in this zone are designed
to permit the development and uses of property within the
zone in a manner consistent with efficient industrial
operations, while at the same time providing proper safe-
guards for adjoining industrial and nonindustrial property
and the community in general.

This zone will generally be applied to areas designed
for light industrial use on adopted community plans and
other appropriate areas.

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B. PERMITTED USES

In the M-1B Zone, no building, improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged nor shall any lot or premises be used except for one or more of the following purposes:

1. Any use permitted in the M-1P Zone.
2. Any use permitted in the M-1 Zone except the following uses:
 - a. Those uses permitted in the R-1, R-2, R-4, CN and C Zones except as otherwise provided herein.
 - b. Central electric plants with a generating capacity in excess of 250 megawatts.
3. Public utility electric transmission and distribution substations, gas regulators and communications equipment buildings developed in accordance with building and landscaping plans approved by the Zoning Administrator.
4. Engine and turbine manufacture.
5. Concrete ready-mix plants.
6. Chilled water production.
7. Production of water soluble gums and their derivatives.
8. Aircraft, automobile and boat repair shops.
9. Equipment and tool rental establishments.

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10. Establishments engaged in the sale or rental of the following:

- a. Aircraft and accessories.
- b. Automobiles and trucks (usable vehicles only).
- c. Boats and accessories.
- d. Building maintenance materials.
- e. Farm and construction vehicles (forklifts, tractors, bulldozers, earth-moving equipment).
- f. Farm equipment.
- g. Farm and garden supplies.
- h. Fire-fighting equipment and supplies.
- i. Fuel and ice.
- j. Lumber and other building materials.
- k. Swimming pools and supplies.

11. The following establishments:

- a. Trade schools instructing in subjects incidental to a permitted use.
- b. Emergency hospitals.
- c. Office furniture and equipment sales agencies.
- d. Business machine sales, display and service agencies.
- e. Business and professional office uses. Such uses may include accountants, advertising agencies, architects, attorneys, contractors, doctors, engineers, financial institutions, insurance agencies, medical clinics (no overnight patients), photographers, real estate

brokers, securities brokers, surveyors and graphic artists.

12. The following businesses and services:
 - a. Drafting, blueprinting and photocopying services.
 - b. Duplicating, mimeographing (not commercial print shop).
 - c. Medical appliance sales.
 - d. Pharmacies (sales of drugs, medicine and medical supplies only).
 - e. Medical, dental, biological and x-ray laboratories.
 - f. Addressing, secretarial and telephone answering services.
 - g. Electronic data processing, tabulating and record keeping services.
13. Any other use which the Planning Commission may find to be similar in character to the uses, including accessory uses, enumerated in this section and consistent with the purpose and intent section of this zone. The adopted resolution embodying such finding shall be filed in the office of the City Clerk.
14. Accessory uses for any of the foregoing permitted uses including on-premise outdoor identification and auxiliary signs constructed, fabricated, erected, installed, attached, fastened, placed,

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positioned, operated and abated in accordance with the regulations as set forth in Chapter X, Article 1, Division 7 of the Municipal Code.

C. SPECIAL REGULATIONS

1. Establishments engaged in the manufacture, warehousing or distribution of products permitted in this zone may also engage in the retail sale of the products manufactured, warehoused or distributed, provided the retailing activity is conducted on the same premises as the manufacturing, warehousing, or distribution and is accessory to these activities.
2. Except for loading and unloading docks and facilities and the necessary equipment thereto, be it permanent or stationary, all building material storage, carting express storage yards, contractor's plant or storage yards, cement pipe storage, impound storage yards, lumber yards, concrete ready-mix plants, chilled water production plants, water soluble gums and derivatives production plants and electric generating plants shall be carried on, maintained or conducted entirely inside an enclosed building or buildings, unless the premises on which such business is carried on, maintained or conducted shall be entirely enclosed by a solid fence, wall or chainlink fence, with appropriate slat inserts, at least six feet in

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height and constructed according to the requirements of the Building Code of the City. Such fence or wall shall be maintained in a neat, substantial, safe condition and shall be painted unless constructed of permanently colored or textured materials.

D. PROPERTY DEVELOPMENT REGULATIONS

No building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any lot or premises be used unless the lot or premises and buildings comply with the following regulations and standards:

1. Minimum lot dimensions:

- a. Area - 15,000 square feet.
- b. Street frontage - 75 feet, except that for any lot which fronts on a turnaround or a curving street having a radius of curvature of less than 100 feet, the minimum frontage shall be 45 feet.
- c. Width - 75 feet.
- d. Depth - 100 feet.
- e. Exception - any lot which qualifies under the definition of a lot as set forth in this Code and which does not comply in all respects with the minimum lot dimensions specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to this zone.

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10943

MAY 1 1978

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2. Minimum yards:
 - a. Front - 25 feet.
 - b. Side - 10 percent of lot width but need not exceed 25 feet.
3. Maximum lot coverage - 50 percent.
4. Landscaping.

Prior to the use or occupancy of any lot or premises a minimum of 10 percent of the entire area of the lot or premises shall be suitably landscaped, including a planting strip along those portions of the perimeter of the lot or premises adjoining streets, highways and public places except where driveways and sidewalks are located. The planting strip shall have a depth of not less than 10 feet. Landscaping shall be in substantial conformance with the standards adopted by the Planning Commission as set forth in the document entitled, "Development and Maintenance Standards - Landscaping" on file in the office of the Planning Department. Substantial conformance shall be determined by the Zoning Administrator, said determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of this Code. Approved landscaping, including any required watering systems, shall be installed prior to the use or

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MAY 1 1978

10943

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occupancy of any lot or premises, and said landscaping and watering system shall be in substantial conformance with the approved landscaping plan. All required landscaping shall be permanently maintained in accordance with the adopted standards referred to in this paragraph.

E. OFF-STREET PARKING REGULATIONS

Forty percent of the total area of the lot or premises shall be reserved for use as automobile parking areas, driveways, and off-street loading platforms and dock. Any areas set aside for parking shall have clear and unobstructed access of at least 10 feet in width to a public street.

F. EXTERNAL EFFECTS

The following effects shall not be permitted to emanate beyond the boundaries of the premises upon which a permitted use is located:

1. Air contaminants, including but not limited to smoke, charred paper, paper, dust, grime, carbon, noxious acids, fumes, gases, odors, or particulate matter, or any combination thereof or any emissions that endanger human health, cause damage to vegetation or property or cause soiling.

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MAY 1 1978

2. Loud, unnecessary or unusual noise which endangers health, peace, or safety of others, or objectionable changes in temperature or direct or sky-reflected glare.
3. Radio-activity or electrical disturbance which unduly interferes with the normal operation of equipment or instruments.

The Zoning Administrator shall be responsible for determining whether or not any premises fails to meet the requirements of paragraph "F." of this section. Any decision of the Zoning Administrator may be appealed to the Board of Zoning Appeals and the City Council in accordance with the procedure set forth in Chapter X, Article 1, Division 5 of this Code.

Section 2. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad, Chief Deputy

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FCC:nr
Rev. 10-27-72

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Passed and adopted by the Council of The City of San Diego on NOV 2 1972,
 by the following vote:

RECEIVED
 CITY CLERK'S OFFICE
 1972 OCT 27 AM 11:09
 SAN DIEGO, CALIF.

Councilmen	Yeas	Nays	Excused	Absent
Gil Johnson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maureen F. O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry L. Landt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floyd L. Morrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Martinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Allen Hitch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jim Bates	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY: PETE WILSON
 Mayor of The City of San Diego, California.

EDWARD NIELSEN
 City Clerk of The City of San Diego, California.
 By Harry M. Noel, Deputy.

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on OCT 19 1972, and on NOV 2 1972.

~~I FURTHER CERTIFY that said ordinance was read in full prior to its final passage.~~

I FURTHER CERTIFY that the reading of said ordinance in full was dispensed with by a vote of not less than a majority of the members elected to the Council, and that there was available for the consideration of each member of the Council and the public prior to the day of its passage a written or printed copy of said ordinance.

EDWARD NIELSEN
 City Clerk of The City of San Diego, California.
 By Harry M. Noel, Deputy.

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MAY 1 1978

Office of the City Clerk, San Diego, California	
Ordinance Number 10943	Adopted NOV 2 1972

SU

ATTORNEY (S)

* CITY OF SAN DIEGO
202 "C" Street
Community Concourse
San Diego, California 92101

RECEIVED
CITY OF SAN DIEGO

1972 DEC 11 AM 9:44

SAN DIEGO, CALIF.

CERTIFICATE OF PUBLICATION

No.

IN THE MATTER OF

RELATING TO THE M-1B ZONE

I, Patricia M. Applestill hereby certify that San Diego Daily Transcript is a daily newspaper of general circulation within the provisions of the Government Code of the State of California, printed and published in the City of San Diego, County of San Diego, State of California; that I am the principal clerk of said newspaper; that the

ORDINANCE NO. 10943
(NEW SERIES)

to a true and correct copy of which this certificate is annexed was published in said newspaper on

November 9, 1972

I certify under penalty of perjury that the foregoing is true and correct, at San Diego, California, on

November 9, 1972

Patricia M. Applestill
(Signature)

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ORDINANCE NO. 10943
(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, OF THE SAN DIEGO MUNICIPAL CODE, BY ADDING SECTION 101.0435.2, RELATING TO THE M-1B ZONE, BE IT ORDAINED, by the Council of The City of San Diego, as follows:

Section 1. That Chapter X, Article 1, of the San Diego Municipal Code be amended by adding Section 101.0435.2 to read as follows:

SEC. 101.0435.2 M-1B ZONE

A. PURPOSE AND INTENT

The M-1B Zone is intended to provide suitable locations for light industrial uses and certain "heavy" commercial uses, such as lumber yards, which are not uses commonly found in shopping centers.

The standards and regulations in this zone are designed to permit the development and uses of property within the zone in a manner consistent with efficient industrial operations, while at the same time providing proper safeguards for adjoining industrial and nonindustrial property and the community in general.

This zone will generally be applied to areas designed for light industrial use on adopted community plans and other appropriate areas.

B. PERMITTED USES

In the M-1B Zone, no building, improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged nor shall any lot or premises be used except for one or more of the following purposes:

1. Any use permitted in the M-1P Zone.
2. Any use permitted in the M-1 Zone except the following uses:
 - a. Those uses permitted in the R-1, R-2, R-4, CN and C Zones except as otherwise provided herein.
 - b. Central electric plants with a generating capacity in excess of 250 megawatts.
3. Public utility electric transmission and distribution substations, gas regulators and communications equipment buildings developed in accordance with building and landscaping plans approved by the Zoning Administrator.
4. Engine and turbine manufacture.
5. Concrete ready-mix plants.
6. Chilled water production.
7. Production of water soluble gums and their derivatives.
8. Aircraft, automobile and boat repair shops.
9. Equipment and tool rental establishments.
10. Establishments engaged in the sale or rental of the following:
 - a. Aircraft and accessories.
 - b. Automobiles and trucks, (usable vehicles only).
 - c. Boats and accessories.
 - d. Building maintenance materials.
 - e. Farm and construction vehicles (forklifts, tractors, bulldozers, earth-moving equipment).
 - f. Farm equipment.
 - g. Farm and garden supplies.
 - h. Fire-fighting equipment and supplies.
 - i. Fuel and ice.
 - j. Lumber and other building materials.
 - k. Swimming pools and supplies.
11. The following establishments:
 - a. Trade schools instructing in subjects incidental to a permitted use.
 - b. Emergency hospitals.
 - c. Office furniture and equipment sales agencies.
 - d. Business machine sales, display and service agencies.
 - e. Business and professional office uses. Such uses may include accountants, advertising agencies, architects, attorneys, contractors, doctors, engineers, financial institutions, insurance agencies, medical clinics (no overnight patients), photographers, real estate brokers, securities brokers, surveyors and graphic artists.
12. The following businesses and services:
 - a. Drafting, blueprinting and photocopying services.
 - b. Duplicating, mimeographing (not commercial print shop).
 - c. Medical appliance sales.
 - d. Pharmacies (sales of drugs, medicine and medical supplies only).
 - e. Medical, dental, biological and x-ray laboratories.
 - f. Addressing, secretarial and telephone answering services.
 - g. Electronic data processing, tabulating and record keeping services.
13. Any other use which the Planning Commission may find to be similar in character to the uses, including accessory uses, enumerated in this section and consistent with the purpose and intent section of this zone. The adopted resolution embodying such finding shall be filed in the office of the City Clerk.
14. Accessory uses for any of the foregoing permitted uses including on-premise outdoor identification and auxiliary signs constructed, fabricated, erected, installed, attached, fastened, placed, positioned, operated and abated in accordance with the regulations as set forth in Chapter X, Article 1, Division 7 of the Municipal Code.

C. SPECIAL REGULATIONS

1. Establishments engaged in the manufacture, warehousing or distribution of products permitted in this zone may also engage in the retail sale of the products manufactured, warehoused or distributed, provided the retailing activity is conducted on the same premises as the manufacturing, warehousing, or distribution and is accessory to these activities.
2. Except for loading and unloading docks and facilities and the necessary equipment thereto, be it permanent or stationary, all building material storage, carting express storage yards, contractor's plant or storage yards, cement pipe storage, impound storage yards, lumber yards, concrete ready-mix plants, chilled water production plants, water soluble gums and derivatives production plants and electric generating plants shall be carried on, maintained or conducted entirely inside an enclosed building or buildings, unless the premises on which such business is carried on, maintained or conducted shall be entirely enclosed by a solid fence, wall or chainlink fence, with appropriate slat inserts, at least six feet in height and constructed according to the requirements of the Building Code of the City. Such fence or wall shall be maintained in a neat, substantial, safe condition and shall be painted unless constructed of permanently colored or textured materials.

D. PROPERTY DEVELOPMENT REGULATIONS

No building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any lot or premises be used unless the lot or premises and buildings comply with the following regulations and standards:

1. Minimum lot dimensions:

- a. Area — 15,000 square feet.
- b. Street frontage — 75 feet, except that for any lot which fronts on a turnaround or a curving street having a radius of curvature of less than 100 feet, the minimum frontage shall be 45 feet.
- c. Width — 75 feet.
- d. Depth — 100 feet.
- e. Exception — any lot which qualifies under the definition of a lot as set forth in this Code and which does not comply in all respects with the minimum lot dimensions specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to this zone.

2. Minimum yards:

- a. Front — 25 feet.
- b. Side — 10 percent of lot width but need not exceed 25 feet.

3. Maximum lot coverage — 50 percent.

4. Landscaping.

Prior to the use or occupancy of any lot or premises a minimum of 10 percent of the entire area of the lot or premises shall be suitably landscaped, including a planting strip along those portions of the perimeter of the lot or premises adjoining streets, highways and public places except where driveways and sidewalks are located. The planting strip shall have a depth of not less than 10 feet. Landscaping shall be in substantial conformance with the standards adopted by the Planning Commission as set forth in the document entitled "Development and Maintenance Standards — Landscaping" on file in the office of the Planning Department. Substantial conformance shall be determined by the Zoning Administrator, said determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of this Code. Approved landscaping, including any required watering systems, shall be installed prior to the use or occupancy of any lot on premises and said landscaping and watering system shall be in substantial conformance with the approved landscaping plan. All required landscaping shall be permanently maintained in accordance with the adopted standards referred to in this paragraph.

E. OFF-STREET PARKING REGULATIONS

Forty percent of the total area of the lot or premises shall be reserved for use as automobile parking areas, driveways, and off-street loading platforms and dock. Any areas set aside for parking shall have clear and unobstructed access of at least 10 feet in width to a public street.

F. EXTERNAL EFFECTS

The following effects shall not be permitted to emanate beyond the boundaries of the premises upon which a permitted use is located:

- 1. Air contaminants, including but not limited to smoke, charred paper, paper, dust, grime, carbon, noxious acids, fumes, gases, odors or particulate matter, or any combination thereof or any emissions that endanger human health, cause damage to vegetation or property or cause soiling.
- 2. Loud, unnecessary or unusual noise which endangers health, peace, or safety of others, or objectionable changes in temperature or direct or sky-reflected glare.
- 3. Radio activity or electrical disturbance which unduly interferes with the normal operation of equipment or instruments.

The Zoning Administrator shall be responsible for determining whether or not any premises fails to meet the requirements of paragraph F of this section. Any decision of the Zoning Administrator may be appealed to the Board of Zoning Appeals and the City Council in accordance with the procedure set forth in Chapter X, Article 1, Division 5 of this Code.

Section 2. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

Introduced on October 10, 1972.

Passed and adopted by the Council of The City of San Diego on November 2, 1972.

AUTHENTICATED BY:

PETE WILSON,
Mayor of The City of San Diego, California.
EDWARD NIELSEN,
City Clerk of The City of San Diego, California.
BY **KATHRYN M. NOE,** Deputy