

ORDINANCE NO. 12199
(New Series)

NOV 2 1977

O.77-55
Revised

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,
DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE
BY AMENDING SECTION 101.0435.2, RELATING TO
M-1B 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 it is hereby amended by amending
Section 101.0435.2, to read as follows:

SEC. 101.0435.2 M-1B ZONE

A. [No amendment to this subsection.]

B. [No amendment to this subsection.]

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 thereon, 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, lumberyards, concrete ready-mix plants,
chilled water production plants, water soluble gums
and derivatives production plants and electric

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OCT 4 1978

01722

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 fences or walls as follows:

a. All fences shall be a minimum of six feet in height and shall be constructed in accordance with the requirements of Chapter IX (Building Code) of the Municipal Code.

b. Fences and walls constructed as required along abutting public rights-of-way and abutting properties with more restrictive zoning classifications as set forth in Sec. 101.0209, shall comply with one of the following alternatives:

(1) Solid fences or walls constructed of wood, brick, block, stone, frame-stucco, tile, metal, or nontranslucent plastic or other similar material.

(2) Open-style fences such as spaced wood, chain link with wood slats, ornamental iron, screen or decorative block or translucent plastic or other similar material; provided, however, that said fences shall comply with one of the following landscaping requirements.

(a) Planting with sufficient vines or climbing ivy of an acceptable density to ensure adequate screening within one year of planting.

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OCT 4 1978

12199

01723

(b) Trees and shrubs of the evergreen variety, or other similar year-round leaf-bearing type, set away and in front of the fence line so as not to provide ingress over the fence. Such plants shall be of such variety and shall be spaced so as to allow only minimal gaps between foliage of mature trees and shrubs within one year after planting.

(c) Evergreen shrubs or other similar year-round leaf-bearing shrub, planted with such spacing so as to form a solid hedge a minimum of eight feet in height within one year after planting.

(d) For the purposes of these regulations a spaced wood fence shall be one on which the gaps between the fencing material do not exceed one half the width of the average board or slat, and in no instance shall any gap between two boards or slats exceed four inches.

(3) Where parking areas abut walls and fences, wheel stops shall be installed so as to protect said walls and fences.

c.- Fences on property lines in common with properties in less restrictive zone classifications and the M-1B, M-1A, A-1, FW and FC zones may be an open-style fence as set forth in paragraph C.2.b.(2), but need not observe the landscaping requirements set

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forth in said paragraph; provided, however, that where any portion of any such fence is within 50 feet of a public right-of-way (excluding alleys), then said portion shall be fenced in accordance with the provisions of paragraph C.2.b.

d. All gates shall be constructed of solid view-obscuring material except vehicular gates and gates regulated by the provisions of paragraph C.2.c. above.

e. Maintenance.

(1) All fences and walls shall be constructed of new material or of used material of similar quality and shall be maintained in a state of good repair. Any dilapidated, dangerous, or unsightly fences or walls shall be repaired or removed.

(2) All required landscaping shall be permanently maintained in accordance with the provisions of paragraph D.4. below.

f. The Zoning Administration shall review and approve all used materials and all new materials not specifically listed in this paragraph C.2.

[The remaining subsections remain unchanged.]

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 City Attorney

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OCT 4 1978

FCC:clh
REV. 6/9/77
Or.Dept.:T&LU

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Passed and adopted by the Council of The City of San Diego on NOV 2 1977,
 by the following vote:

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"/>
Lee Hubbard	<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"/>
Tom Gade	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Joel M. Strobl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jess D. Haro	<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 Jan Johnson, 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 18 1977

NOV 2 1977

~~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 Jan Johnson, Deputy.

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 CITY CLERK'S OFFICE
 1977 JUN 14 PM 4: 54
 SAN DIEGO, CALIF.

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OCT 4 1978

Office of the City Clerk, San Diego, California	
Ordinance Number 12199	Adopted NOV 2 1977

01726

ATTORNEY(S)

4 San Diego, City of
12th Floor, City Admin. Bldg.
202 C St.
San Diego, Ca 92101

CERTIFICATE OF PUBLICATION

No. 12199

IN THE MATTER OF

M-1B ZONE

I, **PATRICIA M. DUTRA** hereby certify that the 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; and the

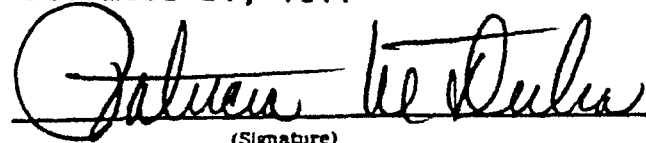
ORDINANCE NO. 12199

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

November 16, 1977

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

December 21, 1977


(Signature)

MICROFILMED

OCT 4 1978

Page 1 of 2

(11721)

ORDINANCE NO. 12199
AN ORDINANCE AMENDING CHAPTER 1, ARTICLE 1, DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 101.0435.2, RELATING TO M-1B ZONE.
BE IT ORDAINED, by the Council of The City of San Diego, as follows:
Section 1. That Chapter 1, Article 1, Division 4 of the San Diego Municipal Code, be, and it is hereby amended by amending Section 101.0435.2 to read as follows:
SEC. 101.0435.2 M-1B ZONE
A. (No amendment to this subsection.)
B. (No amendment to this subsection.)
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, lumberyards, 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 accessory to the business or uses as follows:

...in accordance with the requirements of Chapter 101.0000, Code of the Municipal Code.

Fences and walls constructed as required along street frontages, right-of-way and abutting properties with more restrictive zoning classifications as set forth in Sec. 101.0000, shall comply with one of the following alternatives:

(1) Solid fences or walls constructed of wood, bricks, stone, stucco, frame-stucco, tile, metal, or nontranslucent plastic or other similar material.

(2) Open-style fences such as spaced wood, chain link with wood slats, ornamental iron, screen or decorative block or translucent plastic or other similar material; provided, however, that said fences shall comply with one of the following landscaping requirements:

(a) Planting with sufficient vines or climbing ivy of an acceptable density to ensure adequate screening within one year of planting.

(b) Trees and shrubs of the evergreen variety, or other similar year-round leaf-bearing type, set away and in front of the fence line so as not to provide ingress over the fence. Such plants shall be of such variety and shall be spaced so as to allow only minimal gaps between foliage of mature trees and shrubs within one year after planting.

(c) Evergreen shrubs or other similar year-round leaf-bearing shrubs, planted with such spacing so as to form a solid hedge a minimum of eight feet in height within one year after planting.

(d) For the purposes of these regulations a spaced wood fence shall be one on which the gaps between the fencing material do not exceed one half the width of the average board or slat, and in no instance shall any gap between two boards or slats exceed four inches.

(3) Where parking areas abut walls and fences, wheel stops shall be installed so as to protect said walls and fences.

c. Fences on property lines in common with properties in less restrictive zone classifications and the M-1H, M-1A, A-1, FV and FC zones may be an open-style fence as set forth in paragraph C.2.b.(2), but need not observe the landscaping requirements set forth in said paragraph; provided, however, that where any portion of any such fence is within 50 feet of a public right-of-way (excluding alley), then said portion shall be fence-1 in accordance with the provisions of paragraph C.2.b.

d. All gates shall be constructed of solid view-obscuring material except vehicular gates and gates regulated by the provisions of paragraph C.2.c. above.

e. Maintenance.

(1) All fences and walls shall be constructed of new material or of used material of similar quality and shall be maintained in a state of good repair. Any dilapidated, dangerous, or unsightly fences or walls shall be repaired or removed.

(2) All required landscaping shall be permanently maintained in accordance with the provisions of paragraph D.4. below.

f. The Zoning Administration shall review and approve all used materials and all new materials not specifically listed in this paragraph C.2.

(The remaining subsections remain unchanged.)

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

Introduced on October 18, 1977.

Passed and adopted by the Council of The City of San Diego on November 2, 1977.

AUTHENTICATED BY:
PETE WILSON,
Mayor of The City of San Diego, California.
CHARLES G. ABDELNOUR,
City Clerk of The City of San Diego, California.
By: [Signature]

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OCT 4 1978

Page 2 of 2

01728