

STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~STRIKEOUT~~
NEW LANGUAGE: UNDERLINE

(O-2006-87)

ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO AMENDING CHAPTER 11, ARTICLE 3, BY AMENDING SECTIONS 113.0103, 113.0234, AND 113.0273; AMENDING CHAPTER 12, ARTICLE 6, DIVISION 1, BY AMENDING SECTION 126.0110; AMENDING CHAPTER 13, ARTICLE 1, BY AMENDING SECTIONS 131.0222, 131.0322, 131.0422, 131.0448, 131.0522, 131.0540, AND 131.0622; AMENDING CHAPTER 14, ARTICLE 1, BY AMENDING SECTIONS 141.0414, 141.0606, 141.0612, AND 141.0620; AMENDING CHAPTER 14, ARTICLE 1, DIVISION 6, BY REPEALING SECTION 141.0615; AMENDING CHAPTER 14, ARTICLE 1, DIVISION 6, BY ADDING SECTION 141.0624; AMENDING CHAPTER 14, ARTICLE 1, DIVISION 6, BY RENUMBERING SECTION 141.0624 TO SECTION 141.0625; AMENDING CHAPTER 14, ARTICLE 1, DIVISION 6, BY RENUMBERING SECTION 141.0625 TO SECTION 141.0626; AMENDING CHAPTER 14, ARTICLE 2, BY AMENDING SECTIONS 142.0310, 142.0530, 142.0545, 142.0560, AND 142.0740; AMENDING CHAPTER 14, ARTICLE 3, BY AMENDING SECTIONS 143.0110, AND 143.0410, OF THE SAN DIEGO MUNICIPAL CODE, ALL RELATING TO THE LAND DEVELOPMENT CODE.

§113.0103 Definitions

Abutting Property to Building Envelope [No change.]

Building facade means all walls, or portions thereof, of a building that are visible when projected perpendicularly to a single plane that is most parallel to the closest *public right-of-way*, excepting alleys. See Section 113.0216 for additional information on determining *building facade*.

Business Day to Yard [No change.]

§113.0234 Calculating Gross Floor Area

[No change in text.]

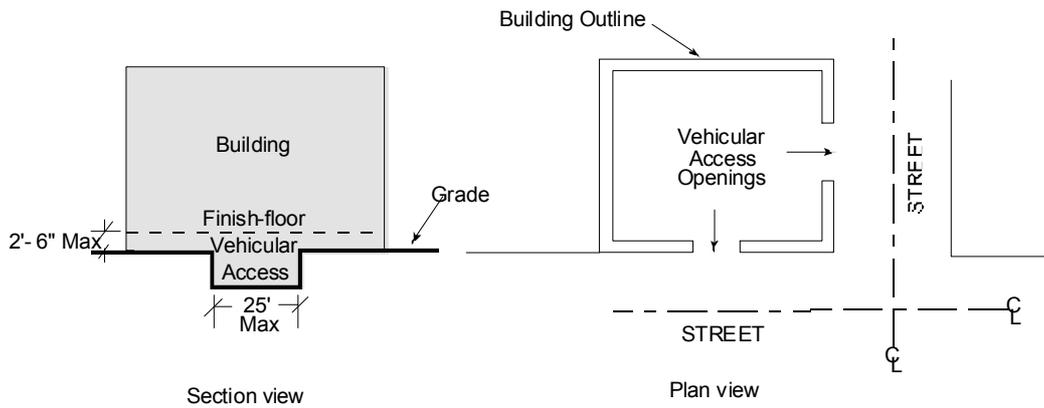
(a) [No change in text.]

(1) and (2) [No change.]

(3) *Gross floor area* includes those portions of *underground parking structures* where, at any point, the vertical distance from *existing grade* or *proposed grade*, whichever is lower, to the *finish-floor* elevation immediately above, is more than 23 feet, 6 inches as shown in Diagram 113-02K. For the purpose of determining *gross floor area of underground parking structures, proposed grade* does not include openings to *underground parking* if there are no more than two on-grade openings for vehicular access per premises, and no more than one opening for every 50 feet of street frontage provided that the openings do not exceed a width of 16 feet for single unit residential zones, 18 feet for multiple unit residential zones, 20 feet for commercial zones, and 25 feet for industrial zones.

Diagram 113-02K

Underground Parking Structures



(4) through (7) [No change.]

(b) through (d) [No change.]

§113.0273 Measuring Visibility Area

[No change in text.]

(a) and (b) [No change.]

(c) For *visibility areas* at the intersection of a *street* and driveway, one side of the triangle extends from the intersection of the *street* and the driveway for 10 feet along the *property line*. The second side extends from the intersection of the *street* and driveway for 10 feet inward from the property line along the driveway edge and the third side of the triangle connects the two.

(d) [No change.]

§126.0110 Cancellation of a Development Permit

(a) An owner or permittee may request cancellation of a *development permit* at any time before initial utilization of the permit. The owner or permittee

shall submit the request for cancellation in writing to the City Manager.

The *development permit* shall not be canceled less than 120 calendar days after the request is received by the City Manager. The City shall forward a written declaration of the cancellation to the County Recorder for recordation in accordance with Section 126.0106. The *development permit* shall be void on the date that the declaration of cancellation is recorded with the County Recorder. The City shall mail a copy of the declaration of cancellation to the owner permittee.

(b) Once a *development permit* has been utilized, an owner or permittee may submit an application to rescind the *development permit* in accordance with the following:

- (1) Where the *development* complies with all use and *development* regulations the application to rescind a *development permit* shall be processed in accordance with Process One.
- (2) For *development* not in compliance with Section 126.0110(b)(1), an application to rescind a *development permit* shall be processed in accordance with the same process as would a new application for the same permit.

§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.]

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 >>	OP-		OC-	OR ⁽¹⁾ -		OF ⁽¹²⁾ -
		3rd >>	1-	2-	1-	1-	
			4th >>	1	1	1	1
Open Space through Retail Sales [No change.]							
Commercial Services							
Building Services	-	-	-	-	-	-	-
Business Support	-	-	-	-	-	-	-
Eating & Drinking Establishments	p ⁽²⁾	-	-	-	-	-	-
Financial Institutions	-	-	-	-	-	-	-
Funeral & Mortuary Services	-	-	-	-	-	-	-
Maintenance & Repair	-	-	-	-	-	-	-
Off-site Services	-	-	-	-	-	-	-
Personal Services	-	-	-	-	-	-	-
Assembly & Entertainment	p ⁽²⁾	-	-	-	-	-	-
Radio & Television Studios	-	-	-	-	-	-	-
Visitor Accommodations	-	-	-	-	-	-	-
Separately Regulated Commercial Services Uses							
Adult Entertainment Establishments:							
Adult Book Store	-	-	-	-	-	-	-
Adult Cabaret	-	-	-	-	-	-	-
Adult Drive-In Theater	-	-	-	-	-	-	-
Adult Mini-Motion Picture Theater	-	-	-	-	-	-	-
Adult Model Studio	-	-	-	-	-	-	-
Adult <i>Motel</i>	-	-	-	-	-	-	-
Adult Motion Picture Theater	-	-	-	-	-	-	-
Adult Peep Show Theater	-	-	-	-	-	-	-
Adult Theater	-	-	-	-	-	-	-
Body Painting Studio	-	-	-	-	-	-	-
Massage Establishment	-	-	-	-	-	-	-
Sexual Encounter Establishment	-	-	-	-	-	-	-
Bed & Breakfast Establishments:							
1-2 Guest Rooms	-	-	-	N	-	-	-
3-5 Guest Rooms	-	-	-	N	-	-	-
6+ Guest Rooms	-	-	-	C	-	-	-

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 ⁽¹²⁾ -
		3rd >>	1-	2-	1-	1-	
		4th >>	1	1	1	1	2
Boarding Kennels	-	-	-	-	-	-	-
Camping Parks	C	C	-	-	-	-	C ⁽⁷⁾
<i>Child Care Facilities:</i>							
Child Care Centers	C ⁽²⁾	-	-	-	-	-	-
Large Family Day Care Homes	-	-	-	-	L	-	-
Small Family Day Care Homes	-	-	-	-	P	-	-
Eating and Drinking Establishments Abutting Residentially Zoned Property	-	-	-	-	-	-	-
Fairgrounds	-	-	-	-	-	-	C ⁽⁷⁾
Golf Courses, Driving Ranges, and Pitch & Putt Courses	C	C	-	-	C ⁽⁹⁾	-	C ⁽¹¹⁾
Helicopter Landing Facilities	-	-	-	-	-	-	C ⁽¹¹⁾
Instructional Studios	C	C	-	-	-	-	-
Massage Establishments, Specialized Practice	-	-	-	-	-	-	-
Nightclubs & Bars over 5,000 square feet in size	-	-	-	-	-	-	-
Outpatient Medical Clinics	-	-	-	-	-	-	-
<i>Parking Facilities as a primary use:</i>							
Permanent Parking Facilities	-	-	-	-	-	-	-
Temporary Parking Facilities	-	-	-	-	-	-	-
Private Clubs, Lodges and Fraternal Organizations	-	-	-	-	-	-	-
Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size ⁽³⁾	C ⁽²⁾	-	-	-	-	-	-
<i>Pushcarts:</i>							
Pushcarts on Private Property	L	-	-	-	-	-	-
Pushcarts in Public-Right-of-Way	N	-	-	-	-	-	-
<i>Recycling Facilities:</i>							
Large Collection Facility	-	-	-	-	-	-	-
Small Collection Facility	-	-	-	-	-	-	-
Large Construction & Demolition Debris <i>Recycling Facility</i>	-	-	-	-	-	-	-
Small Construction & Demolition Debris <i>Recycling Facility</i>	-	-	-	-	-	-	-
Drop-off Facility	L	L	-	-	-	-	-
Green Materials Composting Facility	-	-	-	-	-	-	-
Mixed Organic Composting Facility	-	-	-	-	-	-	-

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 ⁽¹²⁾ -
	3rd >>	1-	2-	1-	1-		
	4th >>	1	1	1	1	2	1
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic	-	-	-	-	-	-	
Large Processing Facility Accepting All Types of Traffic	-	-	-	-	-	-	
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic	-	-	-	-	-	-	
Small Processing Facility Accepting All Types of Traffic	-	-	-	-	-	-	
Reverse Vending Machines	-	-	-	-	-	-	
Tire Processing Facility	-	-	-	-	-	-	
Sidewalk Cafes	-	-	-	-	-	-	
Sports Arenas & Stadiums	-	-	-	-	-	-	
Theaters that are outdoor or over 5,000 square feet in size	p ⁽²⁾	-	-	-	-	-	
<u>Urgent Care Facilities</u>	=	=	=	=	=	=	
Veterinary Clinics & Animal Hospitals	-	-	-	-	-	-	
Zoological Parks	C	-	-	-	-	-	
Offices through Signs [No change.]							

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

§131.0322 Use Regulations Table for Agricultural Zones

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

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

**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					
Active Recreation	-			P	
Passive Recreation	P			P	
Natural Resources Preservation	P			P	
Park Maintenance Facilities	-			-	

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
Agriculture					
Agricultural Processing		p ⁽⁴⁾		p ⁽⁴⁾	
Aquaculture Facilities		P		P	
Dairies		P		p ⁽⁸⁾	
Horticulture Nurseries & Greenhouses		p ⁽⁶⁾		p ⁽⁶⁾	
Raising & Harvesting of Crops		P		P	
Raising, Maintaining & Keeping of Animals		p ⁽²⁾		p ^{(2),(3)}	
Separately Regulated Agriculture Uses					
Agricultural Equipment Repair Shops		C		-	
Commercial Stables		L C		L	
Community Gardens		L		L	
Equestrian Show & Exhibition Facilities		C		C	
Open Air Markets for the Sale of Agriculture-Related Products & Flowers		L		L	
Residential					
Group Living Accommodations		-		-	
Mobilehome Parks		-		-	
Multiple Dwelling Units		-		-	
Single Dwelling Units		p ⁽¹⁾		P	
Separately Regulated Residential Uses					
Boarder & Lodger Accommodations		L -		L	
Companion Units		-		C	
Employee Housing:					
6 or fewer employees		L ⁽⁷⁾		L ⁽⁷⁾	
12 or Fewer employees		L ⁽⁷⁾		L ⁽⁷⁾	
Greater than 12 employees		N		C	
Fraternities, Sororities and Student Dormitories		-		-	
Garage, Yard, & Estate Sales		-		L	
Guest Quarters		-		N	
Home Occupations		-		L	
Housing for Senior Citizens		-		-	
Live/Work Quarters		-		-	
Residential Care Facilities:					

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
6 or fewer persons	-			P	
7 or more persons	-			C(10)	
Transitional Housing:					
6 or fewer persons	-			P	
7 or more persons	-			C(10)	
Watchkeeper Quarters	-			-	
Institutional					
Separately Regulated Institutional Uses					
Airports	€ _z			C	
Botanical Gardens & Arboretums	C			C	
Cemeteries, Mausoleums, Crematories	€ _z			C	
<i>Churches</i> & Places of Religious Assembly	-			C	
Communication Antennas:					
Minor Telecommunication Facility	L			L	
Major Telecommunication Facility	C			C	
<i>Satellite Antennas</i>	L			L	
Correctional Placement Centers	-			-	
Educational Facilities					
Kindergarten through Grade 12	-			C	
Colleges / Universities	-			C	
Vocational / Trade School	-			-	
Energy Generation & Distribution Facilities	€ _z			C	
Exhibit Halls & Convention Facilities	-			-	
<i>Flood Control Facilities</i>	L			L	
<i>Historical Buildings</i> Used for Purposes Not Otherwise Allowed	C			C	
Homeless Facilities:					
Congregate Meal Facilities	-			-	
Emergency Shelters	-			-	
Homeless Day Centers	-			-	
Hospitals, Intermediate Care Facilities & Nursing Facilities	-			C	
Interpretive Centers	P C (11)			P (11)	
Museums	-			-	
Major Transmission, Relay, or Communications Switching Stations	€ _z			C	
<i>Social Service Institutions</i>	-			-	

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
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	-
Alcoholic Beverage Outlets	-	-	-	-	-
Plant Nurseries	-	C	-	C	-
Swap Meets & Other Large Outdoor Retail Facilities	-	-	-	C	-
Commercial Services					
Building Services	-	-	-	-	-
Business Support	-	-	-	-	-
Eating & Drinking Establishments	-	-	-	-	-
Financial Institutions	-	-	-	-	-
Funeral & Mortuary Services	-	-	-	-	-
Maintenance & Repair	-	-	-	-	-
Off-Site Services	-	-	-	-	-
Personal Services	-	-	-	-	-
Assembly & Entertainment	-	-	-	-	-
Radio & Television Studios	-	-	-	-	-
Visitor Accommodations	-	-	-	-	-
Separately Regulated Commercial Services Uses					
Adult Entertainment Establishments:	-	-	-	-	-
Adult Book Store	-	-	-	-	-
Adult Cabaret	-	-	-	-	-
Adult Drive-In Theater	-	-	-	-	-
Adult Mini-Motion Picture Theater	-	-	-	-	-
Adult Model Studio	-	-	-	-	-
Adult Motel	-	-	-	-	-
Adult Motion Picture Theater	-	-	-	-	-
Adult Peep Show Theater	-	-	-	-	-
Adult Theater	-	-	-	-	-

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
Body Painting Studio	-	-	-	-	-
Massage Establishment	-	-	-	-	-
Sexual Encounter Establishment	-	-	-	-	-
Bed & Breakfast Establishments:					
1-2 Guest Rooms	-	-	-	L(10)	
3-5 Guest Rooms	-	-	-	N(10)	
6+ Guest Rooms	-	-	-	C(10)	
Boarding Kennels	E ₋	-	-	L	
Camping Parks	E ₋	-	-	C	
<i>Child Care Facilities:</i>					
Child Care Centers	-	-	-	C ⁽⁹⁾	
Large Family Day Care Homes	-	-	-	L ⁽⁹⁾	
Small Family Day Care Homes	-	-	-	P	
Eating and Drinking Establishments Abutting Residentially Zoned Property	-	-	-	-	
Fairgrounds	-	-	-	C	
Golf Courses, Driving Ranges, and Pitch & Putt Courses	E ₋	-	-	C	
Helicopter Landing Facilities	E ₋	-	-	C	
Instructional Studios	-	-	-	-	
Massage Establishments, Specialized Practice	-	-	-	-	
Nightclubs & Bars over 5,000 square feet in size	-	-	-	-	
Outpatient Medical Clinics	-	-	-	-	
Parking Facilities as a <i>Primary Use</i> :					
Permanent Parking Facilities	-	-	-	-	
Temporary Parking Facilities	-	-	-	-	
Private Clubs, Lodges and Fraternal Organizations	-	-	-	-	
Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size ⁽⁵⁾	-	-	-	C	
Pushcarts					
Pushcarts on Private Property	-	-	-	-	
Pushcarts in <i>public right-of-way</i>	-	-	-	-	
Recycling Facilities:					
Large Collection Facility	N ₋	-	-	N ⁽⁹⁾	
Small Collection Facility	E ₋	-	-	L	
Large Construction & Demolition Debris <i>Recycling Facility</i>	-	-	-	-	
Small Construction & Demolition Debris <i>Recycling Facility</i>	-	-	-	-	

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
Drop-off Facility	-	-	-	-	-
Green Materials Composting Facility	L	-	N	-	-
Mixed Organic Composting Facility	C	-	C	-	-
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic	-	-	-	-	-
Large Processing Facility Accepting All Types of Traffic	-	-	-	-	-
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic	-	-	-	-	-
Small Processing Facility Accepting All Types of Traffic	-	-	-	-	-
Reverse Vending Machines	-	-	-	-	-
Tire Processing Facility	-	-	-	-	-
Sidewalk Cafes	-	-	-	-	-
Sports Arenas & Stadiums	-	-	-	-	-
Theaters that are outdoor or over 5,000 square feet in size	-	-	-	-	-
<u>Urgent Care Facilities</u>	=	-	=	-	-
Veterinary Clinics & Animal Hospitals	C	-	C	-	-
Zoological Parks	C	-	C	-	-
Offices					
Business & Professional	-	-	-	-	-
Government	-	-	-	-	-
Medical, Dental, & Health Practitioner	-	-	-	-	-
Regional & Corporate Headquarters	-	-	-	-	-
Separately Regulated Office Uses					
Real Estate Sales Offices & Model Homes	-	-	L	-	-
<i>Sex Offender</i> Treatment & Counseling	-	-	-	-	-
Vehicle & Vehicular Equipment Sales & Service					
Commercial Vehicle Repair & Maintenance	-	-	-	-	-
Commercial Vehicle Sales & Rentals	-	-	-	-	-
Personal Vehicle Repair & Maintenance	-	-	-	-	-
Personal Vehicle Sales & Rentals	-	-	-	-	-
Vehicle Equipment & Supplies Sales & Rentals	-	-	-	-	-
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses					
Automobile Service Stations	-	-	-	-	-
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a <i>Primary Use</i>	-	-	-	-	-
Wholesale, Distribution, Storage					
Equipment & Materials Storage Yards	-	-	-	-	-

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
Moving & Storage Facilities		-		-	
Warehouses		-		-	
Wholesale Distribution		-		-	
Separately Regulated Wholesale, Distribution, and Storage Uses					
Impound Storage Yards		-		-	
Junk Yards		-		-	
Temporary Construction Storage Yards Located Off-Site		N	2	N	
Industrial					
Heavy Manufacturing		-		-	
Light Manufacturing		-		-	
Marine Industry		-		-	
Research & Development		-		-	
Trucking & Transportation Terminals		-		-	
Separately Regulated Industrial Uses					
<i>Hazardous Waste</i> Research Facility		-		C ⁽⁹⁾	
<i>Hazardous Waste</i> Treatment Facility		-		C ⁽⁹⁾	
Marine Related Uses Within the Coastal Overlay Zone		-		-	
Mining and Extractive Industries		C	2	C	
Newspaper Publishing Plants		-		-	
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises		C		-	
Very Heavy Industrial Uses		-		-	
Wrecking & Dismantling of Motor Vehicles		-		-	
Signs					
Allowable Signs		L		L	
Separately Regulated Signs Uses					
Community Identification <i>Signs</i>		N		N	
Reallocation of <i>Sign</i> Area Allowance		-		-	
Revolving <i>Projecting Signs</i>		-		-	
<i>Signs</i> with Automatic Changing Copy		-		-	
Theater <i>Marquees</i>		-		-	

Footnotes for Table 131-03B

- 1 This use is permitted only as an *accessory use* to a permitted agricultural use.
- 2 Maintaining, raising, feeding, or keeping of 10 or more domestic animals requires a *premises* of at least 5 acres.

- 3 Excludes maintaining, raising, feeding, or keeping of swine.
- 4 See Section 131.0323(a).
- 5 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.
- 6 See Section 131.0323(b).
- 7 For housing 6 or fewer employees, see Section 141.0303 to determine which use regulations apply.
- 8 Dairies require a *premises* of at least 5 acres.
- 9 This use is not allowed within the Coastal Overlay Zone
- 10 Not permitted within the following Special Flood Hazard Areas in the Coastal Overlay Zone: San Dieguito River, Carmel Creek, Los Penasquitos Lagoon, Los Penasquitos Creek, the Otay River and the ~~Tia Juana~~ Tijuana River.
- 11 Interpretive centers are not permitted within floodplains located in agriculturally zoned areas of the Coastal Overlay Zone.

§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.]

**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 Sales [No change.]

Commercial Services																									
Building Services	-																								
Business Support	-																								
Eating & Drinking Establishments	-																								
Financial Institutions	-																								
Funeral & Mortuary Services	-																								
Maintenance & Repair	-																								
Off-Site Services	-																								
Personal Services	-																								
Radio & Television Studios	-																								
Assembly & Entertainment	-																								

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
Visitor Accommodations			-											-										
Separately Regulated Commercial Services Uses																								
Adult Entertainment Establishments																								
Adult Book Store			-											-										
Adult Cabaret			-											-										
Adult Drive-In Theater			-											-										
Adult Mini-Motion Picture Theater			-											-										
Adult Model Studio			-											-										
Adult Motel			-											-										
Adult Motion Picture Theater			-											-										
Adult Peep Show Theater			-											-										
Adult Theater			-											-										
Body Painting Studio			-											-										
Massage Establishment			-											-										
Sexual Encounter Establishment			-											-										
Bed & Breakfast Establishments:																								
1-2 Guest Rooms			N											N										
3-5 Guest Rooms			N											C										
6+ Guest Rooms			C											C										
Boarding Kennels			-											-										
Camping Parks			-											-										
Child Care Facilities:																								
Child Care Centers			C											C										
Large Family Day Care Homes			L											L										
Small Family Day Care Homes			P											P										
Eating and Drinking Establishments Abutting Residentially Zoned Property			-											-										
Fairgrounds			-											-										
Golf Courses, Driving Ranges, and Pitch & Putt Courses			C											C										
Helicopter Landing Facilities			-											-										
Instructional Studios			-											-										
Massage Establishments, Specialized Practice			-											-										
Nightclubs & Bars over 5,000 square feet in size			-											-										
Outpatient Medical Clinics			-											-										
Parking Facilities as a Primary Use:																								

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
Permanent Parking Facilities	-	-												-	-								
Temporary Parking Facilities	-	-												-	-								
Private Clubs, Lodges and Fraternal Organizations	-	-												-	-								
Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size ⁽⁴⁾	-	-												-	-								
Pushcarts:																							
Pushcarts on Private Property	-	-												-	-								
Pushcarts in <i>public right-of-way</i>	-	-												-	-								
Recycling Facilities:																							
Large Collection Facility	-	-												-	-								
Small Collection Facility	-	-												-	-								
Large Construction & Demolition Debris <i>Recycling Facility</i>	-	-												-	-								
Small Construction & Demolition Debris <i>Recycling Facility</i>	-	-												-	-								
Drop-off Facility	-	-												-	-								
Green Materials Composting Facility	-	-												-	-								
Mixed Organic Composting Facility	-	-												-	-								
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic	-	-												-	-								
Large Processing Facility Accepting All Types of Traffic	-	-												-	-								
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic	-	-												-	-								
Small Processing Facility Accepting All Types of Traffic	-	-												-	-								
Reverse Vending Machines	-	-												-	-								
Tire Processing Facility	-	-												-	-								
Sidewalk Cafes	-	-												-	-								
Sports Arenas & Stadiums	-	-												-	-								
Theaters that are outdoor or over 5,000 square feet in size	-	-												-	-								
<u>Urgent Care Facilities</u>	=	=												=	=								
Veterinary Clinics & Animal Hospitals	-	-												-	-								
Zoological Parks	-	-												-	-								
Offices through <i>Signs</i> [No change.]																							

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 >>			2-			3-			4-		5-
	1	2	3	4	5	6	7	8	9	10	11	12
Open Space through Agriculture [No change.]												
Residential												
Group Living Accommodations	P ⁽⁷⁾			P ⁽⁷⁾			P ⁽⁷⁾			P ⁽⁷⁾		P ⁽⁷⁾
<i>Mobilehome Parks</i>	P ⁽²⁾			P ⁽²⁾			P ⁽²⁾			P ⁽²⁾		-
<i>Multiple Dwelling Units</i>	P ⁽⁵⁾			P ⁽⁵⁾			P ⁽⁵⁾			P ⁽⁵⁾		P
<i>Single Dwelling Units</i>	P			P			P			P		-
Separately Regulated Residential Uses												
<i>Boarder & Lodger Accommodations</i>	L			L			L			L		L
Companion Units	-L			-L			-L			-L		-L
Employee Housing:												
6 or Fewer Employees	L			L			L			L		-
12 or Fewer Employees	-			-			-			-		-
Greater than 12 Employees	-			-			-			-		-
Fraternities, Sororities and Student Dormitories	C			C			C			C		-
Garage, Yard, & Estate Sales	L			L			L			L		-
Guest Quarters	-			-			-			-		-
Home Occupations	L			L			L			L		-
Housing for Senior Citizens	C			C			C			C		-
Live/Work Quarters	-			-			-			-		-
Residential Care Facilities:												
6 or fewer persons	P			P			P			P		-
7 or more persons	C			C			C			C		-
Transitional Housing:												
6 or fewer persons	P			P			P			P		-
7 or more persons	C			C			C			C		-
Watchkeeper Quarters	-			-			-			-		-
Institutional through Sales [No change.]												
Commercial Services												
Building Services	-			-			-			-		-
Business Support	-			-			-			-		-
Eating & Drinking Establishments	-			-			-			-		-
Financial Institutions	-			-			-			-		-
Funeral & Mortuary Services	-			-			-			-		-
Maintenance & Repair	-			-			-			-		-
Off-Site Services	-			-			-			-		-
Personal Services	-			-			P ⁽⁹⁾			P ⁽⁹⁾		P ⁽⁹⁾

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	
Assembly & Entertainment			-			-			-			-		-	
Radio & Television Studios			-			-			-			-		-	
Visitor Accommodations			-			-			-			P ⁽⁶⁾		P ⁽⁶⁾	
Separately Regulated Commercial Services Uses															
Adult Entertainment Establishments:															
Adult Book Store			-			-			-			-		-	
Adult Cabaret			-			-			-			-		-	
Adult Drive-In Theater			-			-			-			-		-	
Adult Mini-Motion Picture Theater			-			-			-			-		-	
Adult Model Studio			-			-			-			-		-	
Adult Motel			-			-			-			-		-	
Adult Motion Picture Theater			-			-			-			-		-	
Adult Peep Show Theater			-			-			-			-		-	
Adult Theater			-			-			-			-		-	
Body Painting Studio			-			-			-			-		-	
Massage Establishment			-			-			-			-		-	
Sexual Encounter Establishment			-			-			-			-		-	
Bed & Breakfast Establishments:															
1-2 Guest Rooms			L			L			L			P		P	
3-5 Guest Rooms			N			N			L			P		P	
6+ Guest Rooms			C			N			N			P		P	
Boarding Kennels			-			-			-			-		-	
Camping Parks			-			-			-			-		-	
Child Care Facilities:															
Child Care Centers			C			C			C			C		-	
Large Family Day Care Homes			L			L			L			L		-	
Small Family Day Care Homes			P			P			P			P		-	
Eating and Drinking Establishments Abutting Residentially Zoned Property			-			-			-			-		-	
Fairgrounds			-			-			-			-		-	
Golf Courses, Driving Ranges, and Pitch & Putt Courses			C			C			C			C		-	
Helicopter Landing Facilities			-			-			-			-		-	
Instructional Studios			-			-			-			-		-	
Massage Establishments, Specialized Practice			-			-			-			-		-	
Nightclubs & Bars over 5,000 square feet in size			-			-			-			-		-	

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	
Outpatient Medical Clinics			-			-			-			-			
Parking Facilities as a <i>Primary Use</i>															
Permanent Parking Facilities			-			-			-			-			
Temporary Parking Facilities			-			-			-			-			
Private Clubs, Lodges and Fraternal Organizations			-			-			-			-		P	
Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size ⁽⁴⁾			-			-			-			-			
Pushcarts:															
Pushcarts on Private Property			-			-			-			-			
Pushcarts in Public Right of Way			-			-			-			-			
Recycling Facilities:															
Large Collection Facility			-			-			-			-			
Small Collection Facility			-			-			-			-			
Large Construction & Demolition Debris Recycling Facility			-			-			-			-			
Small Construction & Demolition Debris Recycling Facility			-			-			-			-			
Drop-off Facility			-			-			-			-			
Green Materials Composting Facility			-			-			-			-			
Mixed Organic Composting Facility			-			-			-			-			
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic			-			-			-			-			
Large Processing Facility Accepting All Types of Traffic			-			-			-			-			
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic			-			-			-			-			
Small Processing Facility Accepting All Types of Traffic			-			-			-			-			
Reverse Vending Machines			-			-			-			-			
Tire Processing Facility			-			-			-			-			
Sidewalk Cafes			-			-			-			-			
Sports Arenas & Stadiums			-			-			-			-			
Theaters That Are Outdoor or over 5,000 Square Feet in Size			-			-			-			-			
Urgent Care Facilities			=			=			=			=			
Veterinary Clinics & Animal Hospitals			-			-			-			-			
Zoological Parks			-			-			-			-			

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	

Offices through Signs [No change.]

Footnotes for Table 131-04B [No changes.]

§131.0448 Accessory Structures in Residential Zones

(a) and (b) [No change.]

(c) [No change.]

(1) through (5) [No change.]

(6) In the RE and RS zones, the cumulative area of all *accessory buildings encroaching into required yards* shall not exceed 525 square feet in *gross floor area*.

(7) through (11) [No change.]

§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.]

**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 Retail Sales [No change.]

Commercial Services

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
Building Services			-			P	P	p ⁽⁶⁾		-		-
Business Support			P			P	P	p ⁽⁷⁾		-		-
Eating & Drinking Establishments			p ⁽⁴⁾			P	P	p ⁽⁵⁾		P		-
Financial Institutions			P			P	P	P		-		-
Funeral & Mortuary Services			-			P	P	-		-		-
Maintenance & Repair			P			P	P	p ⁽⁶⁾		-		-
Off-site Services			-			P	P	-		-		-
Personal Services			P			P	P	-		P		-
Assembly & Entertainment			-			P	P	-		P		-
Radio & Television Studios			-			P	P	-		-		-
Visitor Accommodations			-			P	P	-		P		-
Separately Regulated Commercial Services Uses												
Adult Entertainment Establishments:												
Adult Book Store			L			L	L	-		-		-
Adult Cabaret			-			L	L	-		L		-
Adult Drive-In Theater			-			L	L	-		L		-
Adult Mini-Motion Picture Theater			-			L	L	-		L		-
Adult Model Studio			L			L	L	-		L		-
Adult Motel			-			L	L	-		L		-
Adult Motion Picture Theater			-			L	L	-		L		-
Adult Peep Show Theater			-			L	L	-		L		-
Adult Theater			-			L	L	-		L		-
Body Painting Studio			L			L	L	-		L		-
Massage Establishment			L			L	L	-		-		-
Sexual Encounter Establishment			L			L	L	-		L		-
Bed & Breakfast Establishments:												
1-2 Guest Rooms			-			P	P	-		P		-
3-5 Guest Rooms			-			P	P	-		P		-
6+ Guest Rooms			-			P	P	-		P		-
Boarding Kennels			-			C	C	C		C ⁽¹⁰⁾		-
Camping Parks			-			C	C	C		C		-
Child Care Facilities:												
Child Care Centers			L			L	-	L		L ⁽¹⁰⁾		-

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
Large Family Day Care Homes			L			L	-	L		L ⁽¹⁰⁾		-
Small Family Day Care Homes			P			P	-	P		P		-
Eating and Drinking Establishments Abutting Residentially Zoned Property			L			L	L	L		L		-
Fairgrounds			-			C	C	-		C		-
Golf Courses, Driving Ranges, and Pitch & Putt Courses			-			C	C	C		C		-
Helicopter Landing Facilities			-			C	C	C		C ⁽¹⁰⁾		-
Instructional Studios			P			P	P	C		C ⁽²⁾		-
Massage Establishments, Specialized Practice			L			L	L	-		-		-
Nightclubs & Bars over 5,000 square feet in size			-			C	C	C		C		-
Outpatient Medical Clinics			N			N	N	N		N ⁽¹⁰⁾		-
Parking Facilities as a <i>Primary Use</i> :												
Permanent Parking Facilities			-			P	P	C		C		P
Temporary Parking Facilities			-			N	N	C		C		N
Private Clubs, Lodges and Fraternal Organizations			C			C	P	P		P		-
Privately Operated, Outdoor Recreation Facilities over 40,000 Square Feet in Size ⁽⁹⁾			-			C	C	-		C		-
Pushcarts:												
Pushcarts on Private Property			L			L	L	L		L		-
Pushcarts in Public Right of Way			N			N	N	N		N		-
Recycling Facilities:												
Large Collection Facility			N			N	N	N		N ⁽¹⁰⁾		-
Small Collection Facility			L			L	L	L		L ⁽¹⁰⁾		-
Large Construction & Demolition Debris <i>Recycling Facility</i>			-			-	-	-		-		-
Small Construction & Demolition Debris <i>Recycling Facility</i>			-			-	-	-		-		-
Drop-off Facility			L			L	L	L		L		-
Green Materials Composting Facility			-			-	-	-		-		-
Mixed Organic Composting Facility			-			-	-	-		-		-
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic			-			-	-	-		-		-
Large Processing Facility Accepting All Types of Traffic			-			-	-	-		-		-
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic			-			-	-	-		-		-
Small Processing Facility Accepting All Types of Traffic			-			-	-	-		-		-
Reverse Vending Machines			L			L	L	L		L		-
Tire Processing Facility			-			-	-	-		-		-

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	
Sidewalk Cafes		N			N	N	N		N		-
Sports Arenas & Stadiums		-			C	C	C		C		-
Theaters that are outdoor or over 5,000 square feet in size		-			C	C	C		C		-
<u>Urgent Care Facilities</u>		N			N	N	N		N ⁽¹⁰⁾		=
Veterinary Clinics & Animal Hospitals		-			C	C	C		-		-
Zoological Parks		-			-	-	-		-		-
Offices through Signs [No change.]											

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 Retail Sales [No change.]																					
Commercial Services																					
Building Services		-	-	-	P					P											
Business Support		P	P	P	P					P											
Eating & Drinking Establishments		P	P	P	P					P											
Financial Institutions		P	P	P	P					P											
Funeral & Mortuary Services		P	P	P	P					P											
Maintenance & Repair		P	P	P	P					P											
Off-site Services		-	-	-	P					P											
Personal Services		P	P	P	P					P											
Assembly & Entertainment		P	P	P	P					P											
Radio & Television Studios		P	P	P	P					P											
Visitor Accommodations		P	P	P	P					P											
Separately Regulated Commercial Services Uses																					
Adult Entertainment Establishments:																					
Adult Book Store		L	L	L	L					L											
Adult Cabaret		L	L	L	L					L											
Adult Drive-In Theater		L	L	L	L					L											
Adult Mini-Motion Picture Theater		L	L	L	L					L											
Adult Model Studio		L	L	L	L					L											
Adult Motel		L	L	L	L					L											
Adult Motion Picture Theater		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 >>		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
Adult Peep Show Theater			L			L			L			L			L			L		
Adult Theater			L			L			L			L			L			L		
Body Painting Studio			L			L			L			L			L			L		
Massage Establishment			L			L			-			-			L			L		
Sexual Encounter Establishment			L			L			L			L			L			L		
Bed & Breakfast Establishments:																				
1-2 Guest Rooms			P			P			P			P			P			P		
3-5 Guest Rooms			P			P			P			P			P			P		
6+ Guest Rooms			P			P			P			P			P			P		
Boarding Kennels			C			C			C			C			C			C		
Camping Parks			C			C			C			C			C			C		
<i>Child Care Facilities:</i>																				
Child Care Centers			L			-			L			L			L			L		
Large Family Day Care Homes			L			-			L			L			L			L		
Small Family Day Care Homes			P			-			P			P			P			P		
Eating and Drinking Establishments Abutting Residentially Zoned Property			L			L			L			L			L			L		
Fairgrounds			C			C			-			C			C			C		
Golf Courses, Driving Ranges, and Pitch & Putt Courses			C			C			C			C			C			C		
Helicopter Landing Facilities			C			C			C			C			C			C		
Instructional Studios			C			C			C			C			C			C		
Massage Establishments, Specialized Practice			L			L			-			-			L			L		
Nightclubs & Bars over 5,000 square feet in size			C			C			C			C			C			C		
Outpatient Medical Clinics			N			N			N			N			N			N		
Parking Facilities as a <i>Primary Use</i> :																				
Permanent Parking Facilities			P			C			P			P			P			P		
Temporary Parking Facilities			N			C			N			N			N			N		
Private Clubs, Lodges and Fraternal Organizations			P			C			P			P			P			P		
Privately Operated, Outdoor Recreation Facilities over 40,000 Square Feet in Size ⁽⁹⁾			C			C			-			C			C			C		
Pushcarts:																				
Pushcarts on Private Property			L			L			L			L			L			L		
Pushcarts in <i>public right-of-way</i>			N			N			N			N			N			N		
Recycling Facilities:																				
Large Collection Facility			N			N			N			N			N			N		
Small Collection Facility			L			L			L			L			L			L		
Large Construction & Demolition Debris <i>Recycling Facility</i>			-			-			-			-			-			-		

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
Small Construction & Demolition Debris <i>Recycling Facility</i>		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Drop-off Facility		L			L			L			L			L			L		
Green Materials Composting Facility		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mixed Organic Composting Facility		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Large Processing Facility Accepting All Types of Traffic		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic		-	-	-	-	-	-	-	-	C				C			C		
Small Processing Facility Accepting All Types of Traffic		-	-	-	-	-	-	-	-	C				C			C		
Reverse Vending Machines		L			L			L			L			L			L		
Tire Processing Facility		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sidewalk Cafes		N			N			N			N			N			N		
Sports Arenas & Stadiums		C			C			C			C			C			C		
Theaters That Are Outdoor or over 5,000 Square Feet in Size		C			C			C			C			C			C		
<u>Urgent Care Facilities</u>		<u>N</u>			<u>N</u>			<u>N</u>			<u>N</u>			<u>N</u>			<u>N</u>		
Veterinary Clinics & Animal Hospitals		C			C			C			C			C			C		
Zoological Parks		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Offices through Signs [No change.]																			

Footnotes to Table 131-05B

1 Uses shall not begin operating before 6:00 a.m. or continue operating later than 12:00 midnight in CN zones.

2 ~~Residential use and residential parking are permitted only as part of a mixed-use (commercial/residential) project. Non-owner occupants must reside on the premises for a minimum of 7 consecutive calendar days. Within the Coastal Overlay Zone, residential uses and instructional studios are not permitted on the ground floor.~~ See Section 131.0540.

3 through 10 [No change.]

§131.0540 Maximum Permitted Residential Density and Other Residential Regulations

[No change in text.]

(a) through (d) [No change in text.]

(e) Non owner occupants must reside on the premises for a minimum of 7 consecutive calendar days.

(f) Within the Coastal Overlay Zone, residential uses are not permitted on the ground floor.

§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.]

**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 >>	4th >>	1-	2-	1-	2-	3-	1-	2-	1-
			1	1	1	1	1	1	1	1
Open Space through Retail Sales [No change.]										
Commercial Services										
Building Services	-	-	P	P	P	-	P	P		
Business Support	-	P ⁽⁸⁾	P ⁽⁸⁾	P	P	-	P ⁽⁸⁾	P		
Eating & Drinking Establishments	-	P ⁽⁷⁾	P ⁽⁷⁾	P ⁽⁷⁾	P	-	P ⁽⁷⁾	P ⁽⁴⁾		
Financial Institutions	-	P	-	P	P	-	-	P		
Funeral & Mortuary Services	-	-	-	P	P	-	P	-		
Maintenance & Repair	-	-	P	P	P	-	-	P		
Off-site Services	-	P	P	P	P	-	P	P		
Personal Services	-	-	-	P ⁽⁹⁾	P ⁽⁹⁾	-	-	-		
Assembly & Entertainment	-	-	-	P ⁽¹¹⁾	P	-	-	P ⁽¹²⁾		
Radio & Television Studios	-	P	P	P	P	-	P	P		
Visitor Accommodations	-	-	-	-	-	-	-	-		
Separately Regulated Commercial Services Uses										
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		

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
Adult Peep Show Theater	-	-	-	L	L	-	-	L		
Adult Theater	-	-	-	L	L	-	-	L		
Body Painting Studio	-	-	-	L	L	-	-	-		
Massage Establishment	-	-	-	-	L	-	-	-		
Sexual Encounter Establishment	-	-	-	-	-	-	-	-		
Bed & Breakfast Establishments:										
1-2 Guest Rooms	-	-	-	-	-	-	-	-	-	
3-5 Guest Rooms	-	-	-	-	-	-	-	-	-	
6+ Guest Rooms	-	-	-	-	-	-	-	-	-	
Boarding Kennels	-	C	C	C	C	C	C	C	C	
Camping Parks	-	-	-	-	-	-	-	-	-	
<i>Child Care Facilities:</i>										
Child Care Centers	L	L	-	L	L	-	L	L		
Large Family Day Care Homes	-	-	-	-	-	-	-	-	-	
Small Family Day Care Homes	-	-	-	-	-	-	-	-	-	
Eating and Drinking Establishments Abutting Residentially Zoned Property	-	-	-	-	L	-	-	-		
Fairgrounds	-	C	C	C	C	C	C	C	C	
Golf Courses, Driving Ranges, and Pitch & Putt Courses	-	C	C	C	C	C	C	C	C	
Helicopter Landing Facilities	C	C	C	C	C	C	C	C	C	
Instructional Studios	-	-	-	-	P	-	-	P		
Massage Establishments, Specialized Practice	-	-	-	-	L	-	-	-		
Nightclubs & Bars over 5,000 square feet in size	-	-	-	-	-	-	-	-		
Outpatient Medical Clinics	-	L	-	L	P	-	L	L		
<i>Parking Facilities as a Primary Use:</i>										
Permanent Parking Facilities	C	C	P	C	P	P	P	C		
Temporary Parking Facilities	C	C	N	C	N	N	N	C		
Private Clubs, Lodges and Fraternal Organizations	C	C	C	C	C	C	C	C		
Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size ⁽¹³⁾	C	C	C	C	C	C	C	C		
<i>Pushcarts:</i>										
Pushcarts on Private Property	L	L	L	L	L	L	L	L		
Pushcarts in Public Right of Way	N	N	N	N	N	N	N	N		
<i>Recycling Facilities:</i>										
Large Collection Facility	L	N	N	N	N	L	L	N		
Small Collection Facility	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-
	3rd >>		1-	2-	1-	2-	3-	1-	2-	1-
	4th >>		1	1	1	1	1	1	1	1
Large Construction & Demolition Debris <i>Recycling Facility</i>	-	-	N	-	C	C	N	-	-	
Small Construction & Demolition Debris <i>Recycling Facility</i>	-	-	N	-	C	N	N	-	-	
Drop-off Facility	L	L	L	L	L	L	L	L	L	
Green Materials Composting Facility	-	-	N	-	N	N	N	-	-	
Mixed Organic Composting Facility	-	-	C	-	C	N	N	-	-	
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic	-	C	L	L	L	L	L	C	C	
Large Processing Facility Accepting All Types of Traffic	-	C	N	N	N	N	N	C	C	
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic	-	N	L	L	L	L	L	N	N	
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	
Tire Processing Facility	-	-	C	-	C	C	C	-	-	
Sidewalk Cafes	-	N	N	N	N	-	N	N	N	
Sports Arenas & Stadiums	-	C	-	C	C	-	C	-	-	
Theaters that are outdoor or over 5,000 square feet in size	-	C	-	C	C	-	C	-	-	
<u>Urgent Care Facilities</u>	-	<u>L</u>	-	<u>L</u>	<u>P</u>	-	<u>L</u>	<u>L</u>	<u>L</u>	
Veterinary Clinics & Animal Hospitals	-	C	C	C	P	C	C	C	C	
Zoological Parks	-	-	-	-	-	-	-	-	-	
Offices through Signs [No change.]										

Footnotes to Table 131-06B [No change.]

§141.0414 Interpretive Centers

Interpretive centers are *structures* or facilities designed to inform and educate the public about the surrounding environment.

Interpretive centers may be permitted with a Conditional Use Permit decided in accordance with Process Four in the zones indicated with a “C” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

- (a) Interpretive centers are not permitted in agricultural zones in the future urbanizing area or within ~~floodplains~~ located in agriculturally zoned areas of the Coastal Overlay Zone.
- ~~(b)~~(a) The design of the *structures* shall incorporate a variety of architectural elements that help diminish building bulk.
- ~~(e)~~(b) The location of larger *structures*, areas of high activity, and parking areas shall be planned to minimize impacts to surrounding *development* that is smaller ~~is~~ in scale and less intense.
- ~~(d)~~(c) Off-street parking shall be provided in accordance with Table 142-05F.

§141.0606 Child Care Facilities

(a) through (b) [No change.]

(c) Child Care Centers

Child care centers are permitted as a limited use in the zones indicated with an “L” and may be permitted with a Conditional Use Permit decided in accordance with Process Three in the zones indicated with a “C” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

(1) Child care centers are not permitted within 1,000 feet of any known business that:

(A) Has or is required to have a ~~health~~ permit from the County of San Diego Hazardous Materials ~~Management~~ Division, excluding underground fuel storage tanks, and handles ~~acutely hazardous material~~ regulated substances above the

Threshold ~~Planning Quantities~~ Quantity as defined by the ~~California Health and Safety Code, Division 20, Chapter 6.95, Section 25500 et seq.~~ listed in the California Code of Regulations, Title 19 Section 2770.5;

(B) Handles compressed flammable gases in excess of 1,500 pounds; or

(C) Handles flammable liquids in excess of 10,000 gallons.

(2) The 1,000-foot separation distance shall be measured from the *property line* of the proposed *child care facility* to the use, storage, or handling areas for the ~~hazardous material~~ regulated substances. Businesses may satisfy the separation requirements on-site. The child care center operator has the burden of proof of demonstrating compliance with the separation requirement.

(3) Before beginning operation, the child care center operator shall obtain and shall maintain on file on the *premises* a “Hazardous Materials Substance Approval Form” executed by the County of San Diego Hazardous Materials ~~Management~~ Division.

(4) through (9) [No change.]

(d) [No change.]

§141.0612 Instructional Studios

[No change in text.]

(a) and (b) [No change.]

(c) Within the Coastal Overlay Zone, instructional studios are not permitted on the ground floor in the CV-1-1 or CV-1-2 zone.

~~§141.0615 — Outpatient Medical Clinics~~

~~Outpatient medical clinics 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 Section 141.0615(a). Outpatient medical clinics may be permitted with a Neighborhood Use Permit in the zones indicated with an “N” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to Section 141.0615(b).~~

~~(a) — Limited Use Regulations~~

- ~~(1) — Outpatient medical clinics shall be located on the ground *floor* only.~~
- ~~(2) — Ambulance services are not permitted.~~
- ~~(3) — Physicians shall not maintain offices serving patients other than on an emergency basis.~~
- ~~(4) — Overnight patients are not permitted.~~

~~(b) — Neighborhood Use Permit Regulations~~

- ~~(1) — Overnight patients are not permitted.~~
- ~~(2) — Clinics located adjacent to residentially zoned property shall remain closed between the hours of 12:00 midnight and 6:00 a.m.~~

~~(3) Access to the facility shall be as direct as possible from *freeways* and *primary arterials* and shall avoid residential *streets*.~~

~~(4) Off-street parking shall be provided at a level sufficient to serve the facility without impacting adjacent or nearby property. Within the beach impact area of the Parking Impact Overlay Zone, off-street parking shall be provided at a ratio not less than one parking space for every 250-sq ft of gross floor area.~~

§141.0620 Recycling Facilities

(a) through (h) [No change.]

(i) [No change in text.]

(1) through (7) [No change.]

(8) Space shall be provided on the site for the anticipated peak customer load to circulate and deposit or load material or finished product. ~~A traffic study demonstrating the impact of the anticipated truck traffic on adjacent *streets* shall be submitted to the decision maker.~~

(9) through (12) [No change.]

§141.0624 Urgent Care Facilities

Urgent care facilities are facilities that are designed or used to provide medical services on a walk-in or emergency care basis that operate outside of standard business hours. Urgent care facilities 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 Section 141.0624(a). Urgent care facilities may be

permitted with a Neighborhood Use Permit in the zones indicated with an “N” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to Section 141.0624(b).

(a) Limited Use Regulations

(1) Ambulance services are not permitted.

(2) Overnight patients are not permitted.

(b) Neighborhood Use Permit Regulations

(1) Overnight patients are not permitted.

(2) Urgent care facilities located adjacent to residentially zoned property shall remain closed between the hours of 12:00 midnight and 6:00 a.m.

(3) Access to the facility shall be as direct as possible from *freeways* and primary arterials and shall avoid residential *streets*.

(4) Off-street parking shall be provided at a level sufficient to serve the facility without impacting adjacent or nearby property. Within the beach impact area of the Parking Impact Overlay Zone, off-street parking shall be provided at a ratio not less than one parking space for every 250 square feet of gross floor area.

§141.06245 Veterinary Clinics and Animal Hospitals

[No change in text.]

(a) through (c) [No change.]

§141.06256 Zoological Parks

[No change in text.]

(a) through (c) [No change.]

§142.0310 General Fence Regulations for All Zones

(a) through (b) [No change.]

(c) [No change in text.]

(1) [No change.]

(2) *Open Fences*

(A) and (B) [No change.]

(C) An open fence shall have at least 35 percent of the vertical surface area of each 6-foot section open to light except within the Coastal Overlay Zone, where an open fence shall have at least 75 percent of its vertical surface area open to light.

(3) through (4) [No change.]

(d) through (e) [No change.]

§142.0530 Nonresidential Uses — Parking Ratios

(a) [No Change.]

**Table 142-05D
Parking Ratios for Retail Sales, Commercial Services, and Mixed-Use Development**

Zone	Parking Spaces Required per 1,000 Square Feet of Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade Floor Area and Excludes Floor Area Devoted to Parking)			
	Required Automobile Parking Spaces			Required Bicycle Parking Spaces ⁽²⁾
	Minimum Required Outside a Transit Area	Minimum Required Within a Transit Area ⁽¹⁾	Maximum Permitted	Minimum Required
Commercial Zones				

Zone	Parking Spaces Required per 1,000 Square Feet of Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade Floor Area and Excludes Floor Area Devoted to Parking)			
	Required Automobile Parking Spaces			Required Bicycle Parking Spaces ⁽²⁾
	Minimum Required Outside a Transit Area	Minimum Required Within a Transit Area ⁽¹⁾	Maximum Permitted	Minimum Required
CC-1-1 CC-2-1 CC-4-1 CC-5-1	2.5	2.1	6.5	0.1

CC-1-2 CC-2-2 CC-4-2 CC-5-2	2.5	2.1	6.5	0.1
CC-1-3 CC-2-3 CC-4-3 CC-5-3	5.0 ⁽³⁾	4.3	6.5	0.1
CC-3-4 CC-4-4 CC-5-4	2.5	2.1	6.5	0.1
CC-3-5	1.0 ⁽⁶⁾⁽⁵⁾	1.0 ⁽⁶⁾⁽⁵⁾	5.5	0.1
CC-3-5/Beach impact area ⁽⁵⁾	2.5	2.1	6.5	
CC-4-5	1.0 ⁽⁶⁾⁽⁵⁾	1.0 ⁽⁶⁾⁽⁵⁾	5.5	
CC-5-5	1.25	1.25	5.5	0.1
CN-1-1	1.0 ⁽⁶⁾⁽⁵⁾	1.0 ⁽⁶⁾⁽⁵⁾	5.5	0.1
CN-1-2	5.0	4.3	6.5	0.1
CN-1-3	2.5	2.1	6.5	0.1
CR-1-1 CR-2-1	5.0 ⁽³⁾	4.3	6.5	0.1
CO-1-1 CO-1-2	5.0	4.3	6.5	0.1
CV-1-1	5.0	4.3	6.5	0.1
CV-1-2	2.5	2.1	6.5	0.1
Industrial Zones				
IH-1-1 IH-2-1	5.0	4.3	6.5	0.1
IL-1-1 IL-2-1 IL-3-1	5.0	4.3	6.5	0.1
IP-1-1 IP-2-1	5.0	4.3	6.5	0.1
IS-1-1	1.0 ⁽⁶⁾⁽⁵⁾	1.0 ⁽⁶⁾⁽⁵⁾	5.5	0.1
Planned Districts				
Barrio Logan: Subdistrict B	1.0 ⁽⁶⁾⁽⁵⁾	1.0 ⁽⁶⁾⁽⁵⁾	5.5	0.1

Barrio Logan: Except Subdistrict B	2.5	2.1	6.5	0.1
Carmel Valley	5.0	4.3	6.5	0.1

Cass Street	2.0	2.0	6.5	0.1
Central Urbanized	2.5	2.1	6.5	0.1
Golden Hill	1.25	1.25	5.5	0.1
La Jolla	1.7	1.7	5.5	0.1
La Jolla Shores	1.0	1.0 ⁽⁶⁾⁽⁵⁾	5.5	0.1
Mid-City: CN-3 and CV-3	1.25	1.25	5.5	0.1
Mid-City: Except CN-3, CV-3	2.5	2.1	6.5	0.1
Mount Hope	3.3	2.8	6.5	0.1
Mission Valley: CV	2.5	2.1	6.5	0.1
Mission Valley: Except CV	5.0	4.3	6.5	0.1
Otay Mesa	5.0	4.3	6.5	0.1
Old Town	4.0	3.4	6.5	0.1
Southeast San Diego	2.5	2.1	6.5	0.1
San Ysidro	2.5	2.1	6.5	0.1
West Lewis Street	1.0 ⁽⁶⁾⁽⁵⁾	1.0 ⁽⁶⁾⁽⁵⁾	5.5	0.1

Footnotes For Table 142-05D

- 1 *Transit Area.* The *transit area* minimum parking ratios apply in the *Transit Area* Overlay Zone (Chapter 13, Article 2, Division 10) and in the Urban Village Overlay Zone (Chapter 13, Article 2, Division 11).
- 2 *Bicycle Parking.* See Section 142.0530(e).
- 3 *Uses Located above Ground Floor.* The minimum parking ratio for retail sales and commercial services uses above the ground *floor* is 4.0 spaces per 1,000 square feet of *gross floor* area.
- 4 *Beach impact area.* For area of applicability, see Chapter 13, Article 2, Division 8 (Parking Impact Overlay Zone).
- 5 *Alley Access.* For properties with *alley* access, one parking space per 10 linear feet of *alley* frontage may be provided instead of the parking ratio shown in Table 142-05D. Within the beach impact area of the Parking Impact Overlay Zone, application of this policy shall not result in a reduction of required on-site parking.

(b) [No Change.]

**Table 142-05E
Parking Ratios for Eating and Drinking Establishments**

Zone	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment ⁽³⁾ Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade Floor Area and Excludes Floor Area Devoted to Parking)
------	---

	Required Automobile Parking Spaces			Required Bicycle Parking Spaces ⁽²⁾
	Minimum Required Outside a Transit Area	Minimum Required Within a Transit Area ⁽¹⁾	Maximum Permitted	Minimum Required
Commercial Zones				
CC-1-1 CC-2-1 CC-4-1 CC-5-1	2.5	2.1	25.0	0.1
CC-1-2 CC-2-2 CC-4-2	2.5	2.1	25.0	0.1
CC-5-2	2.5	2.1	25.0	0.1
CC-4-2/Coastal Overlay Zone ⁽⁴⁾	5.0	4.3	25.0	0.1
CC-1-3 CC-2-3 CC-4-3 CC-5-3	15.0	12.8	25.0	0.1
CC-3-4 CC-4-4	2.5	2.1	25.0	0.1
CC-4-4/Coastal Overlay Zone ⁽⁴⁾	5.0	4.3	25.0	0.1
CC-5-4	2.5	2.1	25.0	0.1
CC-3-5	1.0 (6)(5)	1.0 (6)(5)	20.0	0.1
CC-3-5/Coastal Overlay Zone ⁽⁴⁾	5.0	4.3	25.0	0.1
CC-4-5	1.0 (6)(5)	1.0 (6)(5)	20.0	
CC-5-5	1.25	1.25	20.0	0.1
CN-1-1	1.0 (6)(5)	1.0 (6)(5)	20.0	0.1
CN-1-2	15.0	12.8	25.0	0.1
CN-1-3	2.5	2.1	25.0	0.1
CR-1-1 CR-2-1	15.0	12.8	25.0	0.1
CO-1-1 CO-1-2	15.0	12.8	25.0	0.1

CV-1-1	15.0	2.1	25.0	0.1
CV-1-2	5.0	4.3	25.0	0.1
Industrial Zones				
IH-1-1 IH-2-1	15.0	12.8	25.0	0.1
IL-1-1 IL-2-1 IL-3-1	15.0	12.8	25.0	0.1
IP-1-1 IP-2-1	15.0	12.8	25.0	0.1
IS-1-1	1.0 ⁽⁶⁾⁽⁵⁾	1.0 ⁽⁶⁾⁽⁵⁾	20.0	0.1
Planned Districts				
Barrio Logan: Subdistrict B	1.0 ⁽⁶⁾⁽⁵⁾	1.0 ⁽⁶⁾⁽⁵⁾	20.0	0.1
Barrio Logan: Except Subdistrict B	2.5	2.1	20.0	0.1
Carmel Valley	15.0	12.8	25.0	0.1
Cass Street	5.0	4.3	25.0	0.1
<u>Central Urbanized</u>	<u>2.5</u>	<u>2.1</u>	<u>6.5</u>	<u>0.1</u>
Golden Hill	1.25	1.25	20.0	0.1
La Jolla	5.0	4.3	20.0	0.1
La Jolla Shores	1.0	1.0 ⁽⁶⁾⁽⁵⁾	20.0	0.1
Mid-City: CN-3 and CV-3	1.25	1.25	20.0	0.1
Mid-City: Except CN-3, CV-3	2.5	2.1	25.0	0.1
Mount Hope	3.3	2.8	25.0	0.1
Mission Valley: CV	5.0	4.3	25.0	0.1
Mission Valley: Except CV	15.0	12.8	25.0	0.1
Otay Mesa	15.0	12.8	25.0	0.1
Old Town	4.0	3.4	25.0	0.1
Southeast San Diego	5.0	4.3	25.0	0.1
San Ysidro	5.0	4.3	25.0	0.1
West Lewis <i>Street</i>	1.0 ⁽⁶⁾⁽⁵⁾	1.0 ⁽⁶⁾⁽⁵⁾	20.0	0.1

Footnotes For Table 142-05E

- 1 *Transit Area.* The *transit area* minimum parking ratios apply in the *Transit Area* Overlay Zone (Chapter 13, Article 2, Division 10) and in the *Urban Village* Overlay Zone (Chapter 13, Article 2, Division 11).
- 2 *Bicycle Parking.* See Section 142.0530(e)
- 3 *Eating and Drinking Establishments.* The minimum parking ratios apply to eating and drinking establishments that do not have a common parking area with any other uses. There is no minimum parking requirement or maximum permitted parking for outdoor dining. Within the *Coastal Overlay Zone*, outdoor dining areas such as decks, patios, terraces, etc., are considered part of the establishment's *gross floor area* and included in calculating parking requirements.

4 Coastal Overlay Zone. For area of applicability, see Chapter 13, Article 2, Division 4.

5 *Alley Access.* For properties with *alley* access, one parking space per 10 linear feet of *alley* frontage may be provided instead of the parking ratio shown in Table 142-05E. Within the beach impact area of the Parking Impact Overlay Zone, application of this policy shall not result in a reduction of required on-site parking.

(c) [No change.]

**Table 142-05F
Parking Ratios for Specified Non-Residential Uses**

Use	Parking Spaces Required per 1,000 Square Feet of Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade Floor Area, and Excludes Floor Area Devoted to Parking)				
	Required Automobile Parking Spaces				Required Bicycle Parking Spaces ⁽³⁾
	Minimum Required Outside a Transit Area	Minimum Required Within a Transit Area ⁽¹⁾	Maximum Permitted	Carpool Minimum ⁽²⁾	Minimum
Institutional through Vehicle & Vehicular Equipment Sales & Service [No change.]					
Wholesale, Distribution, and Storage ⁽⁶⁾					
All wholesale, distribution and storage uses	1.0 ⁽⁴⁾	1.0 ⁽⁴⁾	4.0	N/A	0.1
Self Storage Facilities	1.0 space/10,000 sq ft plus 3.3 space per 1,000 square foot of accessory office space	N/A	N/A	N/A	N/A
Industrial					
Heavy Manufacturing (except in IS Zone)	1.5	1.5	4.0	0.2	0.03 + .03 bike lockers with shower
Light manufacturing (except in IS Zone)	2.5	2.1	4.0	0.3	0.03 + .03 bike lockers with shower
Research & development (except in IS Zone)	2.5	2.1	4.0	0.3	0.03 + .03 bike lockers with shower
All industrial uses in the IS Zone	1.0 ⁽⁴⁾	1.0 ⁽⁴⁾	4.0	N/A	0.1

Footnotes For Table 142-05F [No change.]

(d) through (h) [No Change.]

§142.0545 Shared Parking Requirements

(a) [No change.]

(b) [No change in text.]

(1) [No change.]

- (2) Table 142-05GH contains the peak parking demand for selected uses, expressed as a ratio of parking spaces to *floor* area.
- (3) Table 142-05HI contains the percentage of peak parking demand that selected uses generate for each hour of the day (hourly accumulation curve), in some cases separated into weekdays and Saturdays. The period during which a use is expected to generate its peak parking demand is indicated as 100 percent, and the period during which no parking demand is expected is indicated with “-”.
- (4) through (7) [No change.]

(c) [No change.]

**Table 142-05H
Parking Ratios for Shared Parking**

Use	Peak Parking Demand (Ratio of spaces per 1,000 square feet of floor area unless otherwise noted. Floor area includes gross floor area plus below grade <i>floor</i> area and excludes floor area devoted to parking)	Transit Area ⁽¹⁾
Office (except medical office)		
Weekday	3.3	2.8
Saturday	0.5	0.5
Medical office		
Weekday	4.0	3.4
Saturday	0.5	0.5
Retail sales	5.0	4.3
Eating & drinking establishment	15.0	12.8
Cinema 1-3 screens	1 space per 3 seats	1 .85 spaces per 3 seats
4 or more screens	1 space per 3.3 seats	1 space .85 spaces per 3.3 seats
Visitor accommodations through <i>Multiple Dwelling Units</i> [No change.]		

Footnote for Table 142-05H [No change.]

(d) [No change.]

§142.0560 Development and Design Regulations for Parking Facilities

(a) and (b) [No change.]

Table 142-05J

Minimum Off-Street Parking Space Dimensions

Type of Space	Required Single Space Dimensions	Required Tandem Space Dimensions
Parking space unobstructed: Retail sales uses and eating and drinking establishments All other uses	8'-3" wide x 18' long 8' wide x 18' long	All uses 8' wide x 35'-36' long
Parking space abuts a wall, column, or other immovable obstacle	One side abutting obstacle: 9' wide x 18' long Two sides abutting obstacle: 9½' wide x 18' long	One side abutting obstacle: 9' wide x 35'-36' long Two sides abutting obstacle: 9½' wide x 35'-36' long
Garage door behind space	Add 1 foot to the required parking space length	Add 1 foot to the required parking space length
Garage door between front and rear space	N/A	Add 5 feet to the required parking space length
Parking Space parallel to aisle (interior space)	8' wide x 21' long	N/A

(c) [No change.]

**Table 142-05K
Aisle Dimensions**

Angle Between Parking Space and Aisle	Minimum Required Aisle Width (feet)	
	One Way	Two Way
90° (perpendicular)	24 ¹	24 ¹
75°	23	24
60°	18	22
45°	12	20
0° (parallel)	12	20

¹ For narrow lots 50 feet or less in width, the minimum drive aisle may be reduced to 22 feet.

Diagram 142-05B [No change.]

(1) and (2) [No change.]

(d) through (i) [No change.]

(j) Driveway and Access Regulations

(1) ~~For the uses described in Table 142-05L, the driveway width shall comply with the minimum and maximum widths shown.~~

Driveway width shall be determined based on the size of the lot, type of use proposed, and location inside or outside of the Beach Impact Area of the Parking Impact Overlay Zone. Refer to Tables 142-05L and 142-05M for the applicable minimum and maximum driveway widths.

**Table 142-05L
Driveway Width (Lots greater than 50 feet in width)**

Use	Minimum Width		Maximum Width (Outside of Beach Impact Area of the Parking Impact Overlay Zone)		Maximum Width Beach Impact Area
	One-Way	Two-Way	One-Way	Two-Way	
Detached <i>Single Dwelling Unit</i>	12 feet		25 feet, except within the beach impact area of the Parking Impact Overlay Zone, where the minimum is 12 feet		12 feet
<i>Dwelling Unit</i> in the RX Zone	12 feet		20 feet		12 feet
<i>Multiple Dwelling Unit</i>	14 feet	20 feet	20 feet	25 feet, except within the beach impact area, where the maximum is 20 feet	20 feet
Nonresidential	14 feet	24 feet	20 feet	30 feet, except within the beach impact area, where the maximum is 25 feet	25 feet

**Table 142-05M
Driveway Width (Lots 50 feet or less in width)**

Use	Minimum Width		Maximum Width (Outside of Beach Impact Area of the Parking Impact Overlay Zone)		Maximum Width Beach Impact Area
	One-Way	Two-Way	One-Way	Two-Way	
Detached <i>Single Dwelling Unit</i>	12 feet		20 feet		12 feet
<i>Dwelling Unit</i> in the RX Zone	12 feet		20 feet		12 feet
<i>Multiple Dwelling</i>					

<u>Unit</u>					
<u>2 units</u>	<u>12 feet</u>		<u>20 feet</u>		<u>12 feet</u>
<u>3-5 units</u>	<u>14 feet</u>		<u>20 feet</u>		<u>14 feet</u>
<u>6 or more units</u>	<u>14 feet</u>	<u>20 feet</u>	<u>20 feet</u>	<u>25 feet</u>	<u>20 feet</u>
<u>Nonresidential</u>	<u>14 feet</u>	<u>24 feet</u>	<u>20 feet</u>	<u>30 feet</u>	<u>25 feet</u>

(2) through (7) [No change.]

(8) Maximum Number of Driveways Permitted on a *Premises*

(A) [No change.]

(B) For properties with access to an *alley* and at least 150 feet of total street frontage, a maximum of one driveway opening for each 150 feet of frontage is permitted.

(C) For properties with access to an *alley* and less than 150 feet of total street frontage, a driveway is not permitted, except that in the RM-1-1, RM-1-2, and RM-1-3 zones, one driveway may be permitted if the prohibition of a driveway opening would preclude achieving the maximum *density* permitted by the underlying zone.

(9) and (10) [No change.]

(k) [No change.]

§142.0740 Outdoor Lighting Regulations

- (a) Outdoor lighting shall minimize impacts from light pollution including light trespass, glare, and urban sky glow to preserve enjoyment of the night sky and minimize conflict caused by unnecessary illumination.
- Regulation of outdoor lighting is also intended to conserve electrical energy. Outdoor lighting is regulated by the State of California's Building Energy Efficient Standards of Title 24 of the California Code of Regulations, Parts 1 and 6 [Title 24]. No light fixtures shall exceed the light emission requirements of Section 142.0740 unless the light emission requirements of Section 142.0740 do not comply with Title 24's energy efficient standards.
- ~~(a)~~(b) Outdoor lighting fixtures that are used to illuminate a *premises*, ~~or an~~ architectural feature or landscape feature on private property shall be directed, ~~or shaded~~ shielded, or located in such a manner that the light source is not visible offsite, to minimize light emission above the horizontal plane and so that light does not fall onto surrounding properties or create glare hazards within *public rights-of-way*.
- ~~(b)~~(c) Outdoor lighting on commercial and industrial properties shall be equipped with automatic timing devices.
- ~~(e)~~(d) Outdoor lighting fixtures that are existing and were legally installed before October 28, 1985, shall be exempt from Sections 141.0740(a) and (b), unless work is proposed over any period of time to replace 50 percent or

more of the existing outdoor light fixtures or to increase the number of outdoor light fixtures by 50 percent or more on the *premises*.

~~(d)~~(e) All outdoor lighting, including search lights, shall be turned off between 11:00 p.m. and 6:00 a.m. except:

(1) Outdoor lighting in conjunction with commercial and industrial uses that continue to be fully operational after 11:00 p.m. such as sales, assembly, and repair may remain lighted after 11:00 p.m., provided that all lights are ~~shaded~~shielded, equipped with automatic timing devices, and utilize only the minimum amount of light necessary to conduct such uses;

(2) Outdoor lighting used for security purposes or to illuminate walkways, roadways, equipment yards, and parking lots may remain lighted after 11:00 p.m. ~~only when low pressure sodium outdoor lighting fixtures are used;~~ where the lighting meets the following criteria:

(A) Where located within 30 miles of the Palomar Observatory or Mount Laguna Observatory, lighting fixtures below 4,050 lumens are permitted. Lighting fixtures above 4,050 lumens shall be limited to low pressure sodium or high pressure sodium and equipped with full cut-off optics (fixtures with flat lenses that limit illumination to below the horizontal plane of the fixture or 0 percent up-light). Where

high pressure sodium lighting fixtures are proposed, a photometric study or lighting power density calculation of ground lighting levels shall be required to demonstrate that a 3-footcandle or 0.19 watts per square foot average will not be exceeded.

(B) Where located 30 miles or more from the Palomar Observatory or Mount Laguna Observatory, lighting fixtures below 4,050 lumens are permitted. Lighting fixtures above 4,050 lumens shall be limited to low pressure sodium or high pressure sodium and equipped with cut-off optics (fixtures that limit illumination to less than 2.5 percent up-light).

(3) Outdoor lighting used to illuminate recreational activities that are not in a residential zone may continue after 11:00 p.m. only when equipped with automatic timing devices and ~~shaded~~shielded to minimize light pollution; and

(4) [No change.]

(5) Outdoor lighting for automated teller machines and associated parking lot facilities and access areas shall be provided during hours of darkness in accordance with the California Financial Code Section 13040-13041. Lighting fixtures shall be directed or

shielded so that light does not fall onto surrounding properties or create glare hazards within *public rights-of-way*.

~~(e)~~(f) On properties which are adjacent to or contain *sensitive biological resources*, any exterior lighting shall be limited to low-level lights and shields to minimize the amount of light entering any identified *sensitive biological resource* areas.

(g) Outdoor lighting on facilities or lands owned, operated, controlled or protected by the United States Government, State of California, County of San Diego, City of San Diego, or other public entity or public agency not subject to City of San Diego ordinances is exempt from the requirements of this division. Voluntary compliance with the intent of Section 142.0740 is encouraged.

§143.0110 When Environmentally Sensitive Land Regulations Apply

[No change in text.]

(a) [No change.]

(b) [No change in text.]

(1) through (5) [No change.]

**Table 143-01A
Applicability of Environmentally Sensitive Lands Regulations**

<i>Environmentally Sensitive Lands Potentially Impacted by Project</i>						
Type of Development Proposal		<i>Wetlands, listed non-covered species habitat</i> ⁽¹⁾	<i>Other Sensitive Biological Resources other than Wetlands and listed noncovered species habitat</i>	<i>Steep Hillides</i>	<i>Sensitive Coastal Bluffs and Coastal Beaches</i>	<i>Floodplains</i>
1. <i>Single dwelling units on individual lots equal to or less than 15,000 square feet</i> ⁽²⁾	R	143.0141(a),(b)	143.0141	143.0142 except (a) ⁽⁵⁾	143.0143, 143.0144	143.0145 143.0146

<i>Environmentally Sensitive Lands Potentially Impacted by Project</i>						
Type of Development Proposal		Wetlands, listed non-covered species habitat⁽¹⁾	Other Sensitive Biological Resources other than Wetlands and listed noncovered species habitat	Steep Hillides	Sensitive Coastal Bluffs and Coastal Beaches	Floodplains
	P	NDP/ Process Two	NDP/ Process Two	NDP/ Process Two	SDP/ Process Three	NDP/ Process Two
	U	143.0130(d),(e)	--	--	143.0130(a), (b)	143.0130(c)
2. <i>Single dwelling units on lots or multiple lots totaling more than 15,000 square feet</i>	R	143.0141(a),(b)	143.0141	143.0142	143.0143, 143.0144	143.0145
	P	SDP/ Process Three	SDP/ Process Three	SDP/ Process Three	SDP/ Process Three	SDP/ Process Three
	U	143.0130(d),(e)	--	--	143.0130(a), (b)	143.0130(c)
3. <i>Multiple dwelling unit and non-residential development and public works projects</i>	R	143.0141(a),(b)	143.0141	143.0142	143.0143, 143.0144	143.0145 143.0146
	P	SDP/ Process Three	SDP/ Process Three	SDP/ Process Three	SDP/ Process Three	SDP/ Process Three
	U	143.0130(d),(e)	--	--	143.0130(a), (b)	143.0130(c)
4. <i>Any subdivision of a premises</i>	R	143.0141(a),(b)	143.0141	143.0142 ⁽³⁾	143.0143, 143.0144	143.0145 143.0146
	P	SDP/ Process Four	SDP/ Process Four	SDP/ Process Four	SDP/ Process Four	SDP/ Process Four
	U	143.0130(d),(e)	--	--	143.0130 (a), (b)	143.0130 (c)
5. <i>Project-specific land use plans</i>	R	143.0141(a),(b), 143.0115	143.0141, 143.0115	143.0142, 143.0115	143.0143, 143.0144, 143.0115	143.0115, 143.0145 143.0146
	P	SDP/Process Four/Five	SDP/ Process Four/Five	SDP/Process Four/Five	SDP/ Process Four/Five	SDP/Process Four/Five
	U	143.0130(d),(e)	--	--	143.0130(a), (b)	143.0130(c)
6. <i>Any development that proposes deviations from any portion of the Environmentally Sensitive Lands Regulations</i>	R	143.0141(a),(b), 143.0150	143.0141, 143.0150	143.0142, 143.0150 ⁽⁴⁾	143.0143, 143.0144, 143.0150	143.0145, 143.0146 143.0150
	P	SDP/ Process Four	SDP/ Process Four	SDP/ Process Four	SDP/ Process Four	SDP/ Process Four
	U	143.0130(d),(e)-	--	--	143.0130(a), (b)	143.0130(c)
7. <i>Development other than single dwelling units on individual lots, that proposes alternative compliance for development area in steep hillides.</i>	R	--	--	143.0142 except (a), 143.0151	--	--
	P	--	--	SDP/ Process Three <u>Four</u>	--	--
	U	--	--	--	--	--

Footnotes to Table 143-01A [No change.]

(c) [No change.]

§143.0410 General Development Regulations for Planned Development Permits

The following regulations are applicable to *developments* for which a Planned Development Permit is requested when identified in Table 143-04A.

(a) Deviations

(1) and (2) [No change.]

(3) A Planned Development Permit may not be used to request deviations from any of the following regulations:

(A) Maximum building height of 30 feet for the area in the Coastal Height Limit Overlay Zone as identified in Section 132.0502;

(B) *Floor area ratio* for the entire *premises* except as permitted in the Kearny Mesa Community Plan;

(C) through (G) [No change.]

(b) through (j) [No change.]

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