

Article 1: Base Zones

Division 6: Industrial Base Zones

§131.0601 Purpose of Industrial Zones [No Change]

§131.0602 Purpose of the IP (Industrial--Park) Zones [No Change]

§131.0603 Purpose of the IL (Industrial--Light) Zones [No Change]

§131.0604 Purpose of the IH (Industrial--Heavy) Zones [No Change]

§131.0605 Purpose of the IS (Industrial--Small Lot) Zone [No Change]

§131.0606 Purpose of the IBT (Industrial--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 appropriate to apply in portions of communities adjacent to the international border, other ports of entry, and areas in transition to higher intensity industries.

§131.0615 Where Industrial Zones Apply [No Change]

§131.0620 Use Regulations of Industrial Zones [No Change]

§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 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								
		IP-		IL-			IH-		IS-	IBT-
	1st & 2nd >>	1-	2-	1-	2-	3-	1-	2-	1-	<u>1-</u>
	3rd >>>	1	1	1	1	1	1	1	1	<u>1</u>
Open Space										
Active Recreation	P	P	-	P	P	-	P	P	-	-
Passive Recreation	P	P	-	-	-	-	-	-	-	-
Natural Resources Preservation	-	-	-	-	-	-	-	-	-	-
Park Maintenance Facilities	-	-	-	-	-	-	-	-	-	-
Agriculture										
Agricultural Processing	-	-	-	-	-	-	-	-	-	-
Aquaculture Facilities	-	-	P	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	P	-
Commercial Stables	-	-	-	-	-	-	-	-	-	-
Community Gardens	-	-	N	-	N	N	N	N	N	-
Equestrian Show & Exhibition Facilities	-	-	-	-	-	-	-	-	-	-
Open Air Markets for the Sale of Agriculture-related Products & Flowers	-	-	-	-	-	-	-	-	-	-
Residential										
Mobilehome Parks	-	-	-	-	-	-	-	-	-	-
Multiple Dwelling Units	-	-	-	-	-	-	-	-	-	-
Rooming House [See Section 131.0112(a)(3)(A)]	-	-	-	-	-	-	-	-	-	-
Single Dwelling Units	-	-	-	-	-	-	-	-	-	-
Separately Regulated Residential Uses										
Boarder & Lodger Accommodations	-	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	-	-

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones										
		1st & 2nd >>		IP-			IL-			IH-	IS-	IBT-
		3rd >>>		1-	2-	1-	2-	3-	1-	2-	1-	<u>1-</u>
		4th >>>		1	1	1	1	1	1	1	1	<u>1</u>
Live/Work Quarters		-	-	-	-	-	-	-	-	L	-	
Residential Care Facilities:												
6 or Fewer Persons		-	-	-	-	-	-	-	-	-	-	
7 or More Persons		-	-	-	-	-	-	-	-	-	-	
Transitional Housing:												
6 or Fewer Persons		-	-	-	-	-	-	-	-	-	-	
7 or More Persons		-	-	-	-	-	-	-	-	-	-	
Watchkeeper Quarters		L	L	L	L	L	L	L	L	L	<u>L</u>	
Institutional												
Separately Regulated Institutional Uses												
Airports		C	C	C	C	C	C	C	C	C	<u>C</u>	
Botanical Gardens & Arboretums		-	-	-	-	-	-	-	-	-	-	
Cemeteries, Mausoleums, Crematories		C	C	C	C	C	C	C	C	C	-	
Churches & Places of Religious Assembly		C	C	-	C	L	-	-	C	C	<u>L</u>	
Correctional Placement Centers		C	C	C	C	C	C	C	C	C	-	
Educational Facilities:												
Kindergarten through Grade 12		-	C	-	C	C	-	-	C	C	-	
Colleges / Universities		C	C	-	C	C	-	C	C	C	<u>C</u>	
Vocational / Trade School		-	-	-	P	P	-	P	P	P	<u>P</u>	
Energy Generation & Distribution Facilities		C	C	P	C	P	P	P	C	C	-	
Exhibit Halls & Convention Facilities		-	C	C	C	C	C	C	C	C	<u>C</u>	
Flood Control Facilities		L	L	L	L	L	L	L	L	L	<u>L</u>	
Historical Buildings Used for Purposes Not Otherwise Allowed		C	C	C	C	C	C	C	C	C	<u>C</u>	
Homeless Facilities:												
Congregate Meal Facilities		-	C	-	C	C	-	C	C	C	-	
Emergency Shelters		-	C	-	C	C	-	C	C	C	-	
Homeless Day Centers		-	C	-	C	C	-	C	C	C	-	
Hospitals, Intermediate Care Facilities & Nursing Facilities		C	C	-	C	C	-	C	C	C	-	
Interpretive Centers		-	-	-	-	-	-	-	-	-	-	
Museums		-	-	-	-	-	-	-	-	-	-	
Major Transmission, Relay, or Communications Switching Stations		C	C	C	C	C	P	C	C	C	<u>C</u>	
Satellite Antennas		L	L	L	L	L	L	L	L	L	<u>L</u>	
Social Service Institutions		C	C	C	C	C	-	-	C	C	-	
Wireless communication facility:												
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a non-residential use		L	L	L	L	L	L	L	L	L	<u>L</u>	

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator 1st & 2nd>> 3rd >>> 4th >>>	Zones								
		IP-		IL-			IH-		IS-	IBT-
		1-	2-	1-	2-	3-	1-	2-	1-	<u>1-</u>
		1	1	1	1	1	1	1	1	<u>1</u>
<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	<u>N</u>
<i>Wireless communication facility in the public right-of-way with above ground equipment</i>		C	C	C	C	C	C	C	C	<u>C</u>
<i>Wireless communication facility outside the public right-of-way</i>		L	L	L	L	L	L	L	L	<u>L</u>
Retail Sales										
Building Supplies & Equipment		-	-	P ^(6,15)	P ⁽¹⁵⁾	P ⁽¹⁵⁾	-	P ^(6,15)	P ⁽¹⁵⁾	<u>-</u>
Food, Beverages and Groceries		-	-	-	-	P ⁽¹⁵⁾	-	-	-	<u>-</u>
Consumer Goods, Furniture, Appliances, Equipment		-	-	-	P ^(2,15)	P ⁽¹⁵⁾	-	-	P ^(3,15)	<u>-</u>
Pets & Pet Supplies		-	-	-	-	P ⁽¹⁵⁾	-	-	-	<u>-</u>
Sundries, Pharmaceuticals, & Convenience Sales		-	P ^(5,15)	P ^(5,15)	P ^(5,15)	P ⁽¹⁵⁾	P ^(5,15)	P ^(5,15)	P ^(4,15)	<u>-</u>
Wearing Apparel & Accessories		-	-	-	P ^(3,15)	P ^(3,15)	-	-	P ^(3,15)	<u>-</u>
Separately Regulated Retail Sales Uses										
Agriculture Related Supplies & Equipment		-	-	-	P	P	P	P	P	<u>-</u>
Alcoholic Beverage Outlets		-	-	-	-	L	-	-	-	<u>-</u>
Plant Nurseries		-	-	-	-	P	-	P	P	<u>-</u>
Swap Meets & Other Large Outdoor Retail Facilities		-	-	C	C	C	C	C	C	<u>-</u>
Commercial Services										
Building Services		-	-	P	P	P	-	P	P	<u>P</u>
Business Support		-	P ⁽⁸⁾	P ⁽⁸⁾	P	P	-	P ⁽⁸⁾	P	<u>P⁽⁸⁾</u>
Eating & Drinking Establishments		-	P ⁽⁷⁾	P ⁽⁷⁾	P ⁽⁷⁾	P	-	P ⁽⁷⁾	P ⁽⁴⁾	<u>P⁽⁷⁾</u>
Financial Institutions		-	P	-	P	P	-	-	P	<u>P</u>
Funeral & Mortuary Services		-	-	-	P	P	-	P	-	<u>-</u>
Maintenance & Repair		-	-	P	P	P	-	-	P	<u>P</u>
Off-site Services		-	P	P	P	P	-	P	P	<u>P</u>
Personal Services		-	-	-	P ⁽⁹⁾	P ⁽⁹⁾	-	-	-	<u>-</u>
Assembly & Entertainment		-	-	-	P ⁽¹¹⁾	P	-	-	P ⁽¹²⁾	<u>-</u>
Radio & Television Studios		-	P	P	P	P	-	P	P	<u>P</u>
Visitor Accommodations		-	-	-	-	-	-	-	-	<u>-</u>
Separately Regulated Commercial Services Uses										
Adult Entertainment Establishments:										
Adult Book Store		-	-	-	L	L	-	L	L	<u>-</u>
Adult Cabaret		-	-	-	-	L	-	-	-	<u>-</u>
Adult Drive-in Theater		-	-	-	L	L	-	-	-	<u>-</u>
Adult Mini-Motion Picture Theater		-	-	-	L	L	-	-	L	<u>-</u>
Adult Model Studio		-	-	-	L	L	-	-	-	<u>-</u>

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones											
		1st & 2nd>>		IP-			IL-			IH-		IS-	IBT-
		3rd >>		1-	2-	1-	2-	3-	1-	2-	1-	<u>1-</u>	
		4th >>		1	1	1	1	1	1	1	1	<u>1</u>	
Adult Motel		-	-	-	-	-	-	-	-	-	-		
Adult Motion Picture Theater		-	-	-	L	L	-	-	L	-			
Adult Peep Show Theater		-	-	-	L	L	-	-	L	-			
Adult Theater		-	-	-	L	L	-	-	L	-			
Body Painting Studio		-	-	-	L	L	-	-	-	-			
Massage Establishment		-	-	-	-	L	-	-	-	-			
Sexual Encounter Establishment		-	-	-	-	-	-	-	-	-			
Bed & Breakfast Establishments:													
1-2 Guest Rooms		-	-	-	-	-	-	-	-	-			
3-5 Guest Rooms		-	-	-	-	-	-	-	-	-			
6+ Guest Rooms		-	-	-	-	-	-	-	-	-			
Boarding Kennels		-	C	C	C	C	C	C	C	<u>C</u>			
Camping Parks		-	-	-	-	-	-	-	-	-			
Child Care Facilities:													
Child Care Centers		L	L	-	L	L	-	L	L	<u>L</u>			
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	<u>C</u>			
Instructional Studios		-	-	-	-	P	-	-	P	-			
Massage Establishments, Specialized Practice		-	-	-	-	L	-	-	-	-			
Nightclubs 7 Bars over 5,000 square feet in size		-	-	-	-	-	-	-	-	-			
Parking Facilities as a Primary Use													
Permanent Parking Facilities		C	C	P	C	P	P	P	C	<u>C</u>			
Temporary Parking Facilities		C	C	N	C	N	N	N	C	<u>N</u>			
Private Clubs, Lodges and Fraternal Organizations		C	C	C	C	C	C	C	C	<u>C</u>			
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	<u>L</u>			
Pushcarts in Public Right of Way		N	N	N	N	N	N	N	N	<u>N</u>			
Recycling Facilities:													
Large Collection Facility		L	N	N	N	N	L	L	N	<u>N</u>			
Small Collection Facility		L	L	L	L	L	L	L	L	<u>L</u>			
Large Construction & Demolition Debris Recycling Facility		-	-	N	-	C	C	N	-	<u>C</u>			

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

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones								
		IP-		IL-			IH-		IS-	IBT-
	1st & 2nd >>	1-	2-	1-	2-	3-	1-	2-	1-	<u>1-</u>
	3rd >>>	1	1	1	1	1	1	1	1	<u>1</u>
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses										
Automobile Service Stations		L	L	L	L	L	L	L	L	<u>C</u>
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a <i>primary use</i>		-	-	P	P	P	P	P	P	<u>P</u>
Wholesale, Distribution, Storage										
Equipment & Materials Storage Yards		-	-	P	P	P	P	P	P	<u>P</u>
Moving & Storage Facilities		-	-	P	P	P	P	P	P	<u>-</u>
Warehouses		-	-	P	P	P	P	P	P	<u>P</u>
Wholesale Distribution		-	P	P	P	P	P	P	P	<u>P</u>
Separately Regulated Wholesale, Distribution, and Storage Uses										
Impound Storage Yards		-	-	P	P	P	P	P	P	<u>-</u>
Junk Yards		-	-	C	C	C	C	C	C	<u>-</u>
Temporary Construction Storage Yards Located off-site		L	L	L	L	L	L	L	L	<u>L</u>
Industrial										
Heavy Manufacturing		-	-	-	-	-	P	P	-	<u>-</u>
Light Manufacturing	P ⁽¹⁰⁾	P	P	P	P	P	P	P	P	<u>P</u>
Marine Industry		-	-	P	P	P	P	P	P	<u>P</u>
Research & Development		P	P	P	P	P	P	P	P	<u>P</u>
Trucking & Transportation Terminals		-	-	P	-	P	P	P	P	<u>P</u>
Separately Regulated Industrial Uses										
<i>Hazardous Waste</i> Research Facility		C	C	C	C	C	C	C	C	<u>C</u>
<i>Hazardous Waste</i> Treatment Facility		C	C	C	C	C	C	C	C	<u>-</u>
Marine Related Uses Within the Coastal Overlay Zone		-	-	P	P	P	P	P	P	<u>P</u>
Mining and Extractive Industries		-	C	C	C	C	C	C	C	<u>-</u>
Newspaper Publishing Plants		C	P	P	P	P	P	P	P	<u>P</u>
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises		-	-	P	P	P	P	P	P	<u>P</u>
Very Heavy Industrial Uses		-	-	-	-	-	C	C	-	<u>-</u>
Wrecking & Dismantling of Motor Vehicles		-	-	C	C	C	P	C	C	<u>-</u>
Signs										
Allowable Signs		P	P	P	P	P	P	P	P	<u>P</u>
Separately Regulated Signs Uses										
Community Entry <i>Signs</i>		L	L	L	L	L	L	L	L	<u>L</u>
Neighborhood Identification <i>Signs</i>		-	-	-	-	-	-	-	-	<u>-</u>
Reallocation of <i>Sign</i> Area Allowance		N	N	N	N	N	N	N	N	<u>N</u>
Revolving <i>Projecting Signs</i>		N	N	N	N	N	N	N	N	<u>N</u>
<i>Signs</i> with Automatic Changing Copy		N	N	N	N	N	N	N	N	<u>N</u>
Theater <i>Marquees</i>		-	-	-	N	N	-	-	-	<u>-</u>

Footnotes for Table 131-06B

- ¹ A regional and corporate headquarters establishment shall have a *gross floor area* of at least 40,000 square feet.
- ² Household and office furniture, appliances, and equipment sales establishments shall occupy an area of at least 5,000 square feet in *gross floor area* unless the sales are of items that are manufactured on the same *premises*.
- ³ See Section 131.0623(g).
- ⁴ See Section 131.0623(h).
- ⁵ See Section 131.0623(a).
- ⁶ See Section 131.0623(f).
- ⁷ See Section 131.0623(b).
- ⁸ See Section 131.0623(c).
- ⁹ See Section 131.0623(d).
- ¹⁰ See Section 131.0623(e).
- ¹¹ Assembly uses shall occupy at least 5,000 square feet of the *gross floor area*.
- ¹² Recreational facilities shall not exceed 2,500 square feet of *gross floor area* and 2,500 square feet of outdoor recreational use area.
- ¹³ The 40,000 square feet includes all indoor and outdoor areas that are devoted to the recreational use; it does not include customer parking areas.
- ¹⁴ Only one regional and corporate headquarters establishment is permitted on an individual parcel of land.
- ¹⁵ *Development of a large retail establishment* is subject to Section 143.0302.

§131.0623 Additional Use Regulations of Industrial Zones [No Change]

§131.0630 Development Regulations of Industrial Zones [No Change]

§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									
	1st & 2nd >>	IP-		IL-			IH-		IS-	IBT-	
	3rd >>	1-	2-	1-	2-	3-	1-	2-	1-	<u>1-</u>	
	4th >>	1		1			1		1		<u>1</u>
Lot Area											
Min Lot Area (sf)	40,000		15,000 ⁽¹⁾			30,000		10,000		<u>40,000</u>	
Max Lot Area (sf)	-		-			-		15,000		<u>-</u>	
Min Lot Dimensions											
Lot Width (ft)	100		75			100		50		<u>100</u>	
Street Frontage (ft)	100 ⁽²⁾		75			100		50		<u>100⁽²⁾</u>	
Lot Depth (ft)	200		100			150		100		<u>200</u>	
Setback Requirements											
Min Front Setback (ft)	20 ⁽³⁾		15 ⁽³⁾			20 ⁽³⁾		10		<u>20⁽³⁾</u>	

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

Footnotes for Table 131-06C

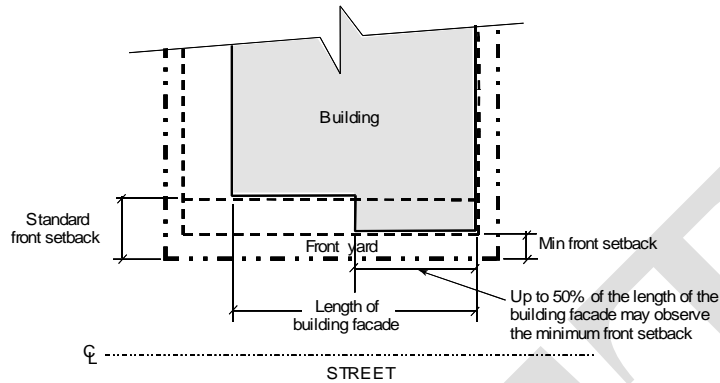
- ¹ Within the Kearny Mesa Community Plan area, the minimum *lot* size is 40,000 square feet.
- ² See Section 131.0642.
- ³ See Section 131.0643(a).
- ⁴ See Section 131.0643(c).
- ⁵ See Section 131.0643(e).
- ⁶ See Section 131.0643(d).
- ⁷ Within the Kearny Mesa Community Plan area, the maximum *floor area ratio* is 0.50.
- ⁸ See Section 131.0643(f).
- ⁹ See Section 131.0643(g).
- ¹⁰ Within the Otay Mesa Community Plan area, the maximum *floor area ratio* is 0.50.

§131.0642 Lot Dimensions in Industrial Zones [No Change]

131.0643 Setback Requirements in Industrial Zones

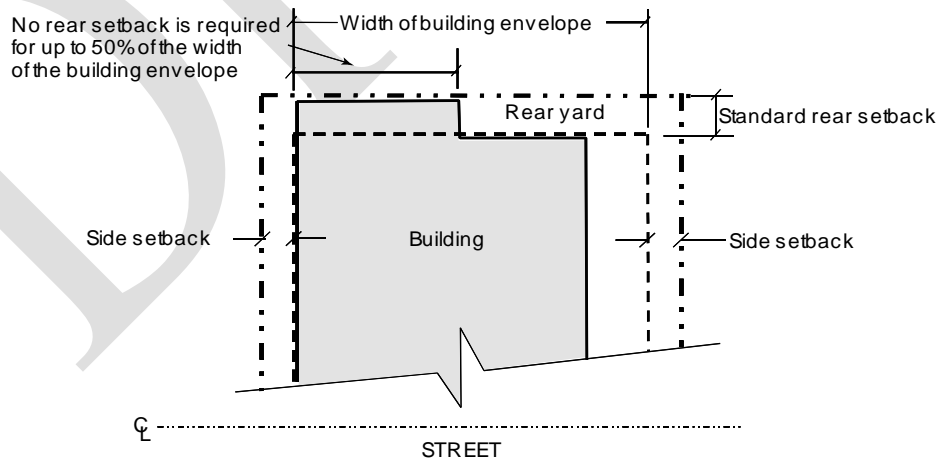
- (a) Front *Setback* in the IP, IL, ~~and~~ IH, and IBT Zones. Up to 50 percent of the length of the *building facade* may observe the minimum front *setback* provided the remaining percentage observes the standard front *setback*. This may occur on a floor-by-floor basis. See Diagram 131-06A.

**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, ~~and 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, ~~and 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.

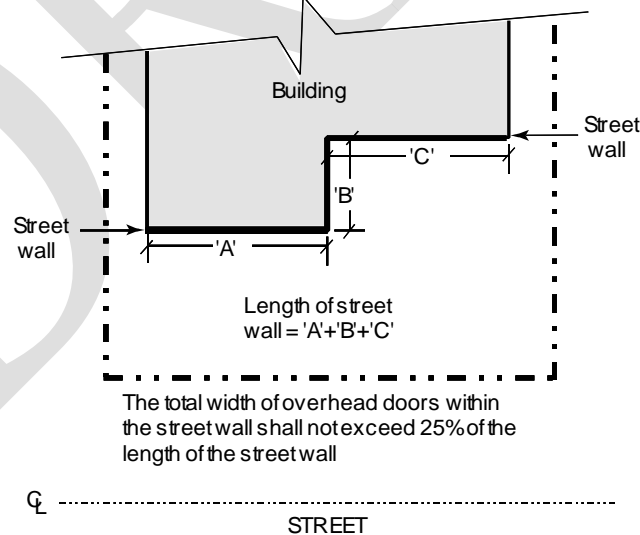
- (f) *Side Setbacks* in the IS Zone. In the IS zone, no *side setback* is required on one side of the *lot*. A minimum 5-foot *setback* is required for the opposite side.
- (g) *Street Side Setbacks* in the IS Zone. In the IS zone, the minimum *street side setback* is 10 feet for a *premises* that is 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.

§131.0644 Maximum Structure Height in Industrial Zones [No Change]

§131.0660 Street Wall Requirements for Industrial Zones

In the IL, ~~and~~ IH, ~~and~~ IBT 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, 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.

DRAFT