

## Article 1: Base Zones

### Division 6: Industrial Base Zones

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

#### §131.0601 Purpose of Industrial Zones

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

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

*(Amended 4-5-2016 by O-20634 N.S.; effective 5-5-2016.)*

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

(a) The purpose of the IP zones is to provide for high quality science and business park *development*. The property *development* standards of this zone are intended to create a campus-like environment characterized by comprehensive site design, substantial landscaping, and amenities that serve the surrounding *development* in a manner that preserves the industrial nature of the zones.

(b) The IP zones are differentiated based on the uses allowed as follows:

- IP-1-1 allows research and development uses with some limited manufacturing
- IP-2-1 allows a mix of light industrial and office uses
- IP-3-1 allows for research and development, office, and residential uses.

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

*(Amended 4-11-2014 by O-20361 N.S.; effective 5-18-2014.)*

*(Amended 1-8-2020 by O-21164 N.S.; effective 2-9-2020.)*

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

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

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

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

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

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

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

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

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

*(Retitled from “Purpose of the IS (Industrial--Small Lot) Zone” to “Purpose of the IS (Industrial--Small Scale) Zone” and amended 12-9-2020 by O-21273 N.S.; effective 1-8-2021.)*

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

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

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

**§131.0615 Where Industrial Zones Apply**

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

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

*(Amended 11-13-2008 by O-19801 N.S.; effective 12-13-2008.)*

**§131.0620 Use Regulations of Industrial Zones**

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

- (a) The uses permitted in any industrial zone may be further limited by the following:

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

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

**§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**

<b>Symbol in Table 131-06B</b>	<b>Description of Symbol</b>
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 [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 <sup>(19)</sup>	P <sup>(19)</sup>	P <sup>(19)</sup>	P	P	P	P	P	P	-
Dairies		-	-	-	-	-	-	-	-	-	-
Horticulture Nurseries & Greenhouses		P <sup>(19)</sup>	P <sup>(19)</sup>	P <sup>(19)</sup>	P	P	P	P	P	-	-
Raising & Harvesting of Crops		-	-	-	P	-	P	P	P	-	-
Raising, Maintaining & Keeping of Animals		-	-	-	-	-	-	-	-	-	-
<b>Separately Regulated Agriculture Uses</b>											
Agricultural Equipment Repair Shops		-	-	-	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		-	-	-	-	-	-	-	-	-	-
<b>Residential</b>											
Mobilehome Parks		-	-	-	-	-	-	-	-	-	-
Multiple Dwelling Units		-	-	P <sup>(15)</sup>	-	-	-	-	-	-	-
Rooming House [See Section 131.0112(a)(3)(A)]		-	-	-	-	-	-	-	-	-	-
Shopkeeper Units		-	-	P <sup>15</sup>	-	-	-	-	-	-	-
Single Dwelling Units		-	-	-	-	-	-	-	-	-	-
<b>Separately Regulated Residential Uses</b>											
Accessory Dwelling Units		-	-	L <sup>(15)</sup>	-	-	-	-	-	-	-
Continuing Care Retirement Communities		-	-	L <sup>(15)</sup>	-	-	-	-	-	-	-
Employee Housing:											
6 or Fewer Employees		-	-	-	-	-	-	-	-	-	-
12 or Fewer Employees		-	-	-	-	-	-	-	-	-	-
Greater than 12 Employees		-	-	-	-	-	-	-	-	-	-
Fraternities and Sororities		-	-	-	-	-	-	-	-	-	-
Garage, Yard, & Estate Sales		-	-	-	-	-	-	-	-	-	-
Guest Quarters		-	-	-	-	-	-	-	-	-	-
Home Occupations		-	-	L	-	-	-	-	-	-	-
Interim Ground Floor Residential		-	-	-	-	-	-	-	-	-	-

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	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
<i>Junior Accessory Dwelling Units</i>		-	-	-	-	-	-	-	-	-	-
Live/Work Quarters		-	-	P <sup>15</sup>	-	-	-	-	-	L	-
Low Barrier Navigation Center		-	-	-	-	-	-	-	-	-	-
<i>Movable Tiny Houses</i>		-	-	-	-	-	-	-	-	-	-
<i>Permanent Supportive Housing</i>		-	-	L <sup>(15)</sup>	-	-	-	-	-	-	-
Residential Care Facilities:											
6 or Fewer Persons		-	-	P <sup>(15)</sup>	-	-	-	-	-	-	-
7 or More Persons		-	-	L <sup>(15)</sup>	-	-	-	-	-	-	-
Student Housing		-	-	-	-	-	-	-	-	-	-
Transitional Housing:											
6 or Fewer Persons		-	-	L <sup>(15)</sup>	-	-	-	-	-	-	-
7 or More Persons		-	-	L <sup>(15)</sup>	-	-	-	-	-	-	-
Watchkeeper Quarters		L	L	L	L	L	L	L	L	L	L
<b>Institutional</b>											
<b>Separately Regulated Institutional Uses</b>											
Airports		C	C	C	C	C	C	C	C	C	C
Battery Energy Storage Facilities											
Small Scale (≤ 0.25 acre)		L	L	L	L	L	L	L	L	L	
Medium Scale (0.25 acre < 1 acre)		C	C	C	C	C	C	L	L	C	
Large Scale (>1 acre)		C	C	C	C	C	C	C	C	C	
Botanical Gardens & Arboretums		-	-	-	-	-	-	-	-	-	-
Cemeteries, Mausoleums, Crematories		C	C	C	C	C	C	C	C	C	-
Correctional Placement Centers		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
Electric Vehicle Charging Stations		L	L	L	L	L	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
<i>Flood Control Facilities</i>		L	L	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	C	C
Homeless Facilities:											
Congregate Meal Facilities		-	C	-	-	C	C	-	C	C	-
Emergency Shelters		-	C	-	-	C	C	-	C	L	-
Homeless Day Centers		-	C	-	-	C	C	-	C	C	-
Hospitals		C	C	C	-	C	C	-	C	C	-
Intermediate Care Facilities & Nursing Facilities		-	-	L <sup>(15)</sup>	-	-	-	-	-	-	-
Interpretive Centers		-	-	-	-	-	-	-	-	-	-

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	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
Museums		-	-	-	-	-	-	-	-	-	-
Major Transmission, Relay, or Communications Switching Stations		C	C	C	C	C	C	P	C	C	C
Placemaking on Private Property		-	-	-	-	-	-	-	-	-	-
Outdoor Dining on Private Property		-	L	-	L	L	L	-	L	L	L
Satellite Antennas		L	L	L	L	L	L	L	L	L	L
Social Service Institutions		C	C	C	C	C	C	-	-	C	-
Solar Energy Systems		L	L	L	L	L	L	L	L	L	L
Wireless Communication Facilities		See Section 141.0420									
<b>Retail Sales</b>											
Building Supplies & Equipment		-	-	-	P <sup>(6,13)</sup>	P <sup>(13)</sup>	P <sup>(13)</sup>	-	P <sup>(6,13)</sup>	P <sup>(13)</sup>	-
Food, Beverages and Groceries		P <sup>(13, 20)</sup>	P <sup>(13, 20)</sup>	P <sup>(13, 20)</sup>	P <sup>(13, 20)</sup>	P <sup>(13, 20)</sup>	P <sup>(13)</sup>	-	-	-	-
Consumer Goods, Furniture, Appliances, Equipment		-	-	-	-	P <sup>(2,13)</sup>	P <sup>(13)</sup>	-	-	P <sup>(3,13)</sup>	P <sup>(22)</sup>
Pets & Pet Supplies		-	-	-	-	-	P <sup>(13)</sup>	-	-	-	-
Sundries, Pharmaceuticals, & Convenience Sales		P <sup>(5, 13)</sup>	P <sup>(5,13)</sup>	P <sup>(5,13)</sup>	P <sup>(5,13)</sup>	P <sup>(5,13)</sup>	P <sup>(13)</sup>	P <sup>(5,13)</sup>	P <sup>(5,13)</sup>	P <sup>(4,13)</sup>	-
Wearing Apparel & Accessories		-	-	-	-	P <sup>(3,13)</sup>	P <sup>(3,13)</sup>	-	-	P <sup>(3,13)</sup>	-
<b>Separately Regulated Retail Sales Uses</b>											
Agriculture Related Supplies & Equipment		-	-	-	-	P	P	P	P	P	-
Alcoholic Beverage Outlets		-	-	-	-	L	L	-	-	-	-
Cannabis Outlets		-	-	-	-	-	C	-	-	C	C
Farmers' Markets											
Weekly Farmers' Market		L	L	L	L	L	L	-	-	-	-
Daily Farmers' Market Stands		-	-	-	L	L	L	-	-	-	-
Plant Nurseries		-	-	-	-	-	P	-	P	P	-
Retail Farms		-	-	-	-	-	L	-	-	-	-
Retail Tasting Stores		-	-	-	L	L	L	-	-	L	-
Swap Meets & Other Large Outdoor Retail Facilities		-	-	-	C	C	C	C	C	C	-
<b>Commercial Services</b>											
Building Services		-	-	-	P	P	P	-	P	P	P
Business Support		P <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	P	P	-	P <sup>(8)</sup>	P	P <sup>(8)</sup>
Eating & Drinking Establishments		P <sup>(7, 16)</sup>	P <sup>(7,16)</sup>	P <sup>(7, 16)</sup>	P <sup>(7, 16)</sup>	P <sup>(7, 16)</sup>	P <sup>(16)</sup>	-	P <sup>(7)</sup>	P <sup>(4, 16)</sup>	P <sup>(7, 16)</sup>
Financial Institutions		-	P	-	P	P	P	-	-	P	P
Funeral & Mortuary Services		-	-	-	-	P <sup>21</sup>	P	-	P	-	-
Instructional Studios		P <sup>(14)</sup>	P <sup>(14)</sup>	P <sup>(14)</sup>	P <sup>(14)</sup>	P <sup>(14)</sup>	P <sup>(14)</sup>	-	-	P	-
Maintenance & Repair		-	-	-	P	P	P	-	-	P	P



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>Off-site Services</b>	-	P	-	P	P	P	P	-	P	P	P
<b>Personal Services</b>	P <sup>(9)</sup>	P <sup>(9)</sup>	P <sup>(9)</sup>	P <sup>(9)</sup>	P <sup>(9)</sup>	P <sup>(9)</sup>	P <sup>(9)</sup>	-	-	-	-
<b>Radio &amp; Television Studios</b>	-	P	-	P	P	P	P	-	P	P	P
<b>Tasting Rooms</b>	P <sup>(18)</sup>	P <sup>(18)</sup>	P <sup>(18)</sup>	P <sup>(18)</sup>	P <sup>(18)</sup>	P <sup>(18)</sup>	P <sup>(18)</sup>	P <sup>(18)</sup>	P <sup>(18)</sup>	P <sup>(18)</sup>	P <sup>(18)</sup>
<b>Visitor Accommodations</b>	-	-	-	-	-	-	-	-	-	-	-
<b>Separately Regulated Commercial Services Uses</b>											
<i>Adult Day Care Facility</i>	-	L	L	-	L	L	-	-	L	-	-
<b>Adult Entertainment Establishments:</b>											
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	-	-	-	-	-	-	-	-	-	-	-
Assembly and Entertainment Uses, Including Places of Religious Assembly	L	L	L	L	L	L	-	-	L	-	-
Boarding Kennels/Pet Day Care Facilities	N	N	N	N	L	L	N	N	N	N	N
Camping Parks	-	-	-	-	-	-	-	-	-	-	-
<b>Child Care Facilities:</b>											
Child Care Centers	C	C	C	-	C	C	-	C	C	C	C
Large Family Child Care Homes	-	-	L	-	-	-	-	-	-	-	-
Small Family Child Care Homes	-	-	L	-	-	-	-	-	-	-	-
Eating and Drinking Establishments with a Drive-in or Drive-through Component	-	C	C	C	C	C	P	-	C	-	C
Fairgrounds	-	C	-	C	C	C	C	C	C	C	-
Golf Courses, Driving Ranges, and Pitch & Putt Courses	-	C	-	C	C	C	C	C	C	C	-
Helicopter Landing Facilities	C	C	C	C	C	C	C	C	C	C	C
Massage Establishments, Specialized Practice	-	-	-	-	-	L	-	-	-	-	-
Mobile Food Trucks	P	P	P	P	P	P	P	P	P	P	P
Nightclubs & Bars over 5,000 square feet in size	-	-	-	-	-	-	-	-	-	-	-
<b>Parking Facilities as a <i>Primary Use</i>:</b>											
Permanent Parking Facilities	C	C	C	P	C	P	P	P	C	C	C
Temporary Parking Facilities	C	C	C	N	C	N	N	N	C	N	N

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
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	-
Pushcarts on Private Property		L	L	L	L	L	L	L	L	L	L
Recycling Facilities:											
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 Recycling Facility		-	-	-	N	-	C	C	N	-	C
Small Construction & Demolition Debris Recycling Facility		-	-	-	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
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, Streetaries, and Active Sidewalks		-	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		-	-	-	-	-	-	-	-	-	-
Offices											
Business & Professional		-	P	P	-	P	P	-	-	P	P
Government		-	P	P	-	P	P	-	P	P	P
Medical, Dental, & Health Practitioner		-	-	-	-	P	P	-	-	P	P
Regional & Corporate Headquarters		P <sup>(1)</sup>	P	P <sup>(1)</sup>	P <sup>(1)</sup>	P	P	-	P <sup>(12)</sup>	P	P <sup>(1)</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 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
Vehicle Storage Facilities as a <i>Primary Use</i>		L	L	L	L	L	L	L	L	L	L
<b>Distribution and Storage</b>											
<b>Equipment &amp; Materials Storage Yards</b>		-	-	-	P	P	P	P	P	P	P
<b>Moving &amp; Storage Facilities</b>		-	-	-	P <sup>(23)</sup>	P <sup>(23)</sup>	P <sup>(23)</sup>	P <sup>(23)</sup>	P <sup>(23)</sup>	P <sup>(23)</sup>	-
<b>Distribution Facilities</b>		P <sup>(17)</sup>	P	-	P	P	P	P	P	P	P
<b>Separately Regulated Distribution and Storage Uses</b>											
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>											
<b>Heavy Manufacturing</b>		-	-	-	-	-	-	P	P	-	-
<b>Light Manufacturing</b>		P <sup>(10)</sup>	P	P <sup>(10)</sup>	P	P	P	P	P	P	P
<b>Marine Industry</b>		-	-	-	P	P	P	P	P	P	P
<b>Research &amp; Development</b>		P	P	P	P	P	P	P	P	P	P
Testing Labs		P	P	P	P	P	P	P	P	P	P
<b>Trucking &amp; Transportation Terminals</b>		P	P	P	P	P	P	P	P	P	P
<b>Separately Regulated Industrial Uses</b>											
Artisan Food and Beverage Producer		P	P	P	P	P	P	P	P	P	P
<i>Cannabis Production Facilities</i>		-	-	-	C	C	C	C	C	-	-
<i>Hazardous Waste Research Facility</i>		C	C	C	C	C	C	C	C	C	C
<i>Hazardous Waste Treatment Facility</i>		C	C	C	C	C	C	C	C	C	-
Marine Related Uses Within the Coastal Overlay Zone		-	-	-	P	P	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									
	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
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>											
<b>Allowable Signs</b>		P	P	P	P	P	P	P	P	P	P
<b>Separately Regulated Signs Uses</b>											
Community Entry <i>Signs</i>		L	L	L	L	L	L	L	L	L	L
Neighborhood Identification <i>Signs</i>		-	-	-	-	-	-	-	-	-	-
Comprehensive Sign Program		N	N	N	N	N	N	N	N	N	N
Revolving <i>Projecting Signs</i>		N	N	N	N	N	N	N	N	N	N
<i>Signs</i> with Automatic Changing Copy		N	N	N	N	N	N	N	N	N	N
Theater <i>Marquees</i>		-	-	-	-	N	N	-	-	-	-

**Footnotes for Table 131-06B**

- <sup>1</sup> A regional and corporate headquarters establishment shall have a *gross floor area* of at least 40,000 square feet.
- <sup>2</sup> Household and office furniture, appliances, and equipment sales establishments shall occupy an area of at least 5,000 square feet in *gross floor area* unless the sales are of items that are manufactured on the same *premises*.
- <sup>3</sup> See Section 131.0623(g).
- <sup>4</sup> See Section 131.0623(h).
- <sup>5</sup> See Section 131.0623(a).
- <sup>6</sup> See Section 131.0623(f).
- <sup>7</sup> See Section 131.0623(b).
- <sup>8</sup> See Section 131.0623(c).
- <sup>9</sup> See Section 131.0623(d).
- <sup>10</sup> See Section 131.0623(e).
- <sup>11</sup> 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.

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

(Amended 6-12-2001 by O-18948 N.S.; effective 12-12-2001.)  
(Amended 3-1-2006 by O-19467 N.S.; effective 8-10-2006.)  
(Amended 8-10-2004 by O-19308 N.S.; effective 4-11-2007.)  
(Amended 6-15-2007 by O-19624 N.S.; effective 7-15-2007.)  
(Amended 4-23-2008 by O-19739 N.S.; effective 5-23-2008.)  
(Amended 11-13-08 by O-19799 N.S.; effective 12-13-2008.)  
(Amended 11-13-08 by O-19803 N.S.; effective 12-13-2008.)  
(Amended 11-13-08 by O-19804 N.S.; effective 12-13-2008.)  
(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)  
(Amended 2-22-2012 by O-20140 N.S.; effective 3-23-2012.)  
(Amended 2-22-2012 by O-20141 N.S.; effective 3-23-2012.)  
(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)  
(Amended 3-25-2014 by O-20356 N.S.; effective 4-24-2014.)  
(Amended 4-11-2014 by O-20361 N.S.; effective 5-18-2014.)  
(Amended 4-3-2014 by O-20357 N.S.; effective 10-15-2014.)  
(Amended 5-5-2015 by O-20481 N.S.; effective 6-4-2015.)  
(Amended 7-10-2015 by O-20512 N.S.; effective 8-9-2015.)  
(Amended 8-7-2015 by O-20555 N.S.; effective 9-6-2015.)  
(Amended 4-5-2016 by O-20634 N.S.; effective 5-5-2016.)

*(Amended 8-4-2016 by O-20704 N.S.; effective 8-27-2016.)*  
*(Amended 2-22-2017 by O-20793 N.S.; effective 4-12-2017.)*  
*(Amended 9-15-2017 by O-20857 N.S.; effective 10-15-2017.)*  
*(Amended 10-17-2017 by O-20859 N.S.; effective 11-16-2017.)*  
*(Amended 3-22-2018 by O-20917 N.S.; effective 4-21-2018.)*  
*(Amended 5-22-2018 by O-20928 N.S.; effective 6-21-2018.)*  
*(Amended 8-9-2019 by O-21114 N.S. and O-21117 N.S.; effective 9-8-2019.)*  
*(Amended 1-8-2020 by O-21163 N.S. and O-21164 N.S.; effective 2-9-2020.)*  
*(Amended 8-12-2020 by O-21223 N.S.; effective 10-8-2020.)*  
*(Amended 10-30-2020 by O-21254 N.S.; effective 11-29-2020.)*  
*(Amended 2-1-2021 by O-21288 N.S.; effective 3-3-2021.)*  
*(Amended 3-10-2021 by O-21289 N.S.; effective 3-10-2021.)*  
*(Amended 4-14-2021 by O-21305 N.S.; effective 5-29-2021.)*  
*(Amended 11-23-2021 by O-21391 N.S.; effective 1-6-2022.)*  
*(Amended 1-27-2022 by O-21416 N.S.; effective 2-26-2022.)*  
*(Amended 3-11-2022 by O-21439 N.S.; effective 4-10-2022.)*  
*(Amended 5-23-2022 by O-21458 N.S.; effective 6-22-2022.)*  
*(Amended 3-7-2023 by O-21618 N.S.; effective 5-6-2023.)*  
*(Amended 7-22-2024 by O-21836 N.S.; effective 10-5-2024.)*

**[Editors Note:** Amendments as adopted by O-21836 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

Click the link to view the Strikeout Ordinance highlighting changes to prior language  
[http://docs.sandiego.gov/municode\\_strikeout\\_ord/O-21836-SO.pdf](http://docs.sandiego.gov/municode_strikeout_ord/O-21836-SO.pdf) ]

**§131.0623 Additional Use Regulations of Industrial Zones**

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

- (a) Sundries, pharmaceuticals, and convenience sales are permitted subject to the following:
  - (1) An establishment offering these items for sale shall be limited to 1,000 square feet of *gross floor area*; and
  - (2) The total area occupied by these uses shall not exceed 10 percent of the *gross floor area* of the building in which they are located.
- (b) Eating and drinking establishments are permitted subject to the following:
  - (1) The dining and serving area of individual establishments are limited to 3,000 square feet of *gross floor area*, except where provided in accordance with Section 131.0623(i);
  - (2) No live entertainment is permitted on a *premises* in an IH zone or on any *premises* abutting a residential zone;
  - (3) Establishments with drive-in or drive-through services are subject to Section 141.0607; and
  - (4) Establishments abutting residential zones may operate only between 6:00 a.m. and midnight.
- (c) Business support services are permitted subject to the following:
  - (1) Individual establishments are limited to 3,500 square feet of *gross floor area*; and
  - (2) The total area occupied by these uses shall not exceed 25 percent of the *gross floor area* of the building in which they are located.

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



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

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

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

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

(Amended 6-5-2013 by O-20262 N.S.; effective 7-6-2013.)

(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)

(Amended 4-11-2014 by O-20361 N.S.; effective 5-18-2014.)

(Amended 5-5-2015 by O-20481 N.S.; effective 6-4-2015.)

(Amended 3-22-2018 by O-20917 N.S.; effective 4-21-2018.)

(Amended 1-8-2020 by O-21164 N.S.; effective 2-9-2020.)  
(Amended 3-11-2022 by O-21439 N.S.; effective 4-10-2022.)

**§131.0630 Development Regulations of Industrial Zones**

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

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

**§131.0631 Development Regulations Table for Industrial Zones**

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

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

Development Regulations [See Section 131.0630 for Development Regulations of Industrial Zones]	Zone Designator	Zones									
	1st & 2nd >>  3rd >>  4th >>	IP-			IL-			IH-		IS-	IBT-
		1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
							-	-			
		1			1			1		1	1
Max permitted residential <i>density</i> <sup>(10)</sup>		1,000			-			-		-	-
Supplemental residential regulations [see Section 131. 0623(i)]		applies			-			-		-	-
Lot Area											
Min Lot Area (sf)		40,000			15,000 <sup>(1)</sup>			30,000		10,000	40,000
Max Lot Area (sf)		-			-			-		-	-
Min Lot Dimensions											
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
Setback Requirements											
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)		25 <sup>(3)</sup>			20 <sup>(3)</sup>			25 <sup>(3)</sup>			25 <sup>(3)</sup>
[See Section 131.0643(b)]											
Min Side Setback (ft)		15			10			15		5/0 <sup>(8)</sup>	15
Min Street Side Setback (ft)		20 <sup>(4)</sup>			15 <sup>(4),(5)</sup>			20 <sup>(4),(5)</sup>		10 <sup>(9)</sup>	20 <sup>(4)</sup>
Std Street Side Setback (ft)					20 <sup>(4),(5)</sup>			25 <sup>(4),(5)</sup>			
Min Side Setback Abutting Residential (ft)		30			25			30		10	30
Min Rear Setback (ft)		25			0 <sup>(6)</sup>			20		10	25
Std Rear Setback (ft)					15 <sup>(6)</sup>						
Min Rear Setback Abutting Residential (ft)		50			25			30		15	50
Max Structure Height [See Section 131.0644]		-			-			-		-	-
Max Floor Area Ratio		2.0 <sup>(11)</sup>			2.0 <sup>(7)(11)</sup>			2.0 <sup>(11)</sup>		2.0 <sup>(11)</sup>	2.0 <sup>(7)(11)</sup>
Floor Area Ratio Bonus for Child Care [See Section 131.0632(a)]		applies			-	applies		-	applies		applies
Street Wall Requirements [See Section 142.1030]		-			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
Loading Dock and Overhead Door Screening Regulations [See Section 142.1030]		applies			applies			applies		applies	applies
Visibility Area [See Section 113.0273]		applies			applies			applies		applies	applies

Development Regulations [See Section 131.0630 for Development Regulations of Industrial Zones]	Zone Designator	Zones									
		IP-			IL-			IH-		IS-	IBT-
		1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
	1st & 2nd >>										
	3rd >>	1	2	3	1	2	3	1	2	1	1
	4th >>										
		1			1			1		1	1
<b>Dwelling Unit Protection Regulations</b> [See Chapter 14, Article 3, Division 12]		applies			-			-		-	-

#### Footnotes for Table 131-06C

- <sup>1</sup> Within the Kearny Mesa Community Plan area, the minimum *lot* size is 40,000 square feet.
- <sup>2</sup> See Section 131.0642.
- <sup>3</sup> See Section 131.0643(a).
- <sup>4</sup> See Section 131.0643(c).
- <sup>5</sup> See Section 131.0643(e).
- <sup>6</sup> See Section 131.0643(d).
- <sup>7</sup> Within the Kearny Mesa Community Plan area, the maximum *floor area ratio* is 1.0.
- <sup>8</sup> See Section 131.0643(f).
- <sup>9</sup> See Section 131.0643(g).
- <sup>10</sup> One *dwelling unit* per specified minimum square feet of *lot* area as determined in accordance with Section 113.0222.
- <sup>11</sup> Within the Otay Mesa Community Plan area, the maximum *floor area ratio* is 0.50 unless a *final map* has been recorded prior to May 18, 2014. This restriction does not apply to residential *development* in accordance with Section 131.0623(i).

(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)  
 (Amended 11-13-08 by O-19799 N.S.; effective 12-13-2008.)  
 (Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)  
 (Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)  
 (Amended 4-11-2014 by O-20361 N.S.; effective 5-18-2014.)  
 (Amended 4-5-2016 by O-20634 N.S.; effective 5-5-2016.)  
 (Amended 10-30-2020 by O-21254 N.S.; effective 11-29-2020.)  
 (Amended 12-9-2020 by O-21273 N.S.; effective 1-8-2021.)  
 (Amended 7-22-2024 by O-21836 N.S.; effective 10-5-2024.)

**[Editors Note:** Amendments as adopted by O-21836 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

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### §131.0632 Maximum Floor Area Ratio

Maximum *floor area ratio* is specified in Table 131-06C.

#### *Floor Area Ratio Bonus for Child Care Facilities*

In the IP zones, IL-2-1, IL-3-2, IH-2-1, IH-1-1, and IBT-1-1 zones, a *floor area ratio* bonus over the otherwise maximum allowable *gross floor area* is permitted at the rate of 10 square feet of additional *gross floor area* for each 1 square foot of *gross floor area* devoted to the *child care facility* to be added to the total area of the *premises* when determining the *floor area ratio* for a *development*. The area designated for the *child care facility* must maintain an ‘E’ occupancy permit for a minimum of 10 years from the time of *construction permit* issuance and must comply with the requirements of Section 141.0606 (Child Care Facilities).

(“Maximum Floor Area Ration” added 7-22-2024 by O-21836 N.S.; effective 10-5-2024.)

**[Editors Note:** Amendments as adopted by O-21836 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

Click the link to view the Strikeout Ordinance highlighting changes to prior language [http://docs.sandiego.gov/municode\\_strikeout\\_ord/O-21836-SO.pdf](http://docs.sandiego.gov/municode_strikeout_ord/O-21836-SO.pdf) ]

### §131.0642 Lot Dimensions in Industrial Zones

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

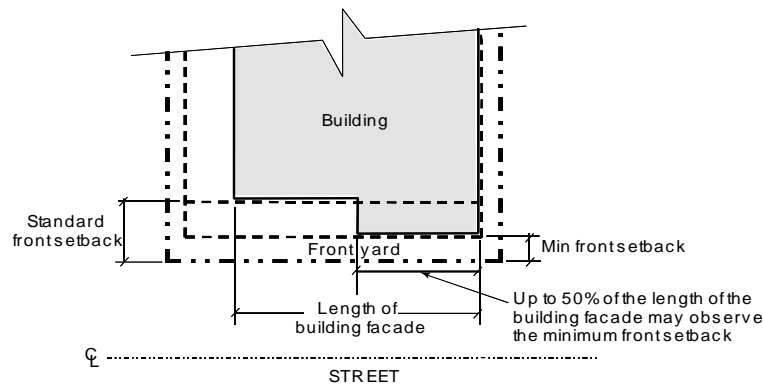
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

### 131.0643 Setback Requirements in Industrial Zones

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

### Diagram 131-06A

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

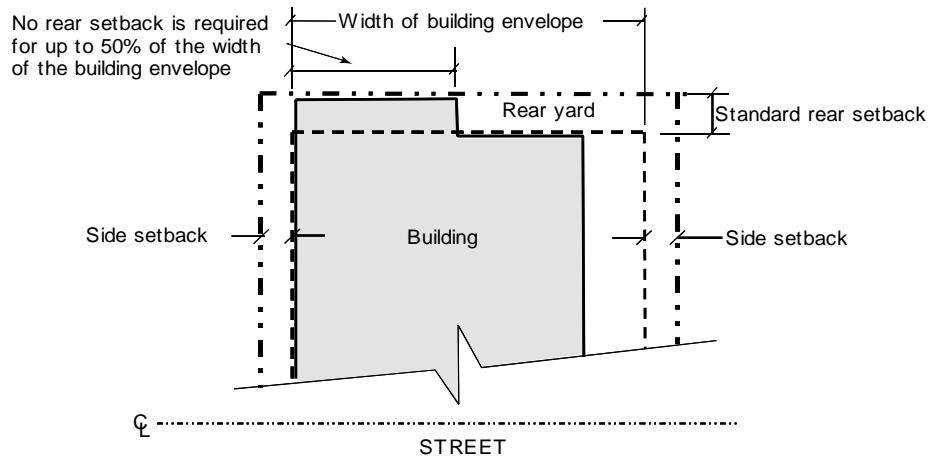


- (b) *Parking Encroachment* in *Front Yard* of All Industrial Zones. Parking may encroach up to 5 feet into the required standard front yard in all industrial zones, but may not be covered or enclosed.
- (c) *Parking Encroachment* in Street Side Yard of IP, IL, IH, and IBT Zones. Parking may encroach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



Diagram 131-06B

Zero Rear Setback in the IL Zone



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

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

(Amended 4-11-2014 by O-20361 N.S.; effective 5-18-2014.)

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

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

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

**§131.0665 Outdoor Amenities in Industrial Zones**

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

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

*(Amended 4-11-2014 by O-20361 N.S.; effective 5-18-2014.)*