

ORDINANCE NO. 11041 APR 19 1973  
(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,  
DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE  
BY AMENDING SECTION 101.0440 RELATING TO  
THE M-2A 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 amended by amending Section 101.0440  
to read as follows:

SEC. 101.0440 M-2A ZONE

A. In an M-2A Zone, no building or premises shall be  
erected, constructed, converted, established, altered,  
and/or enlarged or used except for one or more of the  
uses permitted in M-2 Zone as set forth in Section 101.0441;  
provided, however:

1. The following uses shall be prohibited:
  - a. Churches.
  - b. Dwellings, whether single-family or  
multiple-family including house trailers,  
except one dwelling on the same lot or  
parcel of land which is legally being used  
so as to require the continuous supervision  
of a caretaker or superintendent and his  
immediate family.

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- c. Hospitals, except for emergency hospitals incident to uses permitted in this zone.
  - d. Hotels, motels, rooming houses, boarding houses and all other similar uses offering lodging to guests.
  - e. Institutions or homes for the treatment or care of convalescent persons, children, aged persons, alcoholics, the wounded or mentally infirm.
  - f. Schools, public and private, except for trade schools instructing in subjects incidental to a permitted use.
  - g. Trailer parks.
  - h. All signs not directly related to the particular use of the property on which they are located.
2. That one-half of the total area of the property within M-2A Zones shall be reserved to uses for automobile parking areas, driveways, and off-street loading platforms and docks; and further providing that (except for ways of ingress and egress) the perimeter of said M-2A Zone property adjoining streets, highways, and public places, shall consist of a ten-foot planting strip; that the areas herein required for said ten-foot planting strip may be deducted from the areas herein required for parking.

3. That all junk yards, auto wrecking yards, scrap metal and salvage or processing plants or building material storage, carting express storage yards, contractor's plant or storage yard, cement pipe storage, lumber yard, unless contained in a building, shall be located a minimum of 100 feet from any public street, highway, or public place or property.

B. On-premises 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.

C. Outdoor Display and Storage Regulations

1. The following listed merchandise sold on the premises may be displayed outdoors without screening walls or fences:
  - a. Automobiles (usable).
  - b. Boats (usable).
  - c. Flowers and plants.
  - d. Motorcycles and scooters.
  - e. Trucks.
  - f. Trailers.
  - g. Equipment and tools (no man-ridden equipment).
  - h. Artwork and pottery.

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2. Any other merchandise which the Planning Commission may find to be similar in character, type or nature to the merchandise listed in paragraph "C.1." The adopted resolution embodying such finding shall be filed in the office of the City Clerk.
3. All other merchandise sold on the premises may be displayed outdoors provided that the display area is completely enclosed by walls, fences or buildings, landscape screening or a combination thereof.
4. All merchandise sold on the premises and all equipment and supplies may be stored outdoors provided that the storage area is completely enclosed by walls, fences, buildings, landscape screening or a combination thereof.
5. All walls and fences required in paragraphs "C.3." and "C.4." of this section shall be six feet in height and shall be constructed and maintained with not less than 50 percent of the surface area impervious to light. The location, materials and design of required walls and fences shall be subject to approval by the Zoning Administrator. Any decision of the Zoning Administrator relating to walls or fences may be appealed to the Board of Zoning Appeals and the City Council in accordance with the procedures set forth in Chapter X, Article 1,

Division 5 of the San Diego Municipal Code. Such walls or fences shall be maintained in accordance with the provisions set forth in Chapter X, Article 1, Division 6 of the San Diego Municipal Code.

6. When landscape screening is used to enclose areas used for outdoor display or storage, a landscape screening proposal shall be submitted to the Zoning Administrator for review and approval. The landscape screening shall be developed to a height of not less than six feet and in conformance with 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 the San Diego Municipal Code. Landscape screening shall be permanently maintained in accordance with the adopted standards referred to in this paragraph.
7. Exception. All merchandise subject to paragraph "C.3." above may be displayed outdoors without screening walls or fences for a period not to exceed a total of seven days every six months.

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Such display shall not occur unless the seller has first obtained a Use Permit which shall be issued by the office of the Zoning Administrator.

D. All walls or fences required in paragraphs "C.3." and "C.4." of this section shall be in compliance with the regulations of this section by MAY 19 1974.

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. 3-29-73  
M-2A Zone

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APR 10 1973

Passed and adopted by the Council of The City of San Diego on \_\_\_\_\_  
by the following vote:

RECEIVED  
CITY CLERK'S OFFICE

1973 MAR 13 PM 3:48  
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 checked="" type="checkbox"/>	<input 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 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.

(Seal)

By Mary Anne 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

APR 5 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 Mary Anne Nease, Deputy.

MICROFILMED

MAY 1 1978

Office of the City Clerk, San Diego, California

Ordinance Number 11041 Adopted APR 10 1973

02655

JTB

ATTORNEY (S)

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

CERTIFICATE OF PUBLICATION

No.

IN THE MATTER OF

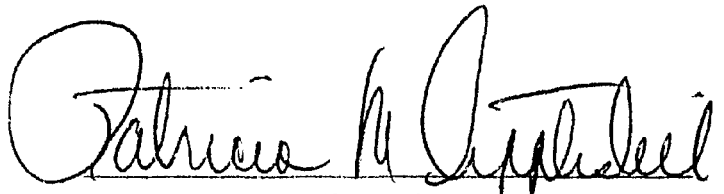
RELATING TO THE M-2A ZONE

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. 11041 (NEW SERIES)

is a true and correct copy of which this certificate is annexed was published in said newspaper on **April 26, 1973**

I certify under penalty of perjury that the foregoing is true and correct, at San Diego, California, on **April 30, 1973**



(Signature)

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**ORDINANCE NO. 11041**  
(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 101.0440 RELATING TO THE M-2A ZONE, BE IT ORDAINED, by the Council of The City of San Diego, as follows:

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... paragraph "C.3" above  
... shall not occur unless the seller has first  
obtained a fire permit which shall be issued by the  
Building Administration.  
D. All walls or fences required in paragraphs "C.3" and "C.4" of this  
section shall be in compliance with the regulations of this section by  
May 10, 1974.  
Section 2. This ordinance shall take effect and be in force on the thirtieth  
day from and after its passage.  
Introduced on April 5, 1973.  
Passed and adopted by the Council of The City of San Diego on April  
10, 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 April 20, 1973

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