

Article 1: Base Zones

Division 6: Industrial Base Zones

§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 a balanced land use and economy and to encourage employment growth. The industrial zones are intended to provide flexibility in the design of new and redeveloped industrial projects while assuring high quality *development* and to protect land for industrial uses and limit nonindustrial uses.

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

- (a) The purpose of the IP zones is to provide for high quality science and business park *development*. The property *development* standards of this zone are intended to create a campus-like environment characterized by comprehensive site design and substantial landscaping. Restrictions on permitted uses and *signs* are provided to minimize commercial influence.
- (b) The IP zones are differentiated based on the uses allowed as follows:
 - IP-1-1 allows research and development uses with some limited manufacturing
 - IP-2-1 allows a mix of light industrial and office uses

§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

§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

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

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

§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.

§131.0620 Use Regulations of Industrial Zones

The regulations of Section 131.0622 apply in the industrial zones unless otherwise specifically provided by footnotes indicated in Table 131-06B. The uses permitted in any zone may be further limited if *environmentally sensitive lands* are present, pursuant to Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations).

- (a) 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.
- (b) 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.

Existing Zoning

- (c) *Accessory uses* in the industrial zones may be permitted in accordance with Section 131.0125.
- (d) 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.
- (e) 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.

§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).
C	Conditional Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
-	Use or use category is not permitted.

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

Use Categories/ Subcategories	Zone Designator	Zones							
		IP-		IL-			IH-		IS-
[See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	1st & 2nd >								
	3rd >>	1-	2-	1-	2-	3-	1-	2-	1-
	4th >>>	1	1	1	1	1	1	1	1
Open Space									
Active Recreation		P	P	-	P	P	-	P	P
Passive Recreation		P	P	-	-	-	-	-	-

Existing Zoning

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
Natural Resources Preservation		-	-	-	-	-	-	-	-
Park Maintenance Facilities		-	-	-	-	-	-	-	-
Agriculture									
Agricultural Processing		-	-	-	-	-	-	-	-
Aquaculture Facilities		-	-	P	P	P	P	P	P
Dairies		-	-	-	-	-	-	-	-
Horticulture Nurseries & Greenhouses		-	-	P	-	P	P	P	-
Raising & Harvesting of Crops		-	-	P	-	P	P	P	-
Raising, Maintaining & Keeping of Animals		-	-	-	-	-	-	-	-
Separately Regulated Agriculture Uses									
Agricultural Equipment Repair Shops		-	-	P	P	P	P	P	P
Commercial Stables		-	-	-	-	-	-	-	-
Community Gardens		-	-	N	-	N	N	N	N
Equestrian Show & Exhibition Facilities		-	-	-	-	-	-	-	-
Open Air Markets for the Sale of Agriculture-related Products & Flowers		-	-	-	-	-	-	-	-
Residential									
<i>Mobilehome Parks</i>		-	-	-	-	-	-	-	-
<i>Multiple Dwelling Units</i>		-	-	-	-	-	-	-	-
<i>Rooming House</i> [See Section 131.0112(a)(3)(A)]		-	-	-	-	-	-	-	-
<i>Single Dwelling Units</i>		-	-	-	-	-	-	-	-
Separately Regulated Residential Uses									
<i>Boarder & Lodger Accommodations</i>		-	-	-	-	-	-	-	-
Companion Units		-	-	-	-	-	-	-	-
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		-	-	-	-	-	-	-	-
Housing for Senior Citizens		-	-	-	-	-	-	-	-
Live/Work Quarters		-	-	-	-	-	-	-	L
Residential Care Facilities:									
6 or Fewer Persons		-	-	-	-	-	-	-	-

Existing Zoning

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
7 or More Persons		-	-	-	-	-	-	-	-
Transitional Housing:									
6 or Fewer Persons		-	-	-	-	-	-	-	-
7 or More Persons		-	-	-	-	-	-	-	-
Watchkeeper Quarters		L	L	L	L	L	L	L	L
Institutional									
Separately Regulated Institutional Uses									
Airports		C	C	C	C	C	C	C	C
Botanical Gardens & Arboretums		-	-	-	-	-	-	-	-
Cemeteries, Mausoleums, Crematories		C	C	C	C	C	C	C	C
<i>Churches & Places of Religious Assembly</i>		C	C	-	C	L	-	-	C
Correctional Placement Centers		C	C	C	C	C	C	C	C
Educational Facilities:									
Kindergarten through Grade 12		-	C	-	C	C	-	-	C
Colleges / Universities		C	C	-	C	C	-	C	C
Vocational / Trade School		-	-	-	P	P	-	P	P
Energy Generation & Distribution Facilities		C	C	P	C	P	P	P	C
Exhibit Halls & Convention Facilities		-	C	C	C	C	C	C	C
<i>Flood Control Facilities</i>		L	L	L	L	L	L	L	L
<i>Historical Buildings</i> Used for Purposes Not Otherwise Allowed		C	C	C	C	C	C	C	C
Homeless Facilities:									
Congregate Meal Facilities		-	C	-	C	C	-	C	C
Emergency Shelters		-	C	-	C	C	-	C	C
Homeless Day Centers		-	C	-	C	C	-	C	C
Hospitals, Intermediate Care Facilities & Nursing Facilities		C	C	-	C	C	-	C	C
Interpretive Centers		-	-	-	-	-	-	-	-
Museums		-	-	-	-	-	-	-	-
Major Transmission, Relay, or Communications Switching Stations		C	C	C	C	C	P	C	C
<i>Satellite Antennas</i>		L	L	L	L	L	L	L	L
<i>Social Service Institutions</i>		C	C	C	C	C	-	-	C
<i>Wireless communication facility:</i>									
<i>Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a non-</i>		L	L	L	L	L	L	L	L

Existing Zoning

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
residential use									
<i>Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a residential use</i>	N	N	N	N	N	N	N	N	N
<i>Wireless communication facility in the public right-of-way with above ground equipment</i>	C	C	C	C	C	C	C	C	C
<i>Wireless communication facility outside the public right-of-way</i>	L	L	L	L	L	L	L	L	L
Retail Sales									
Building Supplies & Equipment	-	-	P ^(6,15)	P ⁽¹⁵⁾	P ⁽¹⁵⁾	-	P ^(6,15)	P ⁽¹⁵⁾	
Food, Beverages and Groceries	-	-	-	-	P ⁽¹⁵⁾	-	-	-	
Consumer Goods, Furniture, Appliances, Equipment	-	-	-	P ^(2,15)	P ⁽¹⁵⁾	-	-	P ^(3,15)	
Pets & Pet Supplies	-	-	-	-	P ⁽¹⁵⁾	-	-	-	
Sundries, Pharmaceuticals, & Convenience Sales	-	P ^(5,15)	P ^(5,15)	P ^(5,15)	P ⁽¹⁵⁾	P ^(5,15)	P ^(5,15)	P ^(4,15)	
Wearing Apparel & Accessories	-	-	-	P ^(3,15)	P ^(3,15)	-	-	P ^(3,15)	
Separately Regulated Retail Sales Uses									
Agriculture Related Supplies & Equipment	-	-	-	P	P	P	P	P	
Alcoholic Beverage Outlets	-	-	-	-	L	-	-	-	
Plant Nurseries	-	-	-	-	P	-	P	P	
Swap Meets & Other Large Outdoor Retail Facilities	-	-	C	C	C	C	C	C	
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	-	-	-	-	-	-	-	-	

Existing Zoning

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	
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 <i>Motel</i>	-	-	-	-	-	-	-	-		
Adult Motion Picture Theater	-	-	-	L	L	-	-	L		
Adult Peep Show Theater	-	-	-	L	L	-	-	L		
Adult Theater	-	-	-	L	L	-	-	L		
Body Painting Studio	-	-	-	L	L	-	-	-		
Massage Establishment	-	-	-	-	L	-	-	-		
Sexual Encounter Establishment	-	-	-	-	-	-	-	-		
Bed & Breakfast Establishments:										
1-2 Guest Rooms	-	-	-	-	-	-	-	-		
3-5 Guest Rooms	-	-	-	-	-	-	-	-		
6+ Guest Rooms	-	-	-	-	-	-	-	-		
Boarding Kennels	-	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 Child Care Homes	-	-	-	-	-	-	-	-		
Small Family Child Care Homes	-	-	-	-	-	-	-	-		
Eating and Drinking Establishments Abutting Residentially Zoned Property	-	-	-	-	L	-	-	-		
Fairgrounds	-	C	C	C	C	C	C	C		
Golf Courses, Driving Ranges, and Pitch & Putt Courses	-	C	C	C	C	C	C	C		
Helicopter Landing Facilities	C	C	C	C	C	C	C	C		
Instructional Studios	-	-	-	-	P	-	-	P		
Massage Establishments, Specialized Practice	-	-	-	-	L	-	-	-		
Nightclubs & Bars over 5,000 square feet in size	-	-	-	-	-	-	-	-		
Parking Facilities as a <i>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		

Existing Zoning

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	
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	
Pushcarts:										
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	
Recycling Facilities:										
Large Collection Facility		L	N	N	N	N	L	L	N	
Small Collection Facility		L	L	L	L	L	L	L	L	
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	
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	
Large Processing Facility Accepting All Types of Traffic		-	C	N	N	N	N	N	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	
Small Processing Facility Accepting All Types of Traffic		-	N	N	N	N	N	N	N	
Reverse Vending Machines		L	L	L	L	L	L	L	L	
Tire Processing Facility		-	-	C	-	C	C	C	-	
Sidewalk Cafes		-	N	N	N	N	-	N	N	
Sports Arenas & Stadiums		-	C	-	C	C	-	C	-	

Existing Zoning

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	
Theaters that are outdoor or over 5,000 square feet in size		-	C	-	C	C	-	C	-	
Urgent Care Facilities		-	L	-	L	P	-	L	L	
Veterinary Clinics & Animal Hospitals		-	C	C	C	P	C	C	C	
Zoological Parks		-	-	-	-	-	-	-	-	
Offices										
Business & Professional		-	P	-	P	P	-	-	P	
Government		-	P	-	P	P	-	P	P	
Medical, Dental, & Health Practitioner		-	-	-	P	P	-	-	P	
Regional & Corporate Headquarters		P ⁽¹⁾	P	P ⁽¹⁾	P	P	-	P ⁽¹⁴⁾	P	
Separately Regulated Office Uses										
Real Estate Sales Offices & Model Homes		-	-	-	-	-	-	-	-	
<i>Sex Offender</i> Treatment & Counseling		-	L	-	L	L	-	-	L	
Vehicle & Vehicular Equipment Sales & Service										
Commercial Vehicle Repair & Maintenance		-	-	P	P	P	P	P	P	
Commercial Vehicle Sales & Rentals		-	-	P	P	P	P	P	P	
Personal Vehicle Repair & Maintenance		-	-	P	P	P	-	-	P	
Personal Vehicle Sales & Rentals		-	-	P	P	P	-	P	P	
Vehicle Equipment & Supplies Sales & Rentals		-	-	P	-	P	P	P	P	
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses										
Automobile Service Stations		L	L	L	L	L	L	L	L	
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a <i>primary use</i>		-	-	P	P	P	P	P	P	
Wholesale, Distribution, Storage										
Equipment & Materials Storage Yards		-	-	P	P	P	P	P	P	
Moving & Storage Facilities		-	-	P	P	P	P	P	P	
Warehouses		-	-	P	P	P	P	P	P	
Wholesale Distribution		-	P	P	P	P	P	P	P	
Separately Regulated Wholesale, Distribution, and Storage Uses										
Impound Storage Yards		-	-	P	P	P	P	P	P	
Junk Yards		-	-	C	C	C	C	C	C	
Temporary Construction Storage Yards Located off-site		L	L	L	L	L	L	L	L	
Industrial										
Heavy Manufacturing		-	-	-	-	-	P	P	-	

Existing Zoning

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
Light Manufacturing	P ⁽¹⁰⁾	P	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
Trucking & Transportation Terminals	-	-	P	-	P	P	P	P	P
Separately Regulated Industrial Uses									
<i>Hazardous Waste</i> Research Facility	C	C	C	C	C	C	C	C	C
<i>Hazardous Waste</i> Treatment Facility	C	C	C	C	C	C	C	C	C
Marine Related Uses Within the Coastal Overlay Zone	-	-	P	P	P	P	P	P	P
Mining and Extractive Industries	-	C	C	C	C	C	C	C	C
Newspaper Publishing Plants	C	P	P	P	P	P	P	P	P
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises	-	-	P	P	P	P	P	P	P
Very Heavy Industrial Uses	-	-	-	-	-	C	C	-	-
Wrecking & Dismantling of Motor Vehicles	-	-	C	C	C	P	C	C	C
Signs									
Allowable Signs	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
Neighborhood Identification Signs	-	-	-	-	-	-	-	-	-
Reallocation of Sign Area Allowance	N	N	N	N	N	N	N	N	N
Revolving Projecting Signs	N	N	N	N	N	N	N	N	N
Signs with Automatic Changing Copy	N	N	N	N	N	N	N	N	N
Theater Marquees	-	-	-	N	N	-	-	-	-

Footnotes for Table 131-06B

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

Existing Zoning

- ¹⁰ See Section 131.0623(e).
- ¹¹ Assembly uses shall occupy at least 5,000 square feet of the *gross floor area*.
- ¹² Recreational facilities shall not exceed 2,500 square feet of *gross floor area* and 2,500 square feet of outdoor recreational use area.
- ¹³ The 40,000 square feet includes all indoor and outdoor areas that are devoted to the recreational use; it does not include customer parking areas.
- ¹⁴ Only one regional and corporate headquarters establishment is permitted on an individual parcel of land.
- ¹⁵ *Development of a large retail establishment* is subject to Section 143.0302.

§131.0623 Additional Use Regulations of Industrial Zones

The uses in this section are permitted in the industrial zones where indicated in Table 131-06B, subject to the following regulations.

- (a) Sundries, pharmaceuticals, and convenience sales are permitted subject to the following:
- (1) An establishment offering these items for sale shall be limited to 1,000 square feet of *gross floor area*; and
 - (2) The total area occupied by these uses shall not exceed 10 percent of the *gross floor area* of the building in which they are located.
- (b) Eating and drinking establishments are permitted subject to the following:
- (1) Individual establishments are limited to 3,000 square feet of *gross floor area*;
 - (2) No live entertainment is permitted on the *premises*; and
 - (3) No drive-through services are permitted.
- (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:

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- (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 zone 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; and
 - (7) Manufacturing of scientific, engineering, and medical instruments.
- (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*; and
 - (2) Drive-in and drive-through facilities are not permitted.

§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.

§131.0631 Development Regulations Table for Industrial Zones

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

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

Development Regulations [See Section 131.0630 for Development Regulations of Industrial Zones]	Zone Designator	Zones							
		IP-		IL-			IH-		IS-
	1st & 2nd >>	1-	2-	1-	2-	3-	1-	2-	1
	3rd >>	1		1			1		1
4th >>	1		1			1		1	
Lot Area									
Min Lot Area (sf)	40,000		15,000 ⁽¹⁾			30,000		10,000	
Max Lot Area (sf)	-		-			-		15,000	
Min Lot Dimensions									
Lot Width (ft)	100		75			100		50	

Existing Zoning

Development Regulations [See Section 131.0630 for Development Regulations of Industrial Zones]	Zone Designator	Zones							
		IP-		IL-			IH-		IS-
	1st & 2nd >>	1-	2-	1-	2-	3-	1-	2-	1
	3rd >>	1	1	1	1	1	1	1	
Street Frontage (ft)		100 ⁽²⁾		75		100		50	
Lot Depth (ft)		200		100		150		100	
Setback Requirements									
Min Front Setback (ft)		20 ⁽³⁾		15 ⁽³⁾		20 ⁽³⁾		10	
Std Front Setback (ft) [See Section 131.0643(b)]		25 ⁽³⁾		20 ⁽³⁾		25 ⁽³⁾			
Min Side Setback (ft)		15		10		15		5/0 ⁽⁸⁾	
Min Street Side Setback (ft)		20 ⁽⁴⁾		15 ^{(4),(5)}		20 ^{(4),(5)}		10 ⁽⁹⁾	
Std Street Side Setback (ft)				20 ^{(4),(5)}		25 ^{(4),(5)}			
Min Side Setback Abutting Residential (ft)		30		25		30		10	
Min Rear Setback (ft)		25		0 ⁽⁶⁾		20		10	
Std Rear Setback (ft)				15 ⁽⁶⁾					
Min Rear Setback Abutting Residential (ft)		50		25		30		15	
Max Structure Height [See Section 131.0644]		-		-		-		-	
Max Floor Area Ratio		2.0 ^{(7)*}		2.0 ^{(7)*}		2.0*		2.0	
Street Wall Requirements [See Section 131.0660]		-		applies		applies		-	
Outdoor Amenities [See Section 131.0665]		applies		applies		applies		-	
Refuse and Recyclable Material Storage [See Section 142.0805]		applies		applies		applies		applies	

Footnotes for Table 131-06C

- 1 Within the Kearny Mesa Community Plan area, the minimum lot size is 40,000 square feet.
- 2 See Section 131.0642.
- 3 See Section 131.0643(a).
- 4 See Section 131.0643(c).
- 5 See Section 131.0643(e).
- 6 See Section 131.0643(d).
- 7 Within the Kearny Mesa Community Plan area, the maximum floor area ratio is 0.50.
- 8 See Section 131.0643(f).
- 9 See Section 131.0643(g).

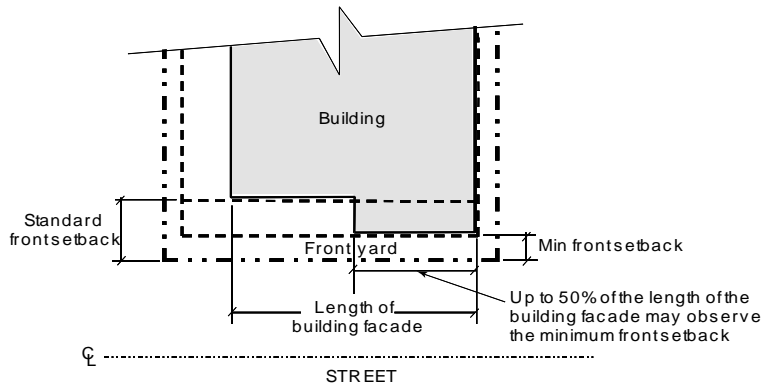
§131.0642 Lot Dimensions in Industrial Zones

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.

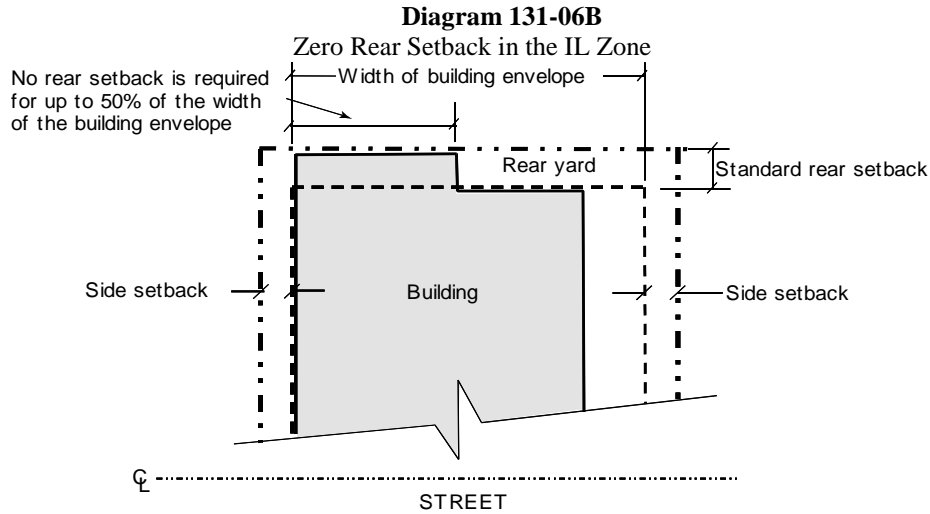
131.0643 Setback Requirements in Industrial Zones

- (a) *Front Setback* in the IP, IL, and IH 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, and IH 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.



- (e) Standard/Minimum *Street Side Setback* in the IL and IH 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.

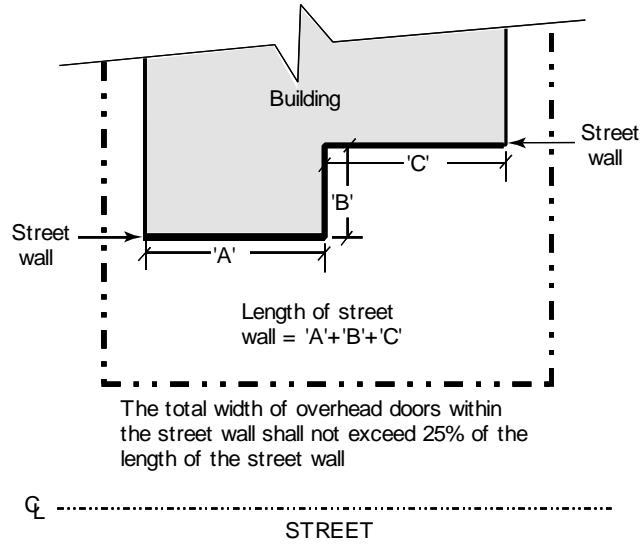
§131.0644 Maximum Structure Height in Industrial Zones

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

§131.0660 Street Wall Requirements for Industrial Zones

In the IL and IH zones, a maximum of two loading docks or overhead doors may be located in the *street wall*. The total width of the loading docks or overhead doors shall not occupy more than 25 percent of the length of the *street wall*. See Diagram 131-06C.

Diagram 131-06C
Street Wall Loading Docks in the IL and IH Zones



§131.0665 Outdoor Amenities in Industrial Zones

In the IP, IL, and IH 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.