

STRIKEOUT ORDINANCE**OLD LANGUAGE: ~~Strike Out~~****NEW LANGUAGE: Underlined**ORDINANCE NUMBER O-20141 (NEW SERIES)DATE OF FINAL PASSAGE FEBRUARY 22, 2012

AN ORDINANCE AMENDING CHAPTER 13, ARTICLE 1, DIVISION 2 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 131.0222; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 3 BY AMENDING SECTIONS 131.0322 AND 131.0323; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 4 BY AMENDING SECTION 131.0422; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 5 BY AMENDING SECTION 131.0522; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 6 BY AMENDING SECTION 131.0622; AND AMENDING CHAPTER 14, ARTICLE 1, DIVISION 5 BY ADDING NEW SECTION 141.0503, RENUMBERING CURRENT SECTION 141.0503 TO SECTION 141.0504, ADDING NEW SECTION 141.0505, AND RENUMBERING CURRENT SECTION 141.0504 TO SECTION 141.0506, ALL RELATING TO FARMERS' MARKETS AND RETAIL FARMS

§131.0222 Use Regulations Table for Open Space Zones

The uses allowed in the open space zones are shown in Table 131-02B.

Legend for Table 131-02B [No change in text.]

**Table 131-02B
Use Regulations Table of Open Space 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 >>		OC-	OR- ⁽¹⁾	OF- ⁽¹¹⁾
	3rd >>	1-	2-	1-	1-	1-
	4th >>	1	1	1	1	2
Open Space through Institutional [No change in text.]						
Retail Sales						
Building Supplies & Equipment		-	-	-	-	-
Food, Beverages and Groceries		-	-	-	-	-
Consumer Goods, Furniture, Appliances, Equipment		-	-	-	-	-

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 >>		OP-		OC-	OR ⁽¹⁾		OF ⁽¹¹⁾
		3rd >>	1-	2-	1-	1-		1-
		4th >>	1	1	1	1	2	1
Pets & Pet Supplies	-	-	-	-	-	-	-	
Sundries, Pharmaceuticals, & Convenience Sales	-	-	-	-	-	-	-	
Wearing Apparel & Accessories	-	-	-	-	-	-	-	
Separately Regulated Retail Sales Uses:								
Agriculture Related Supplies & Equipment	-	-	-	-	-	-	-	
Alcoholic Beverage Outlets	-	-	-	-	-	-	-	
<u>Farmers' Markets</u>								
<u>Weekly Farmers' Markets</u>	=	=	=	=	=	=	=	
<u>Daily Farmers' Market Stands</u>	=	=	=	=	=	=	=	
Plant Nurseries	-	-	-	-	-	-	-	
<u>Retail Farms</u>	=	=	=	=	=	=	=	
Swap Meets & Other Large Outdoor Retail Facilities	-	-	-	-	-	-	C ⁽⁷⁾	
Commercial Services through Signs [No change in text.]								

Footnotes for Table 131-02B [No change in text.]

§131.0322 Use Regulations Table for Agricultural Zones

The uses allowed in the agricultural zones are shown in Table 131-03B.

Legend for Table 131-03B [No change in text.]

**Table 131-03B
Use Regulations Table of Agricultural 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 >>		AG		AR	
		3rd >>	1-	1-		
		4th >>	1	2	1	2
Open Space through Institutional [No change in text.]						
Retail Sales						
Building Supplies & Equipment	-	-	-	-	-	
Food, Beverages and Groceries	-	-	-	-	-	
Consumer Goods, Furniture, Appliances, Equipment	-	-	-	-	-	
Pets & Pet Supplies	-	-	-	-	-	
Sundries, Pharmaceuticals, & Convenience Sales	-	-	-	-	-	
Wearing Apparel & Accessories	-	-	-	-	-	
Separately Regulated Retail Sales Uses						
Agriculture Related Supplies & Equipment	C	C	C	C	C	
Alcoholic Beverage Outlets	-	-	-	-	-	
<u>Farmers' Markets</u>						

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 >>	AG		AR	
	3rd >>	1-		1-	
	4th >>	1	2	1	2
<u>Weekly Farmers' Markets</u>		=		=	
<u>Daily Farmers' Market Stands</u>		=		=	
Plant Nurseries		C		C	
<u>Retail Farms</u>		=		=	
Swap Meets & Other Large Outdoor Retail Facilities		-		C	
Commercial Services through Signs [No change in text.]					

Footnotes for Table 131-03B [No change in text.]

§131.0323 Additional Use Regulations of Agricultural Zones

The uses in this section are permitted within the agricultural zones as indicated subject to the regulations listed.

- (a) [No change in text.]
- (b) Horticulture nurseries are permitted subject to the following:
 - (1) Only plants are permitted to be sold on the *premises*. The sale of nonplant items requires a Conditional Use Permit for a plant nursery in accordance with Section 141.05034;
 - (2) through (3) [No change in text.]

§131.0422 Use Regulations Table for Residential Zones

The uses allowed in the residential zones are shown in the Table 131-04B.

Legend for Table 131-04B [No change in text.]

Table 131-04B Use Regulations Table of Residential 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 >>	RE-			RS-										RX-		RT-						
	3rd >>	1-			1-										1-		1-						
	4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3
Open Space through Institutional [No change in text.]																							
Retail Sales																							
Building Supplies & Equipment																							
-																							
Food, Beverages and Groceries																							
-																							
Consumer Goods, Furniture, Appliances, Equipment																							
-																							
Pets & Pet Supplies																							
-																							
Sundries, Pharmaceuticals, & Convenience Sales																							
-																							
Wearing Apparel & Accessories																							
-																							
Separately Regulated Sales Uses																							
Agriculture Related Supplies & Equipment																							
-																							
Alcoholic Beverage Outlets																							
-																							
<u>Farmers' Markets</u>																							
<u>Weekly Farmers' Markets</u>																							
=																							
<u>Daily Farmers' Market Stands</u>																							
=																							
Plant Nurseries																							
-																							
<u>Retail Farms</u>																							
=																							
Swap Meets & Other Large Outdoor Retail Facilities																							
-																							
Commercial Services through Signs [No change in text.]																							

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 >>	RM-											
	3rd >>	1-			2-			3-			4-		5-
	4th >>	1	2	3	4	5	6	7	8	9	10	11	12
Open Space through Institutional [No change in text.]													
Retail Sales													
Building Supplies & Equipment													
-													
Food, Beverages and Groceries													
-													
Consumer Goods, Furniture, Appliances, Equipment													
-													
Pets & Pet Supplies													
-													
Sundries, Pharmaceuticals, & Convenience Sales													
-													
Wearing Apparel & Accessories													
-													
Separately Regulated Sales Uses													
-													

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 >>		RM-											
	3rd >>		1-			2-			3-			4-		5-
	4th >>		1	2	3	4	5	6	7	8	9	10	11	12
Agriculture Related Supplies & Equipment			-			-			-			-		
Alcoholic Beverage Outlets			-			-			-			-		
<u>Farmers' Markets</u>														
<u>Weekly Farmers' Markets</u>			=			=			=			=		
<u>Daily Farmers' Market Stands</u>			=			=			=			=		
Plant Nurseries			-			-			-			-		
<u>Retail Farms</u>			=			=			=			=		
Swap Meets & Other Large Outdoor Retail Facilities			-			-			-			-		
Commercial Services through <i>Signs</i> [No change in text.]														

Footnotes for Table 131-04B [No change in text.]

§131.0522 Use Regulations Table of Commercial Zones

The uses allowed in the commercial zones are shown in Table 131-05B.

Legend for Table 131-05B [No change in text.]

**Table 131-05B
Use Regulations Table for Commercial 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 >>		CN ⁽¹⁾ -			CR-		CO-		CV-		CP-	
	3rd >>		1-			1-	2-	1-	1-	1-			
	4th >>		1	2	3	1	1	1	2	1	2	1	
Open Space through Institutional [No change in text.]													
Retail Sales													

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 >>		CN ⁽¹⁾⁻			CR-		CO-		CV-		CP-	
	3rd >>		1-			1-	2-	1-	1-	1-	1-		
	4th >>		1	2	3	1	1	1	2	1	2	1	
Building Supplies & Equipment			P ⁽¹¹⁾			P ⁽¹¹⁾	P ⁽¹¹⁾	-	-	-			
Food, Beverages and Groceries			P ⁽¹¹⁾			P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾	-			
Consumer Goods, Furniture, Appliances, Equipment			P ⁽¹¹⁾			P ⁽¹¹⁾	P ⁽¹¹⁾	P ^(3,11)	P ⁽¹³⁾	-			
Pets & Pet Supplies			P ⁽¹¹⁾			P ⁽¹¹⁾	P ⁽¹¹⁾	-	-	-			
Sundries, Pharmaceutical, & Convenience Sales			P ⁽¹¹⁾			P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾	-			
Wearing Apparel & Accessories			P ⁽¹¹⁾			P ⁽¹¹⁾	P ⁽¹¹⁾	-	P ⁽¹¹⁾	-			
Separately Regulated Retail Sales Uses													
Agriculture Related Supplies & Equipment			-			P	P	-	-	-			
Alcoholic Beverage Outlets			L			L	L	L	L	-			
<u>Farmers' Markets</u>													
<u>Weekly Farmers' Markets</u>			<u>L</u>			<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>		
<u>Daily Farmers' Market Stands</u>			<u>L</u>			<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>		
Plant Nurseries			P			P	P	-	-	-			
<u>Retail Farms</u>			<u>L</u>			<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>		
Swap Meets & Other Large Outdoor Retail Facilities			-			C	C	-	C ⁽¹⁰⁾	-			
Commercial Services through <i>Signs</i> [No change in text.]													

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 >>		CC-																		
	3rd >>		1-			2-			3-			4-					5-				
	4th >>		1	2	3	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	
Open Space through Institutional [No change in text.]																					
Retail Sales																					
Building Supplies & Equipment			P ⁽¹¹⁾			P ⁽¹¹⁾			-			P ⁽¹¹⁾					P ⁽¹¹⁾				
Food, Beverages and Groceries			P ⁽¹¹⁾			P ⁽¹¹⁾			P ⁽¹¹⁾			P ⁽¹¹⁾					P ⁽¹¹⁾				
Consumer Goods, Furniture, Appliances, Equipment			P ⁽¹¹⁾			P ⁽¹¹⁾			P ⁽¹¹⁾			P ⁽¹¹⁾					P ⁽¹¹⁾				
Pets & Pet Supplies			P ⁽¹¹⁾			P ⁽¹¹⁾			P ⁽¹¹⁾			P ⁽¹¹⁾					P ⁽¹¹⁾				
Sundries, Pharmaceutical, & Convenience Sales			P ⁽¹¹⁾			P ⁽¹¹⁾			P ⁽¹¹⁾			P ⁽¹¹⁾					P ⁽¹¹⁾				
Wearing Apparel & Accessories			P ⁽¹¹⁾			P ⁽¹¹⁾			P ⁽¹¹⁾			P ⁽¹¹⁾					P ⁽¹¹⁾				
Separately Regulated Retail Sales Uses																					
Agriculture Related Supplies & Equipment			-			-			-			P					P				
Alcoholic Beverage Outlets			L			L			L			L					L				
<u>Farmers' Markets</u>																					
<u>Weekly Farmers' Markets</u>			<u>L</u>			<u>L</u>			<u>L</u>			<u>L</u>					<u>L</u>				
<u>Daily Farmers' Market Stands</u>			<u>L</u>			<u>L</u>			<u>L</u>			<u>L</u>					<u>L</u>				
Plant Nurseries			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 >>	CC-																	
	3rd >>	1-			2-			3-			4-			5-					
	4th >>	1	2	3	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5
<u>Retail Farms</u>		<u>L</u>																	
Swap Meets & Other Large Outdoor Retail Facilities		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial Services through <i>Signs</i> [No change in text.]																			

Footnotes to Table 131-05B [No change in text.]

§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 [No change in text.]

**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-
	3rd >>	1-	2-	1-	2-	3-	1-	2-	1-	
	4th >>	1	1	1	1	1	1	1	1	
Open Space through Institutional [No change in text.]										
Retail Sales										
Building Supplies & Equipment		-	-	P ^(6,15)	P ⁽¹⁵⁾	P ⁽¹⁵⁾	-	P ^(6,15)	P ⁽¹⁵⁾	
Food, Beverages and Groceries		-	-	-	-	P ⁽¹⁵⁾	-	-	-	
Consumer Goods, Furniture, Appliances, Equipment		-	-	-	P ^(2,15)	P ⁽¹⁵⁾	-	-	P ^(3,15)	
Pets & Pet Supplies		-	-	-	-	P ⁽¹⁵⁾	-	-	-	
Sundries, Pharmaceuticals, & Convenience Sales		-	P ^(5,15)	P ^(5,15)	P ^(5,15)	P ⁽¹⁵⁾	P ^(5,15)	P ^(5,15)	P ^(4,15)	
Wearing Apparel & Accessories		-	-	-	P ^(3,15)	P ^(3,15)	-	-	P ^(3,15)	
Separately Regulated Retail Sales Uses										
Agriculture Related Supplies & Equipment		-	-	-	P	P	P	P	P	
Alcoholic Beverage Outlets		-	-	-	-	L	-	-	-	
Farmers' Markets										
<u>Weekly Farmers' Markets</u>		<u>≡</u>	<u>≡</u>	<u>≡</u>	<u>≡</u>	<u>L</u>	<u>≡</u>	<u>≡</u>	<u>≡</u>	
<u>Daily Farmers' Market Stands</u>		<u>≡</u>	<u>≡</u>	<u>≡</u>	<u>≡</u>	<u>L</u>	<u>≡</u>	<u>≡</u>	<u>≡</u>	
Plant Nurseries		-	-	-	-	P	-	P	P	
<u>Retail Farms</u>		<u>≡</u>	<u>≡</u>	<u>≡</u>	<u>≡</u>	<u>L</u>	<u>≡</u>	<u>≡</u>	<u>≡</u>	

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-
	3rd >>	1-	2-	1-	2-	3-	1-	2-	1-
	4th >>	1	1	1	1	1	1	1	1
Swap Meets & Other Large Outdoor Retail Facilities		-	-	C	C	C	C	C	C
Commercial Services through <i>Signs</i> [No change in text.]									

Footnotes for Table 131-06B [No change in text.]

§141.0503 Farmers' Markets

Farmers' markets are outdoor establishments where farmers and other vendors sell produce and other goods directly to consumers and where vendors selling farm produce comprise at least 50 percent of the vendors. A farmers' market may be either a weekly farmers' market or a daily farmers' market stand. Weekly farmers' markets conducted on public property are not subject to this section. Farmers' markets are permitted as a limited use in the zones indicated with an "L" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

(a) Weekly farmers' markets on private property shall comply with the following:

(1) Written permission of the property owner to conduct the weekly farmers' market shall be available to City of San Diego staff and officials upon request;

(2) A weekly farmers' market shall be limited to one event per week per location;

- (3) No parking shall be required; however, any parking reserved for handicapped access impacted by the farmers' market shall be temporarily relocated to a handicapped accessible location during the hours of the farmers market;
 - (4) Access to all building entryways and all disabled access routes shall be maintained; and
 - (5) One restroom per 250 persons shall be available.
- (b) Daily farmers' market stands shall comply with the following:
- (1) Daily farmers' market stands may operate seven days per week at a given location;
 - (2) Outdoor display areas shall comply with Section 142.1130 (Outdoor Display Regulations for Commercial Zones);
 - (3) No parking shall be required;
 - (4) Sales shall be limited to the sale of unprocessed, non-value added crops;
 - (5) A daily farmers' market stand shall occupy an area no greater than five feet in depth and sixteen feet in length per commercial frontage; and
 - (6) No required parking shall be displaced.
- (c) Daily farmers' market stands on private property shall obtain written permission of the property owner to conduct the daily farmers' market and shall make such written permission available to City of San Diego staff

and officials upon request, in addition to the requirements of Sections 141.0503(b)(1) through 141.0503(b)(6).

(d) Daily farmers' market stands located in the public right-of-way, between the curb and fronting property line, shall comply with the following in addition to the requirements of Sections 141.0503(b)(1) through 141.0503(b)(6):

(1) Written permission of the fronting property owner to conduct the daily farmers' market shall be available to City of San Diego staff and officials upon request;

(2) A Certificate of Insurance for a Public Liability Insurance Policy of at least \$500,000 in a form acceptable to the City Engineer and naming the City as an additional insured shall be required to be maintained at all times; and

(3) The location of the daily farmers' market stand shall comply with the following:

(A) A minimum 4-foot wide clear path of sidewalk shall be maintained within the public right-of-way at all times;

(B) Access to adjacent uses shall be maintained at all times;

(C) The daily farmers' market stand shall be located as close as feasible to the fronting property; and

(D) The daily farmers' market stand shall not be located parallel to loading areas, transit stops, taxi zones, or areas designated for pedestrian loading and unloading.

§141.05034 Plant Nurseries

[No change in text.]

§141.0505 Retail Farms

Retail farms are establishments whose primary function is to produce and sell food and other related products on the same premises. Retail farms are permitted as a limited use in the zones indicated with an “L” in the Use Regulations Tables in Chapter 13, Article 1(Base Zones) subject to the following regulations:

- (a) The maximum area inclusive of retail and farming areas shall not exceed 4 acres;
- (b) The use of pesticides is limited to those permitted by the U. S. Department of Agriculture’s National Organic Program;
- (c) A minimum of seventy-five percent of the products sold must be grown or generated onsite;
- (d) The hours of operation for the farm component shall be limited to the hours between sunrise and sunset as set forth by the National Oceanic and Atmosphere Administration for the San Diego area;
- (e) All equipment shall be stored on the premises;
- (f) All storage, service, and repair areas shall be enclosed, secured and located outside of all required setbacks; and
- (g) Parking shall comply with Chapter 14, Division 2, Article 5 (Parking Regulations).

- (1) The retail component shall comply with the parking ratios for Retail Sales, Commercial Services, and Mixed use Development;
- (2) The farm component shall provide one parking space per employee working the farm during the largest shift; and
- (3) For a “pick your own” retail operation, the retail parking ratio shall assume 1,000 square feet of retail space per acre of land farm.

§141.05046 Swap Meets and Other Large Outdoor Retail Facilities

[No change in text.]

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