#### **Article 1: Base Zones**

#### **Division 6: Industrial Base Zones**

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

# §131.0601 Purpose of Industrial Zones

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

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.) (Amended 4-5-2016 by O-20634 N.S.; effective 5-5-2016.)

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

- (a) The purpose of the IP zones is to provide for high quality science and business park *development*. The property *development* standards of this zone are intended to create a campus-like environment characterized by comprehensive site design, substantial landscaping, and amenities that serve the surrounding *development* in a manner that preserves the industrial nature of the zones.
- (b) The IP zones are differentiated based on the uses allowed as follows:
  - IP-1-1 allows research and development uses with some limited manufacturing
  - IP-2-1 allows a mix of light industrial and office uses
  - IP-3-1 allows for research and development, office, and residential uses.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.) (Amended 4-11-2014 by O-20361 N.S.; effective 5-18-2014.) (Amended 1-8-2020 by O-21164 N.S.; effective 2-9-2020.)

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

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

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

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

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

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

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# §131.0605 Purpose of the IS (Industrial--Small Scale) Zone

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

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.) (Retitled from "Purpose of the IS (Industrial--Small Lot) Zone" to "Purpose of the IS (Industrial--Small Scale) Zone" and amended 12-9-2020 by O-21273 N.S.; effective 1-8-2021.)

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

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

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

#### §131.0615 Where Industrial Zones Apply

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

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.) (Amended 11-13-2008 by O-19801 N.S.; effective 12-13-2008.)

#### §131.0620 Use Regulations of Industrial Zones

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

- (a) The uses permitted in any industrial zone may be further limited by the following:
  - (1) Section 131.0623 (Additional Use Regulations of Industrial Zones);
  - (2) Use limitations applicable to the Airport Land Use Compatibility Overlay Zone (Chapter 13, Article 2, Division 15);
  - (3) Use limitations applicable to Prime Industrial Land identified in Table 131-06B. An adopted *land use plan* may identify further use limitations.
  - (4) The presence of *environmentally sensitive lands*, pursuant to Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations); or
  - (5) Any other applicable provision of the San Diego Municipal Code.
- (b) Within the industrial zones, no *structure* or improvement, or portion thereof, shall be constructed, established, or altered, nor shall any *premises* be used or maintained except for one or more of the purposes or activities listed in Table 131-06B. It is unlawful to establish, maintain, or use any *premises* for any purpose or activity not listed in this section and Section 131.0622.
- (c) All uses or activities permitted in the industrial zones shall be conducted entirely within an enclosed building unless the use or activity is traditionally conducted outdoors.
- (d) Accessory uses in the industrial zones may be permitted in accordance with Section 131.0125.
- (e) Temporary uses may be permitted in the industrial zones for a limited period of time with a Temporary Use Permit in accordance with Chapter 12, Article 3, Division 4.
- (f) For any use that cannot be readily classified, the City Manager shall determine the appropriate use category and use subcategory pursuant to Section 131.0110.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.) (Amended 10-25-2011 by O-20047 N.S.; effective 1-1-2012.) (Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.) (Amended 3-7-2023 by O-21618 N.S.; effective 5-6-2023.)

**[Editors Note:** Amendments as adopted by O-21618 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

Click the link to view the Strikeout Ordinance highlighting changes to prior language <a href="http://docs.sandiego.gov/municode">http://docs.sandiego.gov/municode</a> <a href="strikeout\_ord/O-21618-SO.pdf">strikeout\_ord/O-21618-SO.pdf</a>]

# §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

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

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

Use Categories/ Subcategories [See Section 131.0112 for an	Zone Designator					Zo	nes				
explanation and descriptions of the	1st & 2nd> >		IP-			IL-		II	H-	IS-	IBT-
Use Categories, Subcategories, and Separately Regulated Uses]	3rd >>	1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
Separately Regulated Oses	4th >>	1	1	1	1	1	1	1	1	1	1
Open Space			I			l	1		1	ı	
Active Recreation		P	P	P	-	P	P	_	P	P	-
Passive Recreation		P	P	P	-	-	-	-	-	-	-
Natural Resources Preservation		-	-	-	-	-	-	-	-	-	-
Park Maintenance Facilities		-	-	-	-	-	-	-	-	-	-
Agriculture											
Agricultural Processing		1	-	ı	ı	-	-	-	-	-	-
Aquaculture Facilities		P <sup>(19)</sup>	P <sup>(19)</sup>	P <sup>(19)</sup>	P	P	P	P	P	P	-
Dairies		1	-	1	1	-	-	-	-	-	-
Horticulture Nurseries & Green	houses	$P^{(19)}$	P <sup>(19)</sup>	P <sup>(19)</sup>	P	P	P	P	P	-	-
Raising & Harvesting of Crops		1	-	ı	P	-	P	P	P	-	-
Raising, Maintaining & Keeping	g of Animals	ı	-	-	1	-	-	-	-	-	-
Separately Regulated Agriculture	Uses										
Agricultural Equipment Repair	Shops	-	-	-	P	P	P	P	P	P	-
Commercial Stables		-	-	-	-	-	-	-	-	-	-
Community Gardens		-	-	-	N	N	N	N	N	N	-
Equestrian Show & Exhibition I	Facilities	-	-	-	-	-	-	-	-	-	-
Open Air Markets for the Sale of	f Agriculture-	-	-	-	-	-	-	-	-	-	-
related Products & Flowers											
Residential											
Mobilehome Parks		-	-	-	-	-	-	-	-	-	-
Multiple Dwelling Units		-	-	P <sup>(15)</sup>	-	-	-	-	-	-	-
<b>Rooming House</b> [See Section 131	.0112(a)(3)(A)]	-	-	-	-	-	-	-	-		-
Shopkeeper Units		-	-	$P^{15}$	-	-	-	-	-	-	-
Single Dwelling Units		-	-	-	-	-	-	-	-	-	-
Separately Regulated Residential	Uses										
Accessory Dwelling Units		-	-	$L^{(15)}$	-	-	-	-	-	-	-
Continuing Care Retirement Con	mmunities	-	-	$L^{(15)}$	-	-	-	-	-	-	-
Employee Housing:											
6 or Fewer Employees		-	-	-	-	-	-	-	-	-	-
12 or Fewer Employees		-	-	-	-	-	-	-	-	-	-
Greater than 12 Employees		-	-	-	-	-	-	-	-	-	-
Fraternities, Sororities and Student Dormitories		-	-	-	-	-	-	-	-	-	-
Garage, Yard, & Estate Sales		-	-	-	-	-	-	-	-	-	-
Guest Quarters		-	-	-	-	-	-	-	-	-	-
Home Occupations		-	-	L	-	-	-	-	-	-	-
Interim Ground Floor Reside	ntial	-	-	-	-	-	-	-	-	-	-

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Use Categories/ Subcategories	Zone	one Zones									
[See Section 131.0112 for an	Designator					20.	iics				
explanation and descriptions of the	1st & 2nd> >		IP-			IL-		II		IS-	IBT-
Use Categories, Subcategories, and	3rd >>		2-	3-	1-	2-	3-	1-	2-	1-	1-
Separately Regulated Uses]	4th >>	1	1	1	1	1	1	1	1	1	1
Junior Accessory Dwelling Unit	ts	1	-	-	-	-	-	-	-	-	-
Live/Work Quarters		-	-	$P^{15}$	-	-	-	-	-	L	-
Low Barrier Navigation Center		-	_	_	-	_	_	_	_	_	_
Movable Tiny Houses		-	-	-	-	-	-	-	-	-	-
Permanent Supportive Housing		-	-	$L^{(15)}$	-	-	-	-	-	-	-
Residential Care Facilities:			<u>L</u>					<u>I</u>	<u>I</u>	1	
6 or Fewer Persons		-	_	P <sup>(15)</sup>	-	-	_	-	-	_	-
7 or More Persons		-	_	$L^{(15)}$	-	_	_	_	_	_	_
Transitional Housing:							<u> </u>	I	I		1
6 or Fewer Persons		-	_	$L^{(15)}$	_	_	_	_	_	_	_
7 or More Persons		-	_	$L^{(15)}$	-	_	-	-	-	_	_
Watchkeeper Quarters		L	L	L	L	L	L	L	L	L	L
Institutional											
Separately Regulated Institutional	Uses										
Airports		С	С	С	С	С	С	С	С	С	С
Battery Energy Storage Facilities	1										
Small Scale ( $\leq 0.25$ acre)	,	L	L	L	L	L	L	L	L	L	
Medium Scale (0.25 acre <	1 acre)	C	C	C	C	C	C	L	L	C	
Large Scale (>1 acre)	1 4010)	C	C	C	C	C	C	C	C	C	
Botanical Gardens & Arboretun	18	-	-	-	-	-	-	-	-	-	-
Cemeteries, Mausoleums, Crem		С	С	С	С	С	С	С	С	С	_
Correctional Placement Centers		C	C	C	C	C	C	C	C	C	_
Educational Facilities:											1
Kindergarten through Grade	: 12	_	С	_	-	С	С	-	-	С	_
Colleges / Universities		С	C	С	-	C	C	_	С	C	С
Vocational / Trade School		-	-	-	-	L	L	-	L	L	L
Electric Vehicle Charging Station	ons	L	L	L	L	L	L	L	L	L	L
Energy Generation & Distribution		C	C	C	P	C	P	P	P	C	-
Exhibit Halls & Convention Fac		-	C	-	C	C	C	C	C	C	С
Flood Control Facilities		L	L	L	L	L	L	L	L	L	L
Historical Buildings Used for P	urposes Not	C	C	C	C	C	C	C	C	C	C
Otherwise Allowed	orposes river										
Homeless Facilities:										1	ı
Congregate Meal Facilities		-	С	_	-	С	С	_	С	С	_
Emergency Shelters		-	C	-	-	C	C	-	C	L	-
Homeless Day Centers		-	C	-	-	C	C	-	C	C	_
Hospitals, Intermediate Care Facilities &		С	C	С	-	C	C	-	C	C	-
Nursing Facilities										<u> </u>	
Interpretive Centers		-	•	-	-	-	-	-	-	-	-
Museums		1	-	-	-	-	-	-	-	-	-

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Tigo Cotogorica/ Subsetegorica	Zone	I		one Zones							
Use Categories/ Subcategories [See Section 131.0112 for an	Zone Designator					ZO	ies				
explanation and descriptions of the			ID			TT		TT	т	TC	IDT
Use Categories, Subcategories, and	1st & 2nd> >		IP-		_	IL-		IF		IS-	IBT-
Separately Regulated Uses]	3rd >>		2-	3-	1-	2-	3-	1-	2-	1-	1-
	4th >>	1	1	1	1	1	1	1	1	1	1
Major Transmission, Relay, or C	Communications	С	C	С	С	С	С	P	C	C	C
Switching Stations											
Placemaking on Private Property		-	-	-	-	-	-	-	-	-	-
Outdoor Dining on Private Prop	erty	-	L	-	L	L	L	-	L	L	L
Satellite Antennas		L	L	L	L	L	L	L	L	L	L
Social Service Institutions		C	C	С	C	C	C	-	-	C	-
Solar Energy Systems		L	L	L	L	L	L	L	L	L	L
Wireless Communication Facility	ies				See	Section	<u>141.</u>	0420			
Retail Sales				1	L (5.10)	(10)	(10)	ı	(5.10)	(12)	
Building Supplies & Equipment		-	-	-	P <sup>(6,13)</sup>	•	P <sup>(13)</sup>	-	$P^{(6,13)}$	P <sup>(13)</sup>	-
Food, Beverages and Groceries		P <sup>(13,</sup> 20),	P <sup>(13,</sup> 20)	P <sup>(13,</sup> 20)	P <sup>(13,</sup> 20)	P <sup>(13,</sup> 20)	P <sup>(13)</sup>	-	-	-	-
Consumer Goods, Furniture, Ap	pliances,	-	-	-	-	P <sup>(2,13)</sup>	P <sup>(13)</sup>	-	-	P(3,13)	P <sup>(22)</sup>
Equipment											
Pets & Pet Supplies		-	-	-	-	-	$P^{(13)}$	-	-	-	-
Sundries, Pharmaceuticals, & C	onvenience	P <sup>(5,</sup>	$P^{(5,13)}$	$P^{(5,13)}$	$P^{(5,13)}$	P <sup>(5,13)</sup>	$P^{(13)}$	$P^{(5,13)}$	$P^{(5,13)}$	$P^{(4,13)}$	-
Sales		13)									
Wearing Apparel & Accessories		-	-	-	-	$P^{(3,13)}$	$P^{(3,13)}$	-	-	$P^{(3,13)}$	-
Separately Regulated Retail Sales	Uses										
Agriculture Related Supplies &		-	-	-	-	P	P	P	P	P	-
Alcoholic Beverage Outlets		-	-	-	-	L	L	-	1	-	-
Cannabis Outlets		-	-	-	-	-	С	-	-	С	С
Farmers' Markets				•							
Weekly Farmers' Market		L	L	L	L	L	L	-	_	_	-
Daily Farmers' Market Stan	ds	-	-	-	L	L	L	-	-	-	-
Plant Nurseries		-	-	-	-	-	P	-	P	P	-
Retail Farms		-	-	-	-	-	L	-	-	-	-
Retail Tasting Stores		-	-	-	L	L	L	-	-	L	-
Swap Meets & Other Large Out	door Retail	_	_	-	С	С	С	С	С	С	_
Facilities											
Commercial Services				•	•	•	•				
<b>Building Services</b>		-	-	-	P	P	P	-	P	P	P
Business Support		P <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	P	P	-	P <sup>(8)</sup>	P	P <sup>(8)</sup>
Eating & Drinking Establishme	nts	P <sup>(7,</sup>	P <sup>(7,16)</sup>	P <sup>(7, 16)</sup>	P <sup>(7, 16)</sup>	P <sup>(7, 16)</sup>	P <sup>(16)</sup>	-	P <sup>(7)</sup>	P <sup>(4, 16)</sup>	P <sup>(7, 16)</sup>
Financial Institutions		_	P	-	P	P	P	_	-	P	P
Funeral & Mortuary Services		_	-	-	-	$P^{21}$	P	-	P	-	-
Instructional Studios		P <sup>(14)</sup>	P <sup>(14)</sup>	P <sup>(14)</sup>	P <sup>(14)</sup>	P <sup>(14)</sup>	P <sup>(14)</sup>	-	-	P	-
Maintenance & Repair		-	-	-	P	P	P	-	-	P	P
Off-site Services		_	P	-	P	P	P	_	P	P	P
		L		<u> </u>			-	I .	-	-	•

Use Categories/ Subcategories	Zone					Zo	nes				
[See Section 131.0112 for an	Designator				I			I			
explanation and descriptions of the	1st & 2nd> >		IP-			IL-	1	II	<u>I</u> -	IS-	IBT-
Use Categories, Subcategories, and Separately Regulated Uses]	3rd >>	1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
	4th >>	1	1	1	1	1	1	1	1	1	1
Personal Services		P <sup>(9)</sup>	-	-	-	-					
Radio & Television Studios		-	P	-	P	P	P	-	P	P	P
Tasting Rooms		P <sup>(18)</sup>									
Visitor Accommodations		-	-	-	-	-	-	-	-	-	-
Separately Regulated Commercial	<b>Services Uses</b>										_
Adult Day Care Facility		-	L	L	-	L	L	-	-	L	-
Adult Entertainment Establishme	ents:										
Adult Book Store		-	-	ı	-	L	L	-	L	L	-
Adult Cabaret		ı	-	ı	-	•	L	-	-	ı	-
Adult Drive-in Theater		ı	ı	1	1	L	L	-	ı	ı	1
Adult Mini-Motion Picture	Γheater	ı	-	ı	-	L	L	-	-	L	-
Adult Model Studio		ı	ı	ı	-	L	L	-	ı	ı	-
Adult <i>Motel</i>		1	-	ı	-	-	-	-	-	-	-
Adult Motion Picture Theate	er	ı	-	ı	-	L	L	-	-	L	-
Adult Peep Show Theater		1	-	-	-	L	L	-	-	L	-
Adult Theater		-	-	-	-	L	L	-	-	L	-
Body Painting Studio		-	-	-	-	L	L	-	-	-	-
Massage Establishment		ı	-	ı	-	-	L	-	-	ı	-
Sexual Encounter Establishn	nent	ı	ı	ı	-	ı	-	-	ı	ı	-
Assembly and Entertainment Us	ses, Including	L	L	L	L	L	L	-	1	L	-
Places of Religious Assembly											
Boarding Kennels/Pet Day Care	Facilities	N	N	N	N	L	L	N	N	N	N
Camping Parks		-	-	-	-	-	-	-	-	-	-
Child Care Facilities:					1			ı			1
Child Care Centers		C	C	C	-	C	C	-	C	C	C
Large Family Child Care He		ı	-	L	-	-	-	-	-	-	-
Small Family Child Care Ho		ı	-	L	-	-	-	-	-	ı	-
Eating and Drinking Establishm		-	C	C	C	C	P	-	C	-	C
Drive-in or Drive-through Comp	onent										
Fairgrounds		-	С	-	С	С	С	С	С	С	-
Golf Courses, Driving Ranges, a	and Pitch & Putt	-	C	-	C	C	C	С	C	C	-
Courses											
Helicopter Landing Facilities		C	С	C	С	С	C	С	С	С	С
Massage Establishments, Specialized Practice		-	-	-	-	-	L	-	-	-	-
Mobile Food Trucks		P	P	P	P	P	P	P	P	P	P
Nightclubs & Bars over 5,000 square feet in size		-	-	-	-	-	-	-	-	-	-
Parking Facilities as a <i>Primary</i> 0					I _ 1		Ι_	I _			T
Permanent Parking Facilities		С	C	C	P	C	P	P	P	C	C
Temporary Parking Facilitie	S	C	C	С	N	C	N	N	N	C	N

Use Categories/ Subcategories	Zone	Zones Zones									
[See Section 131.0112 for an	Designator										
explanation and descriptions of the	1st & 2nd> >		IP-			IL-		II	-H-	IS-	IBT-
Use Categories, Subcategories, and Separately Regulated Uses]	3rd >>		2-	3-	1-	2-	3-	1-	2-	1-	1-
separately Regulated eses	4th >>	1	1	1	1	1	1	1	1	1	1
Private Clubs, Lodges and Frate	ernal	-	С	-	С	С	С	С	С	С	С
Organizations											
Privately Operated, Outdoor Re	creation	C	С	С	C	С	С	C	C	C	-
Facilities over 40,000 square feet in size <sup>(13)</sup>											
Pushcarts on Private Property		L	L	L	L	L	L	L	L	L	L
Recycling Facilities:				1				ı	1		
Large Collection Facility		L	N	L	N	N	N	L	L	N	N
Small Collection Facility		L	L	L	L	L	L	L	L	L	L
Large Construction & Demo Recycling Facility		-	1	-	N	-	С	С	N	ı	С
Small Construction & Demo Recycling Facility	olition Debris	-	-	-	N	-	С	N	N	-	С
Drop-off Facility		L	L	L	L	L	L	L	L	L	L
Green Materials Composting	g Facility	-	ı	-	N	-	N	N	N	ı	N
Mixed Organic Composting	Facility	ı	ı	_	C	-	C	N	N	ı	C
Large Processing Facility A	ccepting at Least	1	C	-	L	L	L	L	L	C	L
98% of Total Annual Weight of Recyclables											
from Commercial & Industrial Traffic											
Large Processing Facility A Types of Traffic	ccepting All	1	С	-	N	N	N	N	N	С	L
Small Processing Facility A		-	N	-	L	L	L	L	L	N	L
Least 98% of Total Annual											
Recyclables From Commerc Traffic	cial & Industrial										
Small Processing Facility A	ccepting All	-	N	-	N	N	N	N	N	N	N
Types of Traffic											
Reverse Vending Machines		L	L	L	L	L	L	L	L	L	L
Tire Processing Facility		-	-	-	C	-	C	С	C	-	-
Sidewalk Cafes, Streetaries, and Sidewalks		-	L	-	L	L	L	-	L	L	L
Theaters that are outdoor or ove feet in size	er 5,000 square	-	С	-	-	С	С	-	С	-	-
Sports Arenas & Stadiums		-	С	_	-	С	С	-	С	-	-
Urgent Care Facilities		-	L	-	-	L	P	-	L	L	-
Veterinary Clinics & Animal Hospitals		-	N	-	N	L	L	N	N	N	N
Zoological Parks		-	ı	-	-	-	_	-	-	1	-
Offices								•			•
Business & Professional		-	P	P	-	P	P	-	-	P	P
Government		-	P	P	-	P	P	-	P	P	P
Medical, Dental, & Health Prac		-	-	-	-	P	P	-	-	P	P
Regional & Corporate Headqua	rters	$\mathbf{P}^{(1)}$	P	P <sup>(1)</sup>	P <sup>(1)</sup>	P	P	-	$P^{(12)}$	P	P <sup>(1)</sup>

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Use Categories/ Subcategories	Zone	one Zones									
[See Section 131.0112 for an	Designator					ZU.	iles				
explanation and descriptions of the	1st & 2nd>>		IP-			IL-		II	1_	IS-	IBT-
Use Categories, Subcategories, and	3rd >>		2-	3-	1-	2-	3-	1-	2-	1-	1-
Separately Regulated Uses]	4th >>	1	1	1	1	1	1	1	1	1	1
Separately Regulated Office Uses	4tii //	1	1	1	1	1	1	1	1	1	1
Real Estate Sales Offices & Mode	el Homes	_		Ι	Ι_	_	Ι_		_	_	_
		_	L			L	L	_	_	L	_
Sex Offender Treatment and Counseling Facilities		-	L	-	-	L	L	-	-	L	-
Vehicle & Vehicular Equipment S	ales & Service										
Commercial Vehicle Repair & M	<b>Iaintenance</b>	-	-	-	P	P	P	P	P	P	P
Commercial Vehicle Sales & Re	ntals	-	-	-	P	P	P	P	P	P	-
Personal Vehicle Repair & Mair	tenance	-	-	-	P	P	P	-	-	P	-
Personal Vehicle Sales & Rental	S	-	-	-	P	P	P	-	P	P	-
Vehicle Equipment & Supplies S	Sales & Rentals	-	-	-	P	-	P	P	P	P	-
Separately Regulated Vehicle & V Equipment Sales & Service Uses	ehicular										
Automobile Service Stations		L	L	L	L	L	L	L	L	L	С
Outdoor Storage & Display of N	lew.	-	_	-	P	P	P	P	P	P	P
Unregistered Motor Vehicles as											
Vehicle Storage Facilities as a <i>Primary Use</i>		L	L	L	L	L	L	L	L	L	L
Distribution and Storage				•		I .					
<b>Equipment &amp; Materials Storage</b>	Yards	-	-	-	P	P	P	P	P	P	P
Moving & Storage Facilities		-	-	-	P <sup>(23)</sup>	P <sup>(23)</sup>	P <sup>(23)</sup>	$P^{(23)}$	$P^{(23)}$	$P^{(23)}$	-
Distribution Facilities		$P^{(17)}$	P	-	P	P	P	P	P	P	P
<b>Separately Regulated Distribution</b>	and Storage			•	•			•	•		•
Uses											
Junk Yards		-	-	-	C	C	C	C	C	C	-
Temporary Construction Storage	e Yards Located	L	L	L	L	L	L	L	L	L	L
Off-site											
Industrial					1			ı	ı		1
Heavy Manufacturing		-	-	-	-	-	-	P	P	-	-
Light Manufacturing		P <sup>(10)</sup>	P	P <sup>(10)</sup>	P	P	P	P	P	P	P
Marine Industry		-	-	-	P	P	P	P	P	P	P
Research & Development		P	P	P	P	P	P	P	P	P	P
Testing Labs		P	P	P	P	P	P	P	P	P	P
Trucking & Transportation Ter		P	P	P	P	P	P	P	P	P	P
Separately Regulated Industrial U	ses										
Artisan Food and Beverage Pro-	ducer	P	P	P	P	P	P	P	P	P	P
Cannabis Production Facilities	Cannabis Production Facilities		-	-	С	C	С	С	С	-	-
Hazardous Waste Research Facility		C C	С	С	С	C	С	С	С	С	С
	Hazardous Waste Treatment Facility		С	С	С	С	С	С	С	С	-
Marine Related Uses Within the Overlay Zone	Coastal	-	-	-	P	P	P	P	P	P	P
Overlay Zone				<u> </u>	<u> </u>		<u> </u>				

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Use Categories/ Subcategories [See Section 131.0112 for an	Zone Designator										
explanation and descriptions of the	1st & 2nd> >		IP-		IL-		IH-		IS-	IBT-	
Use Categories, Subcategories, and Separately Regulated Uses]	3rd >>	1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
Separatery Regulated Oses]	4th >>	1	1	1	1	1	1	1	1	1	1
Mining and Extractive Industrie	s	-	С	-	C	С	C	C	C	С	-
Newspaper Publishing Plants		С	P	С	P	P	P	P	P	P	P
Processing & Packaging of Plan		-	1	1	P	P	P	P	P	P	P
Animal By-products Grown Off	-premises										
Very Heavy Industrial Uses		-	-	ı	-	-	-	C	C	-	-
Wrecking & Dismantling of Mo	tor Vehicles	-	-	ı	C	C	C	P	C	C	-
Signs											
Allowable Signs		P	P	P	P	P	P	P	P	P	P
Separately Regulated Signs Uses											
Community Entry Signs		L	L	L	L	L	L	L	L	L	L
Neighborhood Identification Signs		-	-	-	-	-	-	-	-	-	_
Comprehensive Sign Program		N	N	N	N	N	N	N	N	N	N
Revolving <i>Projecting Signs</i>		N	N	N	N	N	N	N	N	N	N
Signs with Automatic Changing Copy		N	N	N	N	N	N	N	N	N	N
Theater Marquees		-	-	-	-	N	N	-	-	-	-

#### **Footnotes for Table 131-06B**

- A regional and corporate headquarters establishment shall have a *gross floor area* of at least 40,000 square feet.
- Household and office furniture, appliances, and equipment sales establishments shall occupy an area of at least 5,000 square feet in *gross floor area* unless the sales are of items that are manufactured on the same *premises*.
- <sup>3</sup> See Section 131.0623(g).
- <sup>4</sup> See Section 131.0623(h)
- <sup>5</sup> See Section 131.0623(a).
- <sup>6</sup> See Section 131.0623(f).
- <sup>7</sup> See Section 131.0623(b).
- <sup>8</sup> See Section 131.0623(c).
- <sup>9</sup> See Section 131.0623(d).
- <sup>10</sup> See Section 131.0623(e).
- 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.

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- Only one regional and corporate headquarters establishment is permitted on an individual parcel of land.
- Development of a large retail establishment is subject to Section 143.0302.
- <sup>14</sup> See Section 131.0623(n).
- <sup>15</sup> See Section 131.0623(j).
- Eating and drinking establishments abutting residential *development* located in a residential zone may operate only between 6:00 a.m. and 12:00 midnight.
- Distribution facilities are permitted in the IP-1-1 zone only within the Otay Mesa Community Plan area.
- Tasting rooms are only permitted as an *accessory use* to a beverage manufacturing plant.
- <sup>19</sup> See Section 131.0623(1).
- <sup>20</sup> See Section 131.0623(m).
- <sup>21</sup> Funeral and Mortuary Services are not permitted within *floodplains* located in the Coastal Overlay Zone.
- <sup>22</sup> A maximum of 10 percent of the *gross floor area* on the *premises* may be used for retail sales.
- Moving and Storage Facilities are prohibited where the applicable *land use plan* identifies the *premises* as Prime Industrial Lands. This is not applicable to *premises* located in the Marine Corps Air Station Miramar Airport Land Use Compatibility Plan Accident Potential Zone 1.

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(Amended 6-12-2001 by O-18948 N.S.; effective 12-12-2001.)
(Amended 3-1-2006 by O-19467 N.S.; effective 8-10-2006.)
(Amended 8-10-2004 by O-19308 N.S.; effective 4-11-2007.)
(Amended 6-15-2007 by O-19624 N.S.; effective 7-15-2007.)
(Amended 4-23-2008 by O-19739 N.S.; effective 5-23-2008.)
(Amended 11-13-08 by O-19799 N.S; effective 12-13-2008.)
(Amended 11-13-08 by O-19803 N.S; effective 12-13-2008.)
(Amended 11-13-08 by O-19804 N.S; effective 12-13-2008.)
(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)
(Amended 2-22-2012 by O-20140 N.S.; effective 3-23-2012.)
(Amended 2-22-2012 by O-20141 N.S.; effective 3-23-2012.)
(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)
(Amended 3-25-2014 by O-20356 N.S.; effective 4-24-2014.)
(Amended 4-11-2014 by O-20361 N.S.; effective 5-18-2014.)
(Amended 4-3-2014 by O-20357 N.S.; effective 10-15-2014.)
(Amended 5-5-2015 by O-20481 N.S.; effective 6-4-2015.)
(Amended 7-10-2015 by O-20512 N.S.; effective 8-9-2015.)
(Amended 8-7-2015 by O-20555 N.S.; effective 9-6-2015.)
(Amended 4-5-2016 by O-20634 N.S.; effective 5-5-2016.)
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(Amended 8-4-2016 by O-20704 N.S.; effective 8-27-2016.)
(Amended 2-22-2017 by O-20793 N.S.; effective 4-12-2017.)
(Amended 9-15-2017 by O-20857 N.S.; effective 10-15-2017.)
(Amended 10-17-2017 by O-20859 N.S.; effective 11-16-2017.)
(Amended 3-22-2018 by O-20917 N.S.; effective 4-21-2018.)
(Amended 5-22-2018 by O-20928 N.S.; effective 6-21-2018.)
(Amended 8-9-2019 by O-21114 N.S. and O-21117 N.S.; effective 9-8-2019.)
(Amended 1-8-2020 by O-21163 N.S. and O-21164 N.S.; effective 2-9-2020.)
(Amended 8-12-2020 by O-21223 N.S.; effective 10-8-2020.)
(Amended 10-30-2020 by O-21288 N.S.; effective 3-3-2021.)
```

[Editors Note: Amendments as adopted by O-21288 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

Click the link to view the Strikeout Ordinance highlighting changes to prior language http://docs.sandiego.gov/municode strikeout ord/O-21288-SO.pdf ]

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(Amended 3-10-2021 by O-21289 N.S.; effective 3-10-2021.)
(Amended 4-14-2021 by O-21305 N.S.; effective 5-29-2021.)
(Amended 11-23-2021 by O-21391 N.S.; effective 1-6-2022.)
(Amended 1-27-2022 by O-21416 N.S.; effective 2-26-2022.)
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**[Editors Note:** Amendments as adopted by O-21416 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

Click the link to view the Strikeout Ordinance highlighting changes to prior language <a href="http://docs.sandiego.gov/municode\_strikeout\_ord/O-21416-SO.pdf">http://docs.sandiego.gov/municode\_strikeout\_ord/O-21416-SO.pdf</a>]

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(Amended 3-11-2022 by O-21439 N.S.; effective 4-10-2022.)
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[**Editors Note:** Amendments as adopted by O-21439 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

Click the link to view the Strikeout Ordinance highlighting changes to prior language <a href="http://docs.sandiego.gov/municode\_strikeout\_ord/O-21439-SO.pdf">http://docs.sandiego.gov/municode\_strikeout\_ord/O-21439-SO.pdf</a>]

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(Amended 5-23-2022 by O-21458 N.S.; effective 6-22-2022.) (Amended 3-7-2023 by O-21618 N.S.; effective 5-6-2023.)
```

**[Editors Note:** Amendments as adopted by O-21618 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

Click the link to view the Strikeout Ordinance highlighting changes to prior language <a href="http://docs.sandiego.gov/municode\_strikeout\_ord/O-21618-SO.pdf">http://docs.sandiego.gov/municode\_strikeout\_ord/O-21618-SO.pdf</a>]

# §131.0623 Additional Use Regulations of Industrial Zones

The additional use regulations identified in this section are applicable to uses where indicated in Table 131-06B. In addition to the use-specific regulations below, the combined *gross floor area* for the uses identified in Sections 131.0623(a), (b), (d), (h), (k), (m), and (n) shall not exceed 35 percent of the allowable *gross floor area* of the *premises*.

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

- (c) Business support services are permitted subject to the following:
  - (1) Individual establishments are limited to 3,500 square feet of *gross floor area*; and
  - (2) The total area occupied by these uses shall not exceed 25 percent of the *gross floor area* of the building in which they are located.
- (d) Personal appearance and health services are permitted subject to the following:
  - (1) Individual establishments are limited to 3,500 square feet of *gross floor area*; and
  - (2) The total area occupied by these uses shall not exceed 10 percent of the *gross floor area* of the building in which they are located.
- (e) Light manufacturing and assembly uses in the IP-1-1 and the IP-3-1 zones are limited to the following:
  - (1) Prototype fabrication;
  - (2) Production requiring advanced technology and skills and directly related to research and development activities on the *premises*;
  - (3) Manufacturing of biochemical research and diagnostic compounds to be used primarily by universities, laboratories, hospitals, and clinics for scientific research and developmental testing purposes;
  - (4) Production of experimental products;
  - (5) Development of production or operating systems to be installed and operated at another location, including manufacturing of products necessary for such development;
  - (6) Manufacturing of biological, biomedical, and pharmaceutical products;
  - (7) Manufacturing of scientific, engineering, and medical instruments; and
  - (8) Beverage and food manufacturing. Beverage manufacturing operations may include a tasting room as an *accessory use*.

- (f) Building supplies and equipment sales are permitted subject to the following:
  - (1) Items for sale shall be limited to equipment, parts, and products used in the installation or repair of permanent improvements to *structures* or *premises*; and
  - (2) Building supplies and equipment sales establishments shall occupy an area of at least 10,000 square feet of *gross floor area*.
- (g) Retail sales uses subject to this section are permitted subject to the following:
  - (1) The items offered for sale must be manufactured on the *premises*; and
  - (2) A maximum of 25 percent of the *gross floor area* on the *premises* may be used for retail sales. At least 75 percent of the *gross floor area* shall be used for manufacturing, warehousing, or wholesale distribution of the products that are offered for sale.
- (h) Convenience stores and eating and drinking establishments are permitted subject to the following:
  - (1) An individual establishment shall not exceed 1,000 square feet of gross floor area; except where provided in accordance with Section 131.0623(i); and
  - (2) Drive-in and drive-through facilities are not permitted.
- (i) Industrial *development* greater than 12,000 square feet of *gross floor area* that is primarily engaged in the manufacturing of malt beverages or distilled spirits in sealed cans, bottles, or kegs, may include an eating and drinking establishment as an *accessory use*, subject to applicable state and local regulations, if the eating and drinking establishment does not exceed 25 percent of the *gross floor area* of the *structures* on the *premises*.
- (j) To encourage and facilitate living in closer proximity to employment opportunities, residential uses in the IP-3-1 zone are permitted subject to the following regulations:

- (1) Residential *development* is permitted in accordance with the Business Park Residential Permitted CPIOZ of the applicable community plan subject to the following:
  - (A) Residential *development* shall not exceed a maximum of 49 percent of the total *lot* area within the Business Park Residential Permitted CPIOZ or, in other areas, a maximum of 49 percent of the *gross floor area* of the *premises*; and
  - (B) Residential *development* shall comply with the *development* regulations of the residential zone identified in the Business Park Residential Permitted CPIOZ of the applicable community plan, except that the *lot* area, *lot* dimensions, *floor area ratio*, and *setback* requirements of the IP-3-1 zone shall apply.
- (2) Residential *development* is permitted outside of the Business Park Residential Permitted CPIOZ as follows:
  - (A) Live/work quarters in accordance with Section 141.0311.
  - (B) Shopkeeper units may include space for uses in accordance with Section 131.0623(j)(2)(C) and shall comply with the Live/Work quarters regulations in Section 141.0311.
  - (C) A maximum of 49 percent of the *gross floor area* on the *premises* may be used for residential uses. At least 51 percent of the *gross floor area* on the *premises* shall be used for Retail Sales, Commercial Services, Artisan Food and Beverage Producer, Offices, Research and Development, or Light Manufacturing.
  - (D) The residential area and the business area must be occupied by the same tenant and no portion of the residential area shall be rented or sold separately.
  - (E) The residential area is permitted above, adjacent to, or behind the business area, provided that there is internal access between the residential area and business area.

- (k) Physical fitness facilities are permitted subject to the following:
  - (1) The physical fitness facility is located within a *development* that is greater than 20,000 square feet of *gross floor area* in an industrial zone;
  - (2) The physical fitness facility is primarily used by employees of the *premises* as an *accessory use*; and
  - (3) The physical fitness facility does not exceed 25 percent of the *gross* floor area of the *structures* on the *premises*.
- (l) Aquaculture Facilities and Horticulture, Nurseries & Greenhouses are permitted in IP zones subject to the following:
  - (1) The aquaculture facility, horticulture facility, nursery or greenhouse shall directly support the research and *development* uses on the *premises*; and
  - (2) The aquaculture facility, horticulture facility, nursery or greenhouse shall be excluded from the *gross floor area* calculation of the *structures* on the *premises*.
- (m) Food, Beverages and Groceries are permitted if individual establishments are limited to 20,000 square feet of *gross floor area*.
- (n) Instructional Studios are permitted subject to the following:
  - (1) Individual establishments are limited to 5,000 square feet of *gross* floor area;
  - (2) The total area occupied by these uses shall not exceed 25 percent of the *gross floor area* of the building in which they are located; and
  - (3) The instructional studio shall be primarily used by employees of the *premises* as an *accessory use* and shall not be a *minor-oriented facility*.

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(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(Amended 6-5-2013 by O-20262 N.S.; effective 7-6-2013.)
(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)
(Amended 4-11-2014 by O-20361 N.S.; effective 5-18-2014.)
(Amended 5-5-2015 by O-20481 N.S.; effective 6-4-2015.)
(Amended 3-22-2018 by O-20917 N.S.; effective 4-21-2018.)
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(Amended 1-8-2020 by O-21164 N.S.; effective 2-9-2020.) (Amended 3-11-2022 by O-21439 N.S.; effective 4-10-2022.)

[**Editors Note:** Amendments as adopted by O-21439 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

Click the link to view the Strikeout Ordinance highlighting changes to prior language http://docs.sandiego.gov/municode\_strikeout\_ord/O-21439-SO.pdf]

# §131.0630 Development Regulations of Industrial Zones

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

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

# §131.0631 Development Regulations Table for Industrial Zones

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

Table 131-06C Development Regulations for Industrial Zones

<b>Development Regulations</b>	<b>Zone Designator</b>	ator Zones				
[See Section 131.0630 for	1st & 2nd >>	IP-	IL-	IH-	IS-	IBT-
Development Regulations of	3rd >>	1- 2- 3-	1- 2- 3-	1- 2-	1-	1-
Industrial Zones]	4th >>	1	1	1	1	1
Max permitted residential density(10)		1,000	-	-	-	-
Supplemental residential regulations	s [see Section	applies	-	-	-	-
131. 0623(i)]						
Lot Area						
Min Lot Area (sf)		40,000	$15,000^{(1)}$	30,000	10,000	40,000
Max Lot Area (sf)		1	1	-	-	-
Min Lot Dimensions						
Lot Width (ft)		100	75	100	50	100
Street Frontage (ft)		100(2)	75	100	50	100(2)
Lot Depth (ft)		200	100	150	100	200
Setback Requirements				•	•	•
Min Front Setback (ft)		20(3)	15 <sup>(3)</sup>	$20^{(3)}$	10	$20^{(3)}$
Std Front Setback (ft)		$25^{(3)}$	$20^{(3)}$	$25^{(3)}$		$25^{(3)}$
[See Section 131.0643(b)]						
Min Side Setback (ft)		15	10	15	5/0(8)	15
Min Street Side Setback (ft)		20(4)	15 <sup>(4),(5)</sup>	20(4),(5)	10 <sup>(9)</sup>	20(4)
Std Street Side Setback (ft)			$20^{(4),(5)}$	25 <sup>(4),(5)</sup>		
Min Side Setback Abutting Resident	ial (ft)	30	25	30	10	30
Min Rear Setback (ft)		25	0(6)	20	10	25
Std Rear Setback (ft)			15 <sup>(6)</sup>			
Min Rear Setback Abutting Resident	rial (ft)	50	25	30	15	50
Max Structure Height [See Section 13	31.0644]	-	-	-	-	-
Max Floor Area Ratio		$2.0^{(11)}$	$2.0^{(7)(11)}$	$2.0^{(11)}$	$2.0^{(11)}$	$2.0^{(7)(11)}$
Street Wall Requirements [See Section	n 142.1030]	-	applies	applies	-	-
Outdoor Amenities [See Section 131.	0665]	applies	applies	applies	-	applies
Refuse and Recyclable Material Stor	age	applies	applies	applies	applies	applies
[See Section 142.0805]						
<b>Loading Dock and Overhead Door S</b>	creening	applies	applies	applies	applies	applies
<b>Regulations</b> [See Section 142.1030]						
Visibility Area [See Section 113.0273	]	applies	applies	applies	applies	applies
<b>Dwelling Unit Protection Regulations</b>	s [See Chapter 14,	applies	-	_	_	-
Article 3, Division 12]	_					

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#### Footnotes for Table 131-06C

- Within the Kearny Mesa Community Plan area, the minimum *lot* size is 40,000 square feet.
- <sup>2</sup> See Section 131.0642.
- <sup>3</sup> See Section 131.0643(a).
- <sup>4</sup> See Section 131.0643(c).
- <sup>5</sup> See Section 131.0643(e).
- <sup>6</sup> See Section 131.0643(d).
- Within the Kearny Mesa Community Plan area, the maximum *floor area ratio* is 1.0.
- <sup>8</sup> See Section 131.0643(f).
- <sup>9</sup> See Section 131.0643(g).
- One *dwelling unit* per specified minimum square feet of *lot* area as determined in accordance with Section 113.0222.
- Within the Otay Mesa Community Plan area, the maximum *floor area ratio* is 0.50 unless a *final map* has been recorded prior to May 18, 2014. This restriction does not apply to residential development in accordance with Section 131.0623(i).

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(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)
(Amended 11-13-08 by O-19799 N.S; effective 12-13-2008.)
(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)
(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)
(Amended 4-11-2014 by O-20361 N.S.; effective 5-18-2014.)
(Amended 4-5-2016 by O-20634 N.S.; effective 5-5-2016.)
(Amended 10-30-2020 by O-21254 N.S.; effective 11-29-2020.)
(Amended 12-9-2020 by O-21273 N.S.; effective 1-8-2021.)
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#### §131.0642 Lot Dimensions in Industrial Zones

The minimum *street frontage* is 60 feet for any *lot* in the IP zones that fronts principally on a turnaround or on a curving *street* with a centerline radius of less than 100 feet.

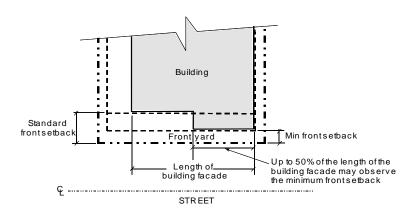
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

### 131.0643 Setback Requirements in Industrial Zones

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

Diagram 131-06A

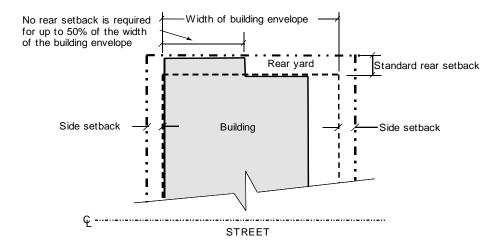
#### Front Setback in the IP, IL, and IH Zones



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

# Diagram 131-06B

#### Zero Rear Setback in the IL Zone



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

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

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

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

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

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13	1	6	24

# §131.0665 Outdoor Amenities in Industrial Zones

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

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