

ORDINANCE NUMBER O- 20361 (NEW SERIES)

DATE OF FINAL PASSAGE APR 11 2014

S 501  
SUB-C  
3/11/14

AN ORDINANCE AMENDING CHAPTER 13, ARTICLE 1, DIVISION 5 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 131.0531; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 6 BY AMENDING SECTIONS 131.0602, 131.0622, 131.0623, 131.0631, 131.0643, AND 131.0665 AND ADDING SECTION 131.0606; AMENDING CHAPTER 13, ARTICLE 2, DIVISION 14 BY AMENDING SECTION 132.1402, RETITLING DIAGRAM 132-14A FROM COLLEGE AREA COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE TO CLAIREMONT MESA COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE, DELETING DIAGRAM 132-14B TITLED COLLEGE AREA COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE, AND ADDING A NEW DIAGRAM 132-14B TITLED OTAY MESA COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE; AMENDING CHAPTER 14, ARTICLE 2, DIVISION 5 BY AMENDING SECTION 142.0530; AMENDING CHAPTER 15, ARTICLE 17, DIVISION 1 BY REPEALING SECTIONS 1517.0101, 1517.0102, 1517.0103, AND 1517.0104; AMENDING CHAPTER 15, ARTICLE 17, DIVISION 2 BY REPEALING SECTIONS 1517.0201, 1517.0202, 1517.0203, 1517.0204, AND 1517.0205; AMENDING CHAPTER 15, ARTICLE 17, DIVISION 3 BY REPEALING SECTIONS 1517.0301, 1517.0302, 1517.0303, 1517.0304, 1517.0305, AND 1517.0306; AMENDING CHAPTER 15, ARTICLE 17, DIVISION 4 BY REPEALING SECTIONS 1517.0401, 1517.0402, 1517.0403, AND 1517.0404, RELATING TO THE OTAY MESA COMMUNITY PLAN UPDATE AND MAKING CORRECTIONS TO THE COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE DIAGRAMS.

WHEREAS, the Otay Mesa community is located in the City of San Diego bounded by the Otay River Valley and the City of Chula Vista on the north, an unincorporated area of San Diego County to the east, the International Border and the City of Tijuana on the south, and

Interstate 805 (I-805) on the west, and its planning area encompasses approximately 9,300 acres; and

WHEREAS, the Otay Mesa Community Plan was adopted in 1981 and the Otay Mesa Development District was established in 1984; and

WHEREAS, the Otay Mesa community developed historically with residential communities in the western portion, and with warehousing, distribution, truck depots, and customs brokerages in the eastern portion in a manner that resulted in an incomplete circulation grid; and

WHEREAS, the City sought to address the changing characteristics of industry, the need for more housing, the need for more middle income jobs, and a better understanding of the transportation-land use connection through a comprehensive plan and code update; and

WHEREAS, the City's efforts have included consultation with residents, business and property owners, and other community stakeholders; and

WHEREAS, changes to the Land Development Code of the San Diego Municipal Code are required to implement those changes; NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That Chapter 13, Article 1, Division 5 of the San Diego Municipal Code is amended by amending section 131.0531, to read as follows:

**§131.0531 Development Regulations Tables of Commercial Zones**

The following development regulations apply in each of the commercial zones as shown in Tables 131-05C, 131-05D, and 131-05E.

- (a) CN Zones

**Table 131-05C**  
**Development Regulations of CN Zones**

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones		
	1st & 2nd >>	CN-		
3rd >>	1-	1-	1-	
4th >>	1	2	3	
<b>Max permitted residential density<sup>(1)</sup> through Max structure height (ft)</b>	[No change in text.]			
<b>Max floor area ratio</b>	1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>	
<i>Floor Area Ratio</i> bonus for mixed use/ Minimum percentage of bonus required for residential use [See Section 131.0546(a)]	[No change in text.]			
<b>Pedestrian paths</b> [See Section 131.0550] through <b>Loading Dock and Overhead Door Screening Regulations</b> [See Section 142.1030]	[No change in text.]			

**Footnotes for Table 131-05C**

1 through 3 [No change in text.]

4 Within the Otay Mesa Community Plan area, the maximum *floor area ratio* is 0.30.

(b) CR, CO, CV, and CP Zones

**Table 131-05D**  
**Development Regulations of CR, CO, CV, CP Zones**

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones					
	1st & 2nd >>	CR-	CO-		CV-		CP-
3rd >>	1-   2-	1-		1-		1-	
4th >>	1	1	2	1	2	1	
<b>Max permitted residential density<sup>(1)</sup> through Min lot coverage (%)</b>	[No change in text.]						
<b>Max floor area ratio</b>	1.0 <sup>(4,5)</sup>	0.75 <sup>(4,5)</sup>	1.5 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>	1.0 <sup>(4,5)</sup>	
<i>Floor Area Ratio</i> bonus for mixed use/ Minimum percentage of bonus required for residential use [See Section 131.0546(a)]	[No change in text.]						
<i>Floor Area Ratio</i> bonus for child care [See Section 131.0546(b)]	applies	--	applies	--	--	--	
<b>Pedestrian paths</b> [See Section 131.0550] through <b>Loading Dock and Overhead Door Screening Regulations</b> [See Section 142.1030]	[No change in text.]						

**Footnotes for Table 131-05D**

1 through 4 [No change in text.]

5 Within the Otay Mesa Community Plan area, the maximum *floor area ratio* is 0.30.

## (c) CC Zones

**Table 131-05E  
Development Regulations of CC Zones**

Development Regulation	Zone Designator	Zones																	
		CC-																	
[See Section 131.0530 for Development Regulations of Commercial Zones]	1st & 2nd >>	1-	2-	4-	5-	1-	2-	4-	5-	1-	2-	4-	5-	3-	4-	5-	3-	4-	5-
	3rd >>	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3
	4th >>	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3
<b>Max permitted residential density<sup>(1)</sup> through Lot dimensions, Max Lot Depth (ft)</b>		[No change in text.]																	
<b>Setback requirements</b>		[No change in text.]																	
Min Front setback (ft) through Min lot coverage (%)		[No change in text.]																	
<b>Max floor area ratio</b>		0.75 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>	0.75 <sup>(4,5)</sup>	1.0 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>													
Floor Area Ratio bonus for mixed use/ Minimum percentage of bonus required for residential use [See Section 131.0546(a)]		[No change in text.]																	
<b>Pedestrian paths [See Section 131.0550] through Loading Dock and Overhead Door Screening Regulations [See Section 142.1030]</b>		[No change in text.]																	

**Footnotes for Table 131-05E**

1 through 4 [No change in text.]

5 Within the Otay Mesa Community Plan area, the maximum *floor area ratio* is 0.30.

Section 2. That Chapter 13, Article 1, Division 6 of the San Diego Municipal Code is amended by amending sections 131.0602, 131.0622, 131.0623, 131.0631, 131.0643, and 131.0665 and adding section 131.0606, to read as follows:

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

(a) [No change in text.]

(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.

### §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.

### §131.0622 Use Regulations Table for Industrial Zones

The uses allowed in the industrial zones are shown in Table 131-06B.

#### Legend for Table 131-06B

[No change in text.]

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

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>	IP-			IL-			IH-		IS-	IBT-
	3rd >>>	1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
	4th >>>	1	1	1	1	1	1	1	1	1	1
<b>Open Space</b>											
Active Recreation	P	P	P	-	P	P	-	P	P	-	
Passive Recreation	P	P	P	-	-	-	-	-	-	-	
Natural Resources Preservation	-	-	-	-	-	-	-	-	-	-	
Park Maintenance Facilities	-	-	-	-	-	-	-	-	-	-	
<b>Agriculture</b>											
Agricultural Processing	-	-	-	-	-	-	-	-	-	-	
Aquaculture Facilities	-	-	-	P	P	P	P	P	P	-	
Dairies	-	-	-	-	-	-	-	-	-	-	

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone		Zones									
	Designator		IP-			IL-			IH-		IS-	IBT-
	1st & 2nd >>		1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
	3rd >>		1	2	3	1	2	3	1	2	1	1
4th >>		1	1	1	1	1	1	1	1	1	1	
<b>Horticulture Nurseries &amp; Greenhouses</b>	-	-	-	P	-	P	P	P	P	-	-	
<b>Raising &amp; Harvesting of Crops</b>	-	-	-	P	-	P	P	P	P	-	-	
<b>Raising, Maintaining &amp; Keeping of Animals</b>	-	-	-	-	-	-	-	-	-	-	-	
<b>Separately Regulated Agriculture Uses</b>												
Agricultural Equipment Repair Shops	-	-	-	P	P	P	P	P	P	P	-	
Commercial Stables	-	-	-	-	-	-	-	-	-	-	-	
Community Gardens	-	-	-	N	N	N	N	N	N	N	-	
Equestrian Show & Exhibition Facilities	-	-	-	-	-	-	-	-	-	-	-	
Open Air Markets for the Sale of Agriculture-related Products & Flowers	-	-	-	-	-	-	-	-	-	-	-	
<b>Residential</b>												
<i>Mobilehome Parks</i>	-	-	-	-	-	-	-	-	-	-	-	
<i>Multiple Dwelling Units</i>	-	-	P <sup>(17)</sup>	-	-	-	-	-	-	-	-	
<i>Rooming House</i> [See Section 131.0112(a)(3)(A)]	-	-	-	-	-	-	-	-	-	-	-	
<i>Single Dwelling Units</i>	-	-	-	-	-	-	-	-	-	-	-	
<b>Separately Regulated Residential Uses</b>												
<i>Boarder &amp; 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	-	-	L	-	-	-	-	-	-	-	-	
Housing for Senior Citizens	-	-	L	-	-	-	-	-	-	-	-	
Live/Work Quarters	-	-	-	-	-	-	-	-	-	L	-	
Residential Care Facilities:												
6 or Fewer Persons	-	-	L	-	-	-	-	-	-	-	-	
7 or More Persons	-	-	L	-	-	-	-	-	-	-	-	
Transitional Housing:												
6 or Fewer Persons	-	-	L	-	-	-	-	-	-	-	-	
7 or More Persons	-	-	C	-	-	-	-	-	-	-	-	
Watchkeeper Quarters	L	L	L	L	L	L	L	L	L	L	L	
<b>Institutional</b>												
<i>Churches &amp; Places of Religious Assembly</i>	-	-	-	-	-	-	-	-	-	-	-	
<b>Separately Regulated Institutional Uses</b>												
Airports	C	C	C	C	C	C	C	C	C	C	C	
Botanical Gardens & Arboretums	-	-	-	-	-	-	-	-	-	-	-	
Cemeteries, Mausoleums, Crematories	C	C	C	C	C	C	C	C	C	C	-	

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone	Zones									
	Designator	IP-			IL-			IH-		IS-	IBT-
	1st & 2nd >>	1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
	3rd >>>	1	1	1	1	1	1	1	1	1	1
Correctional Placement Centers	C	C	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	C	C	
Vocational / Trade School	-	-	-	-	L	L	-	L	L	L	
Energy Generation & Distribution Facilities	C	C	C	P	C	P	P	P	C	-	
Exhibit Halls & Convention Facilities	-	C	-	C	C	C	C	C	C	C	
Flood Control Facilities	L	L	L	L	L	L	L	L	L	L	
Historical Buildings Used for Purposes Not Otherwise Allowed	C	C	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	C	-	
Interpretive Centers	-	-	-	-	-	-	-	-	-	-	
Museums	-	-	-	-	-	-	-	-	-	-	
Major Transmission, Relay, or Communications Switching Stations	C	C	C	C	C	C	P	C	C	C	
Satellite Antennas	L	L	L	L	L	L	L	L	L	L	
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	L	
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a residential use	N	N	N	N	N	N	N	N	N	N	
Wireless communication facility in the public right-of-way with above ground equipment	C	C	C	C	C	C	C	C	C	C	
Wireless communication facility outside the public right-of-way	L	L	L	L	L	L	L	L	L	L	
Retail Sales											
Building Supplies & Equipment	-	-	-	P <sup>(6,15)</sup>	P <sup>(15)</sup>	P <sup>(15)</sup>	-	P <sup>(6,15)</sup>	P <sup>(15)</sup>	-	
Food, Beverages and Groceries	-	-	-	-	-	P <sup>(15)</sup>	-	-	-	-	
Consumer Goods, Furniture, Appliances, Equipment	-	-	-	-	P <sup>(2,15)</sup>	P <sup>(15)</sup>	-	-	P <sup>(3,15)</sup>	-	
Pets & Pet Supplies	-	-	-	-	-	P <sup>(15)</sup>	-	-	-	-	
Sundries, Pharmaceuticals, & Convenience Sales	-	P <sup>(5,15)</sup>	P <sup>(5,15)</sup>	P <sup>(5,15)</sup>	P <sup>(5,15)</sup>	P <sup>(15)</sup>	P <sup>(5,15)</sup>	P <sup>(5,15)</sup>	P <sup>(4,15)</sup>	-	
Wearing Apparel & Accessories	-	-	-	-	P <sup>(3,15)</sup>	P <sup>(3,15)</sup>	-	-	P <sup>(3,15)</sup>	-	

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-	3-	1-	2-	3-	1-	2-	1-	1-
	4th >>		1	1	1	1	1	1	1	1	1	1
<b>Separately Regulated Retail Sales Uses</b>												
Agriculture Related Supplies & Equipment	-	-	-	-	P	P	P	P	P	P	-	
Alcoholic Beverage Outlets	-	-	-	-	-	L	-	-	-	-	-	
Farmers' Markets												
Weekly Farmers' Market	-	-	-	-	-	L	-	-	-	-	-	
Daily Farmers' Market Stands	-	-	-	-	-	L	-	-	-	-	-	
Plant Nurseries	-	-	-	-	-	P	-	P	P	-	-	
Retail Farms	-	-	-	-	-	L	-	-	-	-	-	
Swap Meets & Other Large Outdoor Retail Facilities	-	-	-	C	C	C	C	C	C	C	-	
<b>Commercial Services</b>												
<b>Building Services</b>	-	-	-	P	P	P	-	P	P	P	P	
<b>Business Support</b>	-	P <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	P	P	-	P <sup>(8)</sup>	P	P <sup>(8)</sup>	P <sup>(8)</sup>	
<b>Eating &amp; Drinking Establishments</b>	-	P <sup>(7)</sup>	P <sup>(7)</sup>	P <sup>(7)</sup>	P <sup>(7)</sup>	P	-	P <sup>(7)</sup>	P <sup>(4)</sup>	P <sup>(7)</sup>	P <sup>(7)</sup>	
<b>Financial Institutions</b>	-	P	-	-	P	P	-	-	P	P	-	
<b>Funeral &amp; Mortuary Services</b>	-	-	-	-	P	P	-	P	-	-	-	
<b>Instructional Studios</b>	-	-	-	-	-	P <sup>(16)</sup>	-	-	-	-	-	
<b>Maintenance &amp; Repair</b>	-	-	-	P	P	P	-	-	P	P	-	
<b>Off-site Services</b>	-	P	-	P	P	P	-	P	P	P	-	
<b>Personal Services</b>	-	-	-	-	P <sup>(9)</sup>	P <sup>(9)</sup>	-	-	-	-	-	
<b>Assembly &amp; Entertainment</b>	-	-	-	-	P <sup>(11,16)</sup>	P <sup>(16)</sup>	-	-	P <sup>(12,16)</sup>	-	-	
<b>Radio &amp; Television Studios</b>	-	P	-	P	P	P	-	P	P	P	-	
<b>Visitor Accommodations</b>	-	-	-	-	-	-	-	-	-	-	-	
<b>Separately Regulated Commercial Services Uses</b>												
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	-	-	-	-	-	-	-	-	-	-	-	

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone	Zones									
	Designator	IP-			IL-			IH-		IS-	IBT-
	1st & 2nd >>	1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
	3rd >>>	1	1	1	1	1	1	1	1	1	1
Boarding Kennels/Pet Day Care Facilities		-	N	-	N	L	L	N	N	N	N
Camping Parks		-	-	-	-	-	-	-	-	-	-
<i>Child Care Facilities:</i>											
Child Care Centers		L	L	L	-	L	L	-	L	L	L
Large Family Child Care Homes		-	-	L	-	-	-	-	-	-	-
Small Family Child Care Homes		-	-	L	-	-	-	-	-	-	-
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	C	C
Massage Establishments, Specialized Practice		-	-	-	-	-	L	-	-	-	-
<i>Medical Marijuana Consumer Cooperatives</i>		-	-	-	-	-	C	-	-	C	C
Mobile Food Trucks		P	P	P	P	P	P	P	P	P	P
Nightclubs & Bars over 5,000 square feet in size		-	-	-	-	-	-	-	-	-	-
<i>Parking Facilities as a Primary Use:</i>											
Permanent Parking Facilities		C	C	C	P	C	P	P	P	C	C
Temporary Parking Facilities		C	C	C	N	C	N	N	N	C	N
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 <sup>(13)</sup>		C	C	C	C	C	C	C	C	C	-
<i>Pushcarts:</i>											
Pushcarts on Private Property		L	L	L	L	L	L	L	L	L	L
Pushcarts in Public Right-of-Way		N	N	N	N	N	N	N	N	N	N
<i>Recycling Facilities:</i>											
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 & Demolition Debris <i>Recycling Facility</i>		-	-	-	N	-	C	C	N	-	C
Small Construction & Demolition Debris <i>Recycling Facility</i>		-	-	-	N	-	C	N	N	-	C
Drop-off Facility		L	L	L	L	L	L	L	L	L	L
Green Materials Composting Facility		-	-	-	N	-	N	N	N	-	N
Mixed Organic Composting Facility		-	-	-	C	-	C	N	N	-	C
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic		-	C	-	L	L	L	L	L	C	L
Large Processing Facility Accepting All Types of Traffic		-	C	-	N	N	N	N	N	C	L

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone	Zones									
	Designator	IP-			IL-			IH-		IS-	IBT-
	1st & 2nd >>	1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
	3rd >>	1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
4th >>	1	1	1	1	1	1	1	1	1	1	
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic	-	N	-	L	L	L	L	L	N	L	
Small Processing Facility Accepting All Types of Traffic	-	N	-	N	N	N	N	N	N	N	
Reverse Vending Machines	L	L	L	L	L	L	L	L	L	L	
Tire Processing Facility	-	-	-	C	-	C	C	C	-	-	
Sidewalk Cafes	-	L	-	L	L	L	-	L	L	L	
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	-	N	-	N	L	L	N	N	N	N	
Zoological Parks	-	-	-	-	-	-	-	-	-	-	
<b>Offices</b>											
<b>Business &amp; Professional</b>	-	P	P	-	P	P	-	-	P	P	
<b>Government</b>	-	P	P	-	P	P	-	P	P	P	
<b>Medical, Dental, &amp; Health Practitioner</b>	-	-	-	-	P	P	-	-	P	P	
<b>Regional &amp; Corporate Headquarters</b>	P <sup>(1)</sup>	P	P <sup>(1)</sup>	P <sup>(1)</sup>	P	P	-	P <sup>(14)</sup>	P	P <sup>(1)</sup>	
<b>Separately Regulated Office Uses</b>											
Real Estate Sales Offices & Model Homes	-	-	-	-	-	-	-	-	-	-	
<i>Sex Offender Treatment and Counseling Facilities</i>	-	L	-	-	L	L	-	-	L	-	
<b>Vehicle &amp; Vehicular Equipment Sales &amp; Service</b>											
<b>Commercial Vehicle Repair &amp; Maintenance</b>	-	-	-	P	P	P	P	P	P	P	
<b>Commercial Vehicle Sales &amp; Rentals</b>	-	-	-	P	P	P	P	P	P	-	
<b>Personal Vehicle Repair &amp; Maintenance</b>	-	-	-	P	P	P	-	-	P	-	
<b>Personal Vehicle Sales &amp; Rentals</b>	-	-	-	P	P	P	-	P	P	-	
<b>Vehicle Equipment &amp; Supplies Sales &amp; Rentals</b>	-	-	-	P	-	P	P	P	P	-	
<b>Separately Regulated Vehicle &amp; Vehicular Equipment Sales &amp; Service Uses</b>											
Automobile Service Stations	L	L	L	L	L	L	L	L	L	C	
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a <i>primary use</i>	-	-	-	P	P	P	P	P	P	P	
<b>Wholesale, Distribution, Storage</b>											
<b>Equipment &amp; Materials Storage Yards</b>	-	-	-	P	P	P	P	P	P	P	
<b>Moving &amp; Storage Facilities</b>	-	-	-	P	P	P	P	P	P	-	
<b>Warehouses</b>	-	-	-	P	P	P	P	P	P	P	
<b>Wholesale Distribution</b>	-	P	-	P	P	P	P	P	P	P	
<b>Separately Regulated Wholesale, Distribution, and Storage Uses</b>											

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone	Zones									
	Designator	IP-			IL-			IH-		IS-	IBT-
	1st & 2nd >>	1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
	3rd >>>	1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
4th >>>	1	1	1	1	1	1	1	1	1	1	
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	L	L	
<b>Industrial</b>											
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	
Trucking & Transportation Terminals	-	-	-	P	-	P	P	P	P	P	
<b>Separately Regulated Industrial Uses</b>											
Hazardous Waste Research Facility	C	C	C	C	C	C	C	C	C	C	
Hazardous Waste 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	-	
Newspaper Publishing Plants	C	P	C	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	-	
<b>Signs</b>											
Allowable Signs	P	P	P	P	P	P	P	P	P	P	
<b>Separately Regulated Signs Uses</b>											
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 Projecting Signs	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**

1 through 16 [No change in text.]

17 See Section 131.0623(i).

**§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.

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

(e) Light manufacturing and assembly uses in the IP-1-1 and the IP-3-1 zones are limited to the following:

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

(f) through (h) [No change in text.]

(i) Residential uses in the IP-3-1 zone are permitted subject to the following:

(A) Residential *development* is permitted in accordance with the Business Park - Residential Permitted CPIOZ of the applicable community plan;

(B) Residential *development* comprises no more than 49 percent of the total *lot* area within the Business Park - Residential Permitted CPIOZ; and

(C) Residential *development* complies 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.

**§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-	3-	1-	2-	3-	1-	2-	1-	1-
	4th >>	1			1			1		1	1
<b>Max permitted residential density<sup>(10)</sup></b>	1,000		-			-		-	-	-	
<b>Supplemental residential regulations</b> [see Section 131.0623(i)]	applies		-			-		-	-	-	
<b>Lot Area</b>											
Min Lot Area (sf)	40,000		15,000 <sup>(1)</sup>			30,000		10,000	40,000		
Max Lot Area (sf)	-		-			-		15,000	-		
<b>Min Lot Dimensions</b>											
Lot Width (ft)	100		75			100		50	100		
Street Frontage (ft)	100 <sup>(2)</sup>		75			100		50	100 <sup>(2)</sup>		
Lot Depth (ft)	200		100			150		100	200		
<b>Setback Requirements</b>											
Min Front Setback (ft)	20 <sup>(3)</sup>		15 <sup>(3)</sup>			20 <sup>(3)</sup>		10	20 <sup>(3)</sup>		
Std Front Setback (ft) [See Section 131.0643(b)]	25 <sup>(3)</sup>		20 <sup>(3)</sup>			25 <sup>(3)</sup>			25 <sup>(3)</sup>		
Min Side Setback (ft)	15		10			15		5/0 <sup>(8)</sup>	15		
Min Street Side Setback (ft) Std Street Side Setback (ft)	20 <sup>(4)</sup>		15 <sup>(4),(5)</sup> 20 <sup>(4),(5)</sup>			20 <sup>(4),(5)</sup> 25 <sup>(4),(5)</sup>		10 <sup>(9)</sup>	20 <sup>(4)</sup>		
Min Side Setback Abutting Residential (ft)	30		25			30		10	30		
Min Rear Setback (ft) Std Rear Setback (ft)	25		0 <sup>(6)</sup> 15 <sup>(6)</sup>			20		10	25		
Min Rear Setback Abutting Residential (ft)	50		25			30		15	50		
<b>Max Structure Height</b> [See Section 131.0644]	-		-			-		-	-		
<b>Max Floor Area Ratio</b>	2.0 <sup>(7)(11)</sup>		2.0 <sup>(7)(11)</sup>			2.0 <sup>(11)</sup>		2.0 <sup>(11)</sup>	2.0 <sup>(7)(11)</sup>		
<b>Street Wall Requirements</b> [See Section 142.1030]	-		applies			applies		-	-		
<b>Outdoor Amenities</b> [See Section 131.0665]	applies		applies			applies		-	applies		
<b>Refuse and Recyclable Material Storage</b> [See Section 142.0805]	applies		applies			applies		applies	applies		
<b>Loading Dock and Overhead Door Screening Regulations</b> [See Section 142.1030]	applies		applies			applies		applies	applies		

**Footnotes for Table 131-06C**

1 through 9 [No change in text.]

10 One dwelling unit per specified minimum square feet of lot area as determined in accordance with Section 113.0222.

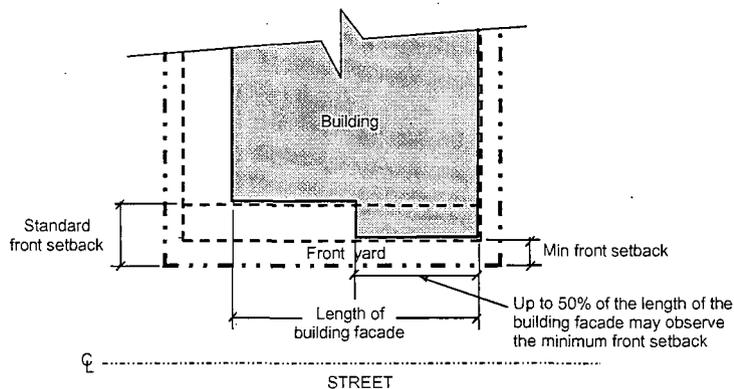
11 Within the Otay Mesa Community Plan area, the maximum floor area ratio is 0.50 unless a final map has been recorded prior to [INSERT the effective date of this ordinance]. This restriction does not apply to residential development in accordance with Section 131.0623(i).

§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) [No change in text.]
- (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) [No change in text.]
- (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) through (g) [No change in text.]

**§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.

Section 3. That Chapter 13, Article 2, Division 14 of the San Diego Municipal Code is amended by amending section 132.01402, retitling Diagram 132-14A from College Area Community Plan Implementation Overlay Zone to Clairemont Mesa Community Plan Implementation Overlay Zone, deleting Diagram 132-14B titled College Area Community Plan Implementation Overlay Zone, and adding a new Diagram 132-14B titled Otay Mesa Community Plan Implementation Overlay Zone, to read as follows:

**§132.1402 Where the Community Plan Implementation Overlay Zone Applies**

(a) This overlay zone applies to properties that are identified in a community plan as areas requiring supplemental development regulations or processing of a *development permit* and that have been incorporated by ordinance into this overlay zone. Table 132-14A lists the community plan areas in which this overlay zone has been applied and the corresponding rezone maps that indicate which properties are within the boundaries of the overlay zone. These maps are filed in the office of the City Clerk. The properties within this overlay zone are shown generally on Diagrams 132-14A through 132-14M.

Table 132-14A

## Community Plans with Property in the Community Plan Implementation Overlay Zone

Community Plan	Map Number Showing Boundaries of CPIOZ Area
Clairemont Mesa (See Diagram 132-14A)	C-771.1, B-3951
Linda Vista (See Diagram 132-14C)	C-750
Midway/Pacific Highway Corridor (See Diagram 132-14D)	C-782
Navajo (See Diagram 132-14E)	C-954
Otay Mesa (See Diagram 132-14B)	C-956, B-4300
Pacific Beach (See Diagram 132-14F)	B-37371, B-3857
Peninsula (See Diagram 132-14G)	C-744, C-781
Rancho Bernardo (See Diagram 132-14H)	C-773.1
Rancho Penasquitos (See Diagram 132-14I)	B-4025
Skyline Paradise Hills (See Diagram 132-14L)	B-4272
Southeastern San Diego (See Diagram 132-14M)	B-4272
University (See Diagram 132-14J)	C-725, C-751.2
Uptown (See Diagram 132-14K)	C-780.2

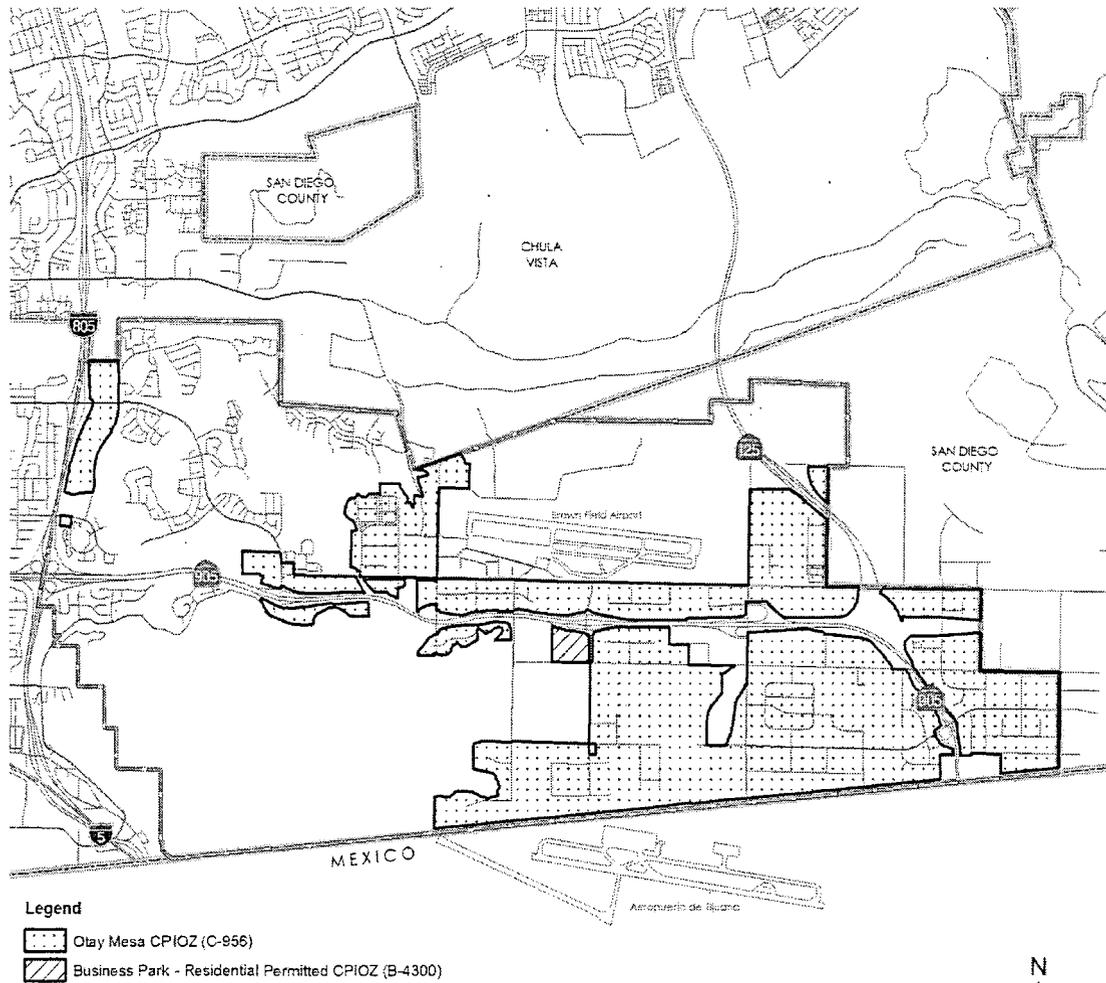
(b) [No change in text.]



**DIAGRAM 132-14A**

**Clairemont Mesa Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. C-771.1 & B-3951 for illustration purposes only.



### DIAGRAM 132-14B

#### Olay Mesa Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. B-4300 & C-956 for illustration purposes only.

Section 4. That Chapter 14, Article 2, Division 5 of the San Diego Municipal Code is amended by amending section 142.0530, to read as follows:

**§142.0530 Nonresidential Uses — Parking Ratios**

- (a) Retail Sales, Commercial Services, and Mixed-Use Development. Table 142-05E establishes the ratio of required parking spaces to building *floor* area in the commercial zones, industrial zones, and planned districts shown, for retail sales uses and for those commercial service uses that are not covered by Table 142-05F or 142-05G. Table 142-05E also establishes the required parking ratios for mixed-use developments in a single *structure* that include an allowed use from at least two of the following use categories: (1) retail sales, (2) commercial services, and (3) offices.

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

Zone	Parking Spaces Required per 1,000 Square Feet of <i>Floor Area</i> Unless Otherwise Noted ( <i>Floor Area</i> Includes <i>Gross Floor Area</i> plus below <i>Grade Floor Area</i> and Excludes <i>Floor Area</i> Devoted to Parking)		
	Required Automobile Parking Spaces <sup>(1)</sup>		
	Minimum Required Outside a <i>Transit Area</i>	Minimum Required Within a <i>Transit Area</i> <sup>(2)</sup>	Maximum Permitted
<b>Commercial Zones</b> [No change in text.]			
<b>Industrial Zones</b>			
IH-1-1 through IS-1-1	[No change in text.]		
IBT-1-1	5.0	4.3	6.5
<b>Planned Districts</b>			
Carmel Valley through Mission Valley: Except CV	[No change in text.]		
Old Town through West Lewis Street	[No change in text.]		

**Footnotes For Table 142-05E** [No change in text.]

- (b) Eating and Drinking Establishments. Table 142-05F establishes the required ratio of parking spaces to building *floor area* in the commercial zones, industrial zones, and planned districts shown, for eating and drinking establishments that are the *primary use* on a *premises*.

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

Zone	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment <sup>(1)</sup> <i>Floor Area Unless Otherwise Noted</i> ( <i>Floor Area Includes Gross Floor Area plus below Grade Floor Area and Excludes Floor Area Devoted to Parking</i> )		
	Required Automobile Parking Spaces <sup>(2)</sup>		
	Minimum Required Outside a <i>Transit Area</i>	Minimum Required Within a <i>Transit Area</i> <sup>(3)</sup>	Maximum Permitted
<b>Commercial Zones</b>	[No change in text.]		
<b>Industrial Zones</b>			
IH-1-1 through IS-1-1	[No change in text.]		
IBT-1-1	15.0	12.8	25.0
<b>Planned Districts</b>			
Carmel Valley through Mission Valley: Except CV	[No change in text.]		
Old Town through West Lewis Street	[No change in text.]		

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

Section 5. That Chapter 15, Article 17, Division 1 of the San Diego Municipal Code is amended by repealing sections 1517.0101, 1517.0102, 1517.0103, and 1517.0104; Chapter 15, Article 17, Division 2 is amended by repealing sections 1517.0201, 1517.0202, 1517.0203, 1517.0204, and 1517.0205; Chapter 15, Article 17, Division 3 is amended by repealing sections 1517.0301, 1517.0302, 1517.0303, 1517.0304, 1517.0305, and 1517.0306; Chapter 15, Article 17, Division 4 is amended by repealing sections 1517.0401, 1517.0402, 1517.0403, and 1517.0404.

Section 6. That a full reading of this ordinance is dispensed with prior to its passage, a written or printed copy having been made available to the City Council and the public prior to the day of its passage.

Section 7. That prior to becoming effective, this ordinance shall be submitted to the San Diego County Regional Airport Authority (SDCRAA) for a consistency determination.

That if the SDCRAA finds this ordinance consistent with the Airport Land Use Compatibility Plans (ALUCP) for San Diego International Airport, Marine Corps Air Station (MCAS) Miramar, Gillespie Field, Montgomery Field, and Brown Field Airports (collectively, Airports), this ordinance shall take effect and be in force on the thirtieth day from and after the finding of consistency, except that the provisions of this ordinance inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

That if the SDCRAA determines that this ordinance is inconsistent or conditionally consistent, subject to proposed modifications, with the ALUCPs for the Airports, the ordinance shall be submitted to the City Council for reconsideration.

That if the SDCRAA determines that this ordinance is conditionally consistent with the ALUCPs for the Airports, but that consistency is subject to proposed modifications, the City Council may amend this ordinance to accept the proposed modifications, and this ordinance as amended shall take effect and be in force on the thirtieth day from and after its final passage, except that the provisions of this ordinance as amended inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal

Program amendment shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

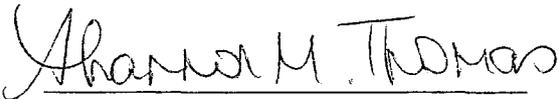
That a proposed decision by the City Council to overrule a determination of inconsistency or to reject the proposed modifications for a finding of conditional consistency shall include the findings required pursuant to Public Utilities Code section 21670 and require a two-thirds vote; the proposed decision and findings shall be forwarded to the SDCRAA, California Department of Transportation, Division of Aeronautics, and the airport operators for the Airports; and the City Council shall hold a second hearing not less than 45 days from the date the proposed decision and findings were provided, at which hearing any comments submitted by the public agencies shall be considered and any a final decision to overrule a determination of inconsistency shall require a two-thirds vote.

Section 8. That no permits shall be issued for development that is inconsistent with the provisions of this ordinance unless complete applications for such permits are submitted to the City prior to the date on which the applicable provisions of this ordinance become effective, which date is determined in accordance with Section 6, above.

Section 9. That if Ordinance No. O-20312, available for review at the Office of the City Clerk, which amended the San Diego Municipal Code relating to the Barrio Logan Community Plan Update, and which will be, at the time of this Ordinance's anticipated effective date, suspended, is made effective upon a vote of the People at the Citywide Primary Election to be

held on June 3, 2014, the City Clerk shall publish those code amendments, notwithstanding that those amendments are not reflected in this Ordinance.

APPROVED: JAN I. GOLDSMITH, City Attorney

By   
Shannon M. Thomas  
Deputy City Attorney

SMT:als  
02/19/14  
Or.Dept:DSD  
Doc. No. 682164\_2

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of MAR 25 2014.

ELIZABETH S. MALAND  
City Clerk

By Karin Cushe  
Deputy City Clerk

Approved: 4/19/14  
(date)

  
\_\_\_\_\_  
KEVIN L. FAULCONER, Mayor

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
KEVIN L. FAULCONER, Mayor

Passed by the Council of The City of San Diego on MAR 25 2014, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Sherrri Lightner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
District 2 (Vacant)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Todd Gloria	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Myrtle Cole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marti Emerald	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage APR 11 2014

AUTHENTICATED BY:

KEVIN L. FAULCONER  
Mayor of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND  
City Clerk of The City of San Diego, California.

By Karen Cole, Deputy

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on

MAR 11 2014, and on APR 11 2014

I FURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading was dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was made available to each member of the Council and the public prior to the day of its passage.

(Seal)

ELIZABETH S. MALAND  
City Clerk of The City of San Diego, California.

By Karen Cole, Deputy

<p>Office of the City Clerk, San Diego, California</p> <p>Ordinance Number O- <u>20361</u></p>
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