

**Article 1: Base Zones**

**Division 6: Industrial Base Zones**

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§131.0601 Purpose of Industrial Zones**

The purpose of the industrial zones is to accommodate a range of industrial and manufacturing activities in designated areas to promote balanced land use and provide flexibility in the design of new and redeveloped industrial projects, while assuring high quality *development* and protecting land for industrial uses and limiting nonindustrial uses.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

*(Amended 4-5-2016 by O-20634 N.S.; effective 5-5-2016.)*

**[Editors Note:** Amendments as adopted by O-20634 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

Click the link to view the Strikeout Ordinance highlighting changes to prior language [http://docs.sandiego.gov/municode\\_strikeout\\_ord/O-20634-SO.pdf](http://docs.sandiego.gov/municode_strikeout_ord/O-20634-SO.pdf) ]

**§131.0602 Purpose of the IP (Industrial--Park) Zones**

(a) The purpose of the IP zones is to provide for high quality science and business park *development*. The property *development* standards of this zone are intended to create a campus-like environment characterized by comprehensive site design and substantial landscaping. Restrictions on permitted uses and *signs* are provided to minimize commercial influence.

(b) The IP zones are differentiated based on the uses allowed as follows:

- IP-1-1 allows research and development uses with some limited manufacturing
- IP-2-1 allows a mix of light industrial and office uses
- IP-3-1 allows for research and development, office, and residential uses.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

*(Amended 4-11-2014 by O-20361 N.S.; effective 5-18-2014.)*

**§131.0603 Purpose of the IL (Industrial--Light) Zones**

- (a) The purpose of the IL zones is to provide for a wide range of manufacturing and distribution activities. The *development* standards of this zone are intended to encourage sound industrial *development* by providing an attractive environment free from adverse impacts associated with some heavy industrial uses. The IL zones are intended to permit a range of uses, including nonindustrial uses in some instances.
- (b) The IL zones are differentiated based on the uses allowed as follows:
  - IL-1-1 allows primarily light industrial uses
  - IL-2-1 allows a mix of light industrial and office uses with limited commercial
  - IL-3-1 allows a mix of light industrial, office, and commercial uses

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§131.0604 Purpose of the IH (Industrial--Heavy) Zones**

- (a) The purpose of the IH zones is to provide space for land-intensive industrial activities emphasizing base-sector manufacturing. The IH zones are intended to promote efficient industrial land use with minimal *development* standards, while providing proper safeguards for adjoining properties and the community in general. It is the intent of these zones to limit the presence of nonindustrial uses in order to preserve land that is appropriate for large-scale industrial users.
- (b) The IH zones are differentiated based on the uses allowed as follows:
  - IH-1-1 allows primarily manufacturing uses
  - IH-2-1 allows manufacturing uses with some office

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§131.0605 Purpose of the IS (Industrial--Small Lot) Zone**

The purpose of the IS zone is to provide for small-scale industrial activities within urbanized areas. It is intended that the IS zones permit a wide range of industrial and nonindustrial land uses to promote economic vitality and a neighborhood scale in *development*. The property development regulations of the IS zone are intended to accommodate the *development* of small and medium sized industrial and commercial activities by providing reduced lot area, landscaping, and parking requirements.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§131.0606 Purpose of the IBT (International--Business and Trade) Zone**

The purpose of the IBT zone is to provide for a wide variety of base sector industrial and office uses. It is intended to apply in portions of communities adjacent to the international border, other ports of entry, and areas in transition to higher intensity industries.

*(“Purpose of the IBT (International--Business and Trade) Zone” added 4-11-2014 by O-20361 N.S.; effective 5-18-2014.)*

**§131.0615 Where Industrial Zones Apply**

On the effective date of Ordinance O-18691, all industrial zones that were established in Municipal Code Chapter 10, Article 1, Division 4 were amended and replaced with the base zones established in this division.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

*(Amended 11-13-2008 by O-19801 N.S.; effective 12-13-2008.)*

**§131.0620 Use Regulations of Industrial Zones**

The regulations of Section 131.0622 apply in the industrial zones where indicated in Table 131-06B.

- (a) The uses permitted in any industrial zone may be further limited by the following:
- (1) Section 131.0623 (Additional Use Regulations of Industrial Zones);
  - (2) Use limitations applicable to the Airport Land Use Compatibility Overlay Zone (Chapter 13, Article 2, Division 15);
  - (3) Use limitations applicable to Prime Industrial Land identified in an adopted *land use plan*;
  - (4) The presence of *environmentally sensitive lands*, pursuant to Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations); or
  - (5) Any other applicable provision of the San Diego Municipal Code..

- (b) Within the industrial zones, no *structure* or improvement, or portion thereof, shall be constructed, established, or altered, nor shall any *premises* be used or maintained except for one or more of the purposes or activities listed in Table 131-06B. It is unlawful to establish, maintain, or use any *premises* for any purpose or activity not listed in this section and Section 131.0622.
- (c) All uses or activities permitted in the industrial zones shall be conducted entirely within an enclosed building unless the use or activity is traditionally conducted outdoors.
- (d) *Accessory uses* in the industrial zones may be permitted in accordance with Section 131.0125.
- (e) Temporary uses may be permitted in the industrial zones for a limited period of time with a Temporary Use Permit in accordance with Chapter 12, Article 3, Division 4.
- (f) For any use that cannot be readily classified, the City Manager shall determine the appropriate use category and use subcategory pursuant to Section 131.0110.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

*(Amended 10-25-2011 by O-20047 N.S.; effective 1-1-2012.)*

*(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)*

**§131.0622 Use Regulations Table for Industrial Zones**

The uses allowed in the industrial zones are shown in Table 131-06B.

**Legend for Table 131-06B**

<b>Symbol in Table 131-06B</b>	<b>Description of Symbol</b>
P	Use or use category is permitted. Regulations pertaining to a specific use may be referenced.
L	Use is permitted with limitations, which may include location limitations or the requirement for a use or <i>development permit</i> . Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
N	Neighborhood Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
C	Conditional Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
-	Use or use category is not permitted.

**Table 131-06B**  
**Use Regulations Table for Industrial Zones**

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>	IP-			IL-			IH-		IS-	IBT-
	3rd >>	1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
	4th >>	1	1	1	1	1	1	1	1	1	1
<b>Open Space</b>											
Active Recreation	P	P	P	-	P	P	-	P	P	-	
Passive Recreation	P	P	P	-	-	-	-	-	-	-	
Natural Resources Preservation	-	-	-	-	-	-	-	-	-	-	
Park Maintenance Facilities	-	-	-	-	-	-	-	-	-	-	
<b>Agriculture</b>											
Agricultural Processing	-	-	-	-	-	-	-	-	-	-	
Aquaculture Facilities	-	-	-	P	P	P	P	P	P	-	
Dairies	-	-	-	-	-	-	-	-	-	-	
Horticulture Nurseries & Greenhouses	-	-	-	P	-	P	P	P	-	-	
Raising & Harvesting of Crops	-	-	-	P	-	P	P	P	-	-	
Raising, Maintaining & Keeping of Animals	-	-	-	-	-	-	-	-	-	-	
<b>Separately Regulated Agriculture Uses</b>											
Agricultural Equipment Repair Shops	-	-	-	P	P	P	P	P	P	-	
Commercial Stables	-	-	-	-	-	-	-	-	-	-	
Community Gardens	-	-	-	N	N	N	N	N	N	-	
Equestrian Show & Exhibition Facilities	-	-	-	-	-	-	-	-	-	-	
Open Air Markets for the Sale of Agriculture-related Products & Flowers	-	-	-	-	-	-	-	-	-	-	
<b>Residential</b>											
Mobilehome Parks	-	-	-	-	-	-	-	-	-	-	
Multiple Dwelling Units	-	-	P <sup>(17)</sup>	-	-	-	-	-	-	-	
Rooming House [See Section 131.0112(a)(3)(A)]	-	-	-	-	-	-	-	-	-	-	
Shopkeeper Units	-	-	-	-	-	-	-	-	-	-	
Single Dwelling Units	-	-	-	-	-	-	-	-	-	-	
<b>Separately Regulated Residential Uses</b>											
Boarder & Lodger Accommodations	-	-	-	-	-	-	-	-	-	-	
Companion Units	-	-	-	-	-	-	-	-	-	-	
Continuing Care Retirement Communities	-	-	L <sup>(17)</sup>	-	-	-	-	-	-	-	
<b>Employee Housing:</b>											
6 or Fewer Employees	-	-	-	-	-	-	-	-	-	-	
12 or Fewer Employees	-	-	-	-	-	-	-	-	-	-	
Greater than 12 Employees	-	-	-	-	-	-	-	-	-	-	
Fraternities, Sororities and Student Dormitories	-	-	-	-	-	-	-	-	-	-	
Garage, Yard, & Estate Sales	-	-	-	-	-	-	-	-	-	-	
Guest Quarters	-	-	-	-	-	-	-	-	-	-	
Home Occupations	-	-	L	-	-	-	-	-	-	-	

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone	Zones									
	Designator	IP-			IL-			IH-		IS-	IBT-
	1st & 2nd >>	1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
	3rd >>>	1	1	1	1	1	1	1	1	1	1
Live/Work Quarters		-	-	-	-	-	-	-	-	L	-
Residential Care Facilities:											
6 or Fewer Persons		-	-	L	-	-	-	-	-	-	-
7 or More Persons		-	-	L	-	-	-	-	-	-	-
Transitional Housing:											
6 or Fewer Persons		-	-	L	-	-	-	-	-	-	-
7 or More Persons		-	-	C	-	-	-	-	-	-	-
Watchkeeper Quarters		L	L	L	L	L	L	L	L	L	L
<b>Institutional</b>											
<b>Separately Regulated Institutional Uses</b>											
Airports		C	C	C	C	C	C	C	C	C	C
Botanical Gardens & Arboretums		-	-	-	-	-	-	-	-	-	-
Cemeteries, Mausoleums, Crematories		C	C	C	C	C	C	C	C	C	-
Correctional Placement Centers		C	C	C	C	C	C	C	C	C	-
Educational Facilities:											
Kindergarten through Grade 12		-	C	-	-	C	C	-	-	C	-
Colleges / Universities		C	C	C	-	C	C	-	C	C	C
Vocational / Trade School		-	-	-	-	L	L	-	L	L	L
Electric Vehicle Charging Stations		L	L	L	L	L	L	L	L	L	L
Energy Generation & Distribution Facilities		C	C	C	P	C	P	P	P	C	-
Exhibit Halls & Convention Facilities		-	C	-	C	C	C	C	C	C	C
Flood Control Facilities		L	L	L	L	L	L	L	L	L	L
Historical Buildings Used for Purposes Not Otherwise Allowed		C	C	C	C	C	C	C	C	C	C
Homeless Facilities:											
Congregate Meal Facilities		-	C	-	-	C	C	-	C	C	-
Emergency Shelters		-	C	-	-	C	C	-	C	L	-
Homeless Day Centers		-	C	-	-	C	C	-	C	C	-
Hospitals, Intermediate Care Facilities & Nursing Facilities		C	C	C	-	C	C	-	C	C	-
Interpretive Centers		-	-	-	-	-	-	-	-	-	-
Museums		-	-	-	-	-	-	-	-	-	-
Major Transmission, Relay, or Communications Switching Stations		C	C	C	C	C	C	P	C	C	C
Satellite Antennas		L	L	L	L	L	L	L	L	L	L
Social Service Institutions		C	C	C	C	C	C	-	-	C	-
Solar Energy Systems		L	L	L	L	L	L	L	L	L	L
Wireless Communication Facility:											
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a non-residential use		L	L	L	L	L	L	L	L	L	L

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones									
	1st & 2nd >>		IP-			IL-			IH-		IS-	IBT-
	3rd >>		1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
	4th >>		1	1	1	1	1	1	1	1	1	1
<i>Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a residential use</i>	N	N	N	N	N	N	N	N	N	N	N	
<i>Wireless communication facility in the public right-of-way with above ground equipment</i>	C	C	C	C	C	C	C	C	C	C	C	
<i>Wireless communication facility outside the public right-of-way</i>	L	L	L	L	L	L	L	L	L	L	L	
<b>Retail Sales</b>												
<b>Building Supplies &amp; Equipment</b>	-	-	-	p(6,15)	p(15)	p(15)	-	p(6,15)	p(15)	-		
<b>Food, Beverages and Groceries</b>	-	-	-	-	-	p(15)	-	-	-	-		
<b>Consumer Goods, Furniture, Appliances, Equipment</b>	-	-	-	-	p(2,15)	p(15)	-	-	p(3,15)	-		
<b>Pets &amp; Pet Supplies</b>	-	-	-	-	-	p(15)	-	-	-	-		
<b>Sundries, Pharmaceuticals, &amp; Convenience Sales</b>	-	p(5,15)	p(5,15)	p(5,15)	p(5,15)	p(15)	p(5,15)	p(5,15)	p(4,15)	-		
<b>Wearing Apparel &amp; Accessories</b>	-	-	-	-	p(3,15)	p(3,15)	-	-	p(3,15)	-		
<b>Separately Regulated Retail Sales Uses</b>												
Agriculture Related Supplies & Equipment	-	-	-	-	P	P	P	P	P	-		
Alcoholic Beverage Outlets	-	-	-	-	-	L	-	-	-	-		
<b>Farmers' Markets</b>												
Weekly Farmers' Market	-	-	-	-	-	L	-	-	-	-		
Daily Farmers' Market Stands	-	-	-	-	-	L	-	-	-	-		
Plant Nurseries	-	-	-	-	-	P	-	P	P	-		
Retail Farms	-	-	-	-	-	L	-	-	-	-		
Retail Tasting Stores	-	-	-	L	L	L	-	-	L	-		
Swap Meets & Other Large Outdoor Retail Facilities	-	-	-	C	C	C	C	C	C	-		
<b>Commercial Services</b>												
<b>Building Services</b>	-	-	-	P	P	P	-	P	P	P		
<b>Business Support</b>	-	p(8)	p(8)	p(8)	P	P	-	p(8)	P	p(8)		
<b>Eating &amp; Drinking Establishments</b>	-	p(7,18)	p(7,18)	p(7,18)	p(7,18)	p(18)	-	p(7)	p(4,18)	p(7,18)		
<b>Financial Institutions</b>	-	P	-	-	P	P	-	-	P	P		
<b>Funeral &amp; Mortuary Services</b>	-	-	-	-	P	P	-	P	-	-		
<b>Instructional Studios</b>	-	-	-	-	-	p(16)	-	-	P	-		
<b>Maintenance &amp; Repair</b>	-	-	-	P	P	P	-	-	P	P		
<b>Off-site Services</b>	-	P	-	P	P	P	-	P	P	P		
<b>Personal Services</b>	-	-	-	-	p(9)	p(9)	-	-	-	-		
<b>Radio &amp; Television Studios</b>	-	P	-	P	P	P	-	P	P	P		
<b>Tasting Rooms</b>	p(20)	p(20)	p(20)	p(20)	p(20)	p(20)	p(20)	p(20)	p(20)	p(20)		
<b>Visitor Accommodations</b>	-	-	-	-	-	-	-	-	-	-		

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>	IP-			IL-			IH-		IS-	IBT-
	3rd >>	1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
	4th >>	1	1	1	1	1	1	1	1	1	1
<b>Separately Regulated Commercial Services Uses</b>											
Adult Entertainment Establishments:											
Adult Book Store	-	-	-	-	L	L	-	L	L	-	
Adult Cabaret	-	-	-	-	-	L	-	-	-	-	
Adult Drive-in Theater	-	-	-	-	L	L	-	-	-	-	
Adult Mini-Motion Picture Theater	-	-	-	-	L	L	-	-	L	-	
Adult Model Studio	-	-	-	-	L	L	-	-	-	-	
Adult Motel	-	-	-	-	-	-	-	-	-	-	
Adult Motion Picture Theater	-	-	-	-	L	L	-	-	L	-	
Adult Peep Show Theater	-	-	-	-	L	L	-	-	L	-	
Adult Theater	-	-	-	-	L	L	-	-	L	-	
Body Painting Studio	-	-	-	-	L	L	-	-	-	-	
Massage Establishment	-	-	-	-	-	L	-	-	-	-	
Sexual Encounter Establishment	-	-	-	-	-	-	-	-	-	-	
Assembly and Entertainment Uses, Including Places of Religious Assembly	-	-	-	-	L	L	-	-	L	-	
Bed & Breakfast Establishments:											
1-2 Guest Rooms	-	-	-	-	-	-	-	-	-	-	
3-5 Guest Rooms	-	-	-	-	-	-	-	-	-	-	
6+ Guest Rooms	-	-	-	-	-	-	-	-	-	-	
Boarding Kennels/Pet Day Care Facilities	-	N	-	N	L	L	N	N	N	N	
Camping Parks	-	-	-	-	-	-	-	-	-	-	
<i>Child Care Facilities:</i>											
Child Care Centers	C	C	C	-	C	C	-	C	C	C	
Large Family Child Care Homes	-	-	L	-	-	-	-	-	-	-	
Small Family Child Care Homes	-	-	L	-	-	-	-	-	-	-	
Eating and Drinking Establishments with a Drive-in or Drive-through Component	-	C	C	C	C	P	-	C	-	C	
Fairgrounds	-	C	-	C	C	C	C	C	C	-	
Golf Courses, Driving Ranges, and Pitch & Putt Courses	-	C	-	C	C	C	C	C	C	-	
Helicopter Landing Facilities	C	C	C	C	C	C	C	C	C	C	
Massage Establishments, Specialized Practice	-	-	-	-	-	L	-	-	-	-	
<i>Medical Marijuana Consumer Cooperatives</i>	-	-	-	-	-	C	-	-	C	C	
Mobile Food Trucks	P	P	P	P	P	P	P	P	P	P	
Nightclubs & Bars over 5,000 square feet in size	-	-	-	-	-	-	-	-	-	-	
Parking Facilities as a <i>Primary Use</i> :											
Permanent Parking Facilities	C	C	C	P	C	P	P	P	C	C	
Temporary Parking Facilities	C	C	C	N	C	N	N	N	C	N	

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones									
	1st & 2nd >>		IP-			IL-			IH-		IS-	IBT-
	3rd >>		1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
	4th >>		1	1	1	1	1	1	1	1	1	1
Private Clubs, Lodges and Fraternal Organizations	-	C	-	C	C	C	C	C	C	C	C	
Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size <sup>(13)</sup>	C	C	C	C	C	C	C	C	C	C	-	
Pushcarts:												
Pushcarts on Private Property	L	L	L	L	L	L	L	L	L	L	L	
Pushcarts in Public Right-of-Way	N	N	N	N	N	N	N	N	N	N	N	
Recycling Facilities:												
Large Collection Facility	L	N	L	N	N	N	L	L	N	N		
Small Collection Facility	L	L	L	L	L	L	L	L	L	L	L	
Large Construction & Demolition Debris Recycling Facility	-	-	-	N	-	C	C	N	-	C		
Small Construction & Demolition Debris Recycling Facility	-	-	-	N	-	C	N	N	-	C		
Drop-off Facility	L	L	L	L	L	L	L	L	L	L	L	
Green Materials Composting Facility	-	-	-	N	-	N	N	N	-	N		
Mixed Organic Composting Facility	-	-	-	C	-	C	N	N	-	C		
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic	-	C	-	L	L	L	L	L	C	L		
Large Processing Facility Accepting All Types of Traffic	-	C	-	N	N	N	N	N	C	L		
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic	-	N	-	L	L	L	L	L	N	L		
Small Processing Facility Accepting All Types of Traffic	-	N	-	N	N	N	N	N	N	N		
Reverse Vending Machines	L	L	L	L	L	L	L	L	L	L	L	
Tire Processing Facility	-	-	-	C	-	C	C	C	-	-		
Sidewalk Cafes	-	L	-	L	L	L	-	L	L	L		
Theaters that are outdoor or over 5,000 square feet in size	-	C	-	-	C	C	-	C	-	-		
Sports Arenas & Stadiums	-	C	-	-	C	C	-	C	-	-		
Urgent Care Facilities	-	L	-	-	L	P	-	L	L	-		
Veterinary Clinics & Animal Hospitals	-	N	-	N	L	L	N	N	N	N		
Zoological Parks	-	-	-	-	-	-	-	-	-	-		
<b>Offices</b>												
<b>Business &amp; Professional</b>	-	P	P	-	P	P	-	-	P	P		
<b>Government</b>	-	P	P	-	P	P	-	P	P	P		
<b>Medical, Dental, &amp; Health Practitioner</b>	-	-	-	-	P	P	-	-	P	P		
<b>Regional &amp; Corporate Headquarters</b>	P <sup>(1)</sup>	P	P <sup>(1)</sup>	P <sup>(1)</sup>	P	P	-	P <sup>(14)</sup>	P	P <sup>(1)</sup>		

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones									
	1st & 2nd >>		IP-			IL-			IH-		IS-	IBT-
	3rd >>		1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
	4th >>		1	1	1	1	1	1	1	1	1	1
<b>Separately Regulated Office Uses</b>												
Real Estate Sales Offices & Model Homes	-	-	-	-	-	-	-	-	-	-	-	
<i>Sex Offender Treatment and Counseling Facilities</i>	-	L	-	-	L	L	-	-	L	-		
<b>Vehicle &amp; Vehicular Equipment Sales &amp; Service</b>												
<b>Commercial Vehicle Repair &amp; Maintenance</b>	-	-	-	P	P	P	P	P	P	P		
<b>Commercial Vehicle Sales &amp; Rentals</b>	-	-	-	P	P	P	P	P	P	-		
<b>Personal Vehicle Repair &amp; Maintenance</b>	-	-	-	P	P	P	-	-	P	-		
<b>Personal Vehicle Sales &amp; Rentals</b>	-	-	-	P	P	P	-	P	P	-		
<b>Vehicle Equipment &amp; Supplies Sales &amp; Rentals</b>	-	-	-	P	-	P	P	P	P	-		
<b>Separately Regulated Vehicle &amp; Vehicular Equipment Sales &amp; Service Uses</b>												
Automobile Service Stations	L	L	L	L	L	L	L	L	L	C		
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a <i>Primary Use</i>	-	-	-	P	P	P	P	P	P	P		
<b>Distribution and Storage</b>												
<b>Equipment &amp; Materials Storage Yards</b>	-	-	-	P	P	P	P	P	P	P		
<b>Moving &amp; Storage Facilities</b>	-	-	-	P	P	P	P	P	P	-		
<b>Distribution Facilities</b>	P <sup>(19)</sup>	P	-	P	P	P	P	P	P	P		
<b>Separately Regulated Distribution, and Storage Uses</b>												
Impound Storage Yards	-	-	-	P	P	P	P	P	P	-		
Junk Yards	-	-	-	C	C	C	C	C	C	-		
Temporary Construction Storage Yards Located off-site	L	L	L	L	L	L	L	L	L	L		
<b>Industrial</b>												
<b>Heavy Manufacturing</b>	-	-	-	-	-	-	P	P	-	-		
<b>Light Manufacturing</b>	P <sup>(10)</sup>	P	P <sup>(10)</sup>	P	P	P	P	P	P	P		
<b>Marine Industry</b>	-	-	-	P	P	P	P	P	P	P		
<b>Research &amp; Development</b>	P	P	P	P	P	P	P	P	P	P		
<b>Trucking &amp; Transportation Terminals</b>	-	-	-	P	-	P	P	P	P	P		
<b>Separately Regulated Industrial Uses</b>												
<i>Hazardous Waste</i> Research Facility	C	C	C	C	C	C	C	C	C	C		
<i>Hazardous Waste</i> Treatment Facility	C	C	C	C	C	C	C	C	C	-		
Marine Related Uses Within the Coastal Overlay Zone	-	-	-	P	P	P	P	P	P	P		
Mining and Extractive Industries	-	C	-	C	C	C	C	C	C	-		
Newspaper Publishing Plants	C	P	C	P	P	P	P	P	P	P		
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises	-	-	-	P	P	P	P	P	P	P		

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones									
	1st & 2nd >>		IP-			IL-			IH-		IS-	IBT-
	3rd >>>		1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
	4th >>>		1	1	1	1	1	1	1	1	1	1
Very Heavy Industrial Uses	-	-	-	-	-	-	-	C	C	-	-	
Wrecking & Dismantling of Motor Vehicles	-	-	-	C	C	C	C	P	C	C	-	
<b>Signs</b>												
<b>Allowable Signs</b>	P	P	P	P	P	P	P	P	P	P	P	
<b>Separately Regulated Signs Uses</b>												
Community Entry Signs	L	L	L	L	L	L	L	L	L	L	L	
Neighborhood Identification Signs	-	-	-	-	-	-	-	-	-	-	-	
Comprehensive Sign Program	N	N	N	N	N	N	N	N	N	N	N	
Revolving Projecting Signs	N	N	N	N	N	N	N	N	N	N	N	
Signs with Automatic Changing Copy	N	N	N	N	N	N	N	N	N	N	N	
Theater Marquees	-	-	-	-	N	N	-	-	-	-	-	

**Footnotes for Table 131-06B**

- 1 A regional and corporate headquarters establishment shall have a *gross floor area* of at least 40,000 square feet.
- 2 Household and office furniture, appliances, and equipment sales establishments shall occupy an area of at least 5,000 square feet in *gross floor area* unless the sales are of items that are manufactured on the same *premises*.
- 3 See Section 131.0623(g).
- 4 See Section 131.0623(h).
- 5 See Section 131.0623(a).
- 6 See Section 131.0623(f).
- 7 See Section 131.0623(b).
- 8 See Section 131.0623(c).
- 9 See Section 131.0623(d).
- 10 See Section 131.0623(e).
- 11 Assembly uses shall occupy at least 5,000 square feet of the *gross floor area*.
- 12 Recreational facilities shall not exceed 2,500 square feet of *gross floor area* and 2,500 square feet of outdoor recreational use area.
- 13 The 40,000 square feet includes all indoor and outdoor areas that are devoted to the recreational use; it does not include customer parking areas.
- 14 Only one regional and corporate headquarters establishment is permitted on an individual parcel of land.
- 15 *Development* of a *large retail establishment* is subject to Section 143.0302.
- 16 Instructional Studios are not permitted on a *premises* that is identified as Prime Industrial Land in a *land use plan*.
- 17 See Section 131.0623(j).
- 18 Eating and drinking establishments abutting residential *development* located in a residential zone may operate only between 6:00 a.m. and 12:00 midnight.
- 19 Distribution facilities are permitted in the IP-1-1 zone only within the Otay Mesa Community Plan area.

<sup>20</sup> Tasting rooms are only permitted as an *accessory use* to a beverage manufacturing plant.

*(Amended 6-12-2001 by O-18948 N.S.; effective 12-12-2001.)  
(Amended 3-1-2006 by O-19467 N.S.; effective 8-10-2006.)  
(Amended 8-10-2004 by O-19308 N.S.; effective 4-11-2007.)  
(Amended 6-15-2007 by O-19624 N.S.; effective 7-15-2007.)  
(Amended 4-23-2008 by O-19739 N.S.; effective 5-23-2008.)  
(Amended 11-13-08 by O-19799 N.S.; effective 12-13-2008.)  
(Amended 11-13-08 by O-19803 N.S.; effective 12-13-2008.)  
(Amended 11-13-08 by O-19804 N.S.; effective 12-13-2008.)  
(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)  
(Amended 2-22-2012 by O-20140 N.S.; effective 3-23-2012.)  
(Amended 2-22-2012 by O-20141 N.S.; effective 3-23-2012.)  
(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)  
(Amended 3-25-2014 by O-20356 N.S.; effective 4-24-2014.)  
(Amended 4-11-2014 by O-20361 N.S.; effective 5-18-2014.)  
(Amended 4-3-2014 by O-20357 N.S.; effective 10-15-2014.)  
(Amended 5-5-2015 by O-20481 N.S.; effective 6-4-2015.)  
(Amended 7-10-2015 by O-20512 N.S.; effective 8-9-2015.)  
(Amended 8-7-2015 by O-20555 N.S.; effective 9-6-2015.)  
(Amended 4-5-2016 by O-20634 N.S.; effective 5-5-2016.)*

**[Editors Note:** Amendments as adopted by O-20634 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

Click the link to view the Strikeout Ordinance highlighting changes to prior language [http://docs.sandiego.gov/municode\\_strikeout\\_ord/O-20634-SO.pdf](http://docs.sandiego.gov/municode_strikeout_ord/O-20634-SO.pdf) ]

*(Amended 8-4-2016 by O-20704 N.S.; effective 8-27-2016.)*

**[Editors Note:** Amendments as adopted by O-20704 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

Click the link to view the Strikeout Ordinance highlighting changes to prior language [http://docs.sandiego.gov/municode\\_strikeout\\_ord/O-20704-SO.pdf](http://docs.sandiego.gov/municode_strikeout_ord/O-20704-SO.pdf) ]

### §131.0623 Additional Use Regulations of Industrial Zones

The additional use regulations identified in this Section are applicable to uses where indicated in Table 131-06B.

- (a) Sundries, pharmaceuticals, and convenience sales are permitted subject to the following:
  - (1) An establishment offering these items for sale shall be limited to 1,000 square feet of *gross floor area*; and
  - (2) The total area occupied by these uses shall not exceed 10 percent of the *gross floor area* of the building in which they are located.
- (b) Eating and drinking establishments are permitted subject to the following:
  - (1) Individual establishments are limited to 3,000 square feet of *gross floor area*, except where provided in accordance with Section 131.0623(i);
  - (2) No live entertainment is permitted on a *premises* in an IH zone or on any *premises* abutting a residential zone;
  - (3) Establishments with drive-in or drive-through services are subject to Section 141.0607; and
  - (4) Establishments abutting residential zones may operate only between 6:00 a.m. and midnight.
- (c) Business support services are permitted subject to the following:
  - (1) Individual establishments are limited to 3,500 square feet of *gross floor area*; and
  - (2) The total area occupied by these uses shall not exceed 25 percent of the *gross floor area* of the building in which they are located.

- (d) Personal appearance and health services are permitted subject to the following:
  - (1) Individual establishments are limited to 3,500 square feet of *gross floor area*; and
  - (2) The total area occupied by these uses shall not exceed 10 percent of the *gross floor area* of the building in which they are located.
  
- (e) Light manufacturing and assembly uses in the IP-1-1 and the IP-3-1 zones are limited to the following:
  - (1) Prototype fabrication;
  - (2) Production requiring advanced technology and skills and directly related to research and development activities on the *premises*;
  - (3) Manufacturing of biochemical research and diagnostic compounds to be used primarily by universities, laboratories, hospitals, and clinics for scientific research and developmental testing purposes;
  - (4) Production of experimental products;
  - (5) Development of production or operating systems to be installed and operated at another location, including manufacturing of products necessary for such development;
  - (6) Manufacturing of biological, biomedical, and pharmaceutical products;
  - (7) Manufacturing of scientific, engineering, and medical instruments; and
  - (8) Within the IP-1-1 zone only, beverage and food manufacturing and production. Beverage manufacturing operations may include a tasting room as an *accessory use*.
  
- (f) Building supplies and equipment sales are permitted subject to the following:
  - (1) Items for sale shall be limited to equipment, parts, and products used in the installation or repair of permanent improvements to *structures* or *premises*; and
  - (2) Building supplies and equipment sales establishments shall occupy an area of at least 10,000 square feet of *gross floor area*.

- (g) Retail sales uses subject to this section are permitted subject to the following:
  - (1) The items offered for sale must be manufactured on the *premises*; and
  - (2) A maximum of 25 percent of the *gross floor area* on the *premises* may be used for retail sales. At least 75 percent of the *gross floor area* shall be used for manufacturing, warehousing, or wholesale distribution of the products that are offered for sale.
- (h) Convenience stores and eating and drinking establishments are permitted subject to the following:
  - (1) An individual establishment shall not exceed 1,000 square feet of *gross floor area*; except where provided in accordance with Section 131.0623(i); and
  - (2) Drive-in and drive-through facilities are not permitted.
- (i) Industrial *development* greater than 12,000 square feet of *gross floor area* that is primarily engaged in the manufacturing of malt beverages or distilled spirits in sealed cans, bottles, or kegs, may include an eating and drinking establishment as an *accessory use*, subject to applicable state and local regulations, if the eating and drinking establishment does not exceed 25 percent of the *gross floor area* of the *structures* on the *premises*.
- (j) Residential uses in the IP-3-1 zone are permitted subject to the following:
  - (A) Residential *development* is permitted in accordance with the Business Park - Residential Permitted CPIOZ of the applicable community plan;
  - (B) Residential *development* comprises no more than 49 percent of the total *lot* area within the Business Park - Residential Permitted CPIOZ; and
  - (C) Residential *development* complies with the *development* regulations of the residential zone identified in the Business Park - Residential Permitted CPIOZ of the applicable community plan, except that the *lot* area, *lot* dimensions, *floor area ratio*, and *setback* requirements of the IP-3-1 zone shall apply.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)  
(Amended 6-5-2013 by O-20262 N.S.; effective 7-6-2013.)  
(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)  
(Amended 4-11-2014 by O-20361 N.S.; effective 5-18-2014.)  
(Amended 5-5-2015 by O-20481 N.S.; effective 6-4-2015.)

**§131.0630 Development Regulations of Industrial Zones**

- (a) Within the industrial zones, no *structure* or improvement shall be constructed, established, or altered, nor shall any *premises* be used unless the *premises* complies with the regulations and standards in this division and with any applicable development regulations in Chapter 13, Article 2 (Overlay Zones) and Chapter 14 (General and Supplemental Regulations).
- (b) A Neighborhood Development Permit or Site Development Permit is required for the types of *development* identified in Table 143-03A.
- (c) The regulations in this division apply to all *development* in the industrial base zones whether or not a permit or other approval is required except where specifically identified.

*(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)*

**§131.0631 Development Regulations Table for Industrial Zones**

The following development regulations apply in the industrial zones as shown in Table 131-06C.

**Table 131-06C  
Development Regulations for Industrial Zones**

Development Regulations [See Section 131.0630 for Development Regulations of Industrial Zones]	Zone Designator 1st & 2nd >> 3rd >> 4th >>	Zones									
		IP-			IL-			IH-		IS-	IBT-
		1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
		1			1			1		1	1
<b>Max permitted residential density</b> <sup>(10)</sup>		1,000			-			-		-	-
<b>Supplemental residential regulations</b> [see Section 131.0623(i)]		applies			-			-		-	-
<b>Lot Area</b>											
Min Lot Area (sf)		40,000			15,000 <sup>(1)</sup>			30,000		10,000	40,000
Max Lot Area (sf)		-			-			-		15,000	-
<b>Min Lot Dimensions</b>											
Lot Width (ft)		100			75			100		50	100
Street Frontage (ft)		100 <sup>(2)</sup>			75			100		50	100 <sup>(2)</sup>
Lot Depth (ft)		200			100			150		100	200
<b>Setback Requirements</b>											
Min Front Setback (ft)		20 <sup>(3)</sup>			15 <sup>(3)</sup>			20 <sup>(3)</sup>		10	20 <sup>(3)</sup>
Std Front Setback (ft) [See Section 131.0643(b)]		25 <sup>(3)</sup>			20 <sup>(3)</sup>			25 <sup>(3)</sup>			25 <sup>(3)</sup>
Min Side Setback (ft)		15			10			15		5/0 <sup>(8)</sup>	15
Min Street Side Setback (ft) Std Street Side Setback (ft)		20 <sup>(4)</sup>			15 <sup>(4),(5)</sup> 20 <sup>(4),(5)</sup>			20 <sup>(4),(5)</sup> 25 <sup>(4),(5)</sup>		10 <sup>(9)</sup>	20 <sup>(4)</sup>
Min Side Setback Abutting Residential (ft)		30			25			30		10	30
Min Rear Setback (ft) Std Rear Setback (ft)		25			0 <sup>(6)</sup> 15 <sup>(6)</sup>			20		10	25
Min Rear Setback Abutting Residential (ft)		50			25			30		15	50
<b>Max Structure Height</b> [See Section 131.0644]		-			-			-		-	-
<b>Max Floor Area Ratio</b>		2.0 <sup>(7)(11)</sup>			2.0 <sup>(7)(11)</sup>			2.0 <sup>(11)</sup>		2.0 <sup>(11)</sup>	2.0 <sup>(7)(11)</sup>
<b>Street Wall Requirements</b> [See Section 142.1030]		-			applies			applies		-	-
<b>Outdoor Amenities</b> [See Section 131.0665]		applies			applies			applies		-	applies
<b>Refuse and Recyclable Material Storage</b> [See Section 142.0805]		applies			applies			applies		applies	applies
<b>Loading Dock and Overhead Door Screening Regulations</b> [See Section 142.1030]		applies			applies			applies		applies	applies
<b>Visibility Area</b> [See Section 113.0273]		applies			applies			applies		applies	applies

**Footnotes for Table 131-06C**

- 1 Within the Kearny Mesa Community Plan area, the minimum *lot* size is 40,000 square feet.
- 2 See Section 131.0642.
- 3 See Section 131.0643(a).
- 4 See Section 131.0643(c).
- 5 See Section 131.0643(e).
- 6 See Section 131.0643(d).
- 7 Within the Kearny Mesa Community Plan area, the maximum *floor area ratio* is 0.50.
- 8 See Section 131.0643(f).
- 9 See Section 131.0643(g).
- 10 One *dwelling unit* per specified minimum square feet of *lot* area as determined in accordance with Section 113.0222.
- 11 Within the Otay Mesa Community Plan area, the maximum *floor area ratio* is 0.50 unless a *final map* has been recorded prior to May 18, 2014. This restriction does not apply to residential development in accordance with Section 131.0623(i).

*(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)*  
*(Amended 11-13-08 by O-19799 N.S.; effective 12-13-2008.)*  
*(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)*  
*(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)*  
*(Amended 4-11-2014 by O-20361 N.S.; effective 5-18-2014.)*  
*(Amended 4-5-2016 by O-20634 N.S.; effective 5-5-2016.)*

**[Editors Note:** Amendments as adopted by O-20634 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.  
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**§131.0642 Lot Dimensions in Industrial Zones**

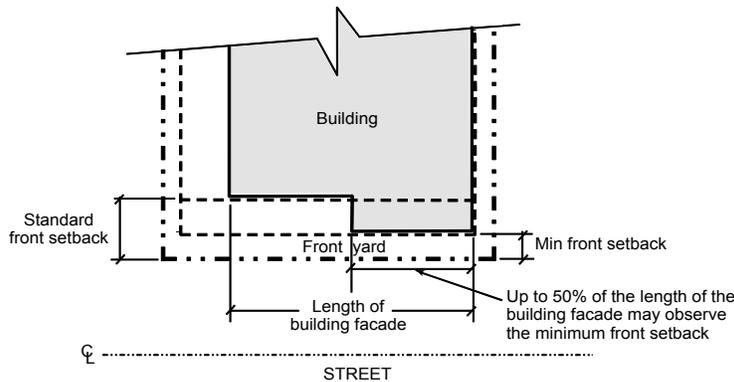
The minimum *street frontage* is 60 feet for any *lot* in the IP zones that fronts principally on a turnaround or on a curving *street* with a centerline radius of less than 100 feet.  
*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**131.0643 Setback Requirements in Industrial Zones**

- (a) *Front Setback* in the IP, IL, IH, and IBT Zones. Up to 50 percent of the length of the *building facade* may observe the minimum front *setback* provided the remaining percentage observes the standard front *setback*. This may occur on a floor-by-floor basis. See Diagram 131-06A.

**Diagram 131-06A**

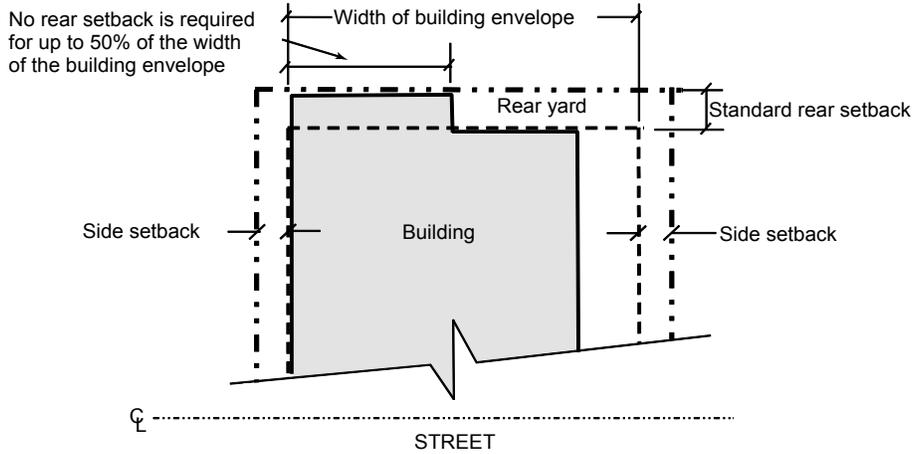
**Front Setback in the IP, IL, and IH Zones**



- (b) *Parking Encroachment* in *Front Yard* of All Industrial Zones. Parking may encroach up to 5 feet into the required standard front *yard* in all industrial zones, but may not be covered or enclosed.
- (c) *Parking Encroachment* in *Street Side Yard* of IP, IL, IH, and IBT Zones. Parking may encroach up to 5 feet into the required standard street side yard of the IP, IL, and IH zones, but may not be covered or enclosed.
- (d) *Rear Setback* in IL Zones. In the IL zones, no rear *setback* is required for up to 50 percent of the width of the *building envelope* provided the remainder of the *building envelope* observes at least the standard rear *setback* as shown in Diagram 131-06B.

**Diagram 131-06B**

**Zero Rear Setback in the IL Zone**



- (e) Standard/Minimum *Street Side Setback* in the IL, IH, and IBT Zones. Up to 50 percent of the length of the *street side building facade* may observe the minimum *street side setback* provided the remaining percentage observes the standard *street side setback*. This may occur on a floor-by-floor basis.
- (f) *Side Setbacks* in the IS Zone. In the IS zone, no *side setback* is required on one side of the *lot*. A minimum 5-foot *setback* is required for the opposite side.
- (g) *Street Side Setbacks* in the IS Zone. In the IS zone, the minimum *street side setback* is 10 feet for a *premises* that is 100 feet wide or greater. For a *premises* that is less than 100 feet, the minimum is 10 percent of the *premises* width but not less than 5 feet.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)  
(Amended 4-11-2014 by O-20361 N.S.; effective 5-18-2014.)

**§131.0644 Maximum Structure Height in Industrial Zones**

There are no height limits for *structures* in the industrial zones except as limited by the regulations in Chapter 13, Article 2 (Overlay Zones).

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§131.0665 Outdoor Amenities in Industrial Zones**

In the IP, IL, IH, and IBT zones, *development* on a *premises* that exceeds 10 acres in area shall include an outdoor eating and/or recreational facility. The outdoor amenity shall be at least 2,000 square feet in total area and shall be developed as usable space.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

*(Amended 4-11-2014 by O-20361 N.S.; effective 5-18-2014.)*