

San Marcos Municipal Code Title 20 – Zoning Ordinance

Chapter 20.200

Establishment of Zones

planning tool in conjunction with any R-1 Zone to achieve a compact development configuration at a density of one (1) to eight (8) dwelling units per acre (du/ac). The use of the PRD in a single-family residential Zone can achieve the General Plan land use designation Low-Density Residential (LDR).

Table 20.200-1
Zone Details and General Plan Consistency

Zones	Zone Symbol	Density / Floor Area Ratio (FAR)	General Plan Land Use Classification	Zoning Chapter Reference
Agricultural Zones				
Agricultural-1	A-1	0.125–1.0 du/ac	Agriculture/Residential (AG)	20.210
Agricultural-2	A-2	0.125–1.0 du/ac	Agriculture/Residential (AG)	20.210
Agricultural-3	A-3	0.05–0.25 du/ac	Agriculture/Residential (AG), Hillside Residential 1 (HR1)	20.210
Residential Zones				
Estate	R-1-20	1.0–2.0 du/ac	Rural Residential (RR)	20.215
Residential-Low	R-1-10	2.0–4.0 du/ac	Very Low Density Residential (VLDR)	20.215
Residential-1	R-1-7.5	4.1–8.0 du/ac	Low Density Residential (LDR)	20.215
Residential-2	R-2	8.1–12.0 du/ac	Low Medium Density Residential (LMDR)	20.215
Residential-3-10	R-3-10	12.1–20.0 du/ac	Medium High Density Residential (MHDR)	20.215
Residential-3-6	R-3-6	20.0–30.0 du/ac	Medium Density Residential 1 (MDR1) Medium Density Residential 2 (MDR2)	20.215
Residential Manufactured Home Park	R-MHP	8.0 du/ac	Low Density Residential (LDR)	20.245
Planned Residential Development	PRD	1.0–8.0 du/ac	Very Low Density Residential (VLDR)	20.435
Commercial Zones				
Commercial	C	0.7 FAR	Commercial (C)	20.220
Neighborhood Commercial	NC	0.30 FAR	Neighborhood Commercial (NC)	20.220
Office Professional	OP	1.50 FAR	Office Professional (OP)	20.220
Senior Residential	SR	1.0 FAR	Commercial (C)	20.220
Mixed-Use Zones				
Mixed-Use-1	MU-1	20.0–30.0 du/ac FAR 1.75	Mixed Use 1 (MU1)	20.225
Mixed-Use-2	MU-2	30.1–45.0 du/ac FAR 2.25	Mixed Use 2 (MU2) High Density Residential (HDR)	20.225
Mixed-Use-3	MU-3 (SP)	1.5 FAR	Mixed Use 3 (MU3) (Non-Residential)	20.225, 20.250
Mixed-Use-4	MU-4 (SP)	1.5 FAR	Mixed Use 4 (MU4) (Non-Residential)	20.225, 20.250
Industrial Zones				
Business Park	B-P	1.2 FAR	Business Park (BP)	20.230
Light Manufacturing	L-I	0.6 FAR	Light Industrial (LI)	20.230
Industrial	I	0.5 FAR	Industrial (I)	20.230
Industrial-2	I-2	0.5 FAR	Industrial (I)	20.230
Special Purpose Zones				
Public-Institutional	P-I	3.0 FAR	Public/Institutional (PI)	20.240
Open Space	O-S	n/a	Open Space (OS), Parks (P)	20.240
Specific Plan Area	SPA	Varies	High Density Residential (HDR), Specific Plan Area (SPA)	20.250
Transitional Zones				
I / B-P	I / B-P	Varies	BP	20.235

Table 20.200-1
Zone Details and General Plan Consistency

Zones	Zone Symbol	Density / Floor Area Ratio (FAR)	General Plan Land Use Classification	Zoning Chapter Reference
I / L-I	I / L-I	Varies	LI	20.235
I / C	I / C	Varies	C	20.235
I / I (SP)	I / I (SP)	Varies	I	20.235
I / MU-1	I / MU-1	Varies	MU1	20.235
I / MU-4	I / MU-4	Varies	I and MU4	20.235
L-I / L-I & NC	L-I / L-I & NC	Varies	LI and C	20.235
L-I / I	L-I / I	Varies	I	20.235
L-I / MU-1	L-I / MU-1	Varies	MU1	20.235
L-I(DZ) / MU-1	L-I(DZ) / MU-1	Varies	MU1	20.235
L-I / NC	L-I / NC	Varies	C	20.235
L-I / OP	L-I / OP	Varies	OP	20.235
C & I / MU-3	C & I / MU-3	Varies	MU3	20.235
Overlay Zones				
Flood Damage Prevention	FL	Per Zone	n/a	20.255
Ridgeline Protection and Management	RPM	Per Zone	n/a	20.260
Airport Overlay	AO	Per Zone	n/a	20.265

Notes: All real property development, redevelopment, expansion, demolition, and remodeling shall be subject to the applicable Zone regulations as established by this table and the Zoning Map.

Section 20.200.030 Interpretation of Zone Boundaries

Where uncertainty exists about the location of any Zone boundary shown on the Zoning Map and Regulating Plan, the precise location of the boundary shall be determined by the Director. Generally, the following boundary guidelines shall be used as a guide for reading the Zoning Map and for interpretation, unless otherwise determined by the Director:

- A. **General Boundaries.** Zone boundaries approximately following property lines or right-of-way (ROW) lines shall be construed to follow proximate property lines or ROW lines.
- B. **Scale.** When Zone boundaries do not follow property lines or where a boundary divides a property, the scale of the Zoning Map shall be used to determine the location of the boundaries, unless the boundaries are indicated by dimensions.
- C. **Centerline Boundaries.** Zone boundaries shown within a ROW and not following the outside of the ROW(s) shall be construed to follow the centerline of such ROW.
- D. **Unclassified Areas.** Dedicated circulation ROW, utility, or maintenance easement/corridors; creek easements; railroad ROWs; or similar non-occupancy uses shown within a designated Zone shall be deemed to be unclassified and used only for purposes lawfully allowed. In accordance with the provisions of chapter 20.340 (Off-Street Parking and Loading), off-street vehicle parking may be permitted within such unclassified street or railroad ROW(s).

CHAPTER 20.230 INDUSTRIAL ZONES

Sections:

Section 20.230.010	Purpose of Chapter
Section 20.230.020	Purpose of Industrial Zones
Section 20.230.030	Applicability
Section 20.230.040	Allowable Industrial Uses and Permit Requirements
Section 20.230.050	Industrial Zone General Development Standards
Section 20.230.060	Operational Standards
Section 20.230.070	Industrial Building Form/Site Development Standards and Guidelines
Section 20.230.080	Business Park (B-P) Zone Development Standards
Section 20.230.090	Design Standards
Section 20.230.100	Business Park Amenity Space Standards

Section 20.230.010 Purpose of Chapter

The purpose of this chapter is to specify the allowable uses, requirements, and development standards within the Industrial Zone as established by the Zoning Map, and, specifically, to accomplish the following:

- A. Establish Industrial Zones to provide for a broad range of manufacturing, research and development, warehousing, and service uses in a setting that is conducive to industrial activities.
- B. Provide a conducive setting for industrial activities by protecting them from the adverse impacts of inharmonious internal or adjacent uses.
- C. Minimize the impact of industrial activities on adjacent residential and commercial uses.
- D. Strengthen the City’s economic base and provide employment opportunities close to residents of the City and surrounding communities.

Section 20.230.020 Purpose of Industrial Zones

In addition to the purposes of this Zoning Ordinance and chapter, the purpose of each Industrial Zone follows:

- A. **Light Industrial (L-I) Zone.** To provide for the grouping of light- and medium-intensity industrial and support service uses in a business-supportive setting. Generally, these areas will not include pedestrian-oriented businesses and will serve the loading, delivery, and indoor warehousing needs of light industrial space. The L-I Zone is intended to implement and be consistent with the LI land use designation of the General Plan.
- B. **Business Park (B-P) Zone.** To provide a high-quality, attractive campus setting designed for the grouping of uses engaged in research and development/testing, supportive business and professional offices, and compatible light-industrial activities affiliated with research and

development/testing. The B-P Zone is intended to implement and be consistent with the BP land use designation of the General Plan.

- C. **Industrial (I).** To provide a setting for the full range of indoor manufacturing, distribution, warehousing, processing, and general service uses that are adequately served by vehicular arterials and utilities. Industries that use hazardous materials, require heavy equipment, and/or that generate sustained noise levels are deemed appropriate for this Zone, and may be permitted according to the standards of this chapter. The I Zone is intended to implement and be consistent with the Industrial land use designation of the General Plan.

- D. **Industrial 2 (I-2).** To provide a setting for the full range of intensive industrial manufacturing, distributing, warehousing, processing, and general service uses, with provision for outdoor storage activities and facilities that service the industrial uses. Active industries and supportive service uses participating in heavy equipment operation, generation of sustained noise levels, warehousing, and/or outdoor or indoor storage and activities are deemed appropriate for this Zone, and may be permitted according to the standards of this chapter. The I-2 Zone is intended to implement and be consistent with the Industrial land use designation of the General Plan.

Section 20.230.030 Applicability

Land use permit requirements, as detailed in Table 20.230-1, and the regulations and development standards of this section, shall be applicable to the following:

- A. **Zones.** All existing and new uses, structures, and activities within the L-I, B-P, I, and I-2 Zones.

- B. **Transitional Zones.** All existing industrial uses and structures that were established prior to the adoption of this Zoning Ordinance, and are continuing to conform to industrial use standards within a Transitional Zone, shall be subject to the regulations of the applicable Industrial Zone of this chapter (as the Initial Zone), established by Table 20.235-1, until such time as the use is transitioned to the Non-Industrial Transitional Zone. See chapter 20.235 (Transitional Zone).

Table 20.230-1
Permit Requirement Types and Processes

Symbol	Permit Requirement	Procedure Section
P	Permitted use subject to compliance with all applicable provisions of this Zoning Ordinance and the process standards of chapter 20.500.	20.500 (Permits and Applications Process)
DP	Director’s Permit (DP) is required for this use, subject to review and approval by the Director.	20.510 (Director’s Permit)
CUP	Conditional Use Permit (CUP) is required for this, subject to review and approval per the process standards of chapter 20.500.	20.520 (Conditional Use Permits)
T	Permitted as a temporary uses restricted to limited occurrences and time periods.	20.455 (Temporary Events)
A	Permitted uses restricted to accessory uses in conjunction with a primary permitted use.	20.500 (Permits and Applications Process)
- - -	Use not allowed.	20.205.030(C) (Unlisted and Similar Compatible Uses)

Note: Any land use authorized through a permit approval process identified may also require Site Development Plan Review, a Building Permit, and/or other permit(s) required by the Municipal Code. For unlisted and similar uses, see section 20.205.030(C) (Unlisted and Similar Compatible Uses).

Section 20.230.040 Allowable Industrial Uses and Permit Requirements

- A. **Permit Requirements.** Table 20.230-1 identifies the types of land use permits required to establish land uses in Industrial Zones, consistent with this Zoning Ordinance.
 - 1. All proposed development projects within the Industrial Zones shall be subject to Site Development Plan Review in conjunction with the permit requirements of Table 20.230-2.

- B. **Industrial Land Uses.** Table 20.230-2 identifies the land use permit types in all Industrial Zones. Industrial uses are intended to be the primary permitted use, supplemented by light-industrial and business support uses that are complementary to industrial activities.

- C. **Additional Use Regulations.** In addition to the regulations, development standards, and provisions of this chapter, all land uses are subject to the specific use standards identified in the “Additional Use Regulations” column of Table 20.230-2; refer to the referenced sections for additional operational standards and regulations applicable to the use. All land uses are also subject to all the following standards: chapters 20.320 (Signs on Private Property), 20.330 (Water Efficient Landscape Standards), 20.335 (Walls and Fences), 20.340 (Off-Street Parking and Loading), and 20.400 (Specific Use Standards).

- D. **Prohibited Uses.** When a use is not specifically listed, that use is prohibited. However, consistent with Section 20.205.030(C) (Unlisted and Similar Compatible Uses), the Director shall have the authority to determine whether the proposed use shall be permitted or conditionally permitted based on the finding that the proposed use is similar to and no more detrimental than a particular use permitted in the Zone.

Table 20.230-2
Industrial District Permitted Uses

Land Use ⁽¹⁾	L-I	B-P	I	I-2	Additional Use Regulations
Residential Uses					
Caretaker Unit	---	---	A	A	Note 1
Emergency Shelter	---	---	P	---	
Recreation, Education, and Public Assembly Uses					
Club	DP	DP	CUP	CUP	
College, Nontraditional Campus Setting	CUP	DP	---	---	Note 2
College, Traditional Campus	---	CUP	---	---	
Conference/Convention Center	---	CUP	---	---	
Museum, Library, or Gallery	DP	DP	---	---	
Places of Assembly	DP	DP	DP	---	Note 2; Section 20.400.160 (Places of Assembly)
General Retail Uses					
ATM, Interior to Building/Vestibule	P	P	---	---	
ATM, Freestanding Exterior/Exterior Wall	---	P	---	---	

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Industrial Zones

Table 20.230-2
Industrial District Permitted Uses

Land Use⁽¹⁾	L-I	B-P	I	I-2	Additional Use Regulations
Automotive Fueling Station	CUP	---	---	---	Chapter 20.420 (Automotive Services)
Automotive Rentals	DP	DP	DP	DP	Section 20.400.040 (Automotive Sales and Rentals)
Automotive Sales, Wholesale	P	---	DP	---	Section 20.400.040 (Automotive Sales and Rentals)
Catering	P	---	P	P	
Catering, Food Truck	---	---	P	---	Section 20.400.230(Vehicle Storage)
Commercial Artist/Production Studio	P	DP	P	P	
Commercial Recreation, Indoor	DP	---	---	---	
Commercial Recreation, Outdoor	DP	---	---	---	
Dry Cleaning or Laundry, Plant	DP	---	P	P	
Employee Services	A	A	A	A	
Funeral Homes / Mortuary	CUP	---	CUP	---	
Hookah Lounge	---	---	---	---	Prohibited in all Zones
Lodging, Hotel	---	CUP	---	---	
Merchandise Sales, New Retail >100,000 s.f.	---	DP	---	---	
Merchandise Sales, New Retail <30,000 s.f.	DP	---	DP	---	
Merchandise Sales, Showrooms	P	---	DP	---	Section 20.400.190 (Showrooms)
Merchandise Sales, Used/Pawn	CUP	---	CUP	---	
Moving Company	P	---	P	P	Section 20.400.230(Vehicle Storage)
Parcel Delivery Service	P	---	P	P	Section 20.400.230 (Vehicle Storage)
Outdoor Dining	A	A	---	---	Section 20.400.150 (Outdoor Dining)
Parking Facility, Enclosed Freestanding	CUP	CUP	---	---	
Parking Lot Sales	T	---	T	---	Chapter 20.455 (Temporary Events)
Restaurant, Sit-Down	DP	DP	---	---	Drive-through not permitted
Restaurant, Take-Out	P	A	P	---	Drive-through not permitted
Office, Professional, and Business Support Services					
Financial Institution	---	P	---	---	Drive-through not permitted
Internet-Based Sales	P	P	P	P	
Medical; Hospital	---	CUP	---	---	
Medical; Urgent Care	CUP	CUP	---	---	
Office; Corporate, Administrative, Business, ≤5,000 s.f.	P	P	DP	DP	
Office; Corporate, Administrative, Business, ≥5,000 s.f.	P	P	CUP	CUP	
Office; Government	P	P	CUP	CUP	
Office; Medical, Dental, and Holistic	DP	P	---	---	
Research and Development	P	P	P	P	Section 20.400.170 (Research and Development Uses)
Research and Development Fabrication and Light Manufacturing	P	P	P	P	Section 20.400.170 (Research and Development Uses)
Technical/Scientific/Medical Laboratories, Incidental Uses	P	P	P	---	Section 20.400.170 (Research and Development Uses)
Services					

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Table 20.230-2
Industrial District Permitted Uses

Land Use⁽¹⁾	L-I	B-P	I	I-2	Additional Use Regulations
Animal Sales and Services	DP	---	DP	DP	
Auctions, Indoor	DP	---	DP	DP	
Automotive Services, Repair	DP	---	DP	DP	Note 2; chapter 20.420 (Automotive Services)
Automotive Services, Washing/Detailing	CUP	---	CUP	---	Chapter 20.420 (Automotive Services)
Dry Cleaning or Laundry, Agency	P	P	---	---	
Equipment Rental Yards	---	---	DP	P	Section 20.230.060(H)(4) (Outdoor Storage)
Firearm Shooting Range (Indoor) (Ord. No. 2016-1419, 1-23-2016)	---	---	CUP	---	Section 20.400.240 (Firearm Shooting Range (Indoor)), 5.60 (Firearms)
Personal Services, General	DP	DP	---	---	
Personal Services, Fitness/Health Facility	DP	DP	DP	---	
Personal Services, Instructional	DP	---	DP	---	
Tattoo and/or Body Art Facility	---	---	---	---	
Industrial, Manufacturing, and Processing Uses					
Boat Building	---	---	P	P	
Building Material Storage & Sales Yard	---	---	CUP	P	
Furniture and Carpentry	P	---	P	P	
Commercial Bakery	P	---	P	P	Including associated thrift shop outlets
Contractor Office & Services	P	---	P	P	Section 20.400.060 (Contractor Offices and Services)
Food Processing	P	---	P	P	Note 3
Fueling Station; Fleets	---	---	CUP	CUP	
Industrial Design and Services	P	P*	P	P	* Limited to on-site support
Machine Repair Shop	P	---	P	P	
Manufacturing and Assembly	P	DP	P	P	Note 4
Microbrewery/Tasting Room	P	---	P	P	
Microbrewery/Tasting Room with Restaurant	DP	---	---	---	
Metal Working Shop	---	---	P	P	
Newspaper Printing	---	---	P	P	
Outdoor Storage, Primary Use	---	---	---	P	Section 20.230.060(H) (Outdoor Storage)
Outdoor Storage, Accessory Use	A		A	A	Section 20.230.060(H) (Outdoor Storage)
Self Storage	CUP	---	---	---	Section 20.400.180 (Self Storage)
Warehousing, Indoor	P	A	P	P	Section 20.230.060(H) (Outdoor Storage)
Water Treatment and Filtering Services	---	---	DP	DP	
Wholesale, Processing, and Distribution	P	---	P	P	Section 20.230.060(H) (Outdoor Storage)
Recycling Facilities					
Small Collection Facility	DP	---	DP	DP	
Large Collection Facility	DP	---	DP	P	
Small Processing Facility	---	---	CUP	CUP	

Table 20.230-2
Industrial District Permitted Uses

Land Use ⁽¹⁾	L-I	B-P	I	I-2	Additional Use Regulations
Large Processing Facility	---	---	CUP	CUP	
Reverse Vending	A	A	A	A	Section 220.445.040
Transportation, Communication, and Utility Uses					
Antenna or Communication Facility	P	P	P	P	Chapter 20.465 (Telecommunication Facilities)
Parking; Fleets	A	---	A	A	Section 20.400.230 (Vehicle Storage)
Transportation Dispatch, Fleet Usage	---	---	DP	DP	Section 20.400.230 (Vehicle Storage)
Transportation Dispatch Only	P	---	P	P	

Notes: See Table 20.230-1 for definitions.

1. All proposed development projects within the Industrial Zones shall be subject to Site Development Plan Review in conjunction with the permit requirements of Table 20.230-2.
2. A Director’s Permit (DP) shall be required for the establishment of the land use in an existing building to ensure adequate parking and student services are provided and to minimize effects on other land uses within the building or site. A Conditional Use Permit (CUP) shall be required for the establishment of a use in conjunction with a new building (development of the building in conjunction with the use).
3. Permitted accessory use in conjunction with a primary use on the same industrial Zone parcel. Unit shall be continuously occupied exclusively by a superintendent or a caretaker and his/her immediate family; the unit shall be consistent with the development standards and setback of the R-3 Zone, provide one (1) paved and covered off-street parking space, and shall not be located within a required setback.
4. The compounding, processing, packaging, or treatment of food is permitted by right, except fish, lard, meat, pickles, sauerkraut, or vinegar; these uses shall be subject to CUP restrictions.

Section 20.230.050 Industrial Zone General Development Standards

- A. **Development Standard Compliance.** The design, construction, or establishment of all new and existing land uses, development of structures, and site improvements in Industrial Zones shall conform to the regulations of Table 20.230-3. Principal and accessory structures shall meet the same development standards unless otherwise modified by this Zoning Ordinance. See Figures 20.230-1, 20.230-2, and 20.230-3 for visual development standard summaries.
- B. **B-P Development.** B-P development shall be subject to the development standards of Table 20.230-3, Table 20.230-4, and Section 20.230.080 of this Zoning Ordinance.

Table 20.230-3
Industrial Zone Development Standards

Development Standard ⁽¹⁾	L-I	B-P	I	I-2	Additional Standards
Minimum Lot Requirements					
Lot Area (square feet)	20,000	1 Acre	10,000	10,000	20.300 (Site Planning and General Development Standards)
Lot Width	100 feet	--	80 feet	80 feet	
Floor-Area Ratio	0.6	1.2	0.5	0.5	20.230.060 (Operational Standards)
Site Coverage	--	55% net max	--	--	
Maximum Height					

Table 20.230-3
Industrial Zone Development Standards

Development Standard⁽¹⁾	L-I	B-P	I	I-2	Additional Standards
Building Height	60 feet	35 feet or up to 60 feet with setback modification	45 feet	45 feet	
Architectural Features	60 feet	70 feet	45 feet	45 feet	
Minimum Setbacks⁽²⁾					for permitted encroachments, see section 20.300.020(G)
Street Frontage PL					Note 3, Note 4
A Buildings/Structures	15 feet	25 feet	10 feet	10 feet	
B General Parking	10 feet	30 feet	10 feet	10 feet	
C Truck/Bus Parking	30 feet	40 feet	30 feet	30 feet	
D Loading Doors/Docks	20 feet	45 feet	20 feet	20 feet	20.230.060(K) (Loading Door/Dock Setbacks)
Interior PL					
E Building	0 feet	10 feet	0 feet	0 feet	
F Parking	10 feet	10 feet	3 feet*	3 feet*	*Not applicable if adjacent to a wall/fence; wheel stops shall be installed
PL Adjacent to any R (Residential) Zone					
G Building	25 feet	30 feet	20 feet	20 feet	20.230.050(E) (Additional Residential Setbacks)
H Loading Doors/Docks Facing an R Zone	60 feet	60 feet	60 feet	60 feet	20.230.060(K) (Loading Door/Dock Setbacks)
Alley PL					
I Buildings/Structures	5 feet				
J If parking is provided from alley	25 feet				
State Route 78 PL	15 feet	15 feet	15 feet	15 feet	
K Building Separation	10 feet	20 feet	10 feet	10 feet	
Parking					
Requirements	20.340 (Off-Street Parking and Loading)				
Landscape					
Requirements	10% net	20% net	10% net	10% net	20.330 (Water Efficient Landscape Standards)
Walls and Fencing	6 feet minimum height; 10 feet maximum height				20.335 (Walls and Fences)

Notes: PL=Property Line; R = Residential

1. All standards are minimums unless otherwise noted.
2. Setbacks shall be measured from the back of the right-of-way.
3. Applies to all street frontages, primary and corner-side street setbacks.
4. All lot development and setbacks shall be subject to the provisions of chapter 20.300 (Site Planning and General Development); where standards conflict with chapter 20.300 (Site Planning and General Development Standards), the largest standard shall prevail.

Table 20.230-4
B-P Zone Additional Development Standards

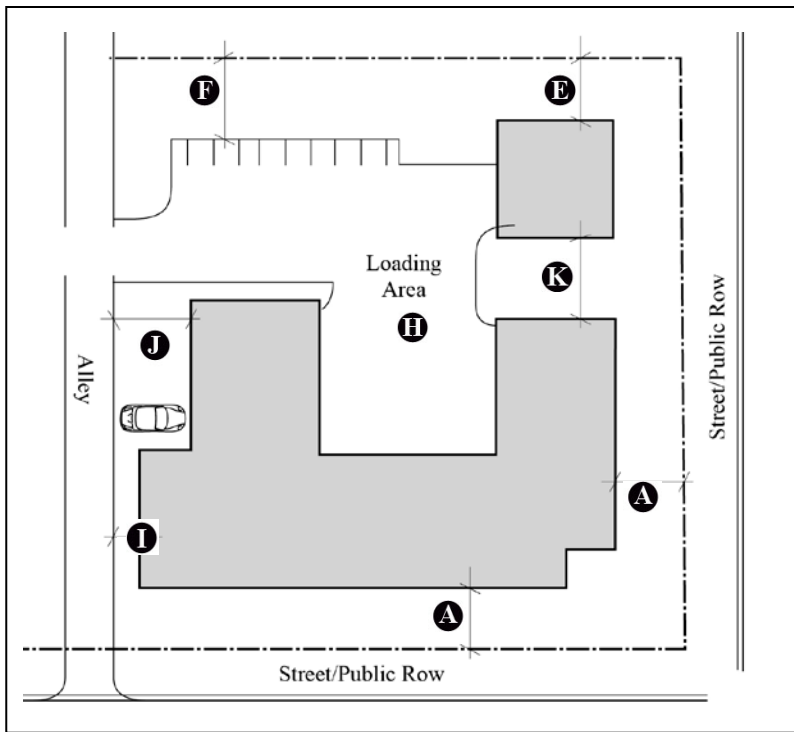
Development Standard	Building Height	
	≤35 feet	>35 feet
Street Frontage PL Setback	25 feet	Equal to building height
Common Amenity Space	1 square foot of open space required for each 50 square feet of building area	

Notes: PL = property line
See Table 20.230-2 and Section 20.230.100 for additional development standards and requirements.
All standards are minimums unless otherwise noted.
Setbacks shall be measured from the back of the right-of-way.

- C. **Site Development Plan Review Required.** All development in the Industrial Zones, including all projects that comply with the allowed land use and development standards of this chapter, shall be submitted for Site Development Plan Review, per chapter 20.515 (Site Development Plan Review).
- D. **Industrial Development Lot Width.** Minimum lot widths established by Table 20.230-3 shall apply to all new development and subdivision of land. The Director may waive the minimum lot width for integrated multi-building or campus-setting developments.

Figure 20.230-1 L-I Zone Development Standards

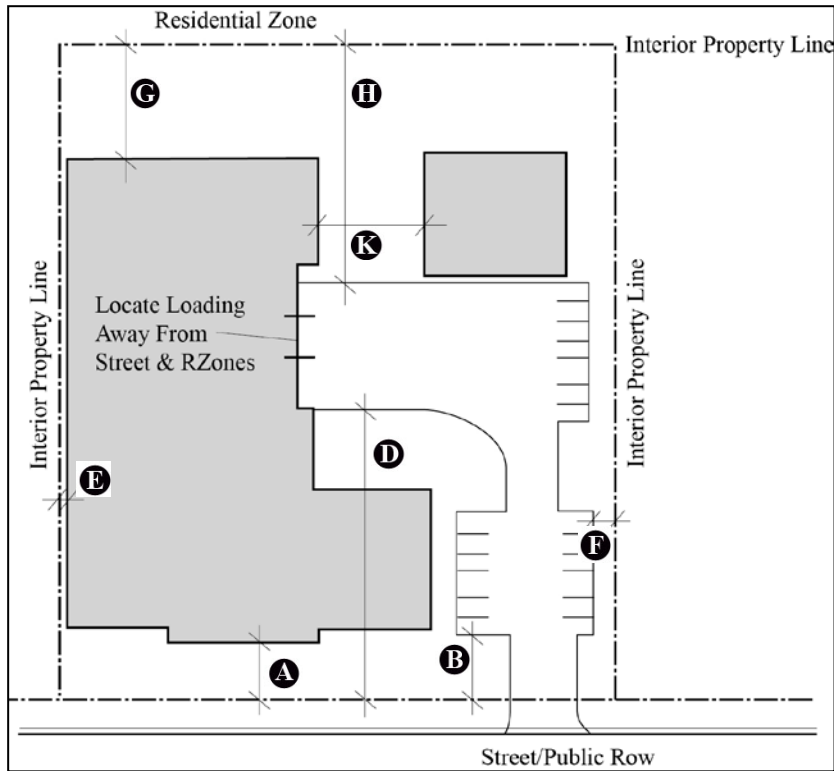
See Table 20.230-3 for measurements.



Note: Figures are intended to visually demonstrate the associated regulations; figures are not to scale.

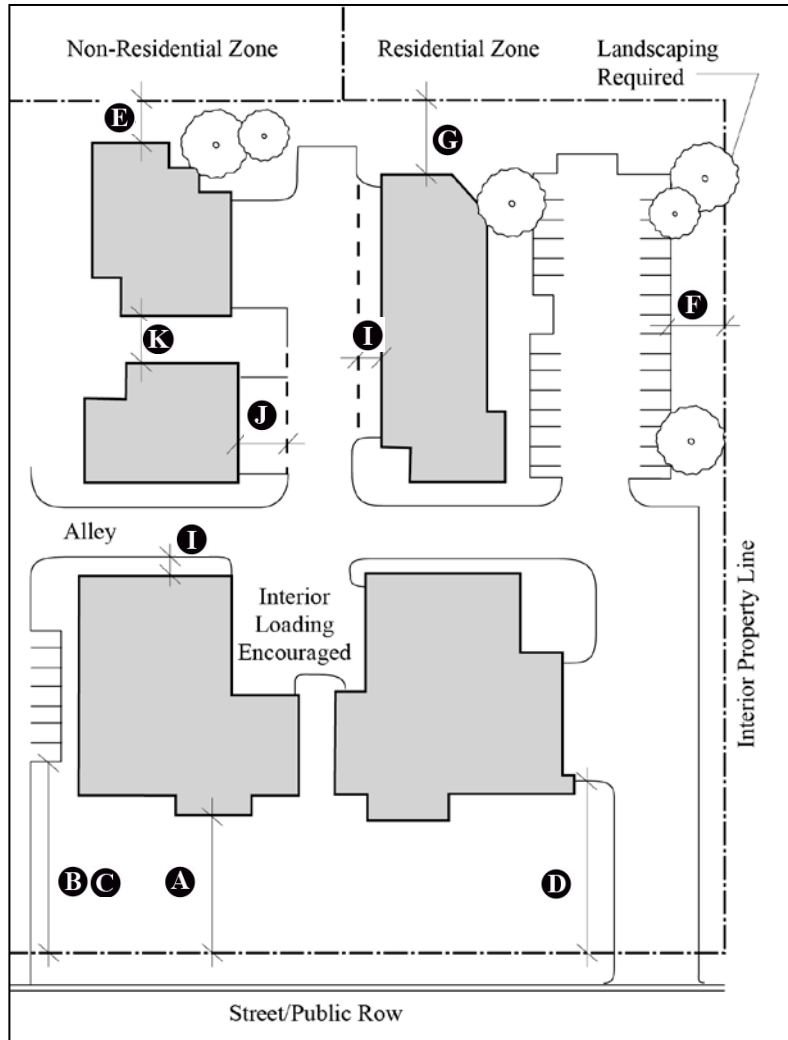
Figure 20.230-2 I and I-2 Zone Development Standards

See Table 20.230-3 for measurements.



Note: Figures are intended to visually demonstrate the associated regulations; figures are not to scale.

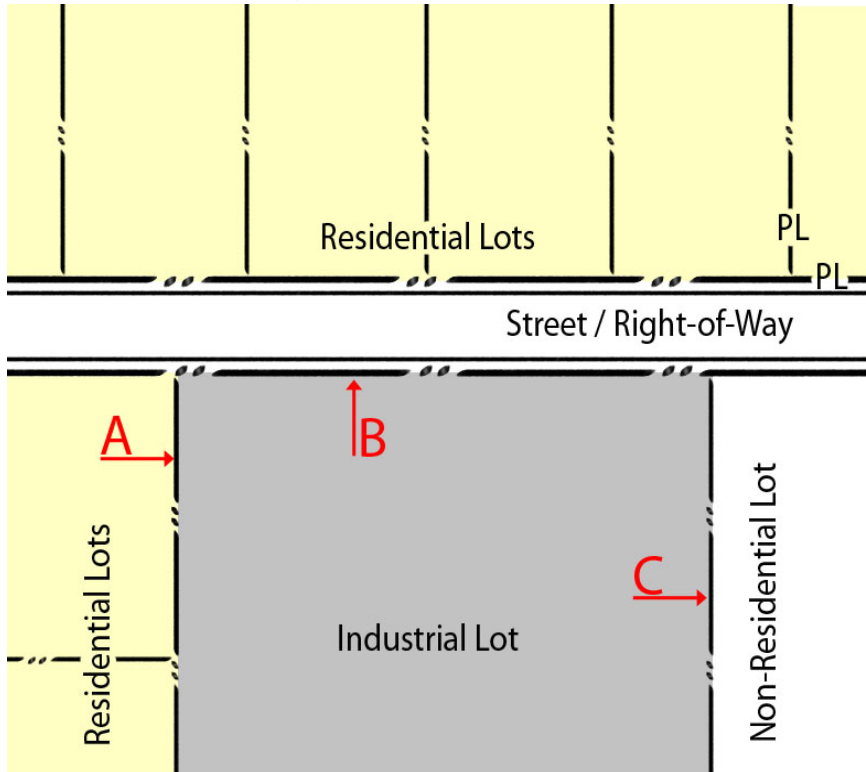
Figure 20.230-3 B-P Zone Development Standards
See Table 20.230-3 for measurements.



Note: Figures are intended to graphically demonstrate the associated regulations; figures are not to scale.

- E. **Additional Setbacks from Residential.** Setbacks required by Table 20.230-3 related to “PL Adjacent to any R (Residential) Zone” shall be applied subject to the following:
1. Apply to property lines (PLs) directly shared with/adjacent to Residential Zones, as denoted by “A” in Figure 20.230-4.
 2. Apply to property lines separated from a Residential Zone by public or private ROWs, as denoted by “B” in Figure 20.230-4.
 3. Do not apply to property lines shared with/adjacent to any non-residential Zones, as denoted by “C” in Figure 20.230-4.

Figure 20.230-4 Additional Setbacks from Residential
See Section 20.230.050(E) for standards.



Section 20.230.060 Operational Standards

The provisions of this section further modify and regulate the development form and function of all Industrial Zone land uses (L-I, B-P, I, I-2) listed in Table 20.230-2 and development standards listed in Table 20.230-3 to promote safe, attractive, and compatible development.

- A. **Permitted Projections.** See section 20.300.020(G) (Permitted Encroachment Standards) for permitted projection standards relevant to Industrial Zones.

- B. **Ancillary Retail Sales.** Ancillary retail sales shall be allowed in all Industrial Zone, limited to ten percent (10%) of the building area. Sales shall be directly associated with the manufacture, production, or brand of the primary land use in conjunction with any land use permitted or conditionally permitted by this chapter. Outdoor sales, unless otherwise permitted by this chapter, shall not be permitted.
- C. **Architectural Compatibility.** All buildings, including secondary and accessory structures, walls, and fences located on a building site, shall be designed and constructed to be architecturally compatible with the primary building.
- D. **Delivery Access.** Lot frontage for all Industrial Zone parcels shall be adequate to facilitate truck/delivery access and circulation based on single-lot access or shared-lot access/circulation.
- E. **Loading Areas.** Loading/delivery areas shall not be visible from the street.
1. Open bay doors shall be oriented away from public view and/or completely screened through a combination of fencing and landscaping, as outlined in this section.
 2. Loading areas for materials, products, or refuse in the front of the building shall be prohibited.
 3. Use of architectural features, decorative fencing, and walls consistent with the design of the primary structure shall be used to shield loading/delivery areas from view.
- F. **Indoor Manufacturing.** All compounding, processing, packaging, or assembly of articles or merchandise, and treatment of products shall be conducted within a completely enclosed building.
- G. **Equipment and Supplies.** Equipment and supplies related to building material storage yards, contractor's/construction storage yards, lumberyards, and manufacturing yards shall be conducted entirely inside an enclosed building or buildings, unless the storage premises are entirely enclosed by decorative fences and/or walls, as stipulated in chapter 20.335 (Walls and Fences).
- H. **Outdoor Storage.** Outdoor storage shall be limited to the following site coverage and operational standards:
1. **Storage.** Outdoor storage shall be limited to materials, products, or equipment used, produced, or manufactured by a permitted use.
 2. **Location.** Outdoor storage areas shall be located to the rear or side of the main building, away from the street frontage and public ROW.
 - a. Outdoor storage areas shall not be located within, or occupy any required parking areas, setback areas, or landscape areas, or be on sidewalks or walkways.
 3. **Screening.** All materials stored outside shall not be stacked to exceed the height of the screening wall or fence. All storage, equipment, and activities related to outdoor storage shall be completely surrounded on all sides by shielding fencing and/or walls, per the following standards:
 - a. Minimum height of six (6) feet required, additional height may be required to properly shield all materials stored behind the fence/wall.

- b. Maximum height shall not exceed ten (10) feet.
 - c. Fencing/walls shall be constructed of at least one (1) of the following:
 - i. solid masonry
 - ii. split face block
 - iii. cement
 - iv. stucco
 - v. chain-link fence with view-obscuring slats comprising a minimum of seventy-five percent (75%) of the fencing area (cannot be visible from the public ROW).
 - d. Wood fences are prohibited.
 - e. Wall/fencing materials shall be consistent with chapter 20.335 (Walls and Fences) and Section 20.335.030(E) (Prohibited Materials).
4. Additional Screening Elements. Equipment and supplies related to building material storage yards, contractor’s storage yards, lumberyards, and manufacturing yards shall be entirely inside an enclosed building or buildings, unless the premises where such yards are located are entirely enclosed by fences or walls, as described below:
- a. In addition to fencing/wall standards above, all screening fences/walls along a street frontage or adjacent to any other Zone shall employ a minimum of one (1) of the following screening techniques to be used to further shield outdoor storage areas:
 - i. Planting with sufficient vines or climbing ivy of an acceptable density to ensure complete view-obstructing screening within one (1) year of planting.
 - ii. Combination of landscaped berm and solid masonry block wall meeting height requirements. Trees of the evergreen variety or other year-round leaf-bearing type shall be planted and shall exceed the minimum height.
 - iii. Combination of trees and shrubs of the evergreen variety, or other similar year-round leaf-bearing type, with proper planting spacing to encroach over the fence. Such plants shall be of such variety and shall be clustered so as to allow only minimal gaps between foliage of mature trees and shrubs within one (1) year after planting.
 - iv. Evergreen shrubs or other similar year-round leaf-bearing shrub, appropriately planted to form a solid hedge with a minimum of eight (8) feet in height within one (1) year after planting.
5. Site Coverage. Outdoor storage in the Light Industrial (L-I) Zone shall not exceed twenty-five percent (25%) of gross building floor area and shall comply with all of the standards of this section.
6. Accessory Use. Outdoor storage in all the L-I and I Zones shall be accessory to the primary industrial land use as permitted by Table 20.230-2.
- I. **Indoor Activities.** Warehousing as a primary land use or accessory activity to the primary land use shall be conducted exclusively in an enclosed building.

- J. **Public Visibility.** Goods and merchandise stored within warehouse facilities shall not be visible from the public ROW.
- K. **Loading Door/Dock Setbacks.** Off-site natural buffers or railroad ROWs may be counted in the setback measurement if the project design provides adequate circulation and functionality of the loading dock/door, as determined by the Director during Site Development Plan Review.

Section 20.230.070 Industrial Building Form/Site Development Standards and Guidelines

All L-I, B-P, I, and I-2 Zone development applications shall provide evidence, site plans, and building elevations to show that the proposed project complies with the following building form and site development standards. Failure to comply with these standards shall result in the withholding of all required zoning and building permits. Where reference is made to additional standards, those requirements shall be shown on development applications.

A. Building Design.

- 1. Avoid monolithic building forms. Varied roof lines and wall planes shall be used to create architectural interest.
- 2. Design exteriors to hide undesirable qualities of a proposed use (e.g., storage, ventilation systems).

B. Architectural Treatments.

- 1. Reduce large building volumes to a scale consistent with the existing setting through the use of massing, design, and architectural features/elements. See section 20.230.070(C) (Architectural Features).
- 2. Define main entryways clearly, and smoothly integrate them with the building and landscaping.
- 3. Design entries to serve as aesthetic focal points of the building and be inviting to visitors.
- 4. Create varying patterns of shade, sunlight, and depth through varied wall planes, offsets, or recessed openings in combination with window groupings, recesses, awnings, and shade structures.
- 5. Treat the exterior of all buildings and structures with consistent architectural treatments and complementary permanently colored materials/treatments throughout the parcel.
- 6. Enhance the character and scale of the building through the design, shape, and slope of roof forms. Roof colors, where visible to the pedestrian, shall be coordinated with those of surrounding wall planes.
- 7. Reduce visual prominence of fasteners by using architectural panels, concealed fasteners, or other types of metal wall systems.
- 8. Reduce visual prominence of downspouts, unless they are used as a legitimate architectural detail, by coating the downspouts to match the wall color or concealing them within the walls.

9. For new structures, additions, expansions, and remodeling, landscaping shall not be used to mask substandard building design.
- C. **Architectural Features.** Architectural features are, generally, nonstructural design features that enhance the building elevation and provide massing and height relief.
1. Architectural features are permitted to exceed the maximum building height, consistent with the standards of Tables 20.230-3 and 20.230-4.
 2. Massing of architectural features shall be limited to thirty percent (30%) of the linear roof square footage.
 3. Architectural features shall enhance the overall design of the building and may include parapet walls, tower elements, unique roof treatments, and similar features; all features shall be architecturally compatible with the primary building’s design.
- D. **Materials.**
1. Tilt-up concrete shall be designed with varied textures and color blocking.
 2. All exterior wall elevations facing any street or street frontage shall integrate architectural enhancements; one hundred percent (100%) usage of tilt-up concrete shall not be permitted.
 3. Masonry block with textured surfaces is permitted.
 4. Use of architecturally enhancing materials, including glass, is encouraged. Use of a single material (such as one hundred percent [100%] glass) on exterior walls shall be discouraged and subject to Site Development Plan Review.
 5. All outside and roof equipment, including overhead, rolling, and service doors, shall be painted or designed to be consistent with the architectural theme of the building.
 6. Metal buildings, sheet or corrugated metal, asbestos, and similar materials used on exterior walls are prohibited. See section 20.400.140 (Metal Buildings) for additional regulations.
 7. Architectural features or treatments, including upgraded steel or metal, may be permitted where the metal/steel feature is consistent with the architectural theme and improves the design overall, as approved in Site Development Plan Review.
- E. **Circulation Standards.**
1. **Ingress and Egress.** All ingress and egress shall take place on paved ROWs or paved private easements. Circulation shall be designed to allow for turning around, and allow for proper circulation to prevent backing of vehicles onto streets, to the satisfaction of the City Engineer and Fire Marshal.
 2. **Driveways.** Driveway spacing shall be determined by the City of San Marcos Street Design Criteria standards or its successor.
 - a. Maximum of one (1) driveway for each property abutting the street is allowed, unless otherwise approved by the City Engineer.

- b. Complexes of two (2) or more buildings sharing access to a public street may be permitted two (2) driveways, as approved by the City Engineer. Shared driveways and reciprocal driveway access configurations are required where possible and feasible.
 - c. Driveways shall be thirty (30) feet wide measured at the property line to properly facilitate all passenger and cargo vehicle movements. Driveway widths based on site configuration shall be approved by the City Engineer during Site Development Plan Review.
 - d. Driveways shall provide a minimum of twenty (20) feet landscaped throat distance measured from the back of the ROW line. This minimum shall be increased as deemed necessary by the Site Development Plan Review process.
 - e. All driveways and site access shall meet City’s line-of-sight standards.
 - f. Driveways shall conform to the City’s “Radius Type Driveway” standards unless otherwise approved by the City Engineer.
3. **Loading Areas.** All loading facilities and maneuvering areas shall be on-site and shall comply with the standards of chapter 20.340 (Off-Street Parking and Loading).
- F. **Equipment Screening.** Equipment screening is required for all structures within the Industrial Zones, per the standards of section 20.400.090 (Equipment Screening).
- G. **Lighting Standards.** Appropriate lighting for access and safety is required for all structures within the Industrial Zones, per the standards of chapter 20.300 (Site Planning and General Development Standards). All lights shall be shielded and directed away from adjacent residential uses.

Section 20.230.080 B-P Zone Development Standards

The B-P development standards as required by this section provide further design and development standards to promote the development of high-quality, aesthetically attractive business parks. Specifically, these standards are designed to accomplish the following:

- A. Provide a conducive setting for corporate and business activities by incorporating design, open space, and employee amenities into project development.
- B. Improve the overall aesthetic quality of business park developments.
- C. Strengthen the City’s economic base through the provision of high-end corporate and business developments.

The following B-P design and development standards shall apply to the development, redevelopment, and modification of all land uses and structures within the B-P Zone. These are in addition to the standards of section 20.230.070 (Industrial Building Form/Site Development Standards and Guidelines), and shall comply with the land use permissions of Table 20.230-2 and development standards of Tables 20.230-3 and 20.230-4.

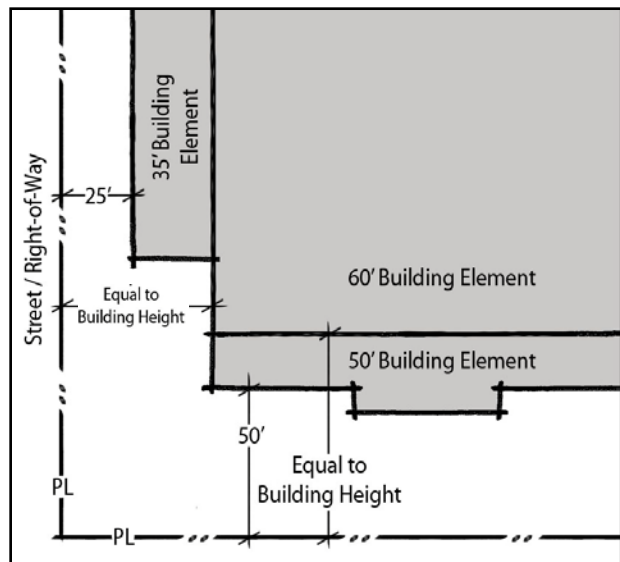
- A. **Street Frontage Setback.** Site design and landscape features that enhance the quality, usability, and visual aesthetic of the development shall be permitted within the street frontage setback between the front façade/entry and the street frontage. The following items shall be allowed within the street frontage setback:
1. Walkways
 2. Architectural fences, walls, or planters; maximum height three (3) feet
 3. Landscaping, including vegetation, benches, and water features
 4. Bicycle pathways
 5. Architectural projections without footings; maximum of three (3)-foot projection permitted
- B. **Building Height/Setback Modifications.** Variation in setbacks and building heights is encouraged.
1. Building setbacks shown in Table 20.230-3 and Table 20.230-4 shall apply to B-P Zone development. Buildings or building elements shall be permitted to exceed thirty-five (35) feet in height to a maximum of sixty (60) feet, with additional setback requirements shown below.
 2. Building height increases are permitted based on building setback modifications (Table 20.230-3). Buildings shall be permitted to exceed thirty-five (35) feet in height where building setback from the street property line is increased a maximum of one (1) foot for every one (1) foot of building height over thirty-five (35) feet. Thus, low-rise buildings and elements shall be permitted at standard setbacks, with taller buildings and elements permitted at increased setbacks. See Figure 20.230-5.

Section 20.230.090 Design Standards

B-P Zone development, redevelopment, and building modifications shall be subject to the following building, site, and performance standards, in addition to the standard Industrial Zone requirements of this chapter. See Figure 20.230-5 for an example of articulated facades/wall plane offsets, shielded interior loading area, and outdoor plaza areas.

- A. **Building and Siting Design.** Site layouts, including building massing and placement, shall be “organic” rather than “monolithic.” Square and rectangular building floor plans and design shall be avoided.
1. Articulate building facades that are visible from the street.
 2. Emphasize the main building

**Figure 20.230-5
Height-Based Setback Modification**



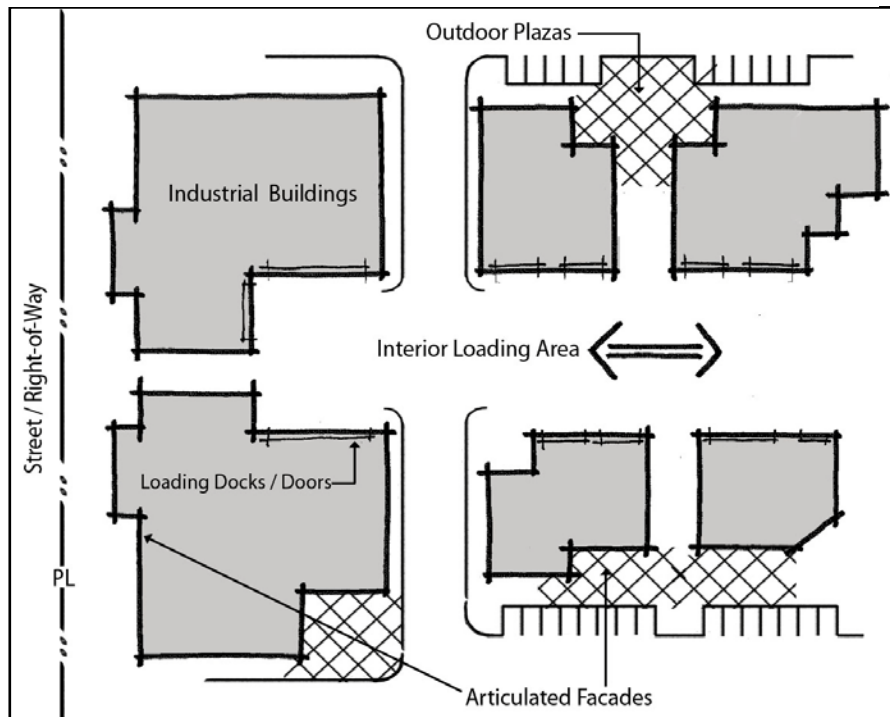
entrance and tie the entry into the overall mass and building composition. Entries shall not appear as an “add on” or afterthought.

3. Organize the site layout to relate buildings to each other in a campus-like setting. This can be accomplished by creating outdoor plazas and functional gathering places to include amenities such as architecturally compatible shaded coverings, structures, and benches that could be located between or in front of buildings and by grouping loading areas interior to the building layout. See Figure 20.230-6.
4. Driveway entrances from the street frontage shall be enhanced with design features. Design feature enhancements may include paving materials, medians, wider landscape strips, enhanced landscape features, architectural monument (non-signage) features, and similar improvements that highlight the entrance to the parcel/campus.
5. Separate public/visitor areas from truck delivery and maneuvering areas, where possible.

B. **Materials.** Establish thematic design and materials for buildings, signage, walls, and landscaping treatments throughout the development to solidify the campus-like setting.

1. Buildings should have a related thematic design that does not override the company/corporate branding.
2. Tilt-up concrete with textures and colors is allowed, subject to a maximum coverage of fifty percent (50%) of the materials used on the elevations visible from the public ROW.

Figure 20.230-6 B-P Zone “Campus-Like” Setting



Section 20.230.100 Business Park Amenity Space Standards

Within the B-P Zone, common amenity space shall be developed in addition to the landscape requirements of chapter 20.330 (Water Efficient Landscape Standards). The building design of any individual parcel or development shall incorporate common amenity space, and shall comply with the following standards and restrictions:

- A. **Applicability.** These requirements shall apply to all new development and/or addition of floor area equal to twenty percent (20%) or more of an existing building.
 - 1. The amenity space requirement may be waived by the Director where written findings can be made that there is not a feasible way to satisfy the requirement either on the lot of the development or on another contiguous, eligible lot within the B-P Zone.
- B. **Area Ratio.** Common amenity space shall be provided at a ratio of one (1) square foot of amenity space to fifty (50) square feet of building floor area (1:50), consistent with the requirement of Table 20.230-3.
- C. **Design.** Common amenity space may be composed of indoor or outdoor area(s) or combined areas designed to provide a wide variety of recreational and open space opportunities for workers, visitors, and members of the general public. These amenity spaces may include plazas, courtyards, urban gardens, view and sun terraces, urban parks, greenhouses, atriums, sport courts, outdoor seating, and small sitting areas.
 - 1. Such area(s) shall be on the same site as the building or may, subject to Site Development Plan Review, be located off-site on public or private property in a location within the B-P Zone.
 - 2. These areas shall be well-maintained at no public expense, and must be operated in a manner to enhance use of the amenity area by the general public. Amenity space may include areas obstructed by overhead horizontal projections, bays, or overhanging balconies, as long as these do not obstruct pedestrian movement, block required sunlight access, or prevent the proper functioning of the amenity area.
- D. **Floor-to-Area Ratio.** Common amenity space floor area shall not be counted in the calculation of allowable gross floor area (floor-to-area ratio [FAR]) for the building, whether the feature is an integral part of the building, an open feature, or an enclosed space.

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CHAPTER 20.235 TRANSITIONAL ZONES

Sections:

- Section 20.235.010 Purpose and Intent
- Section 20.235.020 Applicability
- Section 20.235.030 Transitional Zones Defined
- Section 20.235.040 Transitional Use Regulations
- Section 20.225.050 Development Standards for Established Uses/Businesses
- Section 20.225.060 Compatible Uses

Section 20.235.010 Purpose and Intent

The purpose of this chapter is to specify the allowable uses, requirements, timing, and threshold requirements for properties designated as a Transitional Zone as established by the Zoning Map and Regulating Plan. Transitional Zones are consistent with the intent of the General Plan to foster a vigorous and healthy economy, support the retention of existing businesses, and promote the revitalization and redevelopment of appropriate business areas to meet the diverse needs of the existing and future San Marcos population. Specifically, Transitional Zones are intended to accomplish the following:

- A. Promote the transition from existing developed industrial uses to future planned uses.
- B. Support the business climate of the City while enabling quality and timely redevelopment.
- C. Strengthen the City’s economic base by providing a conducive setting for the continuation of existing developed industrial uses.
- D. Maintain the operational continuity of existing developed industrial uses and allow expansion of these uses within the applicable Industrial Zone (herein after, “Initial Zone”) until such time as the property is voluntarily redeveloped.
- E. Facilitate the transition of the property to the future allowable use (herein after, “Future Zone”), as identified on the Zoning Map and Regulating Plan.
- F. Prevent nonconforming land uses and structures within the Transitional Zones.

Section 20.235.020 Applicability

Each Transitional Zone is designed to protect the existing developed industrial land use and facilitate a transition to the future planned land use consistent with the Future Zone. In all Transitional Zone designations, the following applicability standards shall apply:

- A. **Eligible Properties.** The standards of this chapter shall be limited to those existing industrial properties identified on the Zoning Map and Regulating Plan. Activities consistent with this chapter are permitted on the existing industrial use parcel and associated parcels where all the following criteria are met:
 - 1. contiguous to the subject Transitional Zone property;

2. owned by the same property owner as the industrial use on the effective date of this Zoning Ordinance;
 3. used for nonstructural activities (permitted outdoor storage, parking, general operations outside of a building, etc.) associated with the existing developed industrial use *or* the parcel is undeveloped or developed with an existing industrial structure(s); and
 4. identified as Transitional Zone by the Zoning Map and Regulating Plan.
- B. **Permitted Development Activities.** Existing developed industrial property designated as Transitional Zone by the Zoning Map and Regulating Plan shall be allowed to continue to function as a conforming industrial use pursuant to the Initial Zone regulations until the property owner makes a determination to change the use to the “Future Zone.” See Table 20.235-1 for the Initial Zone applicable to each Transitional Zone. Continuation of permitted development activities shall include development, partial demolition, reconstruction, expansion, and renovation activities. Buildout to the full extent of the Initial Zone standards is permitted in Transitional Zones prior to transition to Future Zone development.
- C. **Timing of Transition.** The existing developed industrial use shall be permitted to operate as a conforming industrial use until such time as either of the following operational actions is undertaken on existing developed industrial use:
1. replaced with a new operation that is not consistent with the existing developed industrial use or the permitted uses of the Initial Zone, or
 2. an application is approved for redevelopment of the property to the Future Zone designation.
- D. **Rezoning Required.** Any operational action described in section 20.235.020(C) shall require the transition of the property from the Initial Zone to the Future Zone. Transition of the property shall require the submittal of an application to rezone the property/parcel to the Future Zone as established by the Zoning Map and Regulating Plan (see also Table 20.235-1). The rezone designation shall be consistent with the General Plan land use.
- Rezoning of property to a Future Zone not identified for that property by the Zoning Map, Regulating Plan, or Table 20.235-1 shall not be permitted unless a General Plan amendment and concurrent Zoning Map and Regulating Plan amendment(s) are processed.
- E. **Discontinuation of Use.** Upon rezoning of the property to the Future Zone identified by this chapter, the property shall no longer be permitted to continue operation as its Initial Zone land use or revert to Initial Zone uses or regulations.

Table 20.235-1
Transitional Zones Defined

Transitional Zone	Initial Zone Regulation	Future Zone	Future Zone Regulations
I / B-P	I	B-P	Chapter 20.230 (Industrial Zones)
I / L-I	I	L-I	Chapter 20.230 (Industrial Zones)
I / C	I	C	Chapter 20.220 (Commercial Zones)
I / I (SP)	I	I (SP)	Chapter 20.225 (Industrial Zones)
I / MU-1	I	MU-1	Chapter 20.225 (Mixed Use Zones)
I / MU-4	I	MU-4	Chapter 20.225 (Mixed Use Zones)
L-I / L-I & NC	L-I	L-I & NC	Chapters 20.230 (Industrial Zones) and 20.220 (Commercial Zones)
L-I / I	L-I	I	Chapter 20.230 (Industrial Zones)
L-I / MU-1	L-I	MU-1	Chapter 20.225 (Mixed Use Zones)
L-I(DZ) / MU-1	L-I	MU-1	Chapter 20.225 (Mixed Use Zones)
L-I / NC	L-I	NC	Chapter 20.220 (Commercial Zones)
L-I / OP	L-I	OP	Chapter 20.220 (Commercial Zones)
C & I / MU-3	C & I	MU-3	Chapter 20.225 (Mixed Use Zones)

Notes: Transitional Zone regulations shall only apply to a property designated as a Transitional Zone by the Zoning Map and Regulating Plan.

Section 20.235.030 Transitional Zones Defined

In addition to the purposes of this Zoning Ordinance and chapter, each Transitional Zone is intended to provide for the protection and stability of the existing developed industrial land use activities until such time as the property is transitioned to the future use. Table 20.235-1 establishes the Initial and Future Zones for each Transitional Zone, and identifies the applicable regulations chapter for each Initial Zone.

A. Applicable Regulations

1. **Initial Zone Regulation.** Ongoing operation and activities of an existing developed industrial use, as identified in section 20.235.020(A) (Eligible Properties), shall be regulated by the applicable zoning chapter for the Initial Zone identified for the Transitional Zone in Table 20.235-1. Zone regulations applicable to the existing developed industrial use prior to the adoption of this Zoning Ordinance shall not be applicable to the ongoing operation and maintenance of Initial Zone uses within Transitional Zones; the regulations of chapter 20.230 (Industrial Zones) and chapter 20.220 (Commercial Zones) shall apply to all Initial Zone uses.
2. **Future Zone Regulation.** Following the rezone of the property or properties to the Future Zone, the property shall be regulated by the Future Zone identified in Table 20.235-1 and the chapter noted in the “Future Zone Regulations” column of Table 20.235-1.

Section 20.235.040 Transitional Use Regulations

In a Transitional Zone, the following uses may be permitted:

- d. Where signs per frontage are allowed, those signs shall be placed at some point along the frontage that qualifies them.
- e. No more than two (2) freestanding signs per frontage shall be allowed in shopping centers. Such signs may not be used for off-site commercial advertising.
- f. One (1) flag may be displayed, either under this Section 20.320.050(A)(4)(f) or under Section 20.320.060(B)(5)(e). If a flag is displayed pursuant to one (1) section, no additional flag may be displayed under the other section. A flag displayed under either section must be displayed in accordance with the standards set forth in section 20.320.060(B)(5)(e) (Temporary Signs in Commercial and Industrial Zones).

B. Additional Rules That Apply to Signs in C, NC, OP, SR, B-P, L-I, I, and I-2 Zones. The rules in this section apply to signs in the commercial (C) Zones (see section 20.320.050(A) above) and to signs in the NC, OP, SR, B-P, L-I, I, and I-2 Zones (for more rules applicable to the I Zones, see next section).

1. **Illumination.** All sign illumination shall be interior or indirect exterior, with no exposed light bulbs or neon tubes shining directly at the passing public. No light may be reflected off mirrors at the passing public.
2. **Maximum Sign Height.**
 - a. Wall signs may not exceed the building walls that support them.
 - b. Projecting signs may not exceed the height of the parapet walls.
 - c. All freestanding signs (including monument signs) shall be designed and placed on-site to provide unobstructed viewing of traffic from cars and trucks driving past and at intersection, driveways.
 - d. Projecting signs: No signs shall project over a public ROW.
3. **Signs Used Only for Non-Commercial Messages and/or as Real Estate Signs.** In addition to the sign display area otherwise allowed, signs used exclusively for the display of non-commercial messages and/or as real estate signs, or any combination thereof, may be displayed at any time, subject to the following:
 - a. Number: One (1) sign per frontage may display (a) non-commercial message(s) and/or advertising the sale or lease of each commercial or industrial parcel, or each leased area of a shopping center or of an industrial park only.
 - b. Area: Such signs shall not exceed in area thirty-two (32) square feet each, single-face. No such sign shall exceed eight (8) feet in overall height and shall not be located within the public ROW. These signs shall not count against the maximum sign area permitted for the parcel or leased area.
 - c. Illumination of such signs is prohibited.
 - d. Removal: If used as real estate signs, the signs shall be removed within one (1) week of the completion of the transaction advertised.

- e. Permits: The signs described in this subsection require a sign permit only if they qualify as “structures” under the Building or Zoning codes.

C. **Signs in B-P, L-I, I, and I-2 Industrial Zones.** In addition to the rules stated in the preceding section, the following rules apply to signs in the B-P, L-I, I, and I-2 Zones.

1. **Maximum Sign Area.**

- a. All permanent signs combined for any establishment shall not exceed in area one-and-one-half (1.5) square feet per one (1) lineal foot of frontage, or two hundred (200) square feet, whichever is less, except that a minimum allowance of one hundred (100) square feet of sign area per establishment is provided, and the sign area for any one (1) sign or any establishment’s share of a common sign shall be determined as follows:
 - i. Maximum of fifty (50) feet in area and up to ten (10) feet in height (monument sign).
 - ii. Maximum two hundred (200) square feet for all signs put together into a common sign.
- b. Coverage Ratio. The maximum allowable copy area for sign copy shall be seventy-five percent (75%) of the total display area of the sign.
- c. Maximum Window Coverage. Maximum area for all window signs for any establishment shall be one-third (1/3) of maximum area of window.
- d. Number/Type of Signs. The following number of signs shall be permitted for any establishment:
 - i. One (1) freestanding sign per frontage.
 - ii. One (1) projecting sign per frontage.
 - iii. One (1) wall sign per frontage.
 - iv. There is no limit on the number of window signs, but the cumulative area of all such signs may not exceed one-third (1/3) of window area per frontage.
- e. Where signs per frontage are allowed, those signs shall be placed at some point along the frontage that qualifies them.
- f. Freestanding signs may be located within the required building setbacks from street ROW.
- g. Wall signs painted on plywood or on other similar material shall not be permitted.

D. **Comprehensive Sign Program for Commercial, Neighborhood Commercial, Mixed Use, Office Professional, and Industrial Zones.** A comprehensive sign program shall be developed for all commercial, office, professional, and industrial buildings consisting of two (2) or more tenant spaces. The purpose of the program shall be to provide the Director with clear information to evaluate sign compatibility with the surrounding environment as part of the permit requirement as listed under Section 20.320.050(C), considering the factors listed therein.

1. Landscaping shall be required for the entire setback area between all required solid masonry walls and property lines abutting public ROW(s), except for the area required for accessways to the park.
2. With the front setback area, between the required masonry wall and the public ROW, tree planting shall be as follows:
 - a. A minimum of one (1) twenty-four (24)-inch box tree shall be planted at a maximum spacing of twenty (20)-foot intervals within five (5) feet of the required wall; a bio-barrier shall be installed when tree is planted adjacent to a wall or sidewalk/walkway.
 - b. Variations in the tree planting requirements in setback areas may be permitted in effective use with existing trees and vegetation to provide an adequate landscaped buffer between the park and adjoining ROWs.
3. Landscaping along all streets and boundaries shall be limited to a height of not more than three and one-half (3.5) feet within twenty (20) feet of any open vehicular access way to the park.

D. Parking Area Requirements. The following standards shall apply to all new development in the Commercial (C), Public Institutional (PI), and Industrial (L-I, I, I-2) Zones.

1. Except for those areas devoted to driveways and/or pedestrian walkways, all off-street parking areas or structures abutting a public street or sidewalk shall be bound by a planting strip or appropriate permeable drainage treatment with minimum widths established by Site Development Plan Review standards or permit application review, and shall comply with ADA standards. The design shall include a method to ensure separation between landscaping and vehicles.
2. For any required parking area of more than ten (10) spaces, landscaping shall be installed and maintained as follows:
 - a. All required parking setbacks shall be landscaped.
 - b. The landscape plan shall be prepared by a licensed landscape architect.
 - c. Landscaped areas shall be evenly dispersed throughout the parking lot and shall include a combination of trees, shrubs, and ground cover, emphasizing drought-tolerant landscaping.
 - d. Parking lots shall be required to provide trees for shade at a minimum of one (1) tree for every five (5) parking spaces, in planters or landscaped islands evenly distributed throughout the parking lot. Trees shall be selected from the City's approved planting list, shall be a minimum twenty-four (24)-inch box size, and designed to achieve a goal of fifty percent (50%) shade requirement within fifteen (15) years of planting.
 - e. Tree planters shall have a minimum interior dimension of five (5) feet and/or shall be sized to accommodate the selected species of tree growth.

compact spaces shall not be used to count toward requirements for covered spaces.
Compact spaces shall not count toward required single-family residential parking spaces.

6. **Other Land Uses.** Land uses not identified in section 20.340.040 (Required Number of Parking Spaces) with parking lots of thirty (30) spaces or more shall be permitted to include compact spaces for up to twenty percent (20%) of total required spaces.

J. **Parking Spaces for Disabled Persons.** Parking spaces for disabled person shall be provided on-site for each land use and/or development in accordance with the following standards:

1. Designated parking spaces for the disabled shall be provided in compliance with state law (Title 24) and the California Vehicle Code (Section 22507.8), including required number of parking spaces and design requirements.
2. Parking spaces and loading/unloading areas shall be reserved for the life of the approved land use.
3. Designated parking shall be visibly marked with blue paint and appropriate signage, per state requirements.

K. **Electric/Alternative Fuel Vehicle Parking.** Electric/alternative fuel vehicle parking and charging stations shall be provided in accordance with the following standards. Charging station levels are defined in chapter 20.600 (Definitions).

1. **Applicability.** Parking spaces with electric recharge stations shall be provided in new developments or remodeling or expansion of existing development that provide at least two hundred fifty (250) vehicle parking spaces.
2. **Number of Spaces Required.**
 - a. One (1) conductive and one (1) inductive charger shall be provided in each project required to provide between two hundred fifty (250) and five hundred (500) parking spaces, with an additional conductive and inductive charger provided for each additional two hundred fifty (250) required parking spaces.
 - b. Parking spaces with an electric recharge station may count for one-half (1/2) of one (1) required parking space per Table 20.340-1.
3. **Permit Requirements.** All applicable electrical and building permit requirements, restrictions and inspections shall apply to the construction of charging/exchange stations.
4. **Level 1/Level 2 Stations.** Level 1 or Level 2 electric vehicle charging stations are permitted within R Zones internal to the garage to serve the occupants of the individual dwelling unit or residential building.
5. **Level 3 Stations.** Level 3 or commercial grade charging/exchange stations/spaces: are restricted to service stations or parking lots within the following Zones: C, NC, B-P, OP, L-I, I, I-2, SR, and all Mixed Use (MU) Zones. Charging stations/spaces:
 - a. Shall be posted with signage indicating the space is only for electric vehicle charging purposes. Days and hours of operations shall be included if time limits or tow away provisions are to be enforced by the owner. Information identifying voltage and amperage levels or safety information must be posted.
 - b. Should be sited within parking areas to discourage non-electric vehicle use.

- C. **Daycare Centers.** This land use is a child daycare facility other than a family daycare home that includes infant centers, preschools, or extended daycare facilities. A daycare center is considered a business, not a residential use. The following standards shall apply:
 - 1. Outdoor play space shall be provided:
 - a. A minimum of seventy-five (75) square feet per child.
 - b. The space shall not be located within twenty-five (25) feet of a main structure on an adjacent lot.
 - 2. Decorative fencing around the play space shall be required to a height of six (6) feet to limit entry and provide safety.
 - 3. Outdoor lighting for play or instruction space shall be provided consistent with the standards of chapter 20.300 (Site Planning and General Development Standards).
 - 4. Parking and loading facilities shall be provided for on-site vehicular pick-up and drop-off. Parking shall be provided consistent with chapter 20.340 (Off-Street Parking and Loading).
- D. **Daycare Appeals.** An action regarding daycare facilities may be appealed pursuant to chapter 20.545 (Appeals and Revocations).
- E. **Revocations.** A DP for a large family daycare home may be revoked by the Director, consistent with chapter 20.545 (Appeals and Revocations).

Section 20.400.060 Contractor Offices and Services

Contractor offices and services shall be permitted subject to the permit regulations of the applicable Zone and the following standards:

- A. **Limited Office.** This land use is an office-based use; equipment and materials in conjunction with the land use shall only be stored within enclosed buildings.
- B. **Outdoor Storage.** Outdoor storage of materials, product, or equipment shall be prohibited unless specifically permitted within the applicable Zone. See section 20.230.060(H) (Outdoor Storage).
- C. **Vehicle Parking.** Contractor vehicles or trucks that are licensed through the California Department of Motor Vehicles may be allowed to be stored on-site at the end of the business day, subject to the applicable Zone per the following standards:
 - 1. In the L-I Zone, the following standards apply:
 - a. Single-occupancy buildings are allowed to have work vehicles parked overnight. These vehicle overnight areas shall be limited to occupying twenty-five percent (25%) of the building floor area.
 - b. Overnight parking of work vehicles shall not be permitted for multi-tenant L-I Zone buildings.
 - 2. Overnight parking areas in any Industrial Zone shall only be located to the rear or side of the main building, away from public ROW.

CHAPTER 20.455 TEMPORARY EVENTS

Sections:

- Section 20.455.010 Purpose of Chapter
- Section 20.455.020 Applicability
- Section 20.455.030 Event Standards

Section 20.455.010 Purpose of Chapter

This chapter provides additional regulations for activities and uses associated with temporary events or facilities that are otherwise not regulated by this Zoning Ordinance. Specifically, this chapter is intended to allow for short-term activities that warrant individual consideration and are acceptable because of their temporary, short-term nature.

Section 20.455.020 Applicability

The provisions of this chapter shall regulate all special events and temporary land uses occurring in Zones as permitted by Table 20.455-1. The sale and display of products shall be directly related to the business located on the same property. This section shall not apply to special events, parades, processions, rallies, or block parties that shall be governed by Municipal Code Section 12.28.

- A. **Exempt Activities.** The following activities, although temporary in duration and nature, shall be exempt from the standards of this chapter, and shall not require the issuance of a permit for the activity:
1. City sponsored temporary activities and events conducted at City Hall.
 2. On-site construction yards in conjunction with development projects.
 3. Emergency public health and safety facilities and activities.

Section 20.455.030 Event Standards

Temporary events within the City shall be permitted per the standards of Table 20.455-1.

Table 20.455-1
Temporary Event Permitting Standards

Event Type	Permit Requirement	Permitted Zones	Maximum Event Time
Parking Lot Sales	Director issues Temporary Use Permit	C & L-I, I	28 days per calendar year; 3 days in any given month
Outdoor Farmer’s Market	Director’s Permit (DP); permit renewal required yearly	C & L-I	Time limit, duration, and frequency established by DP
Other Temporary and Seasonal Uses	Director’s Permit (DP); permit renewal required seasonally	All Zones	Time limit established by DP

A. Parking Lot Sales.

1. Purpose. Parking lot sales (PLS) allow furniture/home improvement oriented businesses within the State Route 78 corridor, large box retailers, and shopping centers as a whole the opportunity to have promotional outdoor sales events on a periodic basis. This may also extend to events sponsored by multiple commercial artists that occupy multitenant industrial complexes in the City. Within the commercial and light industrial Zones, the PLS is limited to primary tenants of multitenant centers, retail businesses along the State Route 78 corridor fronting Los Vallecitos and stand alone retail establishments.
2. Application Required. An application for a Temporary Use Permit for a PLS shall be submitted at least fifteen (15) business days prior to commencement of the PLS and shall be accompanied by the property owner’s written approval. If use of a parking area is intended, a site plan showing parking and fire lanes shall be submitted to determine that any use of the parking area does not exceed twenty percent (20%) of the required parking area for the sponsored use. The site plan shall indicate the area proposed for the parking lot sale, including any area for installation or storage of all equipment. Parking lot sales are not permitted in or on parking structures.
3. Standards. Parking lot sales are permitted to occupy parking lot spaces, however, shall not be located within the public ROW or required setbacks unless specified within the Temporary Use Permit as an approval condition.

Additionally, sale racks, displays, stands, and booths shall be as follows:

- a. Directly related to the business(es) located on the same property.
- b. Located no farther than thirty (30) feet from the establishment being promoted and shall not exceed the confines of the business frontage, unless otherwise approved by the Director.
- c. Removed from the parking lot at the close of each business day.
- d. Located within hardscape areas. No display shall be located within the landscaping area or in a location that would be detrimental to the landscaping.
- e. Located in a manner not to impede the flow of pedestrian and vehicular traffic through the parking lot.
- f. Located in a manner not to block, hinder, or impede entrances and exits to parking lots and buildings.

B. Outdoor Farmer’s Markets. Outdoor Farmer’s Markets shall be allowed in the C and L-I Zones, subject to a DP, which shall be reviewed for renewal annually. The DP shall address the time limit, duration, and frequency of the Farmer’s Market. The DP shall also include provisions for standard operation of the Farmer’s Market, which include locations, security, water supply, use of tents and canopies, sanitation facilities, medical services, noise, signage, fire protection, traffic control, and permits that may include building, electrical, health, and tent.

1. General Regulations. Farmer’s Markets are permitted to occupy parking lot spaces, however shall not be located within the public ROW or required setbacks unless specified within the DP as an approval condition.

Section 20.515.020 Applicability

Site Development Plan Review is an administrative process, unless the review is linked to a project or entitlement that requires a higher review authority; see Section 20.205.030(E) (Highest Permit Level Requirement). All the following applications and project types shall require Site Development Plan Review by the Development Advisory Committee during application processing and prior to approval.

- A. Site Development Plan Review shall apply to proposed development of property in the following manner:
 - 1. R-2 and R-3 Zones require Multifamily Site Development Plan Review based on number of units.
 - a. A project proposing between two (2) and nine (9) units shall require Site Development Plan Review through Planning Commission approval.
 - b. A project proposing ten (10) units or more shall require Site Development Plan Review through Planning Commission recommendation with final approval by the City Council.
 - c. The requirements of chapter 20.505 (Noticing and Public Hearings) shall apply.
 - 2. Single-family projects within an approved Specific Plan shall require Site Development Plan Review.
 - 3. All non-residential development in Commercial (C, O-P, S-R), Industrial (L-I, I, I-2), Business Park (B-P), Mixed Use (MU), and SPA Zones shall require Site Development Plan Review.
- B. Proposed expansion of non-residential developments consisting of a twenty percent (20%) or more increase in gross floor area or if an additional story is being proposed.
- C. Proposed projects that are required to go before the Planning Commission/and or City Council under CUP or Specific Plan procedures shall not be required to comply with the Site Development Plan Review procedures, except that the applicable CUP and Specific Plan shall include within their scope the review requirements set forth in this chapter consistent with section 20.205.030(E) (Highest Permit Level Requirement).

Section 20.515.030 Applications

- A. **Process.** The Site Development Plan Review process is generally as follows:
 - 1. Project application with Site Development Plan Review materials is submitted by applicant.
 - 2. Initial notice of application will be sent pursuant to Section 20.515.040(C) (Notice to Affected Property Owners).
 - 3. The application will be routed to City divisions for comments, compliance review, and consistency with this Zoning Ordinance.

The applicant shall be notified in writing of the preliminary decision and the final decision of the Development Advisory Committee. Notice shall be deemed to have been given upon deposit of the notice in the U.S. mail addressed to the applicant.

C. Issuance of Permits.

1. In no event shall building permits be issued in the I, I-2, L-I, S-R, C, NC, B-P, O-P, Mixed Use, or SPA Zones until such plans have been approved by the Development Advisory Committee, or the final approval body as determined by section 20.500.030 (Authority and Administration) or 20.205.030(E) (Highest Permit Level Requirement).
2. In no event shall building permits be issued in the R-2 and R-3 Zones until such plans have been approved by both the Planning Commission and City Council.

Section 20.515.060 Findings

The Development Advisory Committee, Planning Commission, and City Council may approve a development plan in the form submitted or in modified form if, on the basis of the application and the evidence submitted, all of the following findings are made:

- A. The project conforms with the General Plan, any applicable Specific Plan, and all provisions of this Zoning Ordinance and Code.
- B. As feasible, the project preserves mature trees and will not unnecessarily remove trees and natural vegetation.
- C. The project will preserve natural landforms and ridgelines, does not include excessive or unsightly grading of hillsides, and otherwise will not adversely affect the natural setting.
- D. The project provides adequate buffering between residential and non-residential uses, and otherwise is in the best interests of the public health, safety, and general welfare.
- E. The structure(s), Site Development Plan, and landscaping are in scale and harmonious with existing and future development and with the landforms and vegetation adjacent to and in the vicinity of the site.
- F. The structure(s), Site Development Plan, and landscaping create an internal sense of order, provide a visually pleasing setting for occupants, visitors and the general community, are appropriate to the function of the site, and provide safe and convenient access to the property for pedestrians, cyclists, and vehicles.
- G. To the maximum extent feasible, the project includes the maintenance, rehabilitation, and improvement of existing sites, structures, and landscaping; provides adequate and effectively concealed trash, storage, and utility/mechanical equipment; and will correct any violations of the Zoning Ordinance, Building Code, or other sections of this Code that exist on the site.
- H. The design and location of architecture and signs are consistent with the character and scale of the buildings to which they were attached or that are located on the same site, the signs are visually harmonious with surrounding development, and there are no illegal signs on the site.