

ORDINANCE NO. 12620

APR 2 1979

(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 4 OF THE  
SAN DIEGO MUNICIPAL CODE BY ADDING SECTION 101.0434.1 RELATING  
TO M-LI (MANUFACTURING-LIGHT INDUSTRIAL) 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 adding Section 101.0434.1  
to read as follows:

SEC. 101.0434.1 M-LI (MANUFACTURING--LIGHT INDUSTRIAL) ZONE.

A. PURPOSE AND INTENT

It is the purpose of this zone to provide land for utilization in a wide  
range of manufacturing uses and a limited range of certain other uses  
compatible to manufacturing development.

It is the intent of this zone to ensure efficient manufacturing land use  
through the provision of minimum standards of development and parcel  
size.

It is also intended that commercial, wholesale distribution, warehousing, service and certain office uses, and other non-industrial uses be precluded from this zone.

**B. PERMITTED USES**

No building, improvement or portion thereof shall be constructed or used, nor shall any premises be used except for one or more of the following purposes:

1. Establishments engaged primarily in the design, development, manufacturing, fabricating, and/or assembly of manufactured products; provided, however, that the following manufacturing uses shall be prohibited:
  - a. Cement, lime, gypsum, or plaster of paris manufacture.
  - b. Distillation of bones.
  - c. Explosives, manufacture or storage.
  - d. Fat rendering.
  - e. Fertilizer manufacture.
  - f. Garbage offal or dead animal reduction.
  - g. Glue manufacture.
  - h. Stockyards or slaughter of animals.
2. The following manufacturing uses only when secondary and supportive to the primary manufacturing use of the premises:
  - a. Acid manufacture.
  - b. Gas manufacture.
  - c. Petroleum refining.
  - d. Smelting of metals.

3. The testing, repairing, servicing and processing of manufactured products when done in conjunction with the manufacturing, fabricating and assembly of those products by manufacturing establishments; provided, however, that service operations and business and professional operations not being carried on in conjunction with the primary manufacturing operation on the premises, and schools, except for training facilities accessory to the primary manufacturing operation shall be prohibited.
4. Storage or packaging of products only when a minimum of 50 percent of the gross floor area of the premises is devoted to the manufacturing process of any such products; provided, however, that all other warehousing and storage operations and all wholesaling operations shall be prohibited.
5. Regional and headquarters offices of businesses, industry and governmental agencies when such use is restricted to one single company or agency per parcel of land; provided, however, that multiple tenant office buildings and facilities shall be prohibited.
6. On-premises accessory uses for any of the foregoing uses including in-plant food service facilities which are only intended to serve employees and others affiliated with the primary use or uses of the premises.
7. 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.

8. Field and seed crops, truck crops, orchards and vineyards, paddocks, pasture, irrigated range land, horticultural specialities, landscape gardening, forest nurseries.
9. Any other uses which the Planning Director 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. Decisions by the Planning Director may be appealed, in writing, to the Planning Commission within 15 days after the action of the Planning Director.

C. SPECIAL REGULATIONS

1. All uses, except storage and loading, shall be conducted entirely within an enclosed building. Outdoor work or storage of merchandise, material and equipment is permitted in any required interior side or rear yard, provided the storage area is completely enclosed by walls, fences or buildings or a combination thereof; provided, however, that the combined gross area of any and all such areas shall not exceed 20 percent of the gross floor area of the premises. Walls or fences shall be permitted 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:

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- (1) Solid fences or walls constructed of wood, brick, block, stone, frame-stucco, tile, metal, or non-translucent 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 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 the M-L1 Zone and 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 "D.1.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 alleys), then said portion shall be fenced in accordance with the provisions of paragraph "D.1.b."

d. All gates shall be constructed of solid view-obscuring material except vehicular gates and gates regulated by the provisions of paragraph "D.1.b." 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 "E.4." below.

f. The Zoning Administration shall review and approve all used materials and all new materials not specifically listed in this paragraph "D.1."

2. No mechanical equipment, tank, duct, elevator enclosure, cooling tower or mechanical ventilator or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely

enclosed structure whose top and sides may include grillwork, louvers and latticework.

3. No merchandise, material or equipment shall be stored on the roof of any building.

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 - 80,000 square feet.
- b. Street frontage - 200 feet, except that for any lot which fronts on a turnaround or a curving street having a radius of curvature of less than 200 feet, the minimum frontage shall be 120 feet.
- c. Width - 200 feet.



- d. Depth - 200 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. Interior side - 15 feet.
- c. Interior side abutting residentially zoned property - 30 feet.
- d. Side, street - 25 feet.
- e. Rear - 25 feet.
- f. Rear abutting residentially zoned property - 30 feet.

g. Exception. Two adjoining lots which have a common side lot line and which are developed concurrently may be developed with zero side yards on the said common side lot line, provided that the opposite side yard is not less than 30 feet if it is an interior side yard, or not less than 50 feet if it is a street side yard.

3. Maximum Floor Area Ratio.

The maximum floor area ratio shall be two.

4. Landscaping.

Prior to the use or occupancy of any lot or premises, all of the lot or premises not devoted to buildings, structures, driveways, sidewalks, parking, outdoor storage, or loading areas shall be suitably landscaped. The total area landscaped, including any landscaping in parking lots, shall be not less than 20 percent of that portion of the premises under development. Prior to the issuance of any building permit, a complete landscaping plan shall be submitted to the Zoning Administrator for approval. This landscaping plan shall be in substantial 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 this Code. Approved landscaping, including any required watering system, shall be installed prior to the use or 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.

5. Off-Street Loading Facilities.

Loading or unloading facilities shall be located so that trucks are not located in required front or street side yards during loading and unloading activities.

E. OFF-STREET PARKING REGULATIONS

1. Every premises used for one or more of the permitted uses listed in paragraph "B." above shall be provided with minimum off-street parking accommodations on the same premises as follows:

- a. For uses permitted by Paragraphs "B.1.," "B.2." and "B.3.," one space per 300 square feet of gross floor area.
  - b. For all other uses permitted by Paragraph "B.," one space per 250 square feet of gross floor area.
2. Where ambiguity exists in the application of these off-street parking requirements or when any use not specified in paragraph "B." above is found by the Planning Director or the Planning Commission to be a permitted use in accordance with paragraph "B.5." above, the off-street parking requirements shall be determined by the Planning Director, whose decision may be appealed to the Planning Commission.
  3. All off-street parking facilities shall be constructed, operated, and maintained in compliance with Division 8 of this Article except that the portion of a parking area devoted to parking of vehicles referred to in paragraph "E.1." above shall be developed in accordance with plans approved by the Zoning Administrator if any of the said vehicles exceed an overall width of six feet or an overall length of 20 feet.
  4. Parking may be permitted in the required front and street side yards provided that a landscaped strip to a depth of five feet abut~~s~~s the front and street side yard property lines except where driveways enter the premises.

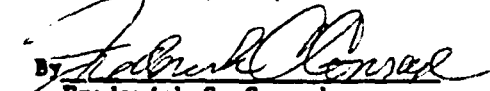
F. EXTERNAL EFFECTS

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

1. Violation of Air Pollution Control District regulations pertaining to air contaminants including, but not limited to: smoke, charred paper, paper, dust, soot, 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 or unusual noises which violate the anti-noise provisions of the Municipal Code, objectionable changes in temperature, or direct or sky-reflected glare.
3. Electrical disturbance which unduly interferes with the normal operation of equipment or instruments.

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

FCC/Word Proc.  
1/10/79  
Rev. 4/24/79

Passed and adopted by the Council of The City of San Diego on APR 2 1979  
 by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<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"/>
Bill Lowery	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fred Schnaubelt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Gade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larry Stirling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lucy Killea	<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.

CHARLES G. ABDELNOUR  
 City Clerk of The City of San Diego, California.

(Seal)

By Barbara Berridge, 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

MAR 20 1979, and on APR 2 1979.

~~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.

CHARLES G. ABDELNOUR  
 City Clerk of The City of San Diego, California.

(Seal)

By Barbara Berridge, Deputy.

Office of the City Clerk, San Diego, California	
Ordinance Number	<b>12620</b>
Adopted	APR 2 1979

ATTORNEY -

San Diego, City of  
12th floor, City Admin. Bld  
102 G St.  
San Diego, Ca 92101

Attn: Barbara Berridge

RECEIVED  
CITY CLERK  
319 APR 25 PM 1:15  
SAN DIEGO, CALIF.

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CERTIFICATE OF PUBLICATION

No. \_\_\_\_\_

IN THE MATTER OF

RELATING TO M-LI (MANUFACTURING LIGHT INDUSTRIAL)  
ZONE.

**ORDINANCE NO. 12620**

(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE BY ADDING SECTION 101 0434.1 RELATING TO M-LI (MANUFACTURING-LIGHT INDUSTRIAL 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 adding Section 101 0434.1 to read as follows:

SEC. 101 0434.1 M-LI (MANUFACTURING - LIGHT INDUSTRIAL ZONE).

**A. PURPOSE AND INTENT**

It is the purpose of this zone to provide land for utilization in a wide range of manufacturing uses and a limited range of certain other uses compatible to manufacturing development.

It is the intent of this zone to ensure efficient manufacturing land use through the provision of minimum standards of development and parcel size.

It is also intended that commercial, wholesale distribution, warehousing, service and certain office uses, and other non-industrial uses be precluded from this zone.

**B. PERMITTED USES**

No building, improvement or portion thereof shall be constructed or used, nor shall any premises be used except for one or more of the following purposes:

1. Establishments engaged primarily in the design, development, manufacturing, fabricating, and or assembly of manufactured products.
2. The testing, repairing, servicing and processing of manufactured products when done in conjunction with the manufacturing, fabricating and assembly of those products by manufacturing establishments.
3. Storage or packaging of products only when a minimum of 50 percent of the gross floor area of the premises is devoted to the manufacturing process of any such product.
4. Regional and headquarters offices of businesses, industry and governmental agencies when such use is restricted to one single company or agency per parcel of land.
5. Any other use which the Planning Director or 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. Decisions by the Planning Director may be appealed, in writing, to the Planning Commission within 15 days after the action of the Planning Director.
6. On-premises accessory uses for any of the foregoing uses including in-plant food service facilities which are only intended to serve employees and others affiliated with the primary use or uses of the premises.
7. 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 8, Division I of this Code.

I PATRICIA M. SPAULDING am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the San Diego Daily Transcript, a newspaper of general circulation, printed and published daily, except Saturdays and Sundays, in the City of San Diego, County of San Diego, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of California, under the date of January 23, 1909, Decree No. 14894; and the

ORDINANCE NO. <sup>12620</sup> (New Series)

is a true and correct copy of which the annexed is a printed copy and was published in said newspaper on the following date(s), to-wit:

April 16, 1979

I certify under penalty of perjury that the foregoing is true and correct.

Dated at San Diego, California this 20 day of April, 1979.

*Patricia M. Spaulding*  
\_\_\_\_\_  
(Signature)

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104-103

1. The following manufacturing uses shall be prohibited:
 

- Auto manufacturing
- Chemical manufacturing
- Petroleum refining
- Food processing

2. The following manufacturing uses shall be permitted:
 

- Food processing
- Chemical manufacturing
- Petroleum refining
- Food processing

3. The following manufacturing uses shall be prohibited:
 

- Auto manufacturing
- Chemical manufacturing
- Petroleum refining
- Food processing

4. The following manufacturing uses shall be permitted:
 

- Food processing
- Chemical manufacturing
- Petroleum refining
- Food processing

5. The following manufacturing uses shall be prohibited:
 

- Auto manufacturing
- Chemical manufacturing
- Petroleum refining
- Food processing

6. The following manufacturing uses shall be permitted:
 

- Food processing
- Chemical manufacturing
- Petroleum refining
- Food processing

7. The following manufacturing uses shall be prohibited:
 

- Auto manufacturing
- Chemical manufacturing
- Petroleum refining
- Food processing

8. The following manufacturing uses shall be permitted:
 

- Food processing
- Chemical manufacturing
- Petroleum refining
- Food processing

9. The following manufacturing uses shall be prohibited:
 

- Auto manufacturing
- Chemical manufacturing
- Petroleum refining
- Food processing

10. The following manufacturing uses shall be permitted:
 

- Food processing
- Chemical manufacturing
- Petroleum refining
- Food processing

11. The following manufacturing uses shall be prohibited:
 

- Auto manufacturing
- Chemical manufacturing
- Petroleum refining
- Food processing

12. The following manufacturing uses shall be permitted:
 

- Food processing
- Chemical manufacturing
- Petroleum refining
- Food processing

13. The following manufacturing uses shall be prohibited:
 

- Auto manufacturing
- Chemical manufacturing
- Petroleum refining
- Food processing

14. The following manufacturing uses shall be permitted:
 

- Food processing
- Chemical manufacturing
- Petroleum refining
- Food processing

15. The following manufacturing uses shall be prohibited:
 

- Auto manufacturing
- Chemical manufacturing
- Petroleum refining
- Food processing

16. The following manufacturing uses shall be permitted:
 

- Food processing
- Chemical manufacturing
- Petroleum refining
- Food processing

**D. SPECIAL REGULATIONS**

1. All areas, except streets and loading, shall be enclosed completely within an enclosed building. Outside work or storage of materials, tools, material and equipment is permitted in any required interior side or rear yard, provided the storage area is completely enclosed and for utility, house or building or a structure of any kind. All such areas shall not exceed 20 percent of the gross floor area of the premises. Walls or fences shall be permitted as follows:
 

- All fences shall be a minimum of six feet in height and shall be constructed in accordance with the requirements of Chapter 11.04 of the Municipal Code.
- Fences and walls constructed as required along abutting public rights-of-way and abutting properties with more restrictive zoning classifications in the City of Seattle, shall comply with one of the following alternatives:
  - Walls shall be constructed of masonry block, brick, stone, concrete, or other similar material.
  - Open-style fences with an open wood, chain link with wood slats, ornamental iron, screen or decorative metal or translucent plastic or other similar material; provided, however, that said fences shall comply with one of the following landscaping requirements:
    - Planting with sufficient vines or climbing ivy of an acceptable quality to ensure adequate screening within one year of planting.
    - Tree and shrub of the evergreen variety, or other similar year-round leaf-bearing type, not dwarf; and in front of the fence line as set forth in paragraph (c) 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.
    - Evergreen shrub or other similar year-round leaf-bearing shrub, planted with each spacing so as to form a solid hedge a minimum of eight feet in height within one year after planting.
  - For the purpose 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.
- Where parking areas abut walls and fences, wind signs shall be installed so as to protect said walls and fences.

2. Fences on property lines in common with properties in the M-1E, M-1A, A-1, FW and FC zones may be an open-style fence as set forth in paragraph "D.1.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 20 feet of a public right-of-way (including alleyway), then said portion shall be fenced in accordance with the provisions of paragraph "D.1.b."

3. All gates shall be constructed of solid view-obscuring material except vehicular gates and gates regulated by the provisions of paragraph "D.1.b." 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 deteriorated, damaged, or unsightly fences or walls shall be repaired or replaced.

(2) All required landscaping shall be planted in accordance with the provisions of paragraph "D.1.b." above.

(3) The following landscaping shall be required:
 

- Planting with sufficient vines or climbing ivy of an acceptable quality to ensure adequate screening within one year of planting.
- Tree and shrub of the evergreen variety, or other similar year-round leaf-bearing type, not dwarf; and in front of the fence line as set forth in paragraph (c) 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.
- Evergreen shrub or other similar year-round leaf-bearing shrub, planted with each spacing so as to form a solid hedge a minimum of eight feet in height within one year after planting.



2. The minimum clearances, height, width, elevation, distance, location or placement regulations or any condition may not be waived, suspended, modified or altered in any way, alteration or relaxation on the part of any building owner or all such conditions and specifications are contained within a completely enclosed structure whose top and sides may include grillwork, louvers and latticework.

3. No merchandise, material or equipment shall be stored on the roof of any building.

#### E. 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 - 20,000 square feet.
  - b. Street frontage - 200 feet; except that for any lot which fronts on a turnaround or a curving street having a radius of curvature of less than 200 feet, the minimum frontage shall be 120 feet.
  - c. Width - 200 feet.
  - d. Depth - 200 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. Rear side - 15 feet.
- c. Inter-v side abutting residentially zoned property - 30 feet.
- d. Side Street - 25 feet.
- e. Rear - 25 feet.
- f. Rear abutting residentially zoned property - 20 feet.
- g. Exception. Two adjoining lots which have a common side lot line and which are developed concurrently may be developed with zero side yards on the said common side lot line, provided that the opposite side yard is not less than 30 feet if it is an inter-v side yard, or not less than 20 feet if it is a street side yard.

#### 3. Maximum Floor Area Ratio.

The maximum floor area ratio shall be two.

#### 4. Landscaping.

Prior to the use or occupancy of any lot or premises, all of the lot or premises not devoted to buildings, structures, driveways, sidewalks, parking, outdoor storage, or loading areas shall be suitably landscaped. The total area landscaped, including any landscaping in parking lots, shall be not less than 20 percent of that portion of the premises under development. Prior to the issuance of any building permit, a complete landscaping plan shall be submitted to the Zoning Administrator for approval. This landscaping plan shall be in substantial conformance with standards adopted by the Planning Commission as set forth in the document entitled, "Development and Minimum 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 system, shall be installed prior to the use or 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.

#### 5. Off-Street Loading Facilities.

Loading or unloading facilities shall be located so that trucks are not located in required front or street side yards during loading and unloading activities.

#### F. OFF-STREET PARKING REGULATIONS

1. Every premises used for one or more of the permitted uses listed in paragraph "B." above shall be provided with minimum off-street parking accommodations on the same premises as follows:
  - a. For uses permitted by Paragraphs "B.1.", "B.2." and "B.3." one space per 200 square feet of gross floor area.
  - b. For all other uses permitted by Paragraph "B.", one space per 250 square feet of gross floor area.
2. Where ambiguity exists in the application of these off-street parking requirements or when any use not specified in paragraph "B." above is found by the Planning Director or the Planning Commission to be a permitted use in accordance with paragraph "B.3." above, the off-street parking requirements shall be determined by the Planning Director, whose decision may be appealed to the Planning Commission.
3. All off-street parking facilities shall be constructed, operated, and maintained in compliance with Division 3 of this Article except that the portion of a parking area devoted to parking of vehicles referred to in paragraph "F.1." above shall be developed in accordance with plans approved by the Zoning Administrator if any of the said vehicles exceed an overall width of six feet or an overall length of 20 feet.
4. Parking may be permitted in the required front and street side yards provided that a landscaped strip to a depth of five feet abuts the front and street side yard property lines except where driveways enter the premises.

#### G. EXTERNAL EFFECTS

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

1. Violation of Air Pollution Control District regulations pertaining to air contaminants including, but not limited to: smoke, charred paper, paper, dust, soot, 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. Load or unusual noise which violates the anti-noise provisions of the Municipal Code, objectionable changes in temperature, or direct or sky-reflected glare.
3. Electrical disturbance which unduly interferes with the normal operation of equipment or instruments.

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

Introduced on March 20, 1979.

Passed and adopted by the Council of The City of San Diego on April 2, 1979.

AUTHENTICATED BY:  
PETE WILSON,  
Mayor of The City of San Diego, California.  
CRAIG S. ADAMS, CLERK  
City of San Diego, California

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