

incidental and necessary to the primary function of the permitted uses.

B. PROHIBITED USES

No person shall sell in this zone any merchandise at retail or which is subject to a retail sales tax (except as such tax may be levied on merchandise by state law regardless of the wholesale nature of the transaction), or to perform any service for an ultimate consumer, or to deliver any merchandise to an ultimate consumer unless such service or delivery shall be pursuant to an agreement with a retailer, or other wholesaler. In addition, other uses may be prohibited if the Planning Commission by resolution finds such to be outside the intent and purpose of this ordinance or detrimental to public health, safety or welfare.

C. PERMITTED USES

The following uses shall be permitted in this zone subject to the limitations cited herein. In addition, other uses may be permitted if the Planning Commission by resolution finds such to be clearly within the intent and purpose recited above and to be similar to and not objectionable or detrimental to public health, safety and welfare:

1. Wholesale distribution of:
 - a. Automotive equipment, including tires and tubes, but excluding motor vehicles.

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- b. Bakery products, including baking.
- c. Books and magazines, but not printing thereof.
- d. Drugs, drug proprietaries, druggists' sundries and toiletries.
- e. Dry goods, notions and apparel, including footwear.
- f. Electrical merchandise.
- g. Electronic parts and equipment.
- h. Furniture and home furnishings.
- i. Groceries, dairy products, eggs, confectionary items and meat.
- j. Hardware.
- k. Household electrical appliances and equipment, including self-contained air conditioning units.
- l. Leather goods, luggage.
- m. Mechanical equipment, devices and supplies used by dentists, physicians and similar professional groups.
- n. Milk and milk products, including processing, but excluding the keeping of dairy animals.
- o. Packaged petroleum products.
- p. Paper, office stationery and supplies.
- q. Parcel delivery service.
- r. Plumbing and heating equipment and supplies.
- s. Sporting goods.

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- t. Tobacco products.
 - u. Water and beverages, including bottling, but limited to the mixing of previously prepared ingredients.
2. Vacant land uses:
- a. The growing of plants, vines and trees and the harvesting of crops therefrom.
 - b. Grazing of domestic animals not to exceed two such animals per acre.
3. Accessory uses for any of the foregoing permitted uses including the following:
- a. Storage buildings.
 - b. Garages.
 - c. Carports.
 - d. Residences for caretakers and watchmen employed on the premises and the immediate families of such employees.
 - e. On-premise 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 11, and Chapter IX, Article 5, Division 1, of this Code.

D. LIMITATIONS

- 1. All permitted uses except vacant land uses, parking, loading and incidental storage as limited

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herein shall be conducted entirely within completely enclosed buildings.

2. No mechanical equipment, tank, duct, elevator enclosure, cooling tower and/or mechanical ventilator shall be erected, constructed, maintained or altered on the roof of any building, or elsewhere on the premises, unless all such equipment and appurtenances mentioned above are contained within a completely enclosed penthouse or portion of the same building having walls and roofs with construction and appearance similar to the building on which the equipment and other appurtenances are supported.
3. No material, equipment, or goods, of any kind shall be stored on the roof of any building in this zone.

E. PROPERTY DEVELOPMENT REGULATIONS

No building shall be erected, constructed, converted, established, altered, and/or enlarged unless the premises comply with the following minimum development standards:

1. Dimensions:
 - a. Lot area - one acre.
 - b. Street frontage - not less than 100 feet, except at the end of a dead-end street, where the frontage may be reduced to 60 feet.

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c. Lot width - 100 feet.

d. Lot depth - 200 feet.

2. Yards:

a. Front - 50 feet - off-street parking spaces may be located in the front yard area provided these are a minimum of 25 feet from a front lot line and five feet from a side property line; driveways and parking areas within the required front yard area shall not occupy more than 75 percent of the required front yard area.

b. Side - each ten percent of the lot width with a maximum of 25 feet. On a corner lot, the side yard adjacent to a side street shall be not less than ten feet.

c. Rear - 35 feet.

3. Height Limit - two stories or 35 feet, whichever is lower.

4. Off-street parking - off-street parking for passenger automobiles shall be provided on the same premises as follows:

a. Each parking space, exclusive of aisle and driveway areas, shall contain not less than 180 square feet.

b. All driveways and parking areas shall be plainly marked and improved with not less

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than two inches of asphaltic concrete or its equivalent.

- c. One parking space for each 2,000 square feet of gross building floor area or fraction thereof, used, designed, or intended for warehousing and/or storage space.
 - d. One additional parking space for each 200 square feet of gross building floor area or fraction thereof, used, designed or intended for office space.
 - e. One additional parking space for each 500 square feet of gross building floor area or fraction thereof, used, designed or intended for manufacturing, processing, packaging or other permitted uses.
 - f. In addition to the spaces required above, there shall be provided one space, 10' x 25' for each vehicle operated by the users of the premises.
5. Off-street loading.

Each place of business shall be provided with one permanently maintained off-street loading space not less than 12' x 50' and 14 feet in clearance height for each 40,000 square feet of gross building floor area or fraction thereof.

All driveways and loading areas shall be plainly

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marked and improved with not less than two inches of asphaltic concrete or its equivalent. Required parking space may not be substituted for loading space. Each tenant on the premises shall be provided with loading space for his exclusive use in conformance with the above requirement. Loading areas shall not be located in the required front yard area. Any loading space located within 100 feet of a residential zone or a front property line shall be located entirely within a completely enclosed building, or separated from such front property line and/or residential zone by a solid structure, building and/or wall not less than six feet in height, and extending the full length of such loading space or spaces.

6. Landscaping.

All open lot areas within 100 feet of the front property line and any portion within 100 feet of a freeway shall be landscaped with any harmonious combination of lawn, flowers, trees, shrubs, ground cover and such objects as pools, fountains, walls and screens, except for pedestrian walks, driveways, and off-street parking areas; and further provided that landscaping shall not be required to extend along a front property line or along a freeway further

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than lines drawn at right angles to the front property line and/or freeway and 25-feet distant beyond the outer limits of a permitted building, parking area and/or loading area. The required landscaping shall include trees in the ratio of at least one tree for every 2,000 square feet or fraction thereof of area landscaped. All required landscaped areas shall be provided with a permanent watering system and all such areas shall be permanently maintained in a growing and healthy condition, including necessary trimming as appropriate to the landscaping material. This landscaping requirement shall not apply to a lot or portions of a lot used only for a vacant land use as permitted herein, provided such vacant land use is not within any area required to be landscaped by this section.

7. Walls and fences.

Walls and fences not over four feet in height may be constructed within the front yard area.

8. Outdoor storage.

Outdoor storage of merchandise, material and equipment, except vehicles, shall be permitted only when incidental to a permitted use located on the same lot and provided that:

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- a. Such storage shall be located on the rear one-half of the lot and is confined to an area not to exceed ten percent of the gross floor area of the permitted building or buildings.
- b. The storage area shall be completely enclosed by walls, fences or buildings, or a combination thereof, and any such walls or fences shall be not less than six feet in height and shall be Class 1 or Class 5 construction.
- c. There shall be no outdoor storage of merchandise, materials, equipment or other goods to a height greater than that of any building, wall, fence, or gate enclosing the storage area.

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
Frederick C. Conrad, Chief Deputy

FCC:nr
Rev. 2-14-73
M-1D Zone

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MAR 6 1973

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

RECEIVED
CITY CLERK'S OFFICE
1973 FEB -5 PM 4:26
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jim Bates	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.

(Seal)

By *Maureen J. Nease*, 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

FEB 20 1973

MAR 6 1973

_____, and on _____.

~~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.

(Seal)

By *Maureen J. Nease*, Deputy.

MICROFILMED

Office of the City Clerk, San Diego, California MAY 1 1978

Ordinance Number **11006** Adopted MAR 6 1973

ATTORNEY (S)

* SAN DIEGO, CITY OF
202 "C" Street
12th Floor
San Diego, California 92101

RECEIVED
CITY CLERK'S OFFICE

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SAN DIEGO, CALIF.

CERTIFICATE OF PUBLICATION

No.

IN THE MATTER OF

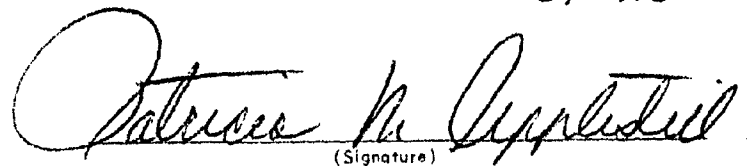
RELATING TO THE M-1D ZONE

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. 11006

to a true and correct copy of which this certificate is annexed was published in said newspaper on March 15, 1973

I certify under penalty of perjury that the foregoing is true and correct, at San Diego, California, on
March 23, 1973


(Signature)

36 3/4" \$154.35
02362

ORDINANCE NO. 11006
(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 4, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 101.0435 RELATING TO THE M-1D ZONE.

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

Section 1. That Chapter X, Article 1, Division 4, of the San Diego Municipal Code be, and the same is hereby amended by amending Section 101.0435 to read as follows:

SEC. 101.0435 M-1D ZONE
(Distributive Industries)

A. PURPOSE

This zone is intended to provide a centralized location in the metropolitan area for those establishments which sell merchandise at wholesale to retailers, to other wholesalers, or which act as agents in buying or selling merchandise for or to such retailers and/or wholesalers. This zone will usually be located along or in the immediate vicinity of freeways, where vehicular access to all portions of the metropolitan area is readily available. The central location and visual contact by freeways as the site also offers the user an opportunity to place his business on display in the most attractive surroundings. The zone, therefore, requires large yards, landscaping, adequate off-street parking and loading areas, regulates signs and open air uses. Manufacturing uses are permitted only insofar as they are incidental and necessary to the primary function of the permitted uses.

B. PROHIBITED USES

No person shall sell in this zone any merchandise at retail or which is subject to a retail sales tax (except as such tax may be levied on merchandise by state law regardless of the wholesale nature of the transaction), or to perform any service for an ultimate consumer or to deliver any merchandise to an ultimate consumer unless such service or delivery shall be pursuant to an agreement with a retailer, or such service or delivery. In addition, other uses may be prohibited if the Planning Commission by resolution finds such to be outside the intent and purpose of this ordinance or detrimental to public health, safety or welfare.

C. PERMITTED USES

The following uses shall be permitted in this zone subject to the limitations cited herein. In addition, other uses may be permitted if the Planning Commission by resolution finds such to be clearly within the intent and purpose recited above and to be similar to and not objectionable or detrimental to public health, safety and welfare:

1. Wholesale distribution of:

- a. Automotive equipment, including tires and tubes, but excluding motor vehicles.
- b. Bakery products, including baking.
- c. Books and magazines, but not printing thereof.
- d. Drugs, drug proprietaries, druggists' sundries and toiletries.
- e. Dry goods, notions and apparel, including footwear.
- f. Electrical merchandise.
- g. Electronic parts and equipment.
- h. Furniture and home furnishings.
- i. Groceries, dairy products, eggs, confectionary items and meat.
- j. Hardware.
- k. Household electrical appliances and equipment, including self-contained air conditioning units.
- l. Leather goods, luggage.
- m. Mechanical equipment, devices and supplies used by dentists, physicians and similar professional groups.
- n. Milk and milk products, including processing, but excluding the keeping of dairy animals.
- o. Packaged petroleum products.
- p. Paper, office stationery and supplies.
- q. Parcel delivery service.
- r. Plumbing and heating equipment and supplies.
- s. Sporting goods.
- t. Tobacco products.
- u. Water and beverages, including bottling, but limited to the mixing of previously prepared ingredients.

2. Vacant land uses:

- a. The growing of plants, vines and trees and the harvesting of crops therefrom.
- b. Grazing of domestic animals not to exceed two such animals per acre.

3. Accessory uses for any of the foregoing permitted uses including the following:

- a. Storage buildings.
- b. Garages.
- c. Carports.
- d. Residences for caretakers and watchmen employed on the premises and the immediate families of such employees.
- e. On-premise 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 11, and Chapter IX, Article 5, Division 1, of this Code.

D. LIMITATIONS

1. All permitted uses except vacant land uses, parking, loading and incidental storage as limited herein shall be conducted entirely within completely enclosed buildings.
2. No mechanical equipment, tank, duct, elevator enclosure, cooling tower and/or mechanical ventilator shall be erected, constructed, maintained or altered on the roof of any building, or elsewhere on the premises, unless all such equipment and appurtenances mentioned above are contained within a completely enclosed pent-house or portion of the same building having walls and roofs with construction and appearance similar to the building on which the equipment and other appurtenances are supported.
3. No material, equipment, or goods, of any kind shall be stored on the roof of any building in this zone.

E. PROPERTY DEVELOPMENT REGULATIONS

No building shall be erected, constructed, converted, established, altered, and/or enlarged unless the premises comply with the following minimum development standards:

1. Dimensions:

- a. Lot area—one acre.
- b. Street frontage—not less than 100 feet, except at the end of a dead-end street, where the frontage may be reduced to 60 feet.
- c. Lot width—100 feet.
- d. Lot depth—200 feet.

2. Yards:

- a. Front—50 feet—off-street parking spaces may be located in the front yard area provided these are a minimum of 25 feet from a front lot line and five feet from a side property line; driveways and parking areas within the required front yard area shall not occupy more than 75 percent of the required front yard area.
- b. Side—each ten percent of the lot width with a maximum of 25 feet. On a corner lot, the side yard adjacent to a side street shall be not less than ten feet.
- c. Rear—35 feet.

3. Height Limit—two stories or 35 feet, whichever is lower.

4. Off-street parking—off-street parking for passenger automobiles shall be provided on the same premises as follows:

- a. Each parking space, exclusive of aisle and driveway areas, shall contain not less than 180 square feet.
- b. All driveways and parking areas shall be plainly marked and improved with not less than two inches of asphaltic concrete or its equivalent.
- c. One parking space for each 2,000 square feet of gross building floor area or fraction thereof, used, designed, or intended for warehousing and/or storage space.
- d. One additional parking space for each 200 square feet of gross building floor area or fraction thereof, used, designed or intended for office space.
- e. One additional parking space for each 500 square feet of gross building floor area or fraction thereof, used, designed or intended for manufacturing, processing, packaging or other permitted uses.
- f. In addition to the spaces required above, there shall be provided one space, 10' x 25' for each vehicle operated by the users of the premises.

5. Off-street loading.

Each place of business shall be provided with one permanently maintained off-street loading space not less than 12' x 50' and 14 feet in clearance height for each 40,000 square feet of gross building floor area or fraction thereof. All driveways and loading areas shall be plainly marked and improved with not less than two inches of asphaltic concrete or its equivalent. Required parking space may not be substituted for loading space. Each tenant on the premises shall be provided with loading space for his exclusive use in conformance with the above requirement. Loading areas shall not be located in the required front yard area. Any loading space located within 100 feet of a residential zone or a front property line shall be located entirely within a completely enclosed building, or separated from such front property line and/or residential zone by a solid structure, building and/or wall not less than six feet in height, and extending the full length of such loading space or spaces.

6. Landscaping.

All open lots areas within 100 feet of the front property line and any portion within 100 feet of a freeway shall be landscaped with any harmonious combination of lawn, flowers, trees, shrubs, ground cover and such objects as pools, fountains, walls and screens, except for pedestrian walks, driveways, and off-street parking areas; and further provided that landscaping shall not be required to extend along a front property line or along a freeway further than lines drawn at right angles to the front property line and/or freeway and 25-feet distant beyond the outer limits of a permitted building, parking area and/or loading area. The required landscaping shall include trees in the ratio of at least one tree for every 2,000 square feet or fraction thereof of area landscaped. All required landscaped areas shall be provided with a permanent watering system and all such areas shall be permanently maintained in a growing and healthy condition, including necessary trimming as appropriate to the landscaping material. This landscaping requirement shall not apply to a lot or portions of a lot used only for a vacant land use as permitted herein, provided such vacant land use is not within any area required to be landscaped by this section.

7. Walls and fences.

Walls and fences not over four feet in height may be constructed within the front yard area.

8. Outdoor storage.

Outdoor storage of merchandise, material and equipment, except vehicles, shall be permitted only when incidental to a permitted use located on the same lot and provided that:

- a. Such storage shall be located on the rear one-half of the lot and is confined to an area not to exceed ten percent of the gross floor area of the permitted building or buildings.
- b. The storage area shall be completely enclosed by walls, fences or buildings, or a combination thereof, and any such walls or fences shall be not less than six feet in height and shall be Class 1 or Class 5 construction.
- c. There shall be no outdoor storage of merchandise, materials, equipment or other goods to a height greater than that of any building, wall, fence, or gate enclosing the storage area.

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

Introduced on February 20, 1973.

Passed and adopted by the Council of The City of San Diego on March 6, 1973.

AUTHENTICATED BY:

PETE WILSON,
Mayor of The City of San Diego, California.
EDWARD NIELSEN,
City Clerk of The City of San Diego, California.
By MARY ANNE MEASE, Deputy.

(SEAL)

Published March 15, 1973

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