

Article 2: Overlay Zones

Division 15: Airport Land Use Compatibility Overlay Zone

(“Airport Land Use Compatibility Overlay Zone” added 10-25-2011 by O-20047 N.S.)

§132.1501 Purpose of the Airport Land Use Compatibility Overlay Zone

The purpose of the Airport Land Use Compatibility Overlay Zone is to implement adopted Airport Land Use Compatibility Plans, in accordance with state law, as applicable to property within the City. The intent of these supplemental regulations is to ensure that new *development* located within an airport influence area (identified in Table 132-15A) is compatible with respect to airport-related noise, public safety, airspace protection, and aircraft overflight areas.

(“Purpose of the Airport Land Use Compatibility Overlay Zone” added 10-25-2011 by O-20047 N.S.; effective 1-1-2012.)

§132.1502 Where the Airport Land Use Compatibility Overlay Zone Applies

- (a) This overlay zone applies to properties that are located within an airport influence area as identified in an adopted Airport Land Use Compatibility Plan for a public use or military airport. Property within this overlay zone may be located within multiple airport influence areas. Table 132-15A lists the airport influence areas that apply within the boundaries of the overlay zones as identified on the listed maps, on file in the office of the City Clerk.

**Table 132-15A
Airport Influence Areas**

Airport	Map Number Showing Boundaries of Airport Influence Areas
Marine Corps Air Station Miramar (MCAS) Miramar	C-933
Brown Field Municipal Airport	C-944
Gillespie Field	C-947
Montgomery-Gibbs Executive Airport	C-939
San Diego International Airport	C-953
Naval Outlying Landing Field (NOLF) Imperial Beach	C-987
Naval Air Station North Island (NASNI)	C-1014

- (b) Airport influence area maps identified in Table 132-15A indicate the boundary of the airport influence area for a particular airport and divide the airport influence area into Review Areas 1 and 2, as further explained in Section 132.1505.
- (c) Table 132-15B indicates the type of permit required by this Division, if any, for specific types of *development* proposals within this overlay zone.

**Table 132-15B
Airport Land Use Compatibility Overlay Zone Applicability¹**

Type of Development Proposal	Supplemental Development Regulations	Required Permit Type/ Decision Process
<i>Development</i> that complies with the applicable compatibility regulations or that is listed as exempt in Section 132.1505.	132.1505	No permit required by this Division
Non-residential <i>development</i> where alternative compliance is requested to demonstrate safety compatibility in accordance with Section 132.1515(d) using an equivalent calculation of people per acre.	132.1515	Neighborhood Development Permit/ Process Two
Non-residential <i>development</i> in the Brown Field Municipal Airport or Montgomery-Gibbs Executive Airport influence areas where additional intensity is requested for a building designed to minimize risk and increase safety of building occupants beyond the minimum requirements of the California Building Code in accordance with Section 132.1515(g)(2).	132.1515	Neighborhood Development Permit/ Process Two
<i>Development</i> as required for safety compatibility in accordance with Section 132.1515 Tables 132-15G and 132-15H.	132.1515	Site Development Permit/ Process Three
<i>Development</i> proposing to deviate from this Division.	132.1510 132.1515 132.1520 132.1535 132.1540	Site Development Permit/ Process Five

¹ Development within this Division that is exempt from a permit may be required to obtain a consistency determination from the Airport Land Use Commission, in accordance with Section 132.1550.

(“Where the Airport Land Use Compatibility Overlay Zone Applies” added 10-25-2011 by O-20047 N.S.; effective 1-1-2012.)

(Amended 12-17-2021 by O-21380 N.S.; effective 1-16-2022.)

§132.1505 Development Review for Compatibility

- (a) Properties located within this overlay zone are designated as either Review Area 1 or Review Area 2 for a particular airport as identified on adopted airport influence area maps, filed in the office of the City Clerk.
- (b) New *development* or expansion of existing *development* within this overlay zone shall be subject to review for compatibility as follows:
 - (1) Properties located within Review Area 1 shall comply with the noise, safety, and airspace protection compatibility requirements in Sections 132.1510 through 132.1520 and with the aircraft overflight notification requirements in accordance with Section 132.1525.
 - (2) Properties located within Review Area 2 shall comply with the airspace protection compatibility requirements in accordance with Section 132.1520.
 - (3) *Development* in Review Area 1 that would be consistent with the existing *development* pattern of the surrounding area, but would include, densities or intensities inconsistent with the safety compatibility criteria in Sections 132.1515, may be determined to be compatible infill *development* in accordance with Section 132.1540.
 - (4) Properties located within the San Diego International Airport, Brown Field Municipal Airport, Montgomery-Gibbs Executive Airport, or Gillespie Field airport influence areas shall comply with requirements to dedicate aviation easements in accordance with Section 132.1530.

- (c) The following shall be exempt from the requirements of this Division:
- (1) *Development* that is limited to interior modifications or repairs, or any exterior repairs or maintenance, that does not increase the intensity, *density*, *floor area ratio* or height of an existing *structure*;
 - (2) Changes in non-residential occupancy within an existing building that would not require an increase in the number of parking spaces in accordance with Chapter 14, Article 2, Division 5;
 - (3) *Development* of a non-residential *accessory structure* that would result in a maximum increase of 1,500 square feet of *gross floor area*, where it would not be located within Safety Zone 1 (Runway Protection Zone), would not require notification to the Federal Aviation Administration (FAA), and would not require an increase in the number of parking spaces in accordance with Chapter 14, Article 2, Division 5; or
 - (4) A Special Event approved in accordance with Chapter 2, Article 2, Division 40 or a temporary use approved in accordance with Chapter 12, Article 3, Division 4, that would not have a temporary structure that requires notification to the FAA.
- (d) The Airport Land Use Compatibility Plan in effect at the time an application was *deemed complete* shall be the basis for compatibility review.
- (e) An approved *development permit* for a *development* that meets the existing land use criteria specified in the applicable Airport Land Use Compatibility Plan may be modified or amended where the *development* would not increase the maximum number of people or *dwelling units* allowed by the *development permit*, increase the permitted height, or add a new land use or characteristic that could be a hazard to aircraft in flight as determined by FAA.
- (f) Modifications to an approved *development permit* for a *development* that does not meet the existing land use criteria specified in the applicable Airport Land Use Compatibility Plan and is not in *substantial conformance* with the previously approved *development permit* shall be reviewed under the Airport Land Use Compatibility Plan in effect at the time the application for the *development permit* amendment is *deemed complete*.

(“Development Review for Compatibility” added 10-25-2011 by O-20047 N.S.; effective 1-1-2012.)

(Amended 12-2-2011 by O-20113 N.S.; effective 1-1-2012.)

(Amended 12-17-2021 by O-21380 N.S.; effective 1-16-2022.)

§132.1510 Noise Compatibility

Noise compatibility between airport operations and proposed *development* within Review Area 1 of this overlay zone shall be evaluated as follows:

- (a) Aircraft noise exposure is identified on Airport Land Use Compatibility Plan community noise equivalent level (CNEL) noise contour maps prepared and adopted by the Airport Land Use Commission for each airport, and filed in the office of the City Clerk. Adopted noise contour maps identified in Table 132-15C and noise compatibility criteria identified in Table 132-15D for MCAS Miramar, Brown Field Municipal Airport, Montgomery-Gibbs Executive Airport, and NOLF Imperial Beach airport influence areas and in Table 132-15E for the San Diego International Airport influence area shall be used to determine land use compatibility in accordance with Section 132.1510(b).

**Table 132-15C
Adopted Noise Contour Maps**

Airport Influence Area	Map Number
MCAS Miramar	C-929
Brown Field Municipal Airport	C-942
Montgomery-Gibbs Executive Airport	C-937
San Diego International Airport	C-951
NOLF Imperial Beach	C-988

- (b) *Development* in an airport influence area shall be considered noise compatible if:
 - (1) The proposed *development* is consistent with the use regulations of the underlying base zone; and
 - (2) The proposed *development* is permitted within the applicable noise exposure range in Noise Compatibility Criteria Table 132-15D and Table 132-15E that corresponds to the identified aircraft noise exposure for the proposed location.
- (c) Where noise attenuation is required for compatibility, the *applicant* shall demonstrate to the satisfaction of the City Manager that all interior spaces exposed to exterior aircraft noise sources will achieve the indoor noise level indicated on Table 132-15D and Table 132-15E.
- (d) Only aircraft-related noise sources shall be considered in determining compliance with Table 132-15D and Table 132-15E, except as otherwise required by the California Building Code for *hotel/motel* and *multiple dwelling units*.
- (e) Applicability to parcels with multiple noise contours.
 - (1) For uses conducted indoors, noise compatibility shall be determined by the noise exposure range that applies to 50 percent or more of the *structure* by *gross floor area*.
 - (2) For uses conducted outdoors, noise compatibility shall be determined by the noise exposure range that applies to the proposed location of the use on the *premises*.
- (f) Where an *applicant* disputes the City Manager's determination of the use category for a proposed *development*, an *applicant* may request an interpretation by the Planning Commission in accordance with Section 131.0110(b).

Legend for Table 132-15D

Symbol In Table 132-15D	Description Of Symbol
P	Use or use category is compatible with the identified exterior noise exposure level, and is permitted subject to the regulations of the underlying base zone. Regulations pertaining to a specific use may be referenced.
-	Use or use category is incompatible with the identified exterior noise exposure level and is not permitted.

**Table 132-15D
Noise Compatibility Criteria for MCAS Miramar, Brown Field Municipal Airport,
Montgomery-Gibbs Executive Airport, and NOLF Imperial Beach Airport Influence Areas**

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Aircraft Noise Exposure (dB CNEL)			
	60-65	65-70	70-75	75-80
Open Space				
Active Recreation	P	P ¹	-	-
Passive Recreation	P	-	-	-
Natural Resources Preservation	P	P	P	P
Park Maintenance Facilities	P	P	-	-
Agriculture				
Agricultural Processing	P	P	P ²	-
Aquaculture Facilities	P	P	P	-
Dairies	P	P	P	-
Horticulture Nurseries & Greenhouses	P	P	P	-
Raising & Harvesting of Crops	P	P	P	-
Raising, Maintaining & Keeping of Animals	P	P	P	-
Separately Regulated Agriculture Uses				
Agricultural Equipment Repair Shops	P	P	P ²	-
Commercial Stables	P	P	P	-
Community Gardens	P	P	P	-
Equestrian Show & Exhibition Facilities	P	P	-	-
Open Air Markets for the Sale of Agriculture-Related Products & Flowers	P	P	-	-
Residential				
<i>Mobilehome Parks</i>	P ³	-	-	-
<i>Multiple Dwelling Units</i>	P ³	-	-	-
<i>Rooming House</i> [See Section 131.0112(a)(3)(A)]	P ³	-	-	-

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Aircraft Noise Exposure (dB CNEL)			
	60-65	65-70	70-75	75-80
<i>Shopkeeper Units</i>	P ³	-	-	-
<i>Single Dwelling Units</i>	P ³	-	-	-
Separately Regulated Residential Uses				
<i>Boarder and Lodger Accommodations</i>	Classify with primary use			
<i>Accessory Dwelling Units</i>	P ³	-	-	-
Continuing Care Retirement Communities	P ³	-	-	-
Employee Housing:				
6 or Fewer Employees	P ³	-	-	-
12 or Fewer Employees	P ³	-	-	-
Greater than 12 Employees	P ³	-	-	-
Fraternities, Sororities and Student Dormitories	P ³	-	-	-
Garage, Yard, & Estate Sales	Classify with primary use			
Guest Quarters	P ³	-	-	-
Home Occupations	Classify with primary use			
<i>Interim Ground Floor Residential</i>	P ³	-	-	-
<i>Junior Accessory Dwelling Units</i>	P ³	-	-	-
Live/Work Quarters	P ³	-	-	-
<i>Movable Tiny Houses</i>	P ²	-	-	-
<i>Permanent Supportive Housing</i>	P ³	-	-	-
Residential Care Facilities:				
6 or Fewer Persons	Classify with primary use			
7 or More Persons	P ³	-	-	-
Transitional Housing:				
6 or Fewer Persons	Classify with primary use			
7 or More Persons	P ³	-	-	-

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Aircraft Noise Exposure (dB CNEL)			
	60-65	65-70	70-75	75-80
Watchkeeper Quarters	Classify with primary use			
Institutional				
Separately Regulated Institutional Uses				
Airports	P	P	P	P
Botanical Gardens & Arboretums	P	P	P	-
Cemeteries, Mausoleums, Crematories	P	P ³	P ³	-
Correctional Placement Centers	P ²	P ³	-	-
Educational Facilities:				
Kindergarten through Grade 12	P ³	-	-	-
Colleges / Universities	P ³	P ³	-	-
Vocational / Trade School	P ³	P ³	-	-
Electric Vehicle Charging Stations	P	P	P	P
Energy Generation & Distribution Facilities	P	P	P	P ²
Exhibit Halls & Convention Facilities	P	P ³	-	-
<i>Flood</i> Control Facilities	P	P	P	P
<i>Historical Buildings</i> Used for Purposes Not Otherwise Allowed	Classify with primary use			
Homeless Facilities:				
Congregate Meal Facilities	P	P ²	P ^{2, 4}	-
Emergency Shelters	P ³	P ³	-	-
Homeless Day Centers	P	P ²	P ²	-
Hospitals, Intermediate Care Facilities & Nursing Facilities	P ³	-	-	-
Interpretive Centers	P ³	-	-	-
Museums	P ³	-	-	-
Major Transmission, Relay, or Communications Switching Stations	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]	Aircraft Noise Exposure (dB CNEL)			
	60-65	65-70	70-75	75-80
<i>Placemaking on Private Property</i>	P	P	P	P
<i>Satellite Antennas</i>	P	P	P	P
<i>Social Service Institutions</i>	P	P ²	P ²	-
<i>Wireless communication Facilities:</i>	See Section 141.0420			
Retail Sales				
Building Supplies & Equipment	P	P ²	P ^{2, 4}	-
Food, Beverages and Groceries	P	P ²	P ^{2, 4}	-
Consumer Goods, Furniture, Appliances, Equipment	P	P ²	P ^{2, 4}	-
Pets & Pet Supplies	P	P ²	P ^{2, 4}	-
Sundries, Pharmaceuticals, & Convenience Sales	P	P ²	P ^{2, 4}	-
Wearing Apparel & Accessories	P	P ²	P ^{2, 4}	-
Separately Regulated Sales Uses				
<i>Agriculture Related Supplies & Equipment</i>	P	P ²	P ^{2, 4}	-
<i>Alcoholic Beverage Outlets</i>	P	P ²	P ^{2, 4}	-
<i>Cannabis Outlets</i>	P	P	P ^{2, 4}	-
<i>Farmers' Markets</i>				
<i>Daily Farmers' Markets Stands</i>	P	P	-	-
<i>Weekly Farmers' Markets</i>	P	P	-	-
<i>Plant Nurseries</i>	P	P ²	P ^{2, 4}	-
<i>Retail Farms</i>	P	P	-	-
<i>Retail Tasting Stores</i>	P	P ²	P ^{2, 4}	-
<i>Swap Meets & Other Large Outdoor Retail Facilities</i>	P	P	-	-
Commercial Services				
Building Services	P	P ²	P ²	-

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Aircraft Noise Exposure (dB CNEL)			
	60-65	65-70	70-75	75-80
Business Support	P	P ²	P ²	-
Eating & Drinking Establishments	P	P ²	P ^{2, 4}	-
Financial Institutions	P	P ²	P ²	-
Funeral & Mortuary Services	P	P ²	P ^{2, 4}	-
Instructional Studios	P ²	P ^{2, 4}	-	-
Maintenance & Repair	P	P ²	P ²	-
Off-Site Services	P	P ²	P ²	-
Personal Services	P	P ²	P ^{2, 4}	-
Radio & Television Studios	P	P ²	P ²	-
Visitor Accommodations	P ³	P ³	-	-
Separately Regulated Commercial Services Uses				
Adult Entertainment Establishments:				
Adult Book Store	P	P ²	P ²	-
Adult Cabaret	P	P ²	P ²	-
Adult Drive-In Theater	P	P ²	-	-
Adult Mini-Motion Picture Theater	P	P ²	P ²	-
Adult Model Studio	P	P ²	P ²	-
Adult Motel	P ³	P ³	P ³	-
Adult Motion Picture Theater	P	P ²	P ²	-
Adult Peep Show Theater	P	P ²	P ²	-
Adult Theater	P	P ²	P ²	-
Body Painting Studio	P	P ²	P ²	-
Massage Establishment	P	P ²	P ²	-
Sexual Encounter Establishment	P	P ²	P ²	-
Assembly and Entertainment Uses, including Places of Religious Assembly	P ³	P ^{1, 3}	-	-

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Aircraft Noise Exposure (dB CNEL)			
	60-65	65-70	70-75	75-80
Bed & Breakfast Establishments:				
1-2 Guest Rooms	P ³	P ³	-	-
3-5 Guest Rooms	P ³	P ³	-	-
6+ Guest Rooms	P ³	P ³	-	-
Boarding Kennels / Pet Day Care	P	P ²	P ^{2, 4, 9}	-
Camping Parks	P	-	-	-
<i>Child Care Facilities:</i>				
Child Care Centers	P ³	-	-	-
Large Family Day Care Homes	P ³	-	-	-
Small Family Day Care Homes	P ³	-	-	-
Eating and Drinking Establishments with a Drive-In or Drive-Through Component	P	P ²	P ^{2, 4}	-
Fairgrounds	P	P	-	-
Golf Courses, Driving Ranges, and Pitch & Putt Courses	P	P	-	-
Helicopter Landing Facilities	P	P	P	P
Massage Establishments, Specialized Practice	P	P ²	P ^{2, 4}	-
Mobile Food Trucks	P	P	P	P
Nightclubs & Bars over 5,000 square feet in size	P	P ²	P ^{2, 4}	-
<i>Parking Facilities as a Primary Use:</i>				
Permanent Parking Facilities	P	P	P	P
Temporary Parking Facilities	P	P	P	P
Private Clubs, Lodges and Fraternal Organizations	P	P ²	P ²	-
Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size ⁽⁴⁾	P	P	-	-

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Aircraft Noise Exposure (dB CNEL)			
	60-65	65-70	70-75	75-80
Pushcarts on Private Property	P	P	P	-
Recycling Facilities:				
Large Collection Facility	P	P	P	P
Small Collection Facility	P	P	P	P
Large Construction & Demolition Debris Recycling Facility	P	P	P	P
Small Construction & Demolition Debris Recycling Facility	P	P	P	P
Drop-off Facility	P	P	P	P
Green Materials Composting Facility	P	P	P	P
Mixed Organic Composting Facility	P	P	P	P
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic	P	P	P	P
Large Processing Facility Accepting All Types of Traffic	P	P	P	P
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic	P	P	P	P
Small Processing Facility Accepting All Types of Traffic	P	P	P	P
Reverse Vending Machines	P	P	P	P
Tire Processing Facility	P	P	P	P
Sidewalk Cafes	P	P	-	-
Sports Arenas & Stadiums	P	P	-	-
Theaters that are outdoor or over 5,000	P	P ²	-	-

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Aircraft Noise Exposure (dB CNEL)			
	60-65	65-70	70-75	75-80
square feet in size				
Urgent Care Facilities	P	P ²	P ²	-
Veterinary Clinics & Animal Hospitals	P	P ²	P ²	-
Zoological Parks	P	P	-	-
Offices				
Business & Professional	P	P ²	P ²	-
Government	P	P ²	P ²	-
Medical, Dental, & Health Practitioner	P	P ²	P ²	-
Regional & Corporate Headquarters	P	P ²	P ²	-
Separately Regulated Office Uses				
Real Estate Sales Offices & Model Homes	P	P ²	P ²	-
<i>Sex Offender</i> Treatment & Counseling	P	P ²	P ²	-
Vehicle & Vehicular Equipment Sales & Service				
Commercial Vehicle Repair & Maintenance	P	P	P ²	-
Commercial Vehicle Sales & Rentals	P	P	P ²	-
Personal Vehicle Repair & Maintenance	P	P	P ²	-
Personal Vehicle Sales & Rentals	P	P	P ²	-
Vehicle Equipment & Supplies Sales & Rentals	P	P	P ²	-
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses				
Automobile Service Stations	P	P	P ²	-
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a <i>Primary Use</i>	P	P	P ²	-
Wholesale, Distribution, Storage				
Equipment & Materials Storage Yards	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]	Aircraft Noise Exposure (dB CNEL)			
	60-65	65-70	70-75	75-80
Moving & Storage Facilities	P	P	P ²	-
Warehouses	P	P	P ²	-
Wholesale Distribution	P	P	P ²	-
Separately Regulated Wholesale, Distribution, and Storage Uses				
Impound Storage Yards	P	P	P	P
Junk Yards	P	P	P	P
Temporary Construction Storage Yards Located off-site	P	P	P	P
Industrial				
Heavy Manufacturing	P	P	P ²	P ⁷
Light Manufacturing	P	P	P ²	P ⁷
Marine Industry	P	P	P ²	P ⁷
Research & Development	P	P	P ²	P ⁷
Testing Labs	P	P	P ²	P ⁷
Trucking & Transportation Terminals	P	P	P	P ⁷
Separately Regulated Industrial Uses				
Artisan Food and Beverage Producer	P	P	P ²	P ⁷
<i>Cannabis Production Facilities</i>	P	P	P ²	P ⁷
<i>Hazardous Waste</i> Research Facility	P	P	P ²	P ⁷
<i>Hazardous Waste</i> Treatment Facility	P	P	P ²	P ⁷
Marine Related Uses Within the Coastal Overlay Zone	P	P	P ²	P ⁷
Mining and Extractive Industries	P	P	P	P ^{7, 8}
Newspaper Publishing Plants	P	P	P ²	P ⁷
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises	P	P	P ²	P ⁷
Very Heavy Industrial Uses	P	P	P ²	P ⁷

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Aircraft Noise Exposure (dB CNEL)			
	60-65	65-70	70-75	75-80
Wrecking & Dismantling of Motor Vehicles	P	P	P	P ⁷
Signs				
Allowable Signs	P	P	P	P
Separately Regulated Signs Uses				
Community Entry Signs	P	P	P	P
Comprehensive Sign Program	P	P	P	P
Neighborhood Identification Signs	P	P	P	P
Revolving Projecting Signs	P	P	P	P
Signs with Automatic Changing Copy	P	P	P	P
Theater Marquees	P	P	P	P

Footnotes to Table 132-15D

- ¹ *Playgrounds* are not allowed above the 65 dB CNEL aircraft noise exposure range.
- ² Interior spaces exposed to exterior aircraft noise sources shall be attenuated to achieve an indoor noise level of 50 dB CNEL.
- ³ Interior spaces exposed to exterior aircraft noise sources shall be attenuated to achieve an indoor noise level of 45 dB CNEL.
- ⁴ This use classification is not permitted for primary use outdoor spaces exposed to aircraft noise greater than 70 dB CNEL.
- ⁵ Outdoor stadiums are not compatible in the 70-75dB CNEL aircraft noise exposure range.
- ⁶ Instructional studios for the assembly of children (age 0-18 years) are not allowed above the 65 dB CNEL aircraft noise exposure range.
- ⁷ This use classification is permitted in the 70-80 dB CNEL aircraft noise exposure range within the MCAS Miramar Airport influence area. Interior spaces exposed to exterior aircraft noise sources shall be attenuated to achieve an indoor noise level of 50 dB CNEL.

- 8 This use classification is permitted in the 70-80 dB CNEL aircraft noise exposure range within the Montgomery-Gibbs Executive Airport influence area. Interior spaces exposed to exterior aircraft noise sources shall be attenuated to achieve an indoor noise level of 50 dB CNEL.
- 9 This use classification is not permitted in the 70-80 db CNEL aircraft noise exposure range within the MCAS Miramar Airport influence area.

Legend for Table 132-15E

Symbol In Table 132-15E	Description of Symbol
P	Use or use category is compatible with the identified exterior noise exposure level, and is permitted subject to the regulations of the underlying base zone. Regulations pertaining to a specific use may be referenced.
-	Use or use category is incompatible with the identified exterior noise exposure level and is not permitted.

Table 132-15E
Noise Compatibility Criteria for San Diego International Airport

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Aircraft Noise Exposure (dB CNEL)			
	60-65	65-70	70-75	75-80
Open Space				
Active Recreation	P	P	P	P
Passive Recreation	P	P	P	P
Natural Resources Preservation	P	P	P	P
Park Maintenance Facilities	P	P	P	P
Agriculture				
Agricultural Processing	P	P	P ¹	P ¹
Aquaculture Facilities	P	P	P	P
Dairies	P	P	P	P
Horticulture Nurseries & Greenhouses	P	P	P	P
Raising & Harvesting of Crops	P	P	P	P
Raising, Maintaining & Keeping of Animals	P	P	P	P
Separately Regulated Agriculture Uses				
Agricultural Equipment Repair Shops	P	P	P ¹	P ¹
Commercial Stables	P	P	P ¹	P ¹
Community Gardens	P	P	P ¹	P ¹
Equestrian Show & Exhibition Facilities	P	P	P ¹	P ¹
Open Air Markets for the Sale of Agriculture-Related Products & Flowers	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]	Aircraft Noise Exposure (dB CNEL)			
	60-65	65-70	70-75	75-80
Residential				
<i>Mobilehome Parks</i>	P ²	P ^{2,4}	P ^{2,4,5}	P ^{2,4,5}
<i>Multiple Dwelling Units</i>	P ²	P ^{2,4}	P ^{2,4,5}	P ^{2,4,5}
<i>Rooming House</i> [See Section 131.0112(a)(3)(A)]	P ²	P ^{2,4}	P ^{2,4,5}	P ^{2,4,5}
<i>Shopkeeper Units</i>	P ²	P ^{2,4}	P ^{2,4,5}	P ^{2,4,5}
<i>Single Dwelling Units</i>	P ²	P ^{2,4}	P ^{2,4,5}	P ^{2,4,5}
Separately Regulated Residential Uses				
<i>Boarder & Lodger Accommodations</i>	Classify with primary use			
<i>Accessory Dwelling Units</i>	P ²	P ^{2,4}	P ^{2,4,5}	P ^{2,4,5}
Continuing Care Retirement Communities	P ²	-	-	-
Employee Housing:				
6 or Fewer Employees	P ²	P ^{2,4}	P ^{2,4,5}	P ^{2,4,5}
12 or Fewer Employees	P ²	P ^{2,4}	P ^{2,4,5}	P ^{2,4,5}
Greater than 12 Employees	P ²	P ^{2,4}	P ^{2,4,5}	P ^{2,4,5}
Fraternities, Sororities and Student Dormitories	P ²	P ^{2,4}	P ^{2,4,5}	P ^{2,4,5}
Garage, Yard, & Estate Sales	Classify with primary use			
Guest Quarters	P ²	P ^{2,4}	P ^{2,4,5}	P ^{2,4,5}
Home Occupations	Classify with primary use			
Interim Ground Floor Residential	P ²	P ^{2,4}	P ^{2,4,5}	P ^{2,4,5}
Junior Accessory Dwelling Units	P ²	P ²	P ^{2,5}	P ^{2,5}
Live/Work Quarters	P ²	P ^{2,4}	P ^{2,4,5}	P ^{2,4,5}
Permanent Supportive Housing	P ²	P ^{2,4}	P ^{2,4,5}	P ^{2,4,5}
Residential Care Facilities:				
6 or Fewer Persons	Classify with primary use			

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Aircraft Noise Exposure (dB CNEL)			
	60-65	65-70	70-75	75-80
7 or More Persons	P ²	P ^{2,4}	P ^{2,4,5}	P ^{2,4,5}
Transitional Housing:				
6 or Fewer Persons	Classify with primary use			
7 or More Persons	P ²	P ^{2,4}	P ^{2,4,5}	P ^{2,4,5}
Watchkeeper Quarters	Classify with primary use			
Institutional				
Separately Regulated Institutional Uses				
Airports	P	P	P	P
Botanical Gardens & Arboretums	P	P	P	P
Cemeteries, Mausoleums, Crematories	P	P	P	P
Correctional Placement Centers	P	P ³	P ³	P ³
Educational Facilities:				
Kindergarten through Grade 12	P ²	-	-	-
Colleges / Universities	P ²	P ^{2,4}	P ^{2,4}	-
Vocational / Trade School	P ²	P ^{2,4}	P ^{2,4}	-
Electric Vehicle Charging Stations	P	P	P	P
Energy Generation & Distribution Facilities	P	P	P	P
Exhibit Halls & Convention Facilities	P	P ²	P ²	-
<i>Flood</i> Control Facilities	P	P	P	P
<i>Historical Buildings</i> Used for Purposes Not Otherwise Allowed	Classify with primary use			
Homeless Facilities:				
Congregate Meal Facilities	P	P	P ¹	P ¹
Emergency Shelters	P ³	P ³	P ³	P ³

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Aircraft Noise Exposure (dB CNEL)			
	60-65	65-70	70-75	75-80
Homeless Day Centers	P ³	P ³	P ³	P ³
Hospitals, Intermediate Care Facilities & Nursing Facilities	P ²	-	-	-
Interpretive Centers	P ²	P ²	P ²	P ²
Museums	P	P ²	P ²	P ²
Major Transmission, Relay, or Communications Switching Stations	P	P	P	P
<i>Placemaking on Private Property</i>	P	P	P	P
<i>Satellite Antennas</i>	P	P	P	P
<i>Social Service Institutions</i>	P	P ¹	P ¹	P ¹
<i>Wireless Communication Facilities:</i>	See Section 141.0420			
Retail Sales				
Building Supplies & Equipment	P	P	P ¹	P ¹
Food, Beverages and Groceries	P	P	P ¹	P ¹
Consumer Goods, Furniture, Appliances, Equipment	P	P	P ¹	P ¹
Pets & Pet Supplies	P	P	P ¹	P ¹
Sundries, Pharmaceuticals, & Convenience Sales	P	P	P ¹	P ¹
Wearing Apparel & Accessories	P	P	P ¹	P ¹
Separately Regulated Sales Uses				
Agriculture Related Supplies & Equipment	P	P	P ¹	P ¹
Alcoholic Beverage Outlets	P	P	P ¹	P ¹
<i>Cannabis Outlets</i>	P	P	P ¹	P ¹
Farmers' Markets				
Daily Farmers' Markets Stands	P	P	P ¹	P ¹
Weekly Farmers' Market	P	P	P ¹	P ¹

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Aircraft Noise Exposure (dB CNEL)			
	60-65	65-70	70-75	75-80
Plant Nurseries	P	P	P ¹	P ¹
Retail Farms	P	P	P ¹	P ¹
Retail Tasting Stores	P	P	P ¹	P ¹
Swap Meets & Other Large Outdoor Retail Facilities	P	P	P ¹	P ¹
Commercial Services				
Building Services	P	P	P ¹	P ¹
Business Support	P	P	P ¹	P ¹
Eating & Drinking Establishments	P	P	P ¹	P ¹
Financial Institutions	P	P	P ¹	P ¹
Funeral & Mortuary Services	P	P	P ¹	P ¹
Instructional Studios	P ¹	P ⁶	P ⁶	-
Maintenance & Repair	P	P	P ¹	P ¹
Off-Site Services	P	P	P ¹	P ¹
Personal Services	P	P	P ¹	P ¹
Radio & Television Studios	P	P	P ¹	P ¹
Tasting Rooms	P	P	P ¹	P ¹
Visitor Accommodations	P ³	P ³	P ³	P ³
Separately Regulated Commercial Services Uses				
Adult Entertainment Establishments:				
Adult Book Store	P	P	P ¹	P ¹
Adult Cabaret	P	P	P ¹	P ¹
Adult Drive-In Theater	P	P	P	P
Adult Mini-Motion Picture Theater	P	P	P ¹	P ¹
Adult Model Studio	P	P	P ¹	P ¹
Adult <i>Motel</i>	P ³	P ³	P ³	P ³

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Aircraft Noise Exposure (dB CNEL)			
	60-65	65-70	70-75	75-80
Adult Motion Picture Theater	P	P ¹	P ¹	P ¹
Adult Peep Show Theater	P	P	P ¹	P ¹
Adult Theater	P	P ¹	P ¹	P ¹
Body Painting Studio	P	P	P ¹	P ¹
Massage Establishment	P	P	P ¹	P ¹
Sexual Encounter Establishment	P	P	P ¹	P ¹
Assembly and Entertainment Uses, including Places of Religious Assembly	P ²	P ^{2, 7, 8}	P ^{2,7, 8}	P ^{2,7, 8}
Bed & Breakfast Establishments:				
1-2 Guest Rooms	P ³	P ^{3,4}	P ^{3,4}	P ^{3,4}
3-5 Guest Rooms	P ³	P ^{3,4}	P ^{3,4}	P ^{3,4}
6+ Guest Rooms	P ³	P ^{3,4}	P ^{3,4}	P ^{3,4}
Boarding Kennels/ Pet Day Care	P	P	P ¹	P ¹
Camping Parks	P	P ⁶	P ⁶	P ⁶
<i>Child Care Facilities:</i>				
Child Care Centers	P ²	-	-	-
Large Family Day Care Homes	P ²	P ^{2,4}	P ^{2,4}	P ^{2,4}
Small Family Day Care Homes	P ²	P ^{2,4}	P ^{2,4}	P ^{2,4}
Eating and Drinking Establishments with a Drive-In or Drive-Through Component	P	P	P ¹	P ¹
Fairgrounds	P	P	P	-
Golf Courses, Driving Ranges, and Pitch & Putt Courses	P	P	P	P
Helicopter Landing Facilities	P	P	P	P
Massage Establishments, Specialized Practice	P	P	P ¹	P ¹

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Aircraft Noise Exposure (dB CNEL)			
	60-65	65-70	70-75	75-80
Mobile Food Trucks	P	P	P	P
Nightclubs & Bars over 5,000 square feet in size	P	P	P ¹	P ¹
Parking Facilities as a <i>Primary Use</i> :				
Permanent Parking Facilities	P	P	P	P
Temporary Parking Facilities	P	P	P	P
Private Clubs, Lodges and Fraternal Organizations	P ²	P ^{2,4}	P ^{2,4}	P ^{2,4}
Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size ⁽⁴⁾	P	P	P	P
Pushcarts on Private Property	P	P	P	P
Recycling Facilities:				
Large Collection Facility	P	P	P	P
Small Collection Facility	P	P	P	P
Large Construction & Demolition Debris <i>Recycling Facility</i>	P	P	P	P
Small Construction & Demolition Debris <i>Recycling Facility</i>	P	P	P	P
Drop-off Facility	P	P	P	P
Green Materials Composting Facility	P	P	P	P
Mixed Organic Composting Facility	P	P	P	P
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic	P	P	P	P
Large Processing Facility Accepting All Types of Traffic	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]	Aircraft Noise Exposure (dB CNEL)			
	60-65	65-70	70-75	75-80
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic	P	P	P	P
Small Processing Facility Accepting All Types of Traffic	P	P	P	P
Reverse Vending Machines	P	P	P	P
Tire Processing Facility	P	P	P	P
Sidewalk Cafes	P	P	P	P
Sports Arenas & Stadiums	P	P	P	-
Theaters that are Outdoor or Over 5,000 Square Feet in Size	P	P ²	P ²	P ²
Urgent Care Facilities	P ²	-	-	-
Veterinary Clinics & Animal Hospitals	P	P	P ¹	P ¹
Zoological Parks	P	P	P	P
Offices				
Business & Professional	P	P	P ¹	P ¹
Government	P	P	P ¹	P ¹
Medical, Dental, & Health Practitioner	P	P	P ¹	P ¹
Regional & Corporate Headquarters	P	P	P ¹	P ¹
Separately Regulated Office Uses				
Real Estate Sales Offices & Model Homes	P	P	P ¹	P ¹
<i>Sex Offender</i> Treatment & Counseling	P	P	P ¹	P ¹
Vehicle & Vehicular Equipment Sales				

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Aircraft Noise Exposure (dB CNEL)			
	60-65	65-70	70-75	75-80
& Service				
Commercial Vehicle Repair & Maintenance	P	P	P ¹	P ¹
Commercial Vehicle Sales & Rentals	P	P	P ¹	P ¹
Personal Vehicle Repair & Maintenance	P	P	P ¹	P ¹
Personal Vehicle Sales & Rentals	P	P	P ¹	P ¹
Vehicle Equipment & Supplies Sales & Rentals	P	P	P ¹	P ¹
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses				
Automobile Service Stations	P	P	P ¹	P ¹
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a <i>Primary Use</i>	P	P	P	P
Distribution and Storage				
Equipment & Materials Storage Yards	P	P	P	P
Moving & Storage Facilities	P	P	P	P
Distribution Facilities	P	P	P	P
Separately Regulated Distribution and Storage Uses				
Impound Storage Yards	P	P	P	P
Junk Yards	P	P	P	P
Temporary Construction Storage Yards Located Off-site	P	P	P	P
Industrial				
Heavy Manufacturing	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]	Aircraft Noise Exposure (dB CNEL)			
	60-65	65-70	70-75	75-80
Light Manufacturing	P	P	P	P
Marine Industry	P	P	P	P
Research & Development	P	P	P	P
Testing Labs	P	P	P	P
Trucking & Transportation Terminals	P	P	P	P
Separately Regulated Industrial Uses				
Artisan Food and Beverage Producer	P	P	P	P
<i>Cannabis Production Facilities</i>	P	P	P	P
<i>Hazardous Waste</i> Research Facility	P	P	P	P
<i>Hazardous Waste</i> Treatment Facility	P	P	P	P
Marine Related Uses Within the Coastal Overlay Zone	P	P	P	P
Mining and Extractive Industries	P	P	P	P
Newspaper Publishing Plants	P	P	P	P
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises	P	P	P	P
Very Heavy Industrial Uses	P	P	P	P
Wrecking & Dismantling of Motor Vehicles	P	P	P	P
Signs				
Allowable Signs	P	P	P	P
Separately Regulated Signs Uses				
Community Entry <i>Signs</i>	P	P	P	P
Comprehensive <i>Sign</i> Program	P	P	P	P
Neighborhood Identification <i>Signs</i>	P	P	P	P
Revolving <i>Projecting Signs</i>	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]	Aircraft Noise Exposure (dB CNEL)			
	60-65	65-70	70-75	75-80
Signs with Automatic Changing Copy	P	P	P	P
Theater <i>Marquees</i>	P	P	P	P

Footnotes to Table 132-15E

- ¹ Interior spaces exposed to exterior aircraft noise sources shall be attenuated to achieve an indoor noise level of 50 dB CNEL.
- ² Interior spaces exposed to exterior aircraft noise sources shall be attenuated to achieve an indoor noise level of 45 dB CNEL.
- ³ Sleeping rooms must be attenuated to 45 dB CNEL and any other indoor areas must be attenuated to 50 dB CNEL.
- ⁴ Avigation easements must be dedicated to the Airport owner/operator.
- ⁵ Residential *development* is permitted above the 70 dB CNEL noise exposure range only if the *land use plan* designation in place allowed for residential use in May 2014.
- ⁶ Instructional studios for the assembly of children (age 0-18 years) are not allowed.
- ⁷ Facilities that primarily serve adults require recordation of an avigation easement in accordance with Section 132.1530. *Minor-oriented facilities* are not permitted.
- ⁸ *Minor-oriented facilities* are not permitted.

(“Noise Compatibility” added 10-25-2011 by O-20047 N.S.; effective 1-1-2012.)
 (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 1-8-2020 by O-21163 N.S.; effective 2-9-2020.)
 (Amended 8-12-2020 by O-21223 N.S.; effective 10-8-2020.)
 (Amended 4-14-2021 by O-21305 N.S.; effective 5-29-2021.)
 (Amended 12-17-2021 by O-21380 N.S.; effective 1-16-2022.)
 (Amended 5-23-2022 by O-21458 N.S.; effective 6-22-2022.)

§132.1515 Safety Compatibility

Safety compatibility between airport operations and proposed *development* within Review Area 1 of this overlay zone shall be evaluated in accordance with this Section.

- (a) Relative aircraft accident risk exposure for property surrounding an airport is identified on Airport Land Use Compatibility Plan safety zone maps set forth in Table 132-15F, prepared and adopted by the Airport Land Use Commission for each airport, and filed in the office of the City Clerk. Adopted safety zone maps identified in Table 132-15F and applicable safety compatibility tables shall be used to determine land use compatibility in accordance with Section 132.1515(b).

**Table 132-15F
Adopted Safety Zone Maps**

Airport Influence Area	Map Number
MCAS Miramar	C-930
Brown Field Municipal Airport	C-940
Montgomery-Gibbs Executive Airport	C-935
San Diego International Airport	C-949
NOLF Imperial Beach	C-984

- (b) *Development* in any Review Area 1 shall be considered compatible with respect to safety as follows:
 - (1) The proposed *development* is consistent with the use and development regulations of the underlying base zone, including required *development permits* as applicable.
 - (2) The proposed *development* is permitted within the designated safety zone, as applicable, or is compatible infill *development* in accordance with Section 132.1540

- (3) The proposed *development* complies with the maximum residential *density* and non-residential intensity regulations for all applicable safety zones, as measured in accordance with Section 132.1515(c), or is compatible infill *development* in accordance with Section 132.1540.
 - (4) Compatible *development* may be approved with a *construction permit*, except where the *development* otherwise requires a *development permit*.
- (c) Rules for calculation and measurement of safety compatibility.

The intent is to measure the total number of *dwelling units* for a proposed residential *development* and the total intensity (people per acre) for a proposed non-residential *development* to determine compliance with the applicable safety zone. Uses that are identified as permitted in a safety zone are presumed to comply with the limits for that safety zone. Uses that are identified as a limited use or require a *development permit* in accordance with Tables 132-15G, 132-15H, 132-15I, or 132-15J shall be subject to a calculation of *density* or intensity as follows:

- (1) Residential *development density*
 - (A) For the purpose of this section, the total number of people for a residential *development* shall be measured in terms of *dwelling units* per acre. The total proposed *density* (including any *density* bonus in accordance with Chapter 14, Article 3, Divisions 7 and 10) for new residential *development* shall comply with the maximum *dwelling units* per acre specified in the applicable safety compatibility table. *Accessory Dwelling Units* and *Junior Accessory Dwelling Units* are not *dwelling units* included in the density calculation of a *development*.
 - (B) Maximum *densities* indicated in Tables 132-15G and 132-15H are calculated as *dwelling units* per gross acre on a site-wide average.
 - (C) Within the San Diego International Airport influence area, Tables 132-15I and 132-15J identify the maximum *densities*. The average residential *density* is determined by dividing the number of proposed *dwelling units* by the net acreage of the *development premises*. Net acreage does not include land dedicated for public purposes such as *streets* and *public parks*.

- (D) Except for mixed-use *development* within the San Diego International Airport influence area, residential *density* limitations shall not be equated to the maximum intensity (people per acre) limits for non-residential uses.
 - (E) Residential *development* that requires a Site Development Permit for safety compatibility in accordance with Section 126.0502(c)(8) shall be designed as follows:
 - (i) *Dwelling units* shall be located to minimize safety hazards by taking maximum advantage of the topography and other site design features; and
 - (ii) *Dwelling units* shall be clustered to provide the maximum amount of open land; however, the minimum dimensions of the open land shall be 75 feet by 300 feet, with a maximum slope of 5 percent.
- (2) Non-residential *development* intensity
- (A) The total number of people for a non-residential *development* shall be measured in terms of intensity (people per acre). Non-residential *development* shall comply with the maximum intensity specified in the applicable safety compatibility table.
 - (B) The intensity (people per acre) of a non-residential *development* is equivalent to the ratio of the calculated number of people for the *development* divided by the acreage of the *premises*.
 - (C) Maximum intensities indicated in each safety table are calculated as people per gross acre on a site-wide average, except in the San Diego International Airport, the Brown Field Municipal Airport, and Montgomery-Gibbs Executive Airport influence areas, where maximum intensities are calculated in terms of people per net acre of the *development*.
 - (D) There are a variety of methods available to estimate the number of people associated with a non-residential *development*, and therefore proposed *development* shall comply with either:
 - (i) The maximum *floor area ratio* indicated in the safety compatibility table; or

- (ii) The maximum intensity (people per acre) limits and maximum *lot coverage* where specified in the applicable safety compatibility table. *Lot coverage* shall be calculated in accordance with Section 113.0240.
- (E) For the purpose of this section, *floor area ratio* shown in Tables 132-15G, 132-15H, 132-15I, and 132-15J may be used to estimate the number of people by dividing the square footage of the proposed use by the square feet per occupant typically associated with the proposed use category, as listed in the applicable safety compatibility table and as set forth further below:
 - (i) When a mix of non-residential uses are proposed from more than one use category, the maximum *floor area ratio* for each use shall be calculated as a proportion of the total *floor area ratio* allowable for the respective safety zone. For example, a *development* containing a mix of office (70 percent of total *development* square footage) and retail (30 percent of total *development* square footage) would be limited to 70 percent of the *floor area ratio* allowable for office as indicated in the applicable safety compatibility table, and 30 percent of the allowable *floor area ratio* for retail as indicated in the applicable safety compatibility table.
 - (ii) Non-residential *accessory uses* permitted in accordance with Section 131.0125 may exempt up to 10 percent of the total floor area from the people per acre calculation where the *accessory use* is neither an assembly room designed to accommodate more than 650 people, nor an institutional use identified as “not permitted” in the designated safety zone.
 - (iii) *Gross floor area* shall be calculated in accordance with Section 113.0234; however, parking garages may be excluded from the calculation of *gross floor area*.
- (F) As an alternative to Section 132.1515(c)(2)(E), a *development permit* may be recorded to demonstrate compliance with the maximum number of people in the applicable safety zone.

- (i) Where a Site Development Permit is required in accordance with Table 132-15F or 132-15G, the *applicant* shall demonstrate compliance with the maximum intensity (people per acre) of the safety zone through project design. Permit conditions may be added as necessary to ensure compliance with the maximum people per acre.
 - (ii) For all other uses where an alternative method to *floor area ratio* would provide a more accurate estimate of the associated number of people, a Neighborhood Development Permit may be requested in accordance with Section 132.1515(d).
- (3) Mixed-use *development* intensity
- (A) For a proposed mixed-use *development* within the Brown Field Municipal Airport and Montgomery-Gibbs Executive Airport influence areas, the residential and non-residential portions of the *development* are allowed a proportionate share of the respective allowable *density* or intensity of the safety zone. The residential portion shall not exceed the allowable residential *density* for the safety zone in accordance with Section 132.1515(c)(1), and the non-residential portion shall not exceed the allowable intensity for the safety zone in accordance with Section 132.1515(c)(2).
 - (B) For a mixed-use *development* in the San Diego International Airport influence area:
 - (i) The residential *density* limits in Table 132-15I and Table 132-15J do not apply, but the total number of residential *dwelling units* shall not exceed half the maximum of the non-residential intensity limit in Table 132-15I and Table 132-15J.

- (ii) For a *development* with a mix of residential and non-residential uses, the number of people per acre shall be calculated by dividing the number of proposed *dwelling units* by the net acreage of the site. The *dwelling units* per acre is then multiplied by the persons per household multiplier for the safety zone identified in Table 132-15I or Table 132-15J to determine the equivalent number of people per acre for the residential portion of the *development*. The people per acre for the residential *development* portion shall be added to the calculated non-residential people per acre. The total shall not exceed the maximum number of people per acre for the corresponding safety zone in Table 132-15I or Table 132-15J.
- (iii) For an *applicant* requesting a *density* bonus pursuant to California Government Code Section 65915 and Chapter 14, Article 3, Divisions 7 and 10 of the San Diego Municipal Code for a mixed-use *development* in Safety Zones 2E – Uptown, 3NE – Uptown, 2W – Peninsula and Midway Pacific Highway, 3NW – Peninsula and Midway Pacific Highway, and 4W – Peninsula and Ocean Beach, the residential *density* limits in Table 132-15I and Table 132-15J do not apply. The total number of proposed residential *dwelling units* shall not exceed the maximum of the non-residential intensity limit in Table 132-15I and Table 132-15J.
- (iv) For a *development* with a mix of two or more non-residential uses, the number of people per acre shall be calculated by dividing the square feet of proposed uses by the occupancy factors in Table 132-15I or Table 132-15J, and dividing that sum by site area (in acres) to determine the total non-residential intensity (people per acre).
- (v) The mixed-use (residential and non-residential) *development* formula is as follows:

Residential:

A = number of *dwelling units*

B = site area (in acres)

C = persons per household multiplier for mixed-use
development (Table 132-15I and Table 132-15J)

D = residential intensity factor (total people per acre)

Formula: $(A/B) \times C = D$

Non-residential:

E = square feet of non-residential use

F = occupancy factors for use (Table 132-15J and Table
132-15I)

G = total nonresidential intensity

Formula: $(E/F)/B = G$

Total mixed-use project intensity:

H = total project intensity

Formula: $D+G = H$

Combined Formula: $((A/B) \times C) + ((E/F)/B) = H$

- (4) Safety compatibility shall be evaluated based on the location of the safety zone boundary line.
- (A) Any portion of the *development* located within a designated safety zone shall comply with the regulations for that safety zone.
- (B) Where non-residential *development* is proposed on a *premises* with multiple safety zones, the maximum *gross floor area* permitted shall be the sum of the *gross floor area* permitted in each of the zones. *Gross floor area* may be redistributed to the least restrictive safety zone or to areas of the site located outside of a designated safety zone, but shall not be redistributed to the more restrictive safety zone.
- (C) Within the airport influence area for San Diego International Airport:

- (i) No safety zone restrictions apply to a *structure* where more than 50 percent of the *structure* footprint is located outside a safety zone, as determined by *gross floor area*.
 - (ii) When a *structure* is located within two or more safety zones, the standards of the safety zone in which the greatest portion of the *structure* is located shall apply, as determined by *gross floor area*.
- (d) An *applicant* may request approval of a Neighborhood Development Permit for a non-residential *development* where an alternative method of calculation is requested to demonstrate compliance with the maximum intensity (people per acre).
 - (1) The alternative method of calculation shall be to the satisfaction of the City Manager and may include, for example, an estimate based on the proposed number of parking spaces associated with the *development* or an estimate based on a survey of similar uses.
 - (2) When compliance is demonstrated by an alternate method of calculation, the non-residential *development* may exceed the maximum *floor area ratio* specified in the applicable safety compatibility table if the maximum intensity limit is not exceeded.
 - (3) The *development permit* shall specify the maximum intensity for the site, and shall require amendment of the *development permit* in accordance with Section 126.0114 for any future *development* that would exceed the maximum intensity specified in the permit.
 - (4) As a condition of permit approval:
 - (A) Occupancy limits more restrictive than California Building Code occupancy standards may be required to be posted on-site for the proposed *development*; and
 - (B) A maximum number of allowable parking spaces may be specified in the permit.
- (e) Where an *applicant* disputes the City Manager's determination of use category for a proposed *development*, an *applicant* may request an interpretation by the Planning Commission in accordance with Section 131.0110(b).

- (f) Safety Compatibility Review for MCAS Miramar and NOLF Imperial Beach.
 - (1) Table 132-15G identifies the maximum residential *density* and non-residential intensity limits for the Accident Potential and Transition safety zones located in the MCAS Miramar and NOLF Imperial Beach airport influence areas as identified on the respective adopted safety zone maps referenced in Table 132-15F.
 - (2) *Development* is not permitted in the Clear Zone (zone with the greatest potential for aircraft accidents located immediately beyond the airport runway) as identified on the respective adopted safety zone maps referenced in Table 132-15F.

Legend for Table 132-15G

Symbol In Table 132-15F	Description Of Symbol
P	Permitted use. Use or use category is compatible with the identified safety zone without a limitation on maximum people per acre. The use is permitted subject to the regulations of the underlying base zone.
L	Limited use. Use or use category is conditionally compatible with the identified safety zone, and is permitted subject to the regulations of the underlying base zone and other limitations including maximum people per acre.
L/X Percent (Floor Area Ratio)	Limited use. Use or use category is conditionally compatible with the identified safety zone, and is permitted subject to the regulations of the underlying base zone and other limitations including maximum people per acre. The referenced maximum <i>floor area ratio</i> may be used as an equivalent measurement for the maximum people per acre in that safety zone.
SDP	A Site Development Permit is required to evaluate compatibility with the identified safety zone and the specified maximum people per acre. Additional regulations pertaining to a specific use may be referenced.
-	Use or use category is incompatible with the identified safety zone and is not permitted.

**Table 132-15G
Safety Compatibility Criteria for MCAS Miramar and NOLF Imperial Beach**

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	APZ I	APZ II	TZ
	Maximum People Per Acre	25	50
Open Space			
Active Recreation	L ¹	L	P
Passive Recreation	L	L	P
Natural Resources Preservation	P	P	P
Park Maintenance Facilities	L/.57	L/1.15	P
Agriculture			
Agricultural Processing [1000 sq ft per person]	-	L/.34	P
Aquaculture Facilities [1000 sq ft per person]	L/.57	P	P
Dairies [1000 sq ft per person]	L/.57	P	P
Horticulture Nurseries & Greenhouses [1000 sq ft per person]	L/.57 ¹⁰	L/1.15	P
Raising & Harvesting of Crops [1000 sq ft per person]	L/.57 ⁴	P	P
Raising, Maintaining & Keeping of Animals [1000 sq ft per person]	L/.57	P	P
Separately Regulated Agriculture Uses			
Agricultural Equipment Repair Shops [300 sq ft per person]	L/.17	L/.34	P
Commercial Stables [1000 sq ft per person]	L/.57	P	P
Community Gardens	P ⁴	P	P
Equestrian Show & Exhibition Facilities [15 sq ft per person]	-	-	SDP ²
Open Air Markets for the Sale of Agriculture-Related Products & Flowers	L	L	P

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	APZ I	APZ II	TZ
	Maximum People Per Acre	25	50
Residential			
<i>Mobilehome Parks</i>	-	SDP ³	SDP ³
<i>Multiple Dwelling Units</i>	-	SDP ³	SDP ³
<i>Rooming House</i> [See Section 131.0112(a)(3)(A)]	-	SDP ³	SDP ³
<i>Shopkeeper Units</i>	-	SDP ³	SDP ³
<i>Single Dwelling Units</i>	- ¹¹	SDP ³	SDP ³
Separately Regulated Residential Uses			
<i>Accessory Dwelling Units</i>	-	-	P
<i>Boarder & Lodger Accommodations</i>	Classify with primary use		
Continuing Care Retirement Communities	-	-	-
Employee Housing:			
6 or Fewer Employees	-	SDP ³	SDP ³
12 or Fewer Employees	-	SDP ³	SDP ³
Greater than 12 Employees	-	SDP ³	SDP ³
Fraternities, Sororities and Student Dormitories	-	-	L/1.38 ³
Garage, Yard, & Estate Sales	Classify with primary use		
Guest Quarters	Classify with primary use		
Home Occupations	Classify with primary use		
Interim Ground <i>Floor Residential</i>	-	SDP ³	SDP ³
<i>Junior Accessory Dwelling Units</i>	-	P	P
Live/Work Quarters	-	SDP ³	SDP ³
<i>Movable Tiny Houses</i>	P	P	P
<i>Permanent Supportive Housing</i>	-	SDP ³	SDP ³
Residential Care Facilities:			
6 or Fewer Persons	- ¹¹	SDP ³	SDP ³

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	APZ I	APZ II	TZ
	Maximum People Per Acre	25	50
7 or More Persons	-	SDP ³	SDP ³
Transitional Housing:			
6 or Fewer Persons	- ¹¹	SDP ³	SDP ³
7 or More Persons	-	SDP ³	SDP ³
Watchkeeper Quarters	Classify with primary use		
Institutional			
Separately Regulated Institutional Uses			
Airports	P	P	P
Botanical Gardens & Arboretums	P	P	P
Cemeteries, Mausoleums, Crematories	P ¹	P ¹	P
Correctional Placement Centers	-	-	- ¹⁴
Educational Facilities:			
Kindergarten through Grade 12	-	-	- ¹⁴
Colleges / Universities	-	-	SDP
Vocational / Trade School	-	-	SDP
Electric Vehicle Charging Stations	P	P	P
Energy Generation & Distribution Facilities	L ⁵	L ⁵	L ⁵
Exhibit Halls & Convention Facilities [15 sq ft per person]	-	-	SDP ¹⁵
<i>Flood Control</i> Facilities	P ^{4, 8, 9}	P ^{4, 8, 9}	P
<i>Historical Buildings</i> Used for Purposes Not Otherwise Allowed	Classify with primary use		
Homeless Facilities:			
Congregate Meal Facilities [60 sq ft per person]	-	L/.07	L/.42
Emergency Shelters	-	-	P
Homeless Day Centers [60 sq ft per person]	-	L/.07	L/.42

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	APZ I	APZ II	TZ
Maximum People Per Acre	25	50	300
Hospitals, Intermediate Care Facilities & Nursing Facilities [240 sq ft per person]	-	-	L ^{6, 14}
Interpretive Centers [60 sq ft per person]	-	L/.07	L/.42 ²
Museums [60 sq ft per person]	-	L/.07	L/.42 ²
Major Transmission, Relay, or Communications Switching Stations	- ¹⁴	- ¹⁴	P
<i>Satellite Antennas</i>	P ⁷	P ⁷	P
<i>Social Service Institutions</i> [215 sq ft per person]	-	L/.25	P
Solar Energy System	P	P	P
<i>Wireless Communication Facilities</i>	See Section 141.0420		
Retail Sales			
Building Supplies & Equipment [170 sq ft per person]	-	L/.20	P
Food, Beverages and Groceries [170 sq ft per person]	-	L/.20	P
Consumer Goods, Furniture, Appliances, Equipment [170 sq ft per person]	-	L/.20	P
Pets & Pet Supplies [170 sq ft per person]	-	L/.20	P
Sundries, Pharmaceuticals, & Convenience Sales [170 sq ft per person]	-	L/.20	P
Wearing Apparel & Accessories [170 sq ft per person]	-	L/.20	P
Separately Regulated Sales Uses			
Agriculture Related Supplies & Equipment [250 sq ft per person]	-L/.14	L/.29	P
Alcoholic Beverage Outlets [170 sq ft per person]	-	L/.20	P
<i>Cannabis Outlets</i>	-	L/.20	P
Farmers Markets [250 sq ft per person]			

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	APZ I	APZ II	TZ
Maximum People Per Acre	25	50	300
Daily Farmers' Markets Stands	P	P	P
Weekly Farmers' Market	-	L/.29	P
Plant Nurseries [250 sq ft per person]	L/.14	L/.29	P
Retail Farms [250 sq ft per person]	-	L/.29	P
Retail Tasting Stores [60 sq ft per person]	-	-	P
Swap Meets & Other Large Outdoor Retail Facilities [250 sq ft per person]	-	L/.29	P
Commercial Services			
Building Services [215 sq ft per person]	-	L/.25	P
Business Support [215 sq ft per person]	-	L/.25	P
Eating & Drinking Establishments [60 sq ft per person]	-	- ¹³	P
Financial Institutions [215 sq ft per person]	-	L/.25	P
Funeral & Mortuary Services [215 sq ft per person]	-	L/.25	P
Instructional Studios [200 sq ft per person]	-	L/.23	P
Maintenance & Repair [215 sq ft per person]	-	L/.25	P
Off-Site Services [215 sq ft per person]	-	L/.25	P
Personal Services [200 sq ft per person]	-	L/.23	P
Radio & Television Studios [215 sq ft per person]	-	L/.25	P
Tasting Rooms [60 sq ft per person]	-	-	P
Assembly & Entertainment [60 sq ft per person]	-	L/.07	L/.42 ²
Visitor Accommodations	-	-	P
Separately Regulated Commercial Services Uses			
Adult Entertainment Establishments:			
Adult Book Store [170 sq ft per person]	-	L/.20	P

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	APZ I	APZ II	TZ
	Maximum People Per Acre	25	50
Adult Cabaret	-	-	P
Adult Drive-In Theater	-	-	SDP
Adult Mini-Motion Picture Theater [15 sq ft per person]	-	-	P ²
Adult Model Studio [200 sq ft per person]	-	L/.23	P
Adult <i>Motel</i> [200 sq ft per person]	-	-	P
Adult Motion Picture Theater [15 sq ft per person]	-	-	P ²
Adult Peep Show Theater [15 sq ft per person]	-	-	P ²
Adult Theater [15 sq ft per person]	-	-	P ²
Body Painting Studio [200 sq ft per person]	-	L/.23	P
Massage Establishment [200 sq ft per person]	-	L/.23	P
Sexual Encounter Establishment [200 sq ft per person]	-	L/.23	P
Assembly and Entertainment Use, Including Places of Religious Assembly	-	L/.07	L/.42 ²
Boarding Kennels [200 sq ft per person]	-	L/.23	P
Camping Parks	SDP	SDP	P
<i>Child Care Facilities:</i>			
Child Care Centers	-	-	- ¹⁴
Large Family Day Care Homes	-	-	P
Small Family Day Care Homes	-	-	P
Eating and Drinking Establishments with a Drive-In or Drive-Through Component [60 sq ft per person]	-	- ¹³	P
Fairgrounds	-	-	-
Golf Courses, Driving Ranges, and Pitch & Putt Courses	P ¹	P ¹	P

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	APZ I	APZ II	TZ
	Maximum People Per Acre	25	50
Helicopter Landing Facilities	-	-	P
Massage Establishments, Specialized Practice [200 sq ft per person]	-	L/.23	P
Mobile Food Trucks	P	P	P
Nightclubs & Bars over 5,000 square feet in size [60 sq ft per person]	-	-	P
Parking Facilities as a <i>Primary Use</i> :			
Permanent Parking Facilities	P	P	P
Temporary Parking Facilities	P	P	P
Private Clubs, Lodges and Fraternal Organizations [60 sq ft per person]	-	L/.07	L/.42 ²
Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size	-	SDP	SDP ²
Pushcarts on Private Property	P ¹⁵	P ¹⁵	P
Recycling Facilities:			
Large Collection Facility	P ^{4,8}	P ^{4,8}	P ⁸
Small Collection Facility	P ^{4,8}	P ^{4,8}	P ⁸
Large Construction & Demolition Debris Recycling Facility	P ^{4,8}	P ^{4,8}	P ⁸
Small Construction & Demolition Debris Recycling Facility	P ^{4,8}	P ^{4,8}	P ⁸
Drop-off Facility	P ^{4,8}	P ^{4,8}	P ⁸
Green Materials Composting Facility	P ^{4,8}	P ^{4,8}	P ⁸
Mixed Organic Composting Facility	P ^{4,8}	P ^{4,8}	P
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic	P ^{4,8}	P ^{4,8}	P ⁸
Large Processing Facility Accepting All Types of	P ^{4,8}	P ^{4,8}	P ⁸

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	APZ I	APZ II	TZ
Maximum People Per Acre	25	50	300
Traffic			
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic	P ^{4,8}	P ^{4,8}	P ⁸
Small Processing Facility Accepting All Types of Traffic	P ^{4,8}	P ^{4,8}	P ⁸
Reverse Vending Machines	P	P	P
Tire Processing Facility	P ⁸	P ⁸	P ⁸
Sidewalk Cafes	-	-	P
Sports Arenas & Stadiums	-	-	-
Theaters that are outdoor or over 5,000 square feet in size [15 sq ft per person]	-	-	SDP
Urgent Care Facilities [240 sq ft per person]	-	-	L/1.65
Veterinary Clinics & Animal Hospitals [215 sq ft per person]	-	L/.23	P
Zoological Parks	-	-	-
Offices			
Business & Professional [215 sq ft per person]	-	L/.25	P
Government [215 sq ft per person]	-	L/.25	P
Medical, Dental, & Health Practitioner [215 sq ft per person]	-	L/.25	P
Regional & Corporate Headquarters [215 sq ft per person]	-	L/.25	P
Separately Regulated Office Uses			
Real Estate Sales Offices & Model Homes [215 sq ft per person]	-	L/.25	P
Sex Offender Treatment & Counseling [215 sq ft per person]	-	L/.25	P

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	APZ I	APZ II	TZ
Maximum People Per Acre	25	50	300
Vehicle & Vehicular Equipment Sales & Service			
Commercial Vehicle Repair & Maintenance [300 sq ft per person]	L/.17 ⁹	L/.34 ⁹	P ⁹
Commercial Vehicle Sales & Rentals [250 sq ft per person]	L/.14	L/.29	P
Personal Vehicle Repair & Maintenance [300 sq ft per person]	L/.17 ⁹	L/.34 ⁹	P ⁹
Personal Vehicle Sales & Rentals [250 sq ft per person]	L/.14	L/.29	P
Vehicle Equipment & Supplies Sales & Rentals [250 sq ft per person]	L/.14	L/.29	P
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses			
Automobile Service Stations [300 sq ft per person]	L/.17 ⁹	L/.34 ⁹	P ⁹
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a <i>Primary Use</i> [250 sq ft per person]	L/.14	L/.29	P
Wholesale, Distribution, Storage			
Equipment & Materials Storage Yards	P ⁸	P ⁸	P
Moving & Storage Facilities [1,000 sq ft per person]	L/.57 ¹⁰	L/1.15	P
Warehouses [1,000 sq ft per person]	L/.57 ¹⁰	L/1.15	P
Wholesale Distribution [1,000 sq ft per person]	L/.57 ¹⁰	L/1.15	P
Separately Regulated Wholesale, Distribution, and Storage Uses			
Impound Storage Yards	P ⁸	P ⁸	P
Junk Yards	P ⁸	P ⁸	P
Temporary Construction Storage Yards Located off-site	P ⁸	P ⁸	P

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	APZ I	APZ II	TZ
Maximum People Per Acre	25	50	300
Industrial			
Heavy Manufacturing [300 sq ft per person]	-	L/.34 ⁸	P
Light Manufacturing [490 sq ft per person]	L/.28 ⁸	L/.56 ⁸	P
Marine Industry [300 sq ft per person]	-	L/.34 ⁸	P
Research & Development [300 sq ft per person]	-	L/.34 ⁸	P ⁸
Testing Labs [300 sq ft per person]	-	L/.34 ⁸	P ⁸
Trucking & Transportation Terminals	P ⁹	P ⁹	P ⁹
Separately Regulated Industrial Uses			
Artisan Food and Beverage Producer [490 sq ft per person]	L/.28 ⁸	L/.56 ⁸	P
<i>Cannabis Production Facilities</i> [490 sq ft per person]	L/.28 ⁸	L/.56 ⁸	P
<i>Hazardous Waste</i> Research Facility	-	-	-
<i>Hazardous Waste</i> Treatment Facility	-	-	-
Marine Related Uses Within the Coastal Overlay Zone [300 sq ft per person]	-	L/.34 ⁸	P
Mining and Extractive Industries	P ¹²	P ¹²	P ¹²
Newspaper Publishing Plants [490 sq ft per person]	L/.28	L/.56	P

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	APZ I	APZ II	TZ
Maximum People Per Acre	25	50	300
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises [300 sq ft per person]	-	L/.34	P
Very Heavy Industrial Uses [300 sq ft per person]	-	L/.34 ⁸	P
Wrecking & Dismantling of Motor Vehicles	P ⁸	P ⁸	P
Signs			
Allowable <i>Signs</i>	P	P	P
Separately Regulated <i>Signs</i> Uses			
Community Entry <i>Signs</i>	-	P	P
Comprehensive <i>Sign</i> Program	P	P	P
Neighborhood Identification <i>Signs</i>	P	P	P
Revolving <i>Projecting Signs</i>	-	P	P
<i>Signs</i> with Automatic Changing Copy	-	P	P
Theater <i>Marquees</i>	-	-	P

Footnotes to Table 132-15G

- ¹ Facilities designed to accommodate 50 people or more in a confined space are not permitted.
- ² Fixed outdoor seating facilities designed to accommodate 300 or more people, or fixed indoor seating facilities designed to accommodate 650 or more people, are not permitted.
- ³ Residential *development* is permitted up to a maximum *density* of .2 *dwelling units* per acre in the APZ II Zone, and up to a maximum *density* of 2 *dwelling units* per acre in the Transition Zone. Additional *density* may be requested with a Site Development Permit in accordance with Section 132.1515(c)(1)(D) (up to a maximum of 2 *dwelling units* per acre in the APZ II Zone and up to a maximum of 60 *dwelling units* per acre in the Transition Zone).
- ⁴ Facilities shall be designed and operated to avoid attracting birds.
- ⁵ A primary power plant in the APZ I, APZ II, or Transition Zone, or electrical substation in the APZ I or APZ II, that contains no petrochemical storage or *development* features that would generate smoke, heat, or visibility hazards that could interfere with the safety of aircraft flight shall be permitted, if the *applicant* obtains a determination of consistency from the Airport Land Use Commission in accordance with Section 132.1550(c). Peaker plants and electrical substations are permitted in the Transition Zone without limitation or need for a consistency determination.

- 6 New hospitals are not permitted. Existing hospitals may expand up to 1.65 *floor area ratio*. Intermediate care facilities and nursing facilities are permitted in the Transition Zone up to a maximum .69 *floor area ratio*.
- 7 Frequencies shall not interfere with military communications or navigation frequencies, and satellite antennas shall not penetrate airspace protection surfaces.
- 8 Processing, manufacturing, or storage of bulk quantities of hazardous materials (greater than 10,000 gallons) is not permitted.
- 9 Fuel storage must be located underground.
- 10 Identified use categories are subject to maximum *lot coverage* of 40 percent.
- 11 New residential subdivision *development* is not permitted in the APZ I zone. However, a new *single dwelling unit* may be developed in accordance with the underlying base zone.
- 12 The use of explosives is not permitted.
- 13 In APZ II Zone an eating and drinking establishment is permitted only as an *accessory use* to serve existing occupants of a *premises*. The establishment shall not exceed 10 percent of the *gross floor area* of the *primary use* and shall not display any commercial *signs* visible from the *public right-of-way*.
- 14 Expansion of *previously conforming development* in this land use category is subject to Section 132.1535(d).
- 15 Capacity greater than 1,000 people is not allowed in TZ Zone. Less than 1,000 fixed seating capacities are limited to 650 people.

(g) Safety Compatibility Review for Brown Field Municipal Airport and Montgomery-Gibbs Executive Airport.

- (1) Table 132-15H provides the safety compatibility criteria and identifies the maximum residential *density* and non-residential intensity limits for each designated safety zone in the Brown Field Municipal Airport and Montgomery-Gibbs Executive Airport influence areas as identified on adopted maps referenced in Table 132-15F. Uses that are conditionally permitted are subject to the maximum residential *density* and non-residential intensity limits.
- (2) Intensity Bonus for Incorporation of Risk Reduction Measures
 - (A) An *applicant* may request additional intensity for non-residential *development* in the Brown Field Municipal Airport or Montgomery-Gibbs Executive Airport influence areas through a Process Two Neighborhood Development Permit by demonstrating to the satisfaction of the City Manager that the building is designed to minimize risk and exceed the minimum safety requirements of the California Building Code.

- (B) Buildings that incorporate risk reduction design features consistent with the *findings* in Section 126.0404(e) are eligible for maximum intensities as follows:
- (i) Zone 2: up to 105 people per acre.
 - (ii) Zones 3 and 4: up to 260 people per acre.
 - (iii) Zone 5: up to 400 people per acre.

Legend for Table 132-15H

Symbol In Table 132-15H	Description Of Symbol
P	Permitted use. Use or use category is compatible with the identified safety zone without a limitation on maximum people per acre. The use is permitted subject to the regulations of the underlying base zone.
L	Limited use. Use or use category is conditionally compatible with the identified safety zone, and is permitted subject to the regulations of the underlying base zone and other limitations including maximum people per acre and <i>lot coverage</i> .
L/X Percent (Floor Area Ratio)	Limited use. Use or use category is conditionally compatible with the identified safety zone, and is permitted subject to the regulations of the underlying base zone and other limitations including maximum people per acre. The referenced maximum <i>floor area ratio</i> may be used as an equivalent measurement for the maximum people per acre and <i>lot coverage</i> in that safety zone.
SDP	A Site Development Permit is required to evaluate compatibility with the identified safety zone and the specified maximum intensity (people per acre). Additional regulations pertaining to a specific use may be referenced.
-	Use or use category is incompatible with the identified safety zone and is not permitted.

Table 132-15H
Safety Compatibility Criteria for Brown Field Municipal Airport
and Montgomery-Gibbs Executive Airport

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
Maximum People Per Acre	N/A	84	156	156	240	No limit
Maximum Lot Coverage ^{11, 18}	N/A	50%	60%	70%	70%	N/A
Open Space						
Active Recreation	-	P ¹	P ²	P ²	P ¹	P ^{2, 3}
Passive Recreation	P ¹⁵	P	P	P	P	P
Natural Resources Preservation	P ¹⁵	P	P	P	P	P
Park Maintenance Facilities	P ¹⁵	P	P	P	P	P
Agriculture						
Agricultural Processing [300 sq ft per person]	-	L/0.58	L/1.08	L/1.08	L/1.65	P
Aquaculture Facilities	-	P	P	P	P	P
Dairies	-	P	P	P	P	P
Horticulture Nurseries & Greenhouses	-	P	P	P	P	P
Raising & Harvesting of Crops	-	P	P	P	P	P
Raising, Maintaining & Keeping of Animals	-	P	P	P	P	P
Separately Regulated Agriculture Uses						
Agricultural Equipment Repair Shops	-	- P	P	P	P	P
Commercial Stables	-	- P	P	P	P	P
Community Gardens	-	P	P	P	P	P
Equestrian Show & Exhibition Facilities	-	- P	- P	- P	- P	P ³

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
Maximum People Per Acre	N/A	84	156	156	240	No limit
Maximum <i>Lot Coverage</i> ^{11, 18}	N/A	50%	60%	70%	70%	N/A
Open Air Markets for the Sale of Agriculture-Related Products & Flowers	-	- P	- P	- P	- P	P
Residential						
<i>Mobilehome Parks</i>	-	-	SDP ⁴	SDP ⁴	-	P
<i>Multiple Dwelling Units</i>	-	-	SDP ⁴	SDP ⁴	-	P
<i>Rooming House</i> [See Section 131.0112(a)(3)(A)]	-	-	SDP ⁴	SDP ⁴	-	P
<i>Shopkeeper Units</i>	-	-	SDP ⁴	SDP ⁴	-	P
<i>Single Dwelling Units</i>	-	-	P	P	-	P
Separately Regulated Residential Uses						
<i>Accessory Dwelling Units</i>	-	-	P ⁴	P ⁴	-	P
<i>Boarder & Lodger Accommodations</i>	Classify with primary use					
Continuing Care Retirement Communities	-	-	SDP ⁴	SDP ⁴	-	P
Employee Housing:						
6 or Fewer Employees	-	-	SDP ⁴	SDP ⁴	-	P
12 or Fewer Employees	-	-	SDP ⁴	SDP ⁴	-	P
Greater than 12 Employees	-	-	SDP ⁴	SDP ⁴	-	P
Fraternities, Sororities and Student Dormitories	-	-	SDP ⁴	SDP ⁴	-	P
Garage, Yard, & Estate Sales	Classify with primary use					
Guest Quarters	Classify with primary use					
Home Occupations	Classify with primary use					
Interim Ground <i>Floor Residential</i>	-	-	SDP ⁴	SDP ⁴	-	P

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
Maximum People Per Acre	N/A	84	156	156	240	No limit
Maximum <i>Lot Coverage</i> ^{11, 18}	N/A	50%	60%	70%	70%	N/A
<i>Junior Accessory Dwelling Units</i>	-	-	P ⁴	P ⁴	-	P
Live/Work Quarters	-	-	SDP ⁴	SDP ⁴	-	P
<i>Movable Tiny Houses</i>	-	-	P	P	-	P
<i>Permanent Supportive Housing</i>	-	-	SDP ⁴	SDP ⁴	-	P
Residential Care Facilities:						
6 or Fewer Persons	-	-	SDP ⁴	SDP ⁴	-	P
7 or More Persons	-	-	SDP ⁴	SDP ⁴	-	P
Transitional Housing:						
6 or Fewer Persons	-	-	SDP ⁴	SDP ⁴	-	P
7 or More Persons	-	-	SDP ⁴	SDP ⁴	-	P
Watchkeeper Quarters	Classify with primary use					
Institutional						
Separately Regulated Institutional Uses						
Airports	P	P	P	P	P	P
Botanical Gardens & Arboretums	-	P	P	P	P	P
Cemeteries, Mausoleums, Crematories [60 sq ft per person]	-	L/.07 ¹	P ²	P ²	P ²	P
Correctional Placement Centers	-	-	- ¹²	- ¹²	-	P
Educational Facilities:						
Kindergarten through Grade 12	-	-	- ¹²	- ¹²	-	P
Colleges / Universities	-	-	SDP	SDP	-	P
Vocational / Trade School	-	-	SDP	SDP	-	P
Electric Vehicle Charging Stations	-	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 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
Maximum People Per Acre	N/A	84	156	156	240	No limit
Maximum <i>Lot Coverage</i> ^{11, 18}	N/A	50%	60%	70%	70%	N/A
Energy Generation & Distribution Facilities ¹⁴	-	-	L ¹⁴	L ¹⁴	-	L ¹⁴
Exhibit Halls & Convention Facilities	-	-	-	-	-	P ³
<i>Flood Control Facilities</i>	P	P	P	P	P	P
<i>Historical Buildings</i> Used for Purposes Not Otherwise Allowed	Classify with primary use					
Homeless Facilities:						
Congregate Meal Facilities [60 sq ft per person]	-	L/.10 ^{7, 16}	L/.21 ¹⁶	L/.21 ¹⁶	L/.33 ¹⁶	P
Emergency Shelters	-	-	SDP ¹⁶	SDP ¹⁶	-	P
Homeless Day Centers [60 sq ft per person]	-	L/.10 ^{7, 16}	L/.21 ¹⁶	L/.21 ¹⁶	L/.33 ¹⁶	P
Hospitals, Intermediate Care Facilities & Nursing Facilities [240 sq ft per person]	-	-	L ^{6, 12}	L ^{6, 12}	-	P
Interpretive Centers [60 sq ft per person]	-	L/.10 ⁷	L/.21	L/.21	L/.33	P
Museums [60 sq ft per person]	-	L/.10 ⁷	L/.21	L/.21	L/.33	P ³
Major Transmission, Relay, or Communications Switching Stations	-	-	P	P	-	P
<i>Placemaking on Private Property</i>	-	P	P	P	P	P
<i>Satellite Antennas</i>	-	P	P	P	P	P
<i>Social Service Institutions</i> [215 sq ft per person]	-	L/.35	L/.64	L/.64	L/.99	P
Solar Energy Systems	-	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 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
Maximum People Per Acre	N/A	84	156	156	240	No limit
Maximum <i>Lot Coverage</i> ^{11, 18}	N/A	50%	60%	70%	70%	N/A
<i>Wireless Communication Facilities</i>	See Section 141.0420					
Retail Sales						
Building Supplies & Equipment [250 sq ft per person]	-	L/.48	L/.90	L/.90	L/1.38	P
Food, Beverages and Groceries [170 sq ft per person]	-	L/.27 ⁷	L/.61	L/.61	L/.93	P
Consumer Goods, Furniture, Appliances, Equipment [170 sq ft per person]	-	L/.27 ⁷	L/.61	L/.61	L/.93	P
Pets & Pet Supplies [170 sq ft per person]	-	L/.27 ⁷	L/.61	L/.61	L/.93	P
Sundries, Pharmaceuticals, & Convenience Sales [170 sq ft per person]	-	L/.27 ⁷	L/.61	L/.61	L/.93	P
Wearing Apparel & Accessories [170 sq ft per person]	-	L/.27 ⁷	L/.61	L/.61	L/.93	P
Separately Regulated Sales Uses						
Agriculture Related Supplies & Equipment [250 sq ft per person]	-	L/.48	L/.90	L/.90	L/1.38	P
Alcoholic Beverage Outlets [170 sq ft per person]	-	L/.27 ⁷	L/.61	L/.61	L/.93	P
<i>Cannabis Outlets</i> [170 sq ft per person]	-	L/.27	L/.61	L/.61	L/.93	P
Farmers Markets						
Daily Farmers' Markets [250 sq ft per person]	-	L/.48	L/.90	L/.90	L/1.38	P
Weekly Farmers' Market Stands [250 sq ft per person]	-	L/.48	L/.90	L/.90	L/1.38	P

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
Maximum People Per Acre	N/A	84	156	156	240	No limit
Maximum <i>Lot Coverage</i> ^{11, 18}	N/A	50%	60%	70%	70%	N/A
Plant Nurseries [250 sq ft per person]	-	L/.48	L/.90	L/.90	L/1.38	P
Retail Farms [250 sq ft per person]	-	L/.48	L/.90	L/.90	L/1.38	P
Retail Tasting Stores [60 sq ft per person]	-	L/.10 ⁷	L/.21	L/.21	L/.33	P
Swap Meets & Other Large Outdoor Retail Facilities [250 sq ft per person]	-	L/.48	L/.90	L/.90	L/1.38	P
Commercial Services						
Building Services [215 sq ft per person]	-	L/.42	L/.77	L/.77	L/1.19	P
Business Support [215 sq ft per person]	-	L/.42	L/.77	L/.77	L/1.19	P
Eating & Drinking Establishments [60 sq ft per person]	-	L/.10 ⁷	L/.21	L/.21	L/.33	P
Financial Institutions [215 sq ft per person]	-	L/.42	L/.77	L/.77	L/1.19	P
Funeral & Mortuary Services [215 sq ft per person]	-	L/.42	L/.77	L/.77	L/1.19	P
Maintenance & Repair	-	P	P	P	P	P
Off-Site Services [215 sq ft per person]	-	L/.42	L/.77	L/.77	L/1.19	P
Personal Services [200 sq ft per person]	-	L/.38	P	P	P	P
Radio & Television Studios [215 sq ft per person]	-	L/.41	L/.77	L/.77	L/1.19	P
Tasting Rooms [60 sq ft per person]	-	L/.10 ⁷	L/.21	L/.21	L/.33	P
Visitor Accommodations [200 sq ft per person]	-	L/.38	L/.72	L/.72	L/1.10	P
Separately Regulated Commercial						

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
Maximum People Per Acre	N/A	84	156	156	240	No limit
Maximum <i>Lot Coverage</i> ^{11, 18}	N/A	50%	60%	70%	70%	N/A
Services Uses						
Adult Entertainment Establishments:						
Adult Book Store [170 sq ft per person]	-	L/.27 ⁷	L/.61	L/.61	L/.93	P
Adult Cabaret [60 sq ft per person]	-	L/.10 ⁷	L/.21	L/.21	L/.33	P
Adult Drive-In Theater	-	-	-	-	-	P
Adult Mini-Motion Picture Theater [15 sq ft per person]	-	-	L/.05	L/.05	-	P
Adult Model Studio [200 sq ft per person]	-	L/.38	P	P	P	P
Adult <i>Motel</i> [200 sq ft per person]	-	L/.38	L/.72	L/.72	L/1.10	P
Adult Motion Picture Theater [15 sq ft per person]	-	-	L/.05	L/.05	-	P
Adult Peep Show Theater [15 sq ft per person]	-	-	L/.05	L/.05	-	P
Adult Theater [15 sq ft per person]	-	-	L/.05	L/.05	-	P
Body Painting Studio [200 sq ft per person]	-	L/.38	P	P	P	P
Massage Establishment [200 sq ft per person]	-	L/.38	P	P	P	P
Sexual Encounter Establishment [200 sq ft per person]	-	L/.38	P	P	P	P
Assembly & Entertainment Uses, including Places of Religious Assembly [60 sq ft per person]	-	L/.10 ^{2, 7}	L/.21 ²	L/.21	L/.33	P ^{2, 3}
Bed & Breakfast Establishments:						
1-2 Guest Rooms	-	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 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
Maximum People Per Acre	N/A	84	156	156	240	No limit
Maximum <i>Lot Coverage</i> ^{11, 18}	N/A	50%	60%	70%	70%	N/A
3-5 Guest Rooms	-	P	P	P	P	P
6+ Guest Rooms [200 sq ft per person]	-	-	L/.72	L/.72	L/1.10	P
Boarding Kennels / Pet Day Care [200 sq ft per person]	-	L/.38	P	P	P	P
Camping Parks	-	P	P	P	P	P
<i>Child Care Facilities:</i>						
Child Care Centers	-	-	- ¹²	- ¹²	-	P
Large Family Day Care Homes	-	-	P	P	-	P
Small Family Day Care Homes	-	-	P	P	-	P
Eating and Drinking Establishments with a Drive-In or Drive-Through component [60 sq ft per person]	-	L/.10 ⁷	L/.21	L/.21	L/.33	P
Fairgrounds	-	-	-	-	-	P ^{2,3}
Golf Courses, Driving Ranges, and Pitch & Putt Courses	-	P	P	P	P	P
Helicopter Landing Facilities	-	P	P	P	P	P
Massage Establishments, Specialized Practice [200 sq ft per person]	-	L/.38	P	P	P	P
Mobile Food Trucks	-	P	P	P	P	P
Nightclubs & Bars over 5,000 square feet in size [60 sq ft per person]	-	L/.10 ⁷	L/.21	L/.21	L/.33	P
<i>Parking Facilities as a Primary Use:</i>						
Permanent Parking Facilities	P ⁵	P	P	P	P	P
Temporary Parking Facilities	P ⁵	P	P	P	P	P
Private Clubs, Lodges and Fraternal	-	L/.10 ⁷	L/.21	L/.21	L/.33	P

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
Maximum People Per Acre	N/A	84	156	156	240	No limit
Maximum <i>Lot Coverage</i> ^{11, 18}	N/A	50%	60%	70%	70%	N/A
Organizations [60 sq ft per person]						
Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size	-	-	SDP	SDP	-	P ^{2, 3}
Pushcarts on Private Property	-	P	P	P	P	P
Recycling Facilities:						
Large Collection Facility	-	P	P	P	P	P
Small Collection Facility	-	P	P	P	P	P
Large Construction & Demolition Debris <i>Recycling Facility</i>	-	P	P	P	P	P
Small Construction & Demolition Debris <i>Recycling Facility</i>	-	P	P	P	P	P
Drop-off Facility	-	P	P	P	P	P
Green Materials Composting Facility	-	P	P	P	P	P
Mixed Organic Composting Facility	-	P	P	P	P	P
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic	-	P	P	P	P	P
Large Processing Facility Accepting All Types of Traffic	-	P	P	P	P	P
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic	-	P	P	P	P	P
Small Processing Facility Accepting All Types of Traffic	-	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 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
Maximum People Per Acre	N/A	84	156	156	240	No limit
Maximum <i>Lot Coverage</i> ^{11, 18}	N/A	50%	60%	70%	70%	N/A
Reverse Vending Machines	-	P	P	P	P	P
Tire Processing Facility	-	P	P	P	P	P
Sidewalk Cafes [60 sq ft per person]	-	-	L/.21	L/.21	L/.33	P
Sports Arenas & Stadiums	-	-	-	-	-	P ^{2, 3}
Theaters that are outdoor or over 5,000 square feet in size [15 sq ft per person]	-	-	L/.05 ¹⁷	L/.05 ¹⁷	-	P
Urgent Care Facilities [215 sq ft per person]	-	-	L/.77 ⁶	L/.77 ⁶	L/.99	P
Veterinary Clinics & Animal Hospitals [215 sq ft per person]	-	L/.39	L/.72	L/.72	L/1.1	P
Zoological Parks	-	-	-	-	-	P ^{2, 3}
Offices						
Business & Professional [215 sq ft per person]	-	L/.41	L/.77	L/.77	L/1.19	P
Government [215 sq ft per person]	-	L/.41	L/.77	L/.77	L/1.19	P
Medical, Dental, & Health Practitioner [215 sq ft per person]	-	L/.41	L/.77	L/.77	L/1.19	P
Regional & Corporate Headquarters [215 sq ft per person]	-	L/.41	L/.77	L/.77	L/1.19	P
Separately Regulated Office Uses						
Real Estate Sales Offices & Model Homes [215 sq ft per person]	-	L/.41	L/.77	L/.77	L/1.19	P
<i>Sex Offender</i> Treatment & Counseling [215 sq ft per person]	-	L/.41	L/.77	L/.77	L/1.19	P
Vehicle & Vehicular Equipment Sales & Service						

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
Maximum People Per Acre	N/A	84	156	156	240	No limit
Maximum <i>Lot Coverage</i> ^{11, 18}	N/A	50%	60%	70%	70%	N/A
Commercial Vehicle Repair & Maintenance [300 sq ft per person]	-	P	P	P	P	P
Commercial Vehicle Sales & Rentals [250 sq ft per person]	-	L/.48	L/.90	L/.90	L/1.38	P
Personal Vehicle Repair & Maintenance [300 sq ft per person]	-	P	P	P	P	P
Personal Vehicle Sales & Rentals [250 sq ft per person]	-	L/.48	L/.90	L/.90	L/1.38	P
Vehicle Equipment & Supplies Sales & Rentals [250 sq ft per person]	-	L/.48	L/.90	L/.90	L/1.38	P
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses						
Automobile Service Stations	-	P	P	P	P	P
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a <i>Primary Use</i> [250 sq ft per person]	-	L/.48	L/.90	L/.90	L/1.38	P
Wholesale, Distribution, Storage						
Equipment & Materials Storage Yards	P ^{13,15}	P	P	P	P	P
Moving & Storage Facilities	-	P	P	P	P	P
Warehouses	-	P	P	P	P	P
Wholesale Distribution	-	P	P	P	P	P
Separately Regulated Wholesale, Distribution, and Storage Uses						
Impound Storage Yards	P ^{5,13}	P	P	P	P	P
Junk Yards	P ^{13,15}	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 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
Maximum People Per Acre	N/A	84	156	156	240	No limit
Maximum <i>Lot Coverage</i> ^{11, 18}	N/A	50%	60%	70%	70%	N/A
Temporary Construction Storage Yards Located off-site	P ^{13,15}	P	P	P	P	P
Industrial						
Heavy Manufacturing [300 sq ft per person]	-	L/.57 ⁸	L/1.08 ⁸	L/1.08 ⁸	L/1.65 ⁸	P
Light Manufacturing [300 sq ft per person]	-	L/.57 ⁸	L/1.08 ⁸	L/1.08 ⁸	L/1.65 ⁸	P
Marine Industry	-	P	P	P	P	P
Research & Development [300 sq ft per person]	-	L/.57 ⁸	L/1.08 ⁸	L/1.08 ⁸	L/1.65 ⁸	P ⁸
Testing Labs [300 sq ft per person]	-	L/.57 ⁸	L/1.08 ⁸	L/1.08 ⁸	L/1.65 ⁸	P ⁸
Trucking & Transportation Terminals	-	P ⁹	P	P	P ⁹	P
Separately Regulated Industrial Uses						
Artisan Food and Beverage Producer	-	L/.57	L/1.08 ⁸	L/1.08 ⁸	L/1.65 ⁸	P
<i>Cannabis Production Facilities</i> [300 sq ft per person]	-	L/.57 ⁸	L/1.08 ⁸	L/1.08 ⁸	L/1.65 ⁸	P ⁸
<i>Hazardous Waste</i> Research Facility	-	-	-	-	-	P
<i>Hazardous Waste</i> Treatment Facility	-	-	-	-	-	P
Marine Related Uses Within the Coastal Overlay Zone [300 sq ft per person]	-	P	P	P	P	P
Mining and Extractive Industries	-	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰
Newspaper Publishing Plants [300 sq ft per person]	-	L/.57 ⁸	L/1.08 ⁸	L/1.08 ⁸	L/1.65 ⁸	P

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
Maximum People Per Acre	N/A	84	156	156	240	No limit
Maximum <i>Lot Coverage</i> ^{11, 18}	N/A	50%	60%	70%	70%	N/A
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises [300 sq ft per person]	-	L/.57 ⁸	L/1.08 ⁸	L/1.08 ⁸	L/1.65 ⁸	P
Very Heavy Industrial Uses [300 sq ft per person]	-	L/.57 ⁸	L/1.08 ⁸	L/1.08 ⁸	L/1.65 ⁸	P
Wrecking & Dismantling of Motor Vehicles	P ^{8,13,15}	P ⁸	P ⁸	P ⁸	P ⁸	P
<i>Signs</i>						
Allowable Signs	P	P	P	P	P	P
Separately Regulated Signs Uses						
Community Entry Signs	-	P	P	P	P	P
Comprehensive Sign Program	P	P	P	P	P	P
Neighborhood Identification Signs	P	P	P	P	P	P
Revolving Projecting Signs	-	P	P	P	P	P
Signs with Automatic Changing Copy	-	P	P	P	P	P
Theater Marquees	-	P	P	P	P	P

Footnotes to Table 132-15H

- ¹ Facilities designed to accommodate 50 people or more in a confined space are not permitted.
- ² Fixed outdoor seating facilities are permitted up to a maximum of 240 people in Zone 3, up to a maximum of 300 people in Zone 4, and up to a maximum of 1,000 people in Zone 6. In Zone 6, additional people may occupy areas without fixed seating, but an additional exit is required in accordance with Table 132-15H footnote 3.
- ³ Facilities designed to accommodate 1,000 people or more shall provide exits in accordance with the California Building Code, plus one additional exit for every 1,000 people that would be concentrated in a confined space. The additional exit(s) shall provide occupants with the ability to exit the facility more quickly in case of emergency.

- 4 Residential *development* may be permitted up to a maximum *density* of 4 *dwelling units* per acre in Zones 3 and 4 with issuance of a Building Permit. Additional *density* may be requested with a Site Development Permit up to a maximum 16 *dwelling units* per acre in Zone 3, and up to a maximum of 20 *dwelling units* per acre in Zone 4 in accordance with Section 132.1515(c)(1)(E).
- 5 Above *grade* structured parking is not permitted in Zone 1. Surface parking is not permitted in the Zone 1 designated object free area.
- 6 New hospitals are not permitted. Existing hospitals may expand up to .72 *floor area ratio* in accordance with Section 132.1535(d)(3)(B). Intermediate care facilities and nursing facilities are permitted up to a maximum .30 *floor area ratio*.
- 7 In Zone 2, this use category is not eligible for an intensity bonus for incorporation of risk reduction measures in accordance with Section 132.1515(g)(2). Eating and drinking establishments in Zone 2 are limited to a maximum of 3,000 square feet.
- 8 Processing, manufacturing, or storage of bulk quantities of hazardous materials (greater than 10,000 gallons) is not permitted.
- 9 Transportation terminals are not permitted in Zones 1, 2, or 5.
- 10 The use of explosives is not permitted.
- 11 In cases where a maximum allowable *floor area ratio* is indicated for a use category, new *development* may comply with either 1) the maximum floor area or 2) the maximum *lot coverage* and maximum intensity for the safety zone.
- 12 Expansion of *previously conforming development* in this land use category is subject to Section 132.1535(d).
- 13 Accessory offices are not permitted in Zone 1.
- 14 A power plant that contains no petrochemical storage or *development* features that would generate smoke, heat, or visibility hazards that could interfere with the safety of aircraft flight shall be permitted in Zones 3, 4, and 6, if the *applicant* obtains a determination of consistency from the Airport Land Use Commission in accordance with Section 132.1550(c). Peaker plants are permitted in Zone 6, and electrical substations are permitted in Zones 3, 4, and 6, without limitation or need for a consistency determination.
- 15 Use is not permitted in the runway Object Free Area.
- 16 Total capacity shall not exceed 299 people.
- 17 Facility shall not be larger than 15,000 square feet.
- 18 *Lot coverage* requirements do not apply to compatible land uses.

- (h) Safety Compatibility Review for San Diego International Airport
 - (1) Table 132-15I and Table 132-15J provide the safety compatibility criteria for each designated neighborhood safety zone in the San Diego International Airport influence area as identified on adopted map C-949. Uses that are conditionally permitted are subject to the maximum residential density and non-residential intensity limits. The numbers reflect the average intensities and densities existing in May 2014 and vary by geographic location within the listed *land use plan* areas and neighborhoods.
 - (2) Table 132-15I and Table 132-15J provide a persons per household multiplier for a mixed-use *development* for specified neighborhoods and a maximum *floor area ratio* for a conditionally compatible use.
 - (3) See Section 132.1515(c) for the rules for calculation and measurement.

Legend for Table 132-15I

Symbol In Table 132-15I	Description of Symbol
P	Permitted use. Use or use category is compatible with the identified safety zone without a limitation on maximum people per acre. The use is permitted subject to the regulations of the underlying base zone.
L	Limited use. Use or use category is conditionally compatible with the identified safety zone, and is permitted subject to the regulations of the underlying base zone and other limitations including maximum people per acre.
L/X Percent (Floor Area Ratio)	Limited use. Use or use category is conditionally compatible with the identified safety zone, and is permitted subject to the regulations of the underlying base zone and other limitations including maximum people per acre. The referenced maximum <i>floor area ratio</i> may be used as an equivalent measurement for the maximum people per acre in that safety zone.
-	Use or use category is incompatible with the identified safety zone and is not permitted.

Table 132-15I
**Safety Compatibility Criteria for San Diego International Airport – Uptown,
Balboa Park and Centre City Neighborhoods**

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Centre City												
	Uptown			Balboa Park		Cortez			East Vill- age	Little Italy			
	2E	3NE	3SE	2E	4E	2E	3SE	4E	4E	1	2E	3E	5S
Safety Zones	2E	3NE	3SE	2E	4E	2E	3SE	4E	4E	1	2E	3E	5S
Maximum Dwelling Unit Per Acre	58	62	164	-	-	-	210	240	-	-	40	154	-
Maximum People Per Acre	272	278	674	96	240	96	842	240	240	-	255	732	180
Person per Household Multiplier for Mixed-Use Development	1.51	1.48	1.57	-	-	-	1.57	1.52	-	-	1.51	1.57	-
Open Space													
Active Recreation	P	P	P	P	P	P	P	P	P	P ₁	P	P	P
Passive Recreation	P	P	P	P	P	P	P	P	P	P ₁	P	P	P
Natural Resources Preservation	P	P	P	P	P	P	P	P	P	P ₁	P	P	P
Park Maintenance Facilities	P	P	P	P	P	P	P	P	P	P ₁	P	P	P
Agriculture													
Agricultural Processing [300 sq ft per person]	L/ 1.87	L/ 1.91	L/ 4.64	L .66	L/ 1.65	L/ .66	L/ 5.80	L/ 1.65	L/ 1.65	-	L/ 1.76	L/ 5.04	L/ 1.24
Aquaculture Facilities	P	P	P	P	P	P	P	P	P	-	P	P	P
Dairies	P	P	P	P	P	P	P	P	P	-	P	P	P
Horticulture Nurseries & Greenhouses	P	P	P	P	P	P	P	P	P	-	P	P	P
Raising & Harvesting of Crops	P	P	P	P	P	P	P	P	P	P ₁	P	P	P
Raising, Maintaining & Keeping of Animals	P	P	P	P	P	P	P	P	P	-	P	P	P
Separately Regulated Agriculture Uses													
Agricultural Equipment Repair Shops	-	P	P	-	P	-	P	P	P	-	-	P	P
Commercial Stables	P	P	P	P	P	P	P	P	P	-	P	P	P
Community Gardens	P	P	P	P	P	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]	Uptown			Balboa Park		Centre City							
						Cortez			East Vill- age	Little Italy			
Safety Zones	2E	3NE	3SE	2E	4E	2E	3SE	4E	4E	1	2E	3E	5S
Maximum Dwelling Unit Per Acre	58	62	164	-	-	-	210	240	-	-	40	154	-
Maximum People Per Acre	272	278	674	96	240	96	842	240	240	-	255	732	180
Person per Household Multiplier for Mixed-Use Development	1.51	1.48	1.57	-	-	-	1.57	1.52	-	-	1.51	1.57	-
Equestrian Show & Exhibition Facilities	P	P	P	P	P	P	P	P	P	-	P	P	P
Open Air Markets for the Sale of Agriculture-Related Products & Flowers	P	P	P	P	P	P	P	P	P	-	P	P	P
Residential													
<i>Mobilehome Parks</i>	L	L	L	L	L	L	L	L	L	-	L	L	-
<i>Multiple Dwelling Units</i>	L	L	L	L	L	L	L	L	L	-	L	L	-
<i>Rooming House</i> [See Section 131.0112(a)(3)(A)]	-	L	L	-	L	-	L	L	L	-	L	L	-
<i>Shopkeeper Units</i>	L	L	L	L	L	L	L	L	L	-	L	L	-
<i>Single Dwelling Units</i>	L	L	L	L	L	L	L	L	L	-	L	L	-
Separately Regulated Residential Uses													
<i>Boarder & Lodger Accommodations</i>	Classify with primary use												
<i>Accessory Dwelling Units</i>	L	L	L	L	L	L	L	L	L	-	L	L	L
Continuing Care Retirement Communities	-	-	-	-	-	-	-	-	-	-	-	-	-
Employee Housing (100 sq ft per person)	-	L/.64	L/1.55	-	L/.55	-	L/1.93	L/.55	L/.55	-	-	L/1.68	-
6 or Fewer Employees	-	L	L	-	L	-	L	L	L	-	-	L	-
12 or Fewer Employees	-	L	L	-	L	-	L	L	L	-	-	L	-
Greater than 12 Employees	-	L	L	-	L	-	L	L	L	-	-	L	-
Fraternities, Sororities and Student Dormitories	-	L	L	-	L	-	L	L	L	-	-	L	-
Garage, Yard, & Estate	Classify with primary use												

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Uptown			Balboa Park		Centre City							
						Cortez			East Vill- age	Little Italy			
Safety Zones	2E	3NE	3SE	2E	4E	2E	3SE	4E	4E	1	2E	3E	5S
Maximum Dwelling Unit Per Acre	58	62	164	-	-	-	210	240	-	-	40	154	-
Maximum People Per Acre	272	278	674	96	240	96	842	240	240	-	255	732	180
Person per Household Multiplier for Mixed-Use Development	1.51	1.48	1.57	-	-	-	1.57	1.52	-	-	1.51	1.57	-
Sales													
Guest Quarters	Classify with primary use												
Home Occupations	Classify with primary use												
Interim Ground Floor Residential	-	L	L	-	L	-	L	L	L	-	-	L	-
Junior Accessory Dwelling Units	-	L	L	-	L	-	L	L	L	-	-	L	-
Live/Work Quarters	-	L	L	-	L	-	L	L	L	-	-	L	-
Permanent Supportive Housing	-	L	L	-	L	-	L	L	L	-	-	L	-
Residential Care Facilities:													
6 or Fewer Persons	Classify with primary use												
7 or More Persons	-	L	L	-	L		L	L	L	-	-	L	-
Transitional Housing:													
6 or Fewer Persons	Classify with primary use												
7 or More Persons [110 sq ft/person]	-	L/.64	L/1.55	-	L/.55	-	L	L	L	-	-	L	-
Watchkeeper Quarters	Classify with primary use												
Institutional													
Separately Regulated Institutional Uses													
Airports	P	P	P	P	P	P	P	P	P	-	P	P	P
Botanical Gardens & Arboretums	P	P	P	P	P	P	P	P	P	-	P	P	P
Cemeteries, Mausoleums, Crematories	P	P	P	P	P	P	P	P	P	-	P	P	P
Correctional Placement Centers	-	-	-	-	-	-	-	-	-	-	-	-	-

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Uptown			Balboa Park		Centre City							
						Cortez			East Vill- age	Little Italy			
Safety Zones	2E	3NE	3SE	2E	4E	2E	3SE	4E	4E	1	2E	3E	5S
Maximum Dwelling Unit Per Acre	58	62	164	-	-	-	210	240	-	-	40	154	-
Maximum People Per Acre	272	278	674	96	240	96	842	240	240	-	255	732	180
Person per Household Multiplier for Mixed-Use Development	1.51	1.48	1.57	-	-	-	1.57	1.52	-	-	1.51	1.57	-
Educational Facilities:													
Kindergarten through Grade 12	-	-	-	-	-	-	-	-	-	-	-	-	-
Colleges / Universities [110 sq ft/person]	-	L/.70	L/1.70	-	L/.61	-	L/2.13	L/.61	L/.61	-	-	L/1.85	-
Vocational / Trade School [110 sq ft/person]	-	L/.70	L/1.70	-	L/.61	-	L/2.13	L/.61	L/.61	-	-	L/1.85	-
Electric Vehicle Charging Stations	P	P	P	P	P	P	P	P	P	P ₆	P	P	P
Energy Generation & Distribution Facilities	-	P ²	P ²	-	P ²	-	P ²	P ²	P ²	-	-	P ²	-
Exhibit Halls & Convention Facilities [110 sq ft/person]	-	L/.70	L/1.70	-	L/.61	-	L/2.13	L/.61	L/.61	-	-	L/1.85	-
Flood Control Facilities	P	P	P	P	P	P	P	P	P	-	P	P	P
Historical Buildings Used for Purposes Not Otherwise Allowed	Classify with primary use												
Homeless Facilities:													
Congregate Meal Facilities [60 sq ft per person]	L/.37	L/.38	L/.93	L/.13	L/.33	L/.13	L/1.16	L/.33	L/.33	-	L/.35	L/1.01	-
Emergency Shelters [60 sq ft per person]	L/.37	L/.38	L/.93	L/.13	L/.33	L/.13	L/1.16	L/.33	L/.33	-	L/.35	L/1.01	-
Homeless Day Centers [60 sq ft per person]	L/.37	L/.38	L/.93	L/.13	L/.33	L/.13	L/1.16	L/.33	L/.33	-	L/.35	L/1.01	-
Hospitals, Intermediate Care Facilities & Nursing Facilities [240 sq ft per person]	-	-	-	-	-	-	-	-	-	-	-	-	-

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Uptown			Balboa Park		Centre City							
						Cortez			East Vill- age	Little Italy			
Safety Zones	2E	3NE	3SE	2E	4E	2E	3SE	4E	4E	1	2E	3E	5S
Maximum Dwelling Unit Per Acre	58	62	164	-	-	-	210	240	-	-	40	154	-
Maximum People Per Acre	272	278	674	96	240	96	842	240	240	-	255	732	180
Person per Household Multiplier for Mixed-Use Development	1.51	1.48	1.57	-	-	-	1.57	1.52	-	-	1.51	1.57	-
Interpretive Centers [170 sq ft per person]	L/ .20	L/ 1.1	L/ 2.6	L/ .20	L/ .9	L/ .20	L/ 3.3	L/ .9	L/ .9	-	L/ .20	L/ 2.9	-
Museums [170 sq ft per person]	L/ .20	L/ 1.1	L/ 2.6	L/ .20	L/ .9	L/ .20	L/ 3.3	L/ .9	L/ .9	-	L/ .20	L/ 2.9	-
Major Transmission, Relay, or Communications Switching Stations	P	P	P	P	P	P	P	P	P	-	P	P	P
Placemaking on Private Property	P	P	P	P	P	P	P	P	P	-	P	P	P
Satellite Antennas	P	P	P	P	P	P	P	P	P	-	P	P	P
Solar Energy Systems	P	P	P	P	P	P	P	P	P	-	P	P	P
Social Service Institutions [215 sq ft per person]	L/ 1.34	L/ 1.37	L/ 3.33	L/ .47	L/ 1.18	L/ .47	L/ 4.16	L/ 1.18	L/ 1.18	-	L/ 1.26	L/ 3.61	L/ .89
Wireless Communication Facilities	See Section 141.0420												
Retail Sales													
Building Supplies & Equipment [250 sq ft per person]	L/ 1.56	L/ 1.60	L/ 3.87	L/ .55	L/ 1.38	L/ .55	L/ 4.83	L/ 1.38	L/ 1.38	-	L/ 1.46	L/ 4.20	L/ 1.03
Food, Beverages and Groceries [170 sq ft per person]	L/ 1.06	L/ 1.08	L/ 2.63	L/ .37	L/ .94	L/ .37	L/ 3.29	L/ .94	L/ .94	-	L/ 1.00	L/ 2.86	L/ .70
Consumer Goods, Furniture, Appliances, Equipment [170 sq ft per person]	L/ 1.06	L/ 1.08	L/ 2.63	L/ .37	L/ .94	L/ .37	L/ 3.29	L/ .94	L/ .94	-	L/ 1.00	L/ 2.86	L/ .70
Pets & Pet Supplies [170 sq ft per person]	L/ 1.06	L/ 1.08	L/ 2.63	L/ .37	L/ .94	L/ .37	L/ 3.29	L/ .94	L/ .94	-	L/ 1.00	L/ 2.86	L/ .70
Sundries, Pharmaceuticals, & Convenience Sales [170 sq ft per person]	L/ 1.06	L/ 1.08	L/ 2.63	L/ .37	L/ .94	L/ .37	L/ 3.29	L/ .94	L/ .94	-	L/ 1.00	L/ 2.86	L/ .70

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Uptown			Balboa Park		Centre City							
						Cortez			East Vill- age	Little Italy			
Safety Zones	2E	3NE	3SE	2E	4E	2E	3SE	4E	4E	1	2E	3E	5S
Maximum Dwelling Unit Per Acre	58	62	164	-	-	-	210	240	-	-	40	154	-
Maximum People Per Acre	272	278	674	96	240	96	842	240	240	-	255	732	180
Person per Household Multiplier for Mixed-Use Development	1.51	1.48	1.57	-	-	-	1.57	1.52	-	-	1.51	1.57	-
Wearing Apparel & Accessories [170 sq ft per person]	L/ 1.06	L/ 1.08	L/ 2.63	L/ .37	L/ .94	L/ .37	L/ 3.29	L/ .94	L/ .94	-	L/ 1.00	L/ 2.86	L/ .70
Separately Regulated Sales Uses													
Agriculture Related Supplies & Equipment [250 sq ft per person]	L/ 1.56	L/ 1.60	L/ 3.87	L/ .55	L/ 1.38	L/ .55	L/ 4.83	L/ 1.38	L/ 1.38	-	L/ 1.46	L/ 4.20	L/ 1.03
Alcoholic Beverage Outlets [170 sq ft per person]	L/ 1.06	L/ 1.08	L/ 2.63	L/ .37	L/ .94	L/ .37	L/ 3.29	L/ .94	L/ .94	-	L/ 1.00	L/ 2.86	L/ .70
Cannabis Outlets [170 sq ft per person]	L/ 1.06	L/ 1.08	L/ 2.63	L/ .37	L/ .94	L/ .37	L/ 3.29	L/ .94	L/ .94	-	L/ 1.00	L/ 2.86	L/ .70
Farmers Markets													
Daily Farmers' Markets [250 sq ft per person]	L/ 1.56	L/ 1.60	L/ 3.87	L/ .55	L/ 1.38	L/ .55	L/ 4.83	L/ 1.38	L/ 1.38	-	L/ 1.46	L/ 4.20	L/ 1.03
Weekly Farmers' Market Stands [250 sq ft per person]	L/ 1.56	L/ 1.60	L/ 3.87	L/ .55	L/ 1.38	L/ .55	L/ 4.83	L/ 1.38	L/ 1.38	-	L/ 1.46	L/ 4.20	L/ 1.03
Plant Nurseries [250 sq ft per person]	L/ 1.56	L/ 1.60	L/ 3.87	L/ .55	L/ 1.38	L/ .55	L/ 4.83	L/ 1.38	L/ 1.38	-	L/ 1.46	L/ 4.20	L/1.03
Retail Farms [250 sq ft per person]	L/ 1.56	L/ 1.60	L/ 3.87	L/ .55	L/ 1.38	L/ .55	L/ 4.83	L/ 1.38	L/ 1.38	-	L/ 1.46	L/ 4.20	L/ 1.03
Retail Tasting Stores [60 sq ft per person]	L/ .37	L/ .38	L/ .93	L/ .13	L/ .33	L/ .13	L/ 1.16	L/ .33	L/ .33	-	L/ .35	L/ 1.01	L/ .25
Swap Meets & Other Large Outdoor Retail Facilities [250 sq ft per person]	L/ 1.56	L/ 1.60	L/ 3.87	L/ .55	L/ 1.38	L/ .55	L/ 4.83	L/ 1.38	L/ 1.38	-	L/ 1.46	L/ 4.20	L/ 1.03
Commercial Services													
Building Services [215 sq ft per person]	L/ 1.34	L/ 1.37	L/ 3.33	L/ .47	L/ 1.18	L/ .47	L/ 4.16	L/ 1.18	L/ 1.18	-	L/ 1.26	L/ 3.61	L/ .89
Business Support [215 sq ft per person]	L/ 1.34	L/ 1.37	L/ 3.33	L/ .47	L/ 1.18	L/ .47	L/ 4.16	L/ 1.18	L/ 1.18	-	L/ 1.26	L/ 3.61	L/ .89

Ch. Art. Div.

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Uptown			Balboa Park		Centre City							
						Cortez			East Vill- age	Little Italy			
Safety Zones	2E	3NE	3SE	2E	4E	2E	3SE	4E	4E	1	2E	3E	5S
Maximum Dwelling Unit Per Acre	58	62	164	-	-	-	210	240	-	-	40	154	-
Maximum People Per Acre	272	278	674	96	240	96	842	240	240	-	255	732	180
Person per Household Multiplier for Mixed-Use Development	1.51	1.48	1.57	-	-	-	1.57	1.52	-	-	1.51	1.57	-
ft per person]													
Eating & Drinking Establishments [60 sq ft per person]	L/ .37	L/ .38	L/ .93	L/ .13	L/ .33	L/ .13	L/ 1.16	L/ .33	L/ .33	-	L/ .35	L/ 1.01	L/ .25
Financial Institutions [215 sq ft per person]	L/ 1.34	L/ 1.37	L/ 3.33	L/ .47	L/ 1.18	L/ .47	L/ 4.16	L/ 1.18	L/ 1.18	-	L/ 1.26	L/ 3.61	L/ .89
Funeral & Mortuary Services [60 sq ft per person]	L ^{3,4/} .37	L ^{3/} .38	L ^{3/} .93	L ^{3,4/} .13	L ^{3/} .33	L ^{3,4/} .13	L ^{3/} 1.16	L ^{3/} .33	L ^{3/} .33	-	L ^{3,4/} .35	L ^{3/} 1.01	-
Instructional Studios [60 sq ft per person]	L ^{3,4/} .37	L ^{3/} .38	L ^{3/} .93	L ^{3,4/} .13	L ^{3/} .33	L ^{3,4/} .13	L ^{3/} 1.16	L ^{3/} .33	L ^{3/} .33	-	L ^{3,4/} .35	L ^{3/} 1.01	-
Maintenance & Repair [215 sq ft per person]	L/ 1.34	L/ 1.37	L/ 3.33	L/ .47	L/ 1.18	L/ .47	L/ 4.16	L/ 1.18	L/ 1.18	-	L/ 1.26	L/ 3.61	L/ .89
Off-Site Services [215 sq ft per person]	L/ 1.34	L/ 1.37	L/ 3.33	L/ .47	L/ 1.18	L/ .47	L/ 4.16	L/ 1.18	L/ 1.18	-	L/ 1.26	L/ 3.61	L/ .89
Personal Services [200 sq ft per person]	L/ 1.25	L/ 1.28	L/ 3.09	L/ .44	L/ 1.10	L/ .44	L/ 3.87	L/ 1.10	L/ 1.10	-	L/ 1.17	L/ 3.36	-
Radio & Television Studios [215 sq ft per person]	L/ 1.34	L/ 1.37	L/ 3.33	L/ .47	L/ 1.18	L/ .47	L/ 4.16	L/ 1.18	L/ 1.18	-	L/ 1.26	L/ 3.61	L/ .89
Tasting Rooms [60 sq ft per person]	L/ .37	L/ .38	L/ .93	L/ .13	L/ .33	L/ .13	L/ 1.16	L/ .33	L/ .33	-	L/ .35	L/ 1.01	L/ .25
Visitor Accommodations [200 sq ft per person]	L ^{5/} 1.25	L/ 1.28	L/ 3.09	L ^{5/} .44	L/ 1.10	L ^{5/} .44	L/ 3.87	L/ 1.10	L/ 1.10	-	L ^{5/} 1.17	L/ 3.36	-
Separately Regulated Commercial Services Uses													
Adult Entertainment Establishments:													
Adult Book Store [170 sq ft per person]	L/ 1.06	L/ 1.08	L/ 2.63	L/ .37	L/ .94	L/ .37	L/ 3.29	L/ .94	L/ .94	-	L/ 1.00	L/ 2.86	L/ .70
Adult Cabaret [60 sq ft per person]	L/ .37	L/ .38	L/ .93	L/ .13	L/ .33	L/ .13	L/ 1.16	L/ .33	L/ .33	-	L/ .35	L/ 1.01	L/ .25

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Uptown			Balboa Park		Centre City							
						Cortez			East Vill- age	Little Italy			
Safety Zones	2E	3NE	3SE	2E	4E	2E	3SE	4E	4E	1	2E	3E	5S
Maximum Dwelling Unit Per Acre	58	62	164	-	-	-	210	240	-	-	40	154	-
Maximum People Per Acre	272	278	674	96	240	96	842	240	240	-	255	732	180
Person per Household Multiplier for Mixed-Use Development	1.51	1.48	1.57	-	-	-	1.57	1.52	-	-	1.51	1.57	-
Adult Drive-In Theater	-	L	L	-	L	-	L	L	L	-	-	L	-
Adult Mini-Motion Picture Theater [60 sq ft per person]	-	L/.38	L/.93	-	L/.33	-	L/1.16	L/.33	L/.33	-	-	L/1.01	-
Adult Model Studio [200 sq ft per person]	L/1.25	L/1.28	L/3.09	L/.44	L/1.10	L/.44	L/3.87	L/1.10	L/1.10	-	L/1.17	L/3.36	L/.83
Adult Motel [200 sq ft per person]	L ⁵ /1.25	L/1.28	L/3.09	L ⁵ /.44	L/1.10	L ⁵ /.44	L/3.87	L/1.10	L/1.10	-	L ⁵ /1.17	L/3.36	-
Adult Motion Picture Theater [60 sq ft per person]	-	L/.38	L/.93	-	L/.33	-	L/1.16	L/.33	L/.33	-	-	L/1.01	-
Adult Peep Show Theater [60 sq ft per person]	-	L/.38	L/.93	-	L/.33	-	L/1.16	L/.33	L/.33	-	-	L/1.01	-
Adult Theater [60 sq ft per person]	-	L/.38	L/.93	-	L/.33	-	L/1.16	L/.33	L/.33	-	-	L/1.01	-
Body Painting Studio [200 sq ft per person]	L/1.25	L/1.28	L/3.09	L/.44	L/1.10	L/.44	L/3.87	L/1.10	L/1.10	-	L/1.17	L/3.36	L/.83
Massage Establishment [200 sq ft per person]	L/1.25	L/1.28	L/3.09	L/.44	L/1.10	L/.44	L/3.87	L/1.10	L/1.10	-	L/1.17	L/3.36	L/.83
Sexual Encounter Establishment [200 sq ft per person]	L/1.25	L/1.28	L/3.09	L/.44	L/1.10	L/.44	L/3.87	L/1.10	L/1.10	-	L/1.17	L/3.36	L/.83
Assembly and Entertainment Uses, including Places of Religious Assembly [60 sq ft/person]	L ^{3,4} /.07	L ^{3,4} /.07	L ³ /.93	L ^{3,4} /.07	L ³ /.33	L ^{3,4} /.07	L ³ /1.16	L ³ /.33	L ³ /.33	-	L ^{3,4} /.07	L ³ /1.01	-
Bed & Breakfast Establishments:													
2 Guest Rooms [200 sq ft per person]	L/1.25	L/1.28	L/3.09	L/.44	L/1.10	L/.44	L/3.87	L/1.10	L/1.10	-	L/1.17	L/3.36	-
3-5 Guest Rooms [200 sq ft per person]	L/1.25	L/1.28	L/3.09	L/.44	L/1.10	L/.44	L/3.87	L/1.10	L/1.10	-	L/1.17	L/3.36	-
6+ Guest Rooms [200	-	L/	L/	-	L/	-	L/	L/	L/	-	-	L/	-

Ch. Art. Div.

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Uptown			Balboa Park		Centre City							
						Cortez			East Vill- age	Little Italy			
Safety Zones	2E	3NE	3SE	2E	4E	2E	3SE	4E	4E	1	2E	3E	5S
Maximum Dwelling Unit Per Acre	58	62	164	-	-	-	210	240	-	-	40	154	-
Maximum People Per Acre	272	278	674	96	240	96	842	240	240	-	255	732	180
Person per Household Multiplier for Mixed-Use Development	1.51	1.48	1.57	-	-	-	1.57	1.52	-	-	1.51	1.57	-
sq ft per person]		1.28	3.09		1.10		3.87	1.10	1.10			3.36	
Boarding Kennels / Pet Day Care [200 sq ft per person]	L/ 1.25	L/ 1.28	L/ 3.09	L/ .44	L/ 1.10	L/ .44	L/ 3.87	L/ 1.10	L/ 1.10	-	L/ 1.17	L/ 3.36	L/ .83
Camping Parks	P	P	P	P	P	P	P	P	P	-	P	P	P
<i>Child Care Facilities:</i>													
Child Care Centers	-	-	-	-	-	-	-	-	-	-	-	-	-
Large Family Day Care Homes	Classify with primary use												
Small Family Day Care Homes	Classify with primary use												
Eating and Drinking Establishments with a Drive-In or Drive-Through Component [60 sq ft per person]	L/ .37	L/ .38	L/ .93	L/ .13	L/ .33	L/ .13	L/ 1.16	L/ .33	L/ .33	-	L/ .35	L/ 1.01	L/ .25
Fairgrounds	P	P	P	P	P	P	P	P	P	-	P	P	P
Golf Courses, Driving Ranges, and Pitch & Putt Courses	P	P	P	P	P	P	P	P	P	-	P	P	P
Helicopter Landing Facilities	P	P	P	P	P	P	P	P	P	-	P	P	P
Massage Establishments, Specialized Practice [200 sq ft per person]	L/ 1.25	L/ 1.28	L/ 3.09	L/ .44	L/ 1.10	L/ .44	L/ 3.87	L/ 1.10	L/ 1.10	-	L/ 1.17	L/ 3.36	L/ .83
Mobile Food Trucks	P	P	P	P	P	P	P	P	P	-	P	P	P
Nightclubs & Bars over 5,000 square feet in size [60 sq ft per person]	L/ .37	L/ .38	L/ .93	L/ .13	L/ .33	L/ .13	L/ 1.16	L/ .33	L/ .33	-	L/ .35	L/ 1.01	L/ .25
Parking Facilities as a Primary Use:													

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Uptown			Balboa Park		Centre City							
						Cortez			East Vill- age	Little Italy			
Safety Zones	2E	3NE	3SE	2E	4E	2E	3SE	4E	4E	1	2E	3E	5S
Maximum Dwelling Unit Per Acre	58	62	164	-	-	-	210	240	-	-	40	154	-
Maximum People Per Acre	272	278	674	96	240	96	842	240	240	-	255	732	180
Person per Household Multiplier for Mixed-Use Development	1.51	1.48	1.57	-	-	-	1.57	1.52	-	-	1.51	1.57	-
Permanent Parking Facilities	P	P	P	P	P	P	P	P	P	P ₁	P	P	P
Temporary Parking Facilities	P	P	P	P	P	P	P	P	P	P ₁	P	P	P
Private Clubs, Lodges and Fraternal Organizations [60 sq ft per person]	L ⁵ / .07	L/ .38	L/ .93	L ⁵ / .07	L/ .33	L ⁵ / .07	L/ 1.16	L/ .33	L/ .33	-	L ⁵ / .07	L/ 1.01	-
Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size	-	-	-	-	-	-	-	-	-	-	-	-	-
Pushcarts on Private Property	P	P	P	P	P	P	P	P	P	-	P	P	P
Recycling Facilities:													
Large Collection Facility	P	P	P	P	P	P	P	P	P	-	P	P	P
Small Collection Facility	P	P	P	P	P	P	P	P	P	-	P	P	P
Large Construction & Demolition Debris Recycling Facility	P	P	P	P	P	P	P	P	P	-	P	P	P
Small Construction & Demolition Debris Recycling Facility	P	P	P	P	P	P	P	P	P	-	P	P	P
Drop-off Facility	P	P	P	P	P	P	P	P	P	-	P	P	P
Green Materials Composting Facility	P	P	P	P	P	P	P	P	P	-	P	P	P
Mixed Organic Composting Facility	P	P	P	P	P	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]	Uptown			Balboa Park		Centre City							
						Cortez			East Vill- age	Little Italy			
Safety Zones	2E	3NE	3SE	2E	4E	2E	3SE	4E	4E	1	2E	3E	5S
Maximum Dwelling Unit Per Acre	58	62	164	-	-	-	210	240	-	-	40	154	-
Maximum People Per Acre	272	278	674	96	240	96	842	240	240	-	255	732	180
Person per Household Multiplier for Mixed-Use Development	1.51	1.48	1.57	-	-	-	1.57	1.52	-	-	1.51	1.57	-
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic	P	P	P	P	P	P	P	P	P	-	P	P	P
Large Processing Facility Accepting All Types of Traffic	P	P	P	P	P	P	P	P	P	-	P	P	P
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic	P	P	P	P	P	P	P	P	P	-	P	P	P
Small Processing Facility Accepting All Types of Traffic	P	P	P	P	P	P	P	P	P	-	P	P	P
Reverse Vending Machines	P	P	P	P	P	P	P	P	P	-	P	P	P
Tire Processing Facility	P	P	P	P	P	P	P	P	P	-	P	P	P
Sidewalk Cafes [60 sq ft per person]	L/ .37	L/ .38	L/ .93	L/ .13	L/ .33	L/ .13	L/ 1.16	L/ .33	L/ .33	-	L/ .35	L/ 1.01	L/ .25
Sports Arenas & Stadiums	-	-	-	-	-	-	-	-	-	-	-	-	-
Theaters that are Outdoor or Over 5,000 Square Feet in Size [60 sq ft per person]	-	L/ .38	L/ .93	-	L/ .33	-	L/ 1.16	L/ .33	L/ .33	-	-	L/ 1.01	-
Urgent Care Facilities [215 sq ft per person]	L/ 1.34	L/ 1.37	L/ 3.33	L/ .47	L/ 1.18	L/ .47	L/ 4.16	L/ 1.18	L/ 1.18	-	L/ 1.26	L/ 3.61	L/ .89
Veterinary Clinics & Animal Hospitals [200 sq	L/ 1.25	L/ 1.28	L/ 3.09	L/ .44	L/ 1.10	L/ .44	L/ 3.87	L/ 1.10	L/ 1.10	-	L/ 1.17	L/ 3.36	L/.8

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Uptown			Balboa Park		Centre City							
						Cortez			East Vill- age	Little Italy			
Safety Zones	2E	3NE	3SE	2E	4E	2E	3SE	4E	4E	1	2E	3E	5S
Maximum Dwelling Unit Per Acre	58	62	164	-	-	-	210	240	-	-	40	154	-
Maximum People Per Acre	272	278	674	96	240	96	842	240	240	-	255	732	180
Person per Household Multiplier for Mixed-Use Development	1.51	1.48	1.57	-	-	-	1.57	1.52	-	-	1.51	1.57	-
ft per person]													
Zoological Parks	-	-	-	-	-	-	-	-	-	-	-	-	-
Offices													
Business & Professional [215 sq ft per person]	L/ 1.34	L/ 1.37	L/ 3.33	L/ .47	L/ 1.18	L/ .47	L/ 4.16	L/ 1.18	L/ 1.18	-	L/ 1.26	L/ 3.61	L/ .89
Government [215 sq ft per person]	L/ 1.34	L/ 1.37	L/ 3.33	L/ .47	L/ 1.18	L/ .47	L/ 4.16	L/ 1.18	L/ 1.18	-	L/ 1.26	L/ 3.61	L/ .89
Medical, Dental, & Health Practitioner [215 sq ft per person]	L/ 1.34	L/ 1.37	L/ 3.33	L/ .47	L/ 1.18	L/ .47	L/ 4.16	L/ 1.18	L/ 1.18	-	L/ 1.26	L/ 3.61	L/ .89
Regional & Corporate Headquarters [215 sq ft per person]	L/ 1.34	L/ 1.37	L/ 3.33	L/ .47	L/ 1.18	L/ .47	L/ 4.16	L/ 1.18	L/ 1.18	-	L/ 1.26	L/ 3.61	L/ .89
Separately Regulated Office Uses													
Real Estate Sales Offices & Model Homes [215 sq ft per person]	L/ 1.34	L/ 1.37	L/ 3.33	L/ .47	L/ 1.18	L/ .47	L/ 4.16	L/ 1.18	L/ 1.18	-	L/ 1.26	L/ 3.61	L/ .89
Sex Offender Treatment & Counseling [215 sq ft per person]	L/ 1.34	L/ 1.37	L/ 3.33	L/ .47	L/ 1.18	L/ .47	L/ 4.16	L/ 1.18	L/ 1.18	-	L/ 1.26	L/ 3.61	L/ .89
Vehicle & Vehicular Equipment Sales & Service													
Commercial Vehicle Repair & Maintenance [250 sq ft per person]	L/ 1.56	L/ 1.60	L/ 3.87	L/ .55	L/ 1.38	L/ .55	L/ 4.83	L/ 1.38	L/ 1.38	-	L/ 1.46	L/ 4.20	L/ 1.03
Commercial Vehicle Sales & Rentals [250 sq ft per person]	L/ 1.56	L/ 1.60	L/ 3.87	L/ .55	L/ 1.38	L/ .55	L/ 4.83	L/ 1.38	L/ 1.38	-	L/ 1.46	L/ 4.20	L/ 1.03
Personal Vehicle Repair & Maintenance [250 sq ft per person]	L/ 1.56	L/ 1.60	L/ 3.87	L/ .55	L/ 1.38	L/ .55	L/ 4.83	L/ 1.38	L/ 1.38	-	L/ 1.46	L/ 4.20	L/ 1.03
Personal Vehicle Sales & Rentals [250 sq ft per	L/ 1.56	L/ 1.60	L/ 3.87	L/ .55	L/ 1.38	L/ .55	L/ 4.83	L/ 1.38	L/ 1.38	-	L/ 1.46	L/ 4.20	L/ 1.0

Ch. Art. Div.

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Centre City												
	Uptown			Balboa Park		Cortez			East Vill- age	Little Italy			
Safety Zones	2E	3NE	3SE	2E	4E	2E	3SE	4E	4E	1	2E	3E	5S
Maximum Dwelling Unit Per Acre	58	62	164	-	-	-	210	240	-	-	40	154	-
Maximum People Per Acre	272	278	674	96	240	96	842	240	240	-	255	732	180
Person per Household Multiplier for Mixed-Use Development	1.51	1.48	1.57	-	-	-	1.57	1.52	-	-	1.51	1.57	-
person]													3
Vehicle Equipment & Supplies Sales & Rentals [250 sq ft per person]	L/ 1.56	L/ 1.60	L/ 3.87	L/ .55	L/ 1.38	L/ .55	L/ 4.83	L/ 1.38	L/ 1.38	-	L/ 1.46	L/ 4.20	L/ 1.0 3
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses													
Automobile Service Stations	P	P	P	P	P	P	P	P	P	-	P	P	P
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a Primary Use [250 sq ft per person]	L/ 1.56	L/ 1.60	L/ 3.87	L/ .55	L/ 1.38	L/ .55	L/ 4.83	L/ 1.38	L/ 1.38	-	L/ 1.46	L/ 4.20	L/ 1.0 3
Distribution and Storage													
Equipment & Materials Storage Yards	P	P	P	P	P	P	P	P	P	-	P	P	P
Moving & Storage	P	P	P	P	P	P	P	P	P	-	P	P	P
Distribution Facilities [1,000 sq ft per person]	L/ 6.24	L/ 6.38	L/ 15.4 7	L/ 2.20	L/ 5.51	L/ 2.20	L/ 19.3 3	L/ 5.51	L/ 5.51	-	L/ 5.85	L/ 16.8 0	L/ 4.1 3
Separately Regulated Wholesale, Distribution, and Storage Uses													
Impound Storage Yards	P	P	P	P	P	P	P	P	P	-	P	P	P
Junk Yards	P	P	P	P	P	P	P	P	P	-	P	P	P
Temporary Construction Storage Yards Located off-site	P	P	P	P	P	P	P	P	P	-	P	P	P
Industrial													
Heavy Manufacturing [300 sq ft per person]	L/ 1.87	L/ 1.91	L/ 4.64	L/ .66	L/ 1.65	L/ .66	L/ 5.80	L/ 1.65	L/ 1.65	-	L/ 1.76	L/ 5.04	L/ 1.24
Light Manufacturing	L/ 1.87	L/ 1.91	L/ 4.64	L/ .66	L/ 1.65	L/ .66	L/ 5.80	L/ 1.65	L/ 1.65	-	L/ 1.76	L/ 5.04	L/ 1.24

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Uptown			Balboa Park		Centre City							
						Cortez			East Vill- age	Little Italy			
Safety Zones	2E	3NE	3SE	2E	4E	2E	3SE	4E	4E	1	2E	3E	5S
Maximum Dwelling Unit Per Acre	58	62	164	-	-	-	210	240	-	-	40	154	-
Maximum People Per Acre	272	278	674	96	240	96	842	240	240	-	255	732	180
Person per Household Multiplier for Mixed-Use Development	1.51	1.48	1.57	-	-	-	1.57	1.52	-	-	1.51	1.57	-
[300 sq ft per person]	1.87	1.91	4.64	/.66	1.65	.66	5.80	1.65	1.65	-	1.76	5.04	1.24
Marine Industry	P	P	P	P	P	P	P	P	P	-	P	P	P
Research & Development [300 sq ft per person]	L/ 1.87	L/ 1.91	L/ 4.64	L /.66	L/ 1.65	L/ .66	L/ 5.80	L/ 1.65	L/ 1.65	-	L/ 1.76	L/ 5.04	L/ 1.24
Testing Labs [300 sq ft per person]	L/ 1.87	L/ 1.91	L/ 4.64	L /.66	L/ 1.65	L/ .66	L/ 5.80	L/ 1.65	L/ 1.65	-	L/ 1.76	L/ 5.04	L/ 1.24
Trucking & Transportation Terminals	P	P	P	P	P	P	P	P	P	-	P	P	P
Separately Regulated Industrial Uses													
Artisan Food and Beverage Produce [300 sq ft per person]	L/ 1.87	L/ 1.91	L/ 4.64	L /.66	L/ 1.65	L/ .66	L/ 5.80	L/ 1.65	L/ 1.65	-	L/ 1.76	L/ 5.04	L/ 1.24
Cannabis Production Facilities [300 sq ft per person]	L/ 1.87	L/ 1.91	L/ 4.64	L /.66	L/ 1.65	L/ .66	L/ 5.80	L/ 1.65	L/ 1.65	-	L/ 1.76	L/ 5.04	L/ 1.24
Hazardous Waste Research Facility	-	-	-	-	-	-	-	-	-	-	-	-	-
Hazardous Waste Treatment Facility	-	-	-	-	-	-	-	-	-	-	-	-	-
Marine Related Uses Within the Coastal Overlay Zone [300 sq ft per person]	L/ 1.87	L/ 1.91	L/ 4.64	L /.66	L/ 1.65	L/ .66	L/ 5.80	L/ 1.65	L/ 1.65	-	L/ 1.76	L/ 5.04	L/ 1.24
Mining and Extractive Industries [1,000 sq ft per person]	L/ 6.24	L/ 6.38	L/ 15.4 7	L/ 2.20	L/ 5.51	L/ 2.20	L/ 19.3 3	L/ 5.51	L/ 5.51	-	L/ 5.58	L/ 16.8 0	L/ 4.1 3
Newspaper Publishing Plants [300 sq ft per person]	L/ 1.87	L/ 1.91	L/ 4.64	L /.66	L/ 1.65	L/ .66	L/ 5.80	L/ 1.65	L/ 1.65	-	L/ 1.76	L/ 5.04	L/ 1.24
Processing & Packaging of Plant Products &	L/ 1.87	L/ 1.91	L/ 4.64	L /.66	L/ 1.65	L/ .66	L/ 5.80	L/ 1.65	L/ 1.65	-	L/ 1.76	L/ 5.04	L/ 1.24

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Uptown			Balboa Park		Centre City							
						Cortez			East Vill- age	Little Italy			
Safety Zones	2E	3NE	3SE	2E	4E	2E	3SE	4E	4E	1	2E	3E	5S
Maximum Dwelling Unit Per Acre	58	62	164	-	-	-	210	240	-	-	40	154	-
Maximum People Per Acre	272	278	674	96	240	96	842	240	240	-	255	732	180
Person per Household Multiplier for Mixed-Use Development	1.51	1.48	1.57	-	-	-	1.57	1.52	-	-	1.51	1.57	-
Animal By-products Grown Off-premises [300 sq ft per person]													
Very Heavy Industrial Uses [300 sq ft per person]	L/ 1.87	L/ 1.91	L/ 4.64	L /.66	L/ 1.65	L/ .66	L/ 5.80	L/ 1.65	L/ 1.65	-	L/ 1.76	L/ 5.04	L/ 1.24
Wrecking & Dismantling of Motor Vehicles	P	P	P	P	P	P	P	P	P	-	P	P	P
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises [300 sq ft per person]	L/ 1.87	L/ 1.91	L/ 4.64	L /.66	L/ 1.65	L/ .66	L/ 5.80	L/ 1.65	L/ 1.65	-	L/ 1.76	L/ 5.04	L/ 1.24
Signs													
Allowable Signs	P	P	P	P	P	P	P	P	P	-	P	P	P
Separately Regulated Signs Uses													
Community Entry Signs	P	P	P	P	P	P	P	P	P	-	P	P	P
Comprehensive Sign Program	P	P	P	P	P	P	P	P	P	-	P	P	P
Neighborhood Identification Signs	P	P	P	P	P	P	P	P	P	-	P	P	P
Revolving Projecting Signs	P	P	P	P	P	P	P	P	P	-	P	P	P
Signs with Automatic Changing Copy	P	P	P	P	P	P	P	P	P	-	P	P	P
Theater Marquees	P	P	P	P	P	P	P	P	P	-	P	P	P

Footnotes to Table 132-15I

- ¹ No *structures* are permitted in Zone 1.
- ² Electrical substation facilities are permitted in Zones 3 and 4. Electrical power generation plants are not permitted.
- ³ *Minor-oriented facilities* are not permitted.
- ⁴ Maximum capacity of 50 people or maximum allowable intensity, whichever is less.
- ⁵ For visitor accommodations, no more than 56 rooms, no conference facilities, and no other uses unless ancillary.
- ⁶ This use classification is limited to Controlled Activity Area outside the Central Portion of the Runway Protection Zone as shown in the San Diego International Airport Land Use Compatibility Plan.

Legend for Table 132-15J

Symbol In Table 132-15J	Description of Symbol
P	Permitted use. Use or use category is compatible with the identified safety zone without a limitation on maximum people per acre. The use is permitted subject to the regulations of the underlying base zone.
L	Limited use. Use or use category is conditionally compatible with the identified safety zone, and is permitted subject to the regulations of the underlying base zone and other limitations including maximum people per acre.
L/X Percent (Floor Area Ratio)	Limited use. Use or use category is conditionally compatible with the identified safety zone, and is permitted subject to the regulations of the underlying base zone and other limitations including maximum people per acre. The referenced maximum <i>floor area ratio</i> may be used as an equivalent measurement for the maximum people per acre in that safety zone.
-	Use or use category is incompatible with the identified safety zone and is not permitted.

Table 132-15J
Safety Compatibility Criteria for San Diego International Airport – Ocean Beach, Peninsula, Midway-Pacific Highway Neighborhoods

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Ocean Beach	Peninsula								Midway-Pacific Highway				
		Naval Training Center				Other Neighborhoods								
		4W	1	2W	3NW	3S W	2W	3N W	3S W	4W	1	2E	3NE	3NW
Safety Zones	4W	1	2W	3NW	3S W	2W	3N W	3S W	4W	1	2E	3NE	3NW	5N
Maximum Dwelling Unit Per Acre	31	-	-	-	-	20	10	9	36	-	46	-	44	-
Maximum People Per Acre	240	-	127	180	235	96	180	180	240	-	191	180	198	180
Person per Household Multiplier for Mixed-Use Development	2.14	-	2.35	2.27	2.23	2.35	2.27	2.23	2.14	-	1.51	1.48	2.27	-
Open Space														
Active Recreation	P	P (1)	P	P	P	P	P	P	P	P ₁	P	P	P	P
Passive Recreation	P	P (1)	P	P	P	P	P	P	P	P ₁	P	P	P	P
Natural Resources Preservation	P	P (1)	P	P	P	P	P	P	P	P ₁	P	P	P	P
Park Maintenance Facilities	P	P (1)	P	P	P	P	P	P	P	P ₁	P	P	P	P
Agriculture														
Agricultural Processing [300 sq ft per person]	L/ 1.65	-	L/ .87	L/ 1.24	L/ 1.62	L/ .66	L/ 1.24	L/ 1.24	L/ 1.65	-	L/ 1.32	L/ 1.24	L/ 1.36	L/ 1.24
Aquaculture Facilities	P	-	P	P	P	P	P	P	P	-	P	P	P	-
Dairies	P	-	P	P	P	P	P	P	P	-	P	P	P	-
Horticulture Nurseries & Greenhouses	P	-	P	P	P	P	P	P	P	-	P	P	P	-
Raising & Harvesting of Crops	P	P ₁	P	P	P	P	P	P	P	P ₁	P	P	P	-
Raising, Maintaining & Keeping of Animals	P	-	P	P	P	P	P	P	P	-	P	P	P	-
Separately Regulated Agriculture Uses														
Agricultural Equipment Repair Shops	P	-	P	-	P	-	P	P	P	-	-	P	P	P
Commercial Stables	P	-	P	P	P	P	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]	Ocean Beach	Peninsula												
		Naval Training Center				Other Neighborhoods								
		4W	1	2W	3NW	3S W	2W	3N W	3S W	4W	1	2E	3NE	3NW
Safety Zones														
Maximum Dwelling Unit Per Acre	31	-	-	-	-	20	10	9	36	-	46	-	44	-
Maximum People Per Acre	240	-	127	180	235	96	180	180	240	-	191	180	198	180
Person per Household Multiplier for Mixed-Use Development	2.14	-	2.35	2.27	2.23	2.35	2.27	2.23	2.14	-	1.51	1.48	2.27	-
Community Gardens	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Equestrian Show & Exhibition Facilities	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Open Air Markets for the Sale of Agriculture-Related Products & Flowers	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Residential														
<i>Mobilehome Parks</i>	L	-	-	-	-	L	L	L	L	-	L	L	L	-
<i>Multiple Dwelling Units</i>	L	-	-	-	-	L	L	L	L	-	L	L	L	-
<i>Rooming House</i> [See Section 131.0112(a)(3)(A)] [100 sq ft/person]	L/.55	-	-	-	-	-	L/.41	L/.41	L/.55	-	-	L/.41	L/.41	-
<i>Shopkeeper Units</i>	L	-	-	-	-	L	L	L	L	-	L	L	L	-
<i>Single Dwelling Units</i>	L	-	-	-	-	L	L	L	L	-	L	L	L	-
Separately Regulated Residential Uses														
<i>Boarder & Lodger Accommodations</i>	Classify with primary use													
<i>Accessory Dwelling Units</i>	L	-	-	-	-	L	L	L	L	-	L	L	L	-
Continuing Care Retirement Communities	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Employee Housing [100 sq ft/person]														
6 or Fewer Employees	L/.55	-	-	-	-	-	L/.41	L/.41	L/.55	-	-	L/.41	L/.46	-
12 or Fewer Employees	L/.55	-	-	-	-	-	L/.41	L/.41	L/.55	-	-	L/.41	L/.46	-
Greater than 12 Employees	L/.55	-	-	-	-	-	L/.41	L/.41	L/.55	-	-	L/.41	L/.46	-
Fraternities, Sororities	L	-	-	-	-	-	L	L	L	-	-	L	L	-

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Ocean Beach	Peninsula												
		Naval Training Center				Other Neighborhoods								
Safety Zones	4W	1	2W	3NW	3S W	2W	3N W	3S W	4W	1	2E	3NE	3NW	5N
Maximum Dwelling Unit Per Acre	31	-	-	-	-	20	10	9	36	-	46	-	44	-
Maximum People Per Acre	240	-	127	180	235	96	180	180	240	-	191	180	198	180
Person per Household Multiplier for Mixed-Use Development	2.14	-	2.35	2.27	2.23	2.35	2.27	2.23	2.14	-	1.51	1.48	2.27	-
and Student Dormitories														
Garage, Yard, & Estate Sales	Classify with primary use													
Guest Quarters	Classify with primary use													
Home Occupations	Classify with primary use													
Interim Ground Floor Residential	L	-	-	-	-	L	L	L	L	-	L	L	L	-
Junior Accessory Dwelling Units	L	-	-	-	-	L	L	L	L	-	L	L	L	-
Live/Work Quarters	L	-	-	-	-	L	L	L	L	-	L	L	L	-
Permanent Supportive Housing	L	-	-	-	-	L	L	L	L	-	L	L	L	-
Residential Care Facilities:														
6 or Fewer Persons	Classify with primary use													
7 or More Persons	L	-	-	-	-	-	L	L	L	-	-	L	L	-
Transitional Housing:														
6 or Fewer Persons	Classify with primary use													
7 or More Persons [100 sq ft per person]	L/.55	-	-	-	-	-	L/.41	L/.41	L/.55	-	-	L/.41	L/.46	-
Watchkeeper Quarters	Classify with primary use													
Institutional														
Separately Regulated Institutional Uses														
Airports	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Botanical Gardens & Arboretums	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Cemeteries, Mausoleums, Crematories	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Correctional Placement	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Ocean Beach	Peninsula												
		Naval Training Center				Other Neighborhoods								
		4W	1	2W	3NW	3S W	2W	3N W	3S W	4W	1	2E	3NE	3NW
Safety Zones														
Maximum Dwelling Unit Per Acre	31	-	-	-	-	20	10	9	36	-	46	-	44	-
Maximum People Per Acre	240	-	127	180	235	96	180	180	240	-	191	180	198	180
Person per Household Multiplier for Mixed-Use Development	2.14	-	2.35	2.27	2.23	2.35	2.27	2.23	2.14	-	1.51	1.48	2.27	-
Centers														
Educational Facilities:														
Kindergarten through Grade 12	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Colleges / Universities [110 sq ft/person]	L/.61	-	-	L/.45	L/.59	-	L/.45	L/.45	L/.61	-	-	L/.45	L/.50	-
Vocational / Trade School [110 sq ft/person]	L/.61	-	-	L/.45	L/.59	-	L/.45	L/.45	L/.61	-	-	L/.45	L/.50	-
Electric Vehicle Charging Stations	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Energy Generation & Distribution Facilities	P ²	-	-	P ²	P ²	-	P ²	P ²	P ²	-	-	P ²	P ²	-
Exhibit Halls & Convention Facilities [110 sq ft/person]	L/.61	-	-	L/.45	L/.59	-	L/.45	L/.45	L/.61	-	-	L/.45	L/.50	-
Flood Control Facilities	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Historical Buildings Used for Purposes Not Otherwise Allowed	Classify with primary use													
Homeless Facilities:														
Congregate Meal Facilities [60 sq ft per person]	L/.33	-	L/.17	L/.25	L/.32	L/.13	L/.25	L/.25	L/.33	-	L/.26	L/.25	L/.27	-
Emergency Shelters [60 sq ft per person]	L/.33	-	L/.17	L/.25	L/.32	L/.13	L/.25	L/.25	L/.33	-	L/.26	L/.25	L/.27	-
Homeless Day Centers [60 sq ft per person]	L/.33	-	L/.17	L/.25	L/.32	L/.13	L/.25	L/.25	L/.33	-	L/.26	L/.25	L/.27	-
Hospitals, Intermediate Care Facilities & Nursing Facilities [240 sq ft per person]	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Ch. Art. Div.

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Ocean Beach	Peninsula												
		Naval Training Center				Other Neighborhoods								
		4W	1	2W	3NW	3S W	2W	3N W	3S W	4W	1	2E	3NE	3NW
Safety Zones	4W	1	2W	3NW	3S W	2W	3N W	3S W	4W	1	2E	3NE	3NW	5N
Maximum Dwelling Unit Per Acre	31	-	-	-	-	20	10	9	36	-	46	-	44	-
Maximum People Per Acre	240	-	127	180	235	96	180	180	240	-	191	180	198	180
Person per Household Multiplier for Mixed-Use Development	2.14	-	2.35	2.27	2.23	2.35	2.27	2.23	2.14	-	1.51	1.48	2.27	-
Interpretive Centers [170 sq ft per person]	L/ .94	-	L/ .2 ⁴	L/ .7	L/ .92	L/ .2 ⁴	L/ .7	L/ .7	L/ .94	-	L/ .2 ⁴	L/ .7	L/ .77	-
Museums [170 sq ft per person]	L/ .94	-	L/ .2 ⁴	L/ .7	L/ .92	L/ .2 ⁴	L/ .7	L/ .7	L/ .94	-	L/ .2 ⁴	L/ .7	L/ .77	-
Major Transmission, Relay, or Communications Switching Stations	P	-	-	P	P	-	P	P	P	-	-	P	P	-
Placemaking on Private Property	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Satellite Antennas	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Solar Energy Systems	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Social Service Institutions [215 sq ft per person]	L/ 1.18	-	L/ .63	L/ .89	L/ 1.16	L/ .47	L/ .89	L/ .89	L/ 1.18	-	L/ .94	L/ .89	L/ .98	L/ .89
Wireless Communication Facilities	See Section 141.0420													
Retail Sales														
Building Supplies & Equipment [250 sq ft per person]	L/ 1.38	-	L/ .73	L/ 1.03	L/ 1.35	L/ .55	L/ 1.03	L/ 1.03	L/ 1.38	-	L/ 1.10	L/ 1.03	L/ 1.14	L/ 1.03
Food, Beverages and Groceries [170 sq ft per person]	L/ .94	-	L/ .50	L/ .70	L/ .92	L/ .37	L/ .70	L/ .70	L/ .94	-	L/ .75	L/ .70	L/ .77	L/ .70
Consumer Goods, Furniture, Appliances, Equipment [170 sq ft per person]	L/ .94	-	L/ .50	L/ .70	L/ .92	L/ .37	L/ .70	L/ .70	L/ .94	-	L/ .75	L/ .70	L/ .77	L/ .70
Pets & Pet Supplies [170 sq ft per person]	L/ .94	-	L/ .50	L/ .70	L/ .92	L/ .37	L/ .70	L/ .70	L/ .94	-	L/ .75	L/ .70	L/ .77	L/ .70
Sundries, Pharmaceuticals, & Convenience Sales [170 sq ft per person]	L/ .94	-	L/ .50	L/ .70	L/ .92	L/ .37	L/ .70	L/ .70	L/ .94	-	L/ .75	L/ .70	L/ .77	L/ .70
Wearing Apparel & Accessories [170 sq ft per person]	L/ .94	-	L/ .50	L/ .70	L/ .92	L/ .37	L/ .70	L/ .70	L/ .94	-	L/ .75	L/ .70	L/ .77	L/ .70

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Ocean Beach	Peninsula												
		Naval Training Center				Other Neighborhoods								
		4W	1	2W	3NW	3S W	2W	3N W	3S W	4W	1	2E	3NE	3NW
Safety Zones														
Maximum Dwelling Unit Per Acre	31	-	-	-	-	20	10	9	36	-	46	-	44	-
Maximum People Per Acre	240	-	127	180	235	96	180	180	240	-	191	180	198	180
Person per Household Multiplier for Mixed-Use Development	2.14	-	2.35	2.27	2.23	2.35	2.27	2.23	2.14	-	1.51	1.48	2.27	-
person]														
Separately Regulated Sales Uses														
Agriculture Related Supplies & Equipment [250 sq ft per person]	L/ 1.38	-	L/ .73	L/ 1.03	L/ 1.35	L/ .55	L/ 1.03	L/ 1.03	L/ 1.38	-	L/ 1.10	L/ 1.03	L/ 1.14	L/ 1.03
Alcoholic Beverage Outlets [170 sq ft per person]	L/ .94	-	L/ .50	L/ .70	L/ .92	L/ .37	L/ .70	L/ .70	L/ .94	-	L/ .75	L/ .70	L/ .77	L/ .70
Cannabis Outlets [170 sq ft per person]	L/ .94	-	L/ .50	L/ .70	L/ .92	L/ .37	L/ .70	L/ .70	L/ .94	-	L/ .75	L/ .70	L/ .77	L/ .70
Farmers Markets														
Daily Farmers' Markets [250 sq ft per person]	L/ 1.38	-	L/ .73	L/ 1.03	L/ 1.35	L/ .55	L/ 1.03	L/ 1.03	L/ 1.38	-	L/ 1.10	L/ 1.03	L/ 1.14	L/ 1.03
Weekly Farmers' Market Stands [250 sq ft per person]	L/ 1.38	-	L/ .73	L/ 1.03	L/ 1.35	L/ .55	L/ 1.03	L/ 1.03	L/ 1.38	-	L/ 1.10	L/ 1.03	L/ 1.14	L/ 1.03
Plant Nurseries [250 sq ft per person]	L/ 1.38	-	L/ .73	L/ 1.03	L/ 1.35	L/ .55	L/ 1.03	L/ 1.03	L/ 1.38	-	L/ 1.10	L/ 1.03	L/ 1.14	L/ 1.03
Retail Farms [250 sq ft per person]	L/ 1.38	-	L/ .73	L/ 1.03	L/ 1.35	L/ .55	L/ 1.03	L/ 1.03	L/ 1.38	-	L/ 1.10	L/ 1.03	L/ 1.14	L/ 1.03
Retail Tasting Stores [60 sq ft per person]	L/ .33	-	L/ .17	L/ .25	L/ .32	L/ .13	L/ .25	L/ .25	L/ .33	-	L/ .26	L/ .25	L/ .27	L/ .25
Swap Meets & Other Large Outdoor Retail Facilities [250 sq ft per person]	L/ 1.38	-	L/ .73	L/ 1.03	L/ 1.35	L/ .55	L/ 1.03	L/ 1.03	L/ 1.38	-	L/ 1.10	L/ 1.03	L/ 1.14	L/ 1.03
Commercial Services														
Building Services [215 sq ft per person]	L/ 1.18	-	L/ .63	L/ .89	L/ 1.16	L/ .47	L/ .89	L/ .89	L/ 1.18	-	L/ .94	L/ .89	L/ .98	L/ .89
Business Support [215 sq ft per person]	L/ 1.18	-	L/ .63	L/ .89	L/ 1.16	L/ .47	L/ .89	L/ .89	L/ 1.18	-	L/ .94	L/ .89	L/ .98	L/ .89
Eating & Drinking Establishments [60 sq ft	L/ .33	-	L/ .17	L/ .25	L/ .32	L/ .13	L/ .25	L/ .25	L/ .33	-	L/ .26	L/ .25	L/ .27	L/ .25

Ch. Art. Div.

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Ocean Beach	Peninsula												
		Naval Training Center				Other Neighborhoods								
		4W	1	2W	3NW	3S W	2W	3N W	3S W	4W	1	2E	3NE	3NW
Safety Zones	4W	1	2W	3NW	3S W	2W	3N W	3S W	4W	1	2E	3NE	3NW	5N
Maximum Dwelling Unit Per Acre	31	-	-	-	-	20	10	9	36	-	46	-	44	-
Maximum People Per Acre	240	-	127	180	235	96	180	180	240	-	191	180	198	180
Person per Household Multiplier for Mixed-Use Development	2.14	-	2.35	2.27	2.23	2.35	2.27	2.23	2.14	-	1.51	1.48	2.27	-
per person]														
Financial Institutions [215 sq ft per person]	L/ 1.18	-	L/ .63	L/ .89	L/ 1.16	L/ .47	L/ .89	L/ .89	L/ 1.18	-	L/ .94	L/ .89	L/ .98	L/ .89
Funeral & Mortuary Services [60 sq ft per person]	L/ .33	-	L/ .17	L/ .25	L/ .32	L/ .13	L/ .25	L/ .25	L/ .33	-	L/ .26	L/ .25	L/ .27	L/ .25
Instructional Studios [60 sq ft per person]	L ³ / .33	-	L ^{3,4} / .17	L ³ / .25	L ³ / 32	L ³ / 4/.1 3	L ³ / 25	L ³ / 25	L ³ / 33	-	L ³ / 4/.2 6	L ³ / .25	L ³ / .27	-
Maintenance & Repair	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Off-Site Services [215 sq ft per person]	L/ 1.18	-	L/ .63	L/ .89	L/ 1.16	L/ .47	L/ .89	L/ .89	L/ 1.18	-	L/ .94	L/ .89	L/ .98	L/ .89
Personal Services [200 sq ft per person]	L/ 1.10	-	L/ .58	L/ .83	L/ 1.08	L/ .44	L/ .83	L/ .83	L/ 1.10	-	L/ .88	L/ .83	L/ .91	-
Radio & Television Studios [215 sq ft per person]	L/ 1.18	-	L/ .63	L/ .89	L/ 1.16	L/ .47	L/ .89	L/ .89	L/ 1.18	-	L/ .94	L/ .89	L/ .98	L/ .89
Tasting Rooms [60 sq ft per person]	L/ .33	-	L/ .17	L/ .25	L/ .32	L/ .13	L/ .25	L/ .25	L/ .33	-	L/ .26	L/ .25	L/ .27	L/ .25
Visitor Accommodations [200 sq ft per person]	L/ 1.10	-	L ⁵ / .58	L/ .83	L/ 1.08	L ⁵ / .44	L/ .83	L/ .83	L/ 1.10	-	L ⁵ / .88	L/ .83	L/ .91	-
Separately Regulated Commercial Services Uses														
Adult Entertainment Establishments:														
Adult Book Store [170 sq ft per person]	L/ .94	-	L/ .50	L/ .70	L/ .92	L/ .37	L/ .70	L/ .70	L/ .94	-	L/ .75	L/ .70	L/ .77	-
Adult Cabaret [60 sq ft per person]	L/ .33	-	L/ .17	L/ .25	L/ .32	L/ .13	L/ .25	L/ .25	L/ .33	-	L/ .26	L/ .25	L/ .27	-
Adult Drive-In Theater	-	-	-	L	L	-	L	L	L	-	-	L	L	-
Adult Mini-Motion	L/ 1.10	-	-	L/ .83	L/ 1.08	-	L/ .83	L/ .83	L/ 1.10	-	-	L/ .83	L/ .91	-

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Ocean Beach	Peninsula												
		Naval Training Center				Other Neighborhoods								
		4W	1	2W	3NW	3S W	2W	3N W	3S W	4W	1	2E	3NE	3NW
Safety Zones	4W	1	2W	3NW	3S W	2W	3N W	3S W	4W	1	2E	3NE	3NW	5N
Maximum Dwelling Unit Per Acre	31	-	-	-	-	20	10	9	36	-	46	-	44	-
Maximum People Per Acre	240	-	127	180	235	96	180	180	240	-	191	180	198	180
Person per Household Multiplier for Mixed-Use Development	2.14	-	2.35	2.27	2.23	2.35	2.27	2.23	2.14	-	1.51	1.48	2.27	-
Picture Theater [60 sq ft per person]	.33			.25	.32		.25	.25	.33			.25	.27	
Adult Model Studio [200 sq ft per person]	L/ 1.10	-	L/ .58	L/ .83	L/ 1.08	L/ .44	L/ .83	L/ .83	L/ 1.10	-	L/ .88	L/ .83	L/ .91	L/ .83
Adult Motel [200 sq ft per person]	L/ 1.10	-	L ⁵ / .58	L/ .83	L/ 1.08	L ⁵ / .44	L/ .83	L/ .83	L/ 1.10	-	L ⁵ / .88	L/ .83	L/ .91	-
Adult Motion Picture Theater [60 sq ft per person]	L/ .33	-	-	L/ .25	L/ .32	-	L/ .25	L/ .25	L/ .33	-	-	L/ .25	L/ .27	-
Adult Peep Show Theater [60 sq ft per person]	L/ .33	-	-	L/ .25	L/ .32	-	L/ .25	L/ .25	L/ .33	-	-	L/ .25	L/ .27	-
Adult Theater [60 sq ft per person]	L/ .33	-	-	L/ .25	L/ .32	-	L/ .25	L/ .25	L/ .33	-	-	L/ .25	L/ .27	-
Body Painting Studio [200 sq ft per person]	L/ 1.10	-	L/ .58	L/ .83	L/ 1.08	L/ .44	L/ .83	L/ .83	L/ 1.10	-	L/ .88	L/ .83	L/ .91	L/ .83
Massage Establishment [200 sq ft per person]	L/ 1.10	-	L/ .58	L/ .83	L/ 1.08	L/ .44	L/ .83	L/ .83	L/ 1.10	-	L/ .88	L/ .83	L/ .91	L/ .83
Sexual Encounter Establishment [200 sq ft per person]	L/ 1.10	-	L/ .58	L/ .83	L/ 1.08	L/ .44	L/ .83	L/ .83	L/ 1.10	-	L/ .88	L/ .83	L/ .91	L/ .83
Assembly and Entertainment Uses, including Places of Religious Assembly [60 sq ft/person]	L ³ / .33	-	L ^{3,4} / .07	L ³ / .25	L ³ / .32	L ^{3,4} / .07	L ³ / .25	L ³ / .25	L ³ / .33	-	L ^{3,4} / .07	L ³ / .25	L ³ / .27	-
Bed & Breakfast Establishments:														
1-2 Guest Rooms [200 sq ft per person]	L/ 1.10	-	L/ .58	L/ .83	L/ 1.08	L/ .44	L/ .83	L/ .83	L/ 1.10	-	L/ .88	L/ .83	L/ .91	-
3-5 Guest Rooms [200 sq ft per person]	L/ 1.10	-	L/ .58	L/ .83	L/ 1.08	L/ .44	L/ .83	L/ .83	L/ 1.10	-	L/ .88	L/ .83	L/ .91	-
6+ Guest Rooms [200 sq ft per person]	L/ 1.10	-	-	L/ .83	L/ 1.08	L/ .44	-	L/ .83	L/ 1.10	-	-	L/ .83	L/ .91	-

Ch. Art. Div.

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Ocean Beach	Peninsula												
		Naval Training Center				Other Neighborhoods								
		4W	1	2W	3NW	3S W	2W	3N W	3S W	4W	1	2E	3NE	3NW
Safety Zones	4W	1	2W	3NW	3S W	2W	3N W	3S W	4W	1	2E	3NE	3NW	5N
Maximum Dwelling Unit Per Acre	31	-	-	-	-	20	10	9	36	-	46	-	44	-
Maximum People Per Acre	240	-	127	180	235	96	180	180	240	-	191	180	198	180
Person per Household Multiplier for Mixed-Use Development	2.14	-	2.35	2.27	2.23	2.35	2.27	2.23	2.14	-	1.51	1.48	2.27	-
Boarding Kennels/Pet Day Care [200 sq ft per person]	L/ 1.10	-	L/ .58	L/ .83	L/ 1.08	L/ .44	L/ .83	L/ .83	L/ 1.10	-	L/ .88	L/ .83	L/ .91	L/ .83
Camping Parks	P	-	P	P	P	P	P	P	P	-	P	P	P	P
<i>Child Care Facilities:</i>														
Child Care Centers	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Large Family Day Care Homes	Classify with primary use													
Small Family Day Care Homes	Classify with primary use													
Eating and Drinking Establishments with a Drive-In or Drive-Through Component [60 sq ft per person]	L/ .33	-	L/ .17	L/ .25	L/ .32	L/ .13	L/ .25	L/ .25	L/ .33	-	L/ .26	L/ .25	L/ .27	L/ .25
Fairgrounds	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Golf Courses, Driving Ranges, and Pitch & Putt Courses	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Helicopter Landing Facilities	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Massage Establishments, Specialized Practice [200 sq ft per person]	L/ 1.10	-	L/ .58	L/ .83	L/ 1.08	L/ .44	L/ .83	L/ .83	L/ 1.10	-	L/ .88	L/ .83	L/ .91	L/ .83
Mobile Food Trucks	P	-	P	P	P	P	P	P	P	-	P	P	P	-
Nightclubs & Bars over 5,000 square feet in size [60 sq ft per person]	L/ .33	-	L/ .17	L/ .25	L/ .32	L/ .13	L/ .25	L/ .25	L/ .33	-	L/ .26	L/ .25	L/ .27	L/ .25
<i>Parking Facilities as a Primary Use:</i>														
Permanent Parking Facilities	P	P ₁	P	P	P	P	P	P	P	P	P ₁	P	P	P
Temporary Parking	P	P ₁	P	P	P	P	P	P	P	P	P ₁	P	P	P

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Ocean Beach	Peninsula												
		Naval Training Center				Other Neighborhoods								
		4W	1	2W	3NW	3S W	2W	3N W	3S W	4W	1	2E	3NE	3NW
Safety Zones	4W	1	2W	3NW	3S W	2W	3N W	3S W	4W	1	2E	3NE	3NW	5N
Maximum Dwelling Unit Per Acre	31	-	-	-	-	20	10	9	36	-	46	-	44	-
Maximum People Per Acre	240	-	127	180	235	96	180	180	240	-	191	180	198	180
Person per Household Multiplier for Mixed-Use Development	2.14	-	2.35	2.27	2.23	2.35	2.27	2.23	2.14	-	1.51	1.48	2.27	-
Facilities														
Private Clubs, Lodges and Fraternal Organizations [60 sq ft per person]	L/ .33	-	L ⁴ / .07	L/ .25	L/ .32	L ⁴ / .07	L/ .25	L/ .25	L/ .33	-	L ⁴ / .07	L/ .25	L/ .27	-
Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pushcarts on Private Property	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Recycling Facilities:														
Large Collection Facility	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Small Collection Facility	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Large Construction & Demolition Debris Recycling Facility	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Small Construction & Demolition Debris Recycling Facility	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Drop-off Facility	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Green Materials Composting Facility	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Mixed Organic Composting Facility	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Large Processing Facility Accepting All	P	-	P	P	P	P	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]	Ocean Beach	Peninsula												
		Naval Training Center				Other Neighborhoods				Midway-Pacific Highway				
		4W	1	2W	3NW	3S W	2W	3N W	3S W	4W	1	2E	3NE	3NW
Safety Zones	4W	1	2W	3NW	3S W	2W	3N W	3S W	4W	1	2E	3NE	3NW	5N
Maximum Dwelling Unit Per Acre	31	-	-	-	-	20	10	9	36	-	46	-	44	-
Maximum People Per Acre	240	-	127	180	235	96	180	180	240	-	191	180	198	180
Person per Household Multiplier for Mixed-Use Development	2.14	-	2.35	2.27	2.23	2.35	2.27	2.23	2.14	-	1.51	1.48	2.27	-
Types of Traffic														
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Small Processing Facility Accepting All Types of Traffic	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Reverse Vending Machines	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Tire Processing Facility	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Sidewalk Cafes [60 sq ft per person]	L/ .33		L/ .17	L/ .25	L/ .32	L/ .13	L/ .25	L/ .25	L/ .33	-	L/ .26	L/ .25	L/ .27	L/ .25
Sports Arenas & Stadiums	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Theaters that are Outdoor or Over 5,000 Square Feet in Size [60 sq ft per person]	L/ .33	-	-	L/ .25	L/ .32	-	L/ .25	L/ .25	L/ .33	-	-	L/ .25	L/ .27	-
Urgent Care Facilities [215 sq ft per person]	L/ 1.18	-	L/ .63	L/ .89	L/ 1.16	L/ .47	L/ .89	L/ .89	L/ 1.18	-	L/ .94	L/ .89	L/ .98	L/ .89
Veterinary Clinics & Animal Hospitals [200 sq ft per person]	L/ 1.10	-	L/ .58	L/ .83	L/ 1.08	L/ .44	L/ .83	L/ .83	L/ 1.10	-	L/ .88	L/ .83	L/ .91	L/ .83
Zoological Parks	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Offices														
Business & Professional [215 sq ft per person]	L/ 1.18	-	L/ .63	L/ .89	L/ 1.16	L/ .47	L/ .89	L/ .89	L/ 1.18	-	L/ .94	L/ .89	L/ .98	L/ .89
Government [215 sq ft per person]	L/ 1.18	-	L/ .63	L/ .89	L/ 1.16	L/ .47	L/ .89	L/ .89	L/ 1.18	-	L/ .94	L/ .89	L/ .98	L/ .89

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Ocean Beach	Peninsula												
		Naval Training Center				Other Neighborhoods								
		4W	1	2W	3NW	3S W	2W	3N W	3S W	4W	1	2E	3NE	3NW
Safety Zones														
Maximum Dwelling Unit Per Acre	31	-	-	-	-	20	10	9	36	-	46	-	44	-
Maximum People Per Acre	240	-	127	180	235	96	180	180	240	-	191	180	198	180
Person per Household Multiplier for Mixed-Use Development	2.14	-	2.35	2.27	2.23	2.35	2.27	2.23	2.14	-	1.51	1.48	2.27	-
Medical, Dental, & Health Practitioner [215 sq ft per person]	L/ 1.18	-	L/ .63	L/ .89	L/ 1.16	L/ .47	L/ .89	L/ .89	L/ 1.18	-	L/ .94	L/ .89	L/ .98	L/ .89
Regional & Corporate Headquarters [215 sq ft per person]	L/ 1.18	-	L/ .63	L/ .89	L/ 1.16	L/ .47	L/ .89	L/ .89	L/ 1.18	-	L/ .94	L/ .89	L/ .98	L/ .89
Separately Regulated Office Uses														
Real Estate Sales Offices & Model Homes [215 sq ft per person]	L/ 1.18	-	L/ .63	L/ .89	L/ 1.16	L/ .47	L/ .89	L/ .89	L/ 1.18	-	L/ .94	L/ .89	L/ .98	L/ .89
Sex Offender Treatment & Counseling [215 sq ft per person]	L/ 1.18	-	L/ .63	L/ .89	L/ 1.16	L/ .47	L/ .89	L/ .89	L/ 1.18	-	L/ .94	L/ .89	L/ .98	L/ .89
Vehicle & Vehicular Equipment Sales & Service														
Commercial Vehicle Repair & Maintenance [250 sq ft per person]	L/ 1.38	-	L/ .73	L/ 1.03	L/ 1.35	L/ .55	L/ 1.03	L/ 1.03	L/ 1.38	-	L/ 1.10	L/ 1.03	L/ 1.14	L/ 1.03
Commercial Vehicle Sales & Rentals [250 sq ft per person]	L/ 1.38	-	L/ .73	L/ 1.03	L/ 1.35	L/ .55	L/ 1.03	L/ 1.03	L/ 1.38	-	L/ 1.10	L/ 1.03	L/ 1.14	L/ 1.03
Personal Vehicle Repair & Maintenance [250 sq ft per person]	L/ 1.38	-	L/ .73	L/ 1.03	L/ 1.35	L/ .55	L/ 1.03	L/ 1.03	L/ 1.38	-	L/ 1.10	L/ 1.03	L/ 1.14	L/ 1.03
Personal Vehicle Sales & Rentals [250 sq ft per person]	L/ 1.38	-	L/ .73	L/ 1.03	L/ 1.35	L/ .55	L/ 1.03	L/ 1.03	L/ 1.38	-	L/ 1.10	L/ 1.03	L/ 1.14	L/ 1.03
Vehicle Equipment & Supplies Sales & Rentals [250 sq ft per person]	L/ 1.38	-	L/ .73	L/ 1.03	L/ 1.35	L/ .55	L/ 1.03	L/ 1.03	L/ 1.38	-	L/ 1.10	L/ 1.03	L/ 1.14	L/ 1.03

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Ocean Beach	Peninsula								Midway-Pacific Highway				
		Naval Training Center				Other Neighborhoods								
Safety Zones	4W	1	2W	3NW	3S W	2W	3N W	3S W	4W	1	2E	3NE	3NW	5N
Maximum Dwelling Unit Per Acre	31	-	-	-	-	20	10	9	36	-	46	-	44	-
Maximum People Per Acre	240	-	127	180	235	96	180	180	240	-	191	180	198	180
Person per Household Multiplier for Mixed-Use Development	2.14	-	2.35	2.27	2.23	2.35	2.27	2.23	2.14	-	1.51	1.48	2.27	-
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses														
Automobile Service Stations	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a <i>Primary Use</i> [250 sq ft per person]	L/ 1.38	-	L/ .73	L/ 1.03	L/ 1.35	L/ .55	L/ 1.03	L/ 1.03	L/ 1.38	-	L/ 1.10	L/ 1.03	L/ 1.14	L/ 1.0 3
Distribution and Storage														
Equipment & Materials Storage Yards	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Moving & Storage	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Distribution Facilities [1,000 sq ft per person]	L/ 5.51	-	L/ 2.92	L/ 4.13	L/ 5.39	L/ 2.20	L/ 4.13	L/ 4.13	L/ 5.51	-	L/ 4.38	L/ 4.13	L/ 4.55	L/ 4.1 3
Separately Regulated Wholesale, Distribution, and Storage Uses														
Impound Storage Yards	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Junk Yards	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Temporary Construction Storage Yards Located off-site	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Industrial														
Heavy Manufacturing [300 sq ft per person]	L/ 1.67	-	L/ .87	L/ 1.24	L/ 1.62	L/ .66	L/ 1.24	L/ 1.24	L/ 1.65	-	L/ 1.32	L/ 1.24	L/ 1.36	L/ 1.24
Light Manufacturing [300 sq ft per person]	L/ 1.67	-	L/ .87	L/ 1.24	L/ 1.62	L/ .66	L/ 1.24	L/ 1.24	L/ 1.65	-	L/ 1.32	L/ 1.24	L/ 1.36	L/ 1.24
Marine Industry	L/ 1.67	-	L/ .87	L/ 1.24	L/ 1.62	L/ .66	L/ 1.24	L/ 1.24	L/ 1.65	-	L/ 1.32	L/ 1.24	L/ 1.36	L/ 1.24
Research & Development [300 sq ft]	L/ 1.67	-	L/ .87	L/ 1.24	L/ 1.62	L/ .66	L/ 1.24	L/ 1.24	L/ 1.65	-	L/ 1.32	L/ 1.24	L/ 1.36	L/ 1.24

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Ocean Beach	Peninsula												
		Naval Training Center				Other Neighborhoods								
		4W	1	2W	3NW	3S W	2W	3N W	3S W	4W	1	2E	3NE	3NW
Safety Zones														
Maximum Dwelling Unit Per Acre	31	-	-	-	-	20	10	9	36	-	46	-	44	-
Maximum People Per Acre	240	-	127	180	235	96	180	180	240	-	191	180	198	180
Person per Household Multiplier for Mixed-Use Development	2.14	-	2.35	2.27	2.23	2.35	2.27	2.23	2.14	-	1.51	1.48	2.27	-
per person]														
Testing Labs [300 sq ft per person]	L/ 1.67	-	L/ .87	L/ 1.24	L/ 1.62	L/ .66	L/ 1.24	L/ 1.24	L/ 1.65	-	L/ 1.32	L/ 1.24	L/ 1.36	L/ 1.24
Trucking & Transportation Terminals	P	-	P	P	P	P	P	P	P	-	P	P	P	P
Separately Regulated Industrial Uses														
Artisan Food and Beverage Producer [300 sq ft per person]	L/ 1.67	-	L/ .87	L/ 1.24	L/ 1.62	L/ .66	L/ 1.24	L/ 1.24	L/ 1.65	-	L/ 1.32	L/ 1.24	L/ 1.36	L/ 1.24
<i>Cannabis Production Facilities</i> [300 sq ft per person]	L/ 1.67	-	L/ .87	L/ 1.24	L/ 1.62	L/ .66	L/ 1.24	L/ 1.24	L/ 1.65	-	L/ 1.32	L/ 1.24	L/ 1.36	L/ 1.24
<i>Hazardous Waste Research Facility</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<i>Hazardous Waste Treatment Facility</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Marine Related Uses Within the Coastal Overlay Zone [300 sq ft per person]	L/ 1.67	-	L/ .87	L/ 1.24	L/ 1.62	L/ .66	L/ 1.24	L/ 1.24	L/ 1.65	-	L/ 1.32	L/ 1.24	L/ 1.36	L/ 1.24
Mining and Extractive Industries [1,000 sq ft per person]	L/ 5.51	-	L/ 2.92	L/ 4.13	L/ 5.39	L/ 2.20	L/ 4.13	L/ 4.13	L/ 5.51	-	L/ 4.38	L/ 4.13	L/ 4.55	L/ 4.13
Newspaper Publishing Plants [300 sq ft per person]	L/ 1.67	-	L/ .87	L/ 1.24	L/ 1.62	L/ .66	L/ 1.24	L/ 1.24	L/ 1.65	-	L/ 1.32	L/ 1.24	L/ 1.36	L/ 1.24
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises [300 sq ft per person]	L/ 1.67	-	L/ .87	L/ 1.24	L/ 1.62	L/ .66	L/ 1.24	L/ 1.24	L/ 1.65	-	L/ 1.32	L/ 1.24	L/ 1.36	L/ 1.24
Very Heavy Industrial Uses [300 sq ft per	L/ 1.67	-	L/ .87	L/ 1.24	L/ 1.62	L/ .66	L/ 1.24	L/ 1.24	L/ 1.65	-	L/ 1.32	L/ 1.24	L/ 1.36	L/ 1.24

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Ocean Beach	Peninsula												
		Naval Training Center				Other Neighborhoods								
		4W	1	2W	3NW	3S W	2W	3N W	3S W	4W	1	2E	3NE	3NW
Safety Zones	4W	1	2W	3NW	3S W	2W	3N W	3S W	4W	1	2E	3NE	3NW	5N
Maximum Dwelling Unit Per Acre	31	-	-	-	-	20	10	9	36	-	46	-	44	-
Maximum People Per Acre	240	-	127	180	235	96	180	180	240	-	191	180	198	180
Person per Household Multiplier for Mixed-Use Development	2.14	-	2.35	2.27	2.23	2.35	2.27	2.23	2.14	-	1.51	1.48	2.27	-
person]														
Wrecking & Dismantling of Motor Vehicles	P	-	P	P	P	P	P	P	P	-	P	P	P	-
Signs														
Allowable Signs	P	-	P	P	P	P	P	P	P	-	P	P	P	-
Separately Regulated Signs Uses														
Community Entry Signs	P	-	P	P	P	P	P	P	P	-	P	P	P	-
Comprehensive Sign Program	P	-	P	P	P	P	P	P	P	-	P	P	P	-
Neighborhood Identification Signs	P	-	P	P	P	P	P	P	P	-	P	P	P	-
Revolving Projecting Signs	P	-	P	P	P	P	P	P	P	-	P	P	P	-
Signs with Automatic Changing Copy	P	-	P	P	P	P	P	P	P	-	P	P	P	-
Theater Marquees	P	-	P	P	P	P	P	P	P	-	P	P	P	-

Footnotes to Table 132-15J

- ¹ No structures are permitted in Zone 1.
- ² Electrical substation facilities are permitted in Zones 3 and 4. Electrical power generation plants are otherwise not permitted.

- ³ *Minor-oriented facilities* are not permitted.
- ⁴ Maximum capacity of 50 people or calculated intensity, whichever is less.
- ⁵ For visitor accommodations, no more than 56 rooms, no conference facilities, and no other uses unless ancillary.

*(“Safety Compatibility” added 10-25-2011 by O-20047 N.S.; effective 1-1-2012.)
(Amended 10-17-2017 by O-20859 N.S.; effective 11-16-2017.)
(Amended 1-8-2020 by O-21161 N.S. and O-21163 N.S.; effective 2-9-2020.)
(Amended 8-12-2020 by O-21223 N.S.; effective 10-8-2020.)
(Amended 4-14-2021 by O-21305 N.S.; effective 5-29-2021.)
(Amended 12-17-2021 by O-21380 N.S.; effective 1-16-2022.)
(Amended 5-23-2022 by O-21458 N.S.; effective 6-22-2022.)*

§132.1520 Airspace Protection Compatibility

Airspace protection compatibility within Review Areas 1 and 2 of the Airport Land Use Compatibility Overlay Zone shall be evaluated in accordance with Section 132.1520.

- (a) Within each airport influence area, an airspace protection area is designated to protect navigable airspace and to avoid creation of hazards to aircraft in flight in accordance with Code of Federal Regulations, Title 14, Part 77 (Federal Aviation Regulations Part 77). For purposes of Section 132.1520, *development* also includes temporary construction equipment such as cranes. The airspace protection area geographically consists of locations within the Federal Aviation Regulations Part 77 surfaces, and the Federal Aviation Administration notification area identified on Airport Land Use Compatibility Plan airspace protection maps, prepared and adopted by the Airport Land Use Commission for each airport and filed in the office of the City Clerk. Adopted airspace protection maps identified in Table 132-15K shall be used to determine land use compatibility in accordance with Section 132.1520(b).

**Table 132-15K
Adopted Airspace Protection Maps**

Airport Influence Area	Map Number
MCAS Miramar	C-932
Brown Field Municipal Airport	C-943
Gillespie Field	C-946
Montgomery-Gibbs Executive Airport	C-938
San Diego International Airport	C-952; C-973
NOLF Imperial Beach	C-986
Naval Air Station North Island	C-1015

- (b) For Brown Field Municipal Airport, Montgomery-Gibbs Executive Airport, Gillespie Field, MCAS Miramar, NOLF Imperial Beach, and Naval Air Station North Island potential airspace obstructions shall be evaluated for compatibility with Federal Aviation Regulations Part 77, Subpart C in accordance with the following:
 - (1) Within the primary surface and beneath the approach or transitional surface area, *development* shall not exceed the Federal Aviation Regulations Part 77 surfaces or airspace protection surfaces identified by the United States Standard for Terminal Instrument Procedures (TERPS).
 - (2) Within the horizontal or conical surface area, *development* may exceed the Federal Aviation Regulations Part 77 surfaces or airspace protection surfaces identified by TERPS, up to a maximum height of 35 feet above *grade* where determined to be compatible in accordance with Section 132.1520(b)(3).
 - (3) *Development* that would exceed the airspace protection surface elevation may be determined to be compatible if:
 - (A) The Federal Aviation Administration (FAA) determines that the *development* would not be a hazard to air navigation;
 - (B) The proposed design of the *development* reflects recommendations of the FAA aeronautical study and recommendations provided by the California Department of Transportation, Division of Aeronautics related to acceptability of the proposed height of the *development*; and
 - (C) An aviation easement in accordance with Section 132.1530 is recorded prior to approval, if requested by the airport operator.
- (c) For San Diego International Airport, potential airspace obstructions shall be evaluated for compatibility with Federal Aviation Regulations Part 77, Subpart C in accordance with the following:
 - (1) *Development* shall not exceed the Threshold Siting Surfaces (TSS) as shown on Map C-973.

- (2) *Development* that would exceed the Federal Aviation Regulations Part 77 surfaces elevation may be determined to be compatible if:
 - (A) The FAA determines that the *development* would not be a hazard to air navigation, cause an increase in the ceiling of visibility minimums for existing or planned instrument procedures, cause a reduction of the operational efficiency and capacity of the airport, or conflict with visual flight rules airspace;
 - (B) The proposed design of the *development* reflects recommendations of the FAA aeronautical study related to acceptability of the proposed height, installation of obstruction lighting systems, or painting or marking; and
 - (C) An airspace aviation easement in accordance with Section 132.1530 is recorded prior to *development* approval.
- (d) FAA Notification Requirements
 - (1) The *applicant* shall notify the FAA for:
 - (A) *Development* located within the FAA notification area that exceeds the 100:1 notification surface;
 - (B) *Development* within the Airport Land Use Compatibility Overlay Zone that would be 200 feet or greater above *grade*;
 - (C) *Development* that would exceed the Federal Aviation Regulations Part 77 surfaces or airspace protection surfaces identified by the United States Standard for Terminal Instrument Procedures (TERPS);
 - (D) *Development* on the *premises* of a public use airport or heliport; or
 - (E) *Development* with the potential to cause visual, electronic, or wildlife hazards in conflict with Federal Aviation Regulations Part 77, such as:

- (i) Sources of glare;
 - (ii) Incompatible lighting;
 - (iii) Sources of dust, water vapor, and smoke;
 - (iv) Sources of electromagnetic interference;
 - (v) Sources of thermal plumes; and
 - (vi) Land uses that attracts birds.
- (2) Where FAA notification is required in accordance with Section 132.1520(d)(1), prior to the issuance of any permit, the *applicant* shall:
- (A) Provide evidence of a valid final FAA determination of No Hazard to Air Navigation; or
 - (B) In accordance with Section 77.9(e)(1) of the Federal Aviation Regulations Part 77, submit a “No FAA Notification Self Certification Agreement” to the satisfaction of the City Manager for *development* that meets the criteria in Section 132.1520(d)(3).
- (3) FAA notification is not required for *development* that meets the following unless otherwise requested by the City, San Diego County Regional Airport Authority (SDCRAA) as operator of San Diego International Airport, California Department of Transportation, or FAA:
- (A) *Development* that would be shielded by existing *structures* of a permanent and substantial character or by natural terrain or topographic features of equal or greater height; and
 - (B) Where it is evident beyond all reasonable doubt that the proposed *structure* would not adversely affect public health and safety with respect to air navigation.
- (4) A determination of consistency by the Airport Land Use Commission in accordance with Section 132.1550 may not be used to satisfy the FAA notification requirement.

- (5) A *development permit* may include a condition of approval that requires compliance with Section 132.1520(d)(2)(A) or (B) prior to the issuance of any *construction permit* for the *development*.
- (e) If a *development* receives a Determination of Hazard from the FAA, the *applicant* shall obtain a consistency determination from the Airport Land Use Commission pursuant to Section 132.1550. If the Airport Land Use Commission determines the *development* is inconsistent, then an overrule action by the City Council pursuant to Section 132.1555 and a Process Five Site Development Permit are required.

(“*Airspace Protection Compatibility*” added 10-25-2011 by O-20047 N.S.; effective 1-1-2012.)

(Amended 12-17-2021 by O-21380 N.S.; effective 1-16-2022.)

§132.1525 Aircraft Overflight Notification

- (a) An overflight notification area has been designated for areas subject to aircraft overflight within this overlay zone. Adopted aircraft overflight maps identified in Table 132-15L are filed in the office of the City Clerk.

**Table 132-15L
Adopted Aircraft Overflight Maps**

Airport Influence Area	Map Number
MCAS Miramar	C-931
Brown Field Municipal Airport	C-941
Gillespie Field	C-945
Montgomery-Gibbs Executive Airport	C-936
San Diego International Airport	C-950
NOLF Imperial Beach	C-986
Naval Air Station North Island	C-1016

- (b) Zoning actions to apply the Airport Land Use Compatibility Overlay Zone shall constitute property owner notification of aircraft overflight in accordance with adopted Airport Land Use Compatibility Plans.
 - (1) Property in the designated aircraft overflight area may be subject to some of the annoyances or inconveniences associated with proximity to an airport and aircraft operations. Individual sensitivities to those annoyances can vary from person to person.
 - (2) The airport operator may be contacted for information regarding hours of operation, master plans, and other relevant information regarding airport operations.
 - (A) The FAA has sole and exclusive regulatory authority over the operation of aircraft for public use airports.

- (B) The FAA and Department of Defense share regulatory authority over the operation of military aircraft for MCAS Miramar, NOLF Imperial Beach, and Naval Air Station North Island.

(“Aircraft Overflight Notification” added 10-25-2011 by O-20047 N.S.; effective 1-1-2012.)

(Amended 12-17-2021 by O-21380 N.S.; effective 1-16-2022.)

§132.1530 Requirement for Avigation Easement

- (a) Within the airport influence area for San Diego International Airport, a *record owner* shall dedicate an avigation easement to the SDCRAA as operator of San Diego International Airport as a condition of approval for:
 - (1) *Development* that includes *structures* or objects exceeding the obstruction standards in Federal Aviation Regulations Part 77, as determined by the FAA;
 - (2) *Development* that has received a Notice of Presumed Hazard or a Determination of No Hazard from the FAA subject to conditions, limitations, marking or lighting requirements;
 - (3) Residential *development* in the 65 dB CNEL or greater aircraft noise exposure range; or
 - (4) The following non-residential *development* in the 65 dB CNEL or greater aircraft noise exposure range:
 - (A) Assembly and entertainment uses, including places of religious assembly;
 - (B) Educational facilities; or
 - (C) Instructional studios

- (b) Within the airport influence area for Brown Field Municipal Airport or Montgomery-Gibbs Executive Airport, *record owner* may be required to dedicate an avigation easement as a condition of approval for:
 - (1) *Development* at a location with associated aircraft noise exposure of 65 dB or greater that would be subject to a Neighborhood Use Permit or Conditional Use Permit in accordance with Chapter 14, Article 1 (Separately Regulated Use Regulations);
 - (2) *Development* that would be located within Safety Zone 1 (runway protection zone); or
 - (3) *Development* that would exceed a Federal Aviation Regulations Part 77 airspace protection surface and for which the FAA requires marking and lighting.
- (c) The avigation easement document shall be recorded with the County Recorder to provide the following as applicable:
 - (1) Allowance for noise exposure associated with adopted noise contour and aircraft overflight; or
 - (2) The right of flight in the airspace above the property in accordance with adopted airspace protection and aircraft overflight maps, which may include:
 - (A) Limiting the *structure height* and trees as applicable to help reduce or avoid potential obstructions to aircraft overflight;
 - (B) Permitting the airport operator access to the property for the removal or aeronautical marking of objects exceeding the established height limit; and
 - (C) Prohibiting electrical interference, glare, and other potential hazards to aircraft flight from being created on the property.

(“Requirement for Avigation Easement” added 10-25-2011 by O-20047 N.S.; effective 1-1-2012.)

(Amended 12-17-2021 by O-21380 N.S.; effective 1-16-2022.)

§132.1535 Previously Conforming

This section applies to the *development* and operation of existing uses of *structures* located within the Airport Land Use Compatibility Overlay Zone that were legally established in an airport influence area prior to adoption of an Airport Land Use Compatibility Plan.

- (a) *Development* that is limited to interior modifications or repairs, or any exterior repairs or maintenance that does not increase the *density* or *floor area ratio* of an existing building shall be exempt from the requirements of this Division.
- (b) Reconstruction, alteration or expansion of a *previously conforming* use or *structure* may be permitted with a Building Permit as follows:
 - (1) *Previously conforming single dwelling units* and associated *Accessory Dwelling Units* or *Junior Accessory Dwelling Units*, as applicable, may be reconstructed, altered or expanded in compliance with the *development* regulations of the underlying base zone and applicable noise and aviation easement in this Division.
 - (2) *Previously conforming multiple dwelling units* may be reconstructed, altered, or expanded where the *development* would not increase the *density*, or create a hazard in conflict with airspace protection requirements.
 - (3) *Previously conforming non-residential development* may be reconstructed, altered, or expanded where the *development* would not increase the maximum number of people allowed on the site unless otherwise allowed by Section 132.1535(d).
 - (4) A *previously conforming* use that is discontinued temporarily due to fire, natural disaster, or an act of public enemy, or for repairs, remodeling, or major alterations may be resumed within 2 years of discontinuance by maintenance of an active *construction permit* and continuance of the Business Tax Certificate.
- (c) Where the existing use or *structure* is also *previously conforming* with respect to the underlying base zone regulations, *development* shall be subject to Sections 127.0103 and 132.1535.
- (d) Existing facilities for the following *previously conforming* uses may be expanded as follows:

- (1) Expansion of an educational facility (Kindergarten through Grade 12) shall be limited to a maximum occupancy of 50 people in any single structure;
 - (A) In the Transition Zone of the MCAS Miramar airport influence area; and
 - (B) In Safety Zones 3 and 4 for the Brown Field Municipal Airport and Montgomery-Gibbs Executive Airport influence areas.
- (2) Expansion of a child care center shall be limited to a maximum occupancy of 50 people in any single structure;
 - (A) In the Transition Zone of the MCAS Miramar airport influence area;
 - (B) In Safety Zones 3 and 4 for the Brown Field Municipal Airport and Montgomery-Gibbs Executive Airport influence areas; and
 - (C) Expansion in the San Diego International Airport safety zones is permitted in accordance with Section 132.1535(b)(3).
- (3) Hospital expansion shall be limited to:
 - (A) A maximum *floor area ratio* of 1.65 or 300 people per acre in the Transition Zone of the MCAS Miramar airport influence area; or
 - (B) A maximum *floor area ratio* of .72 or 130 people per acre in Safety Zones 3 and 4 of the Brown Field Municipal Airport or Montgomery-Gibbs Executive Airport influence areas.
- (4) Correctional facility expansion shall be limited to:
 - (A) A maximum of 300 people within the Transition Zone of the MCAS Miramar airport influence area;
 - (B) A maximum of 60 percent *lot coverage* and a maximum of 130 people per acre within Safety Zone 3 of the Brown Field Municipal Airport or Montgomery-Gibbs Executive Airport influence areas;

- (C) A maximum of 70 percent *lot coverage* and a maximum of 130 people per acre within Safety Zone 4 of the Brown Field Municipal Airport or Montgomery-Gibbs Executive Airport influence areas; or
- (D) Expansion in the San Diego International Airport safety zones is permitted in accordance with Section 132.1535(b)(3).

(“Previously Conforming” added 10-25-2011 by O-20047 N.S.; effective 1-1-2012.)
(Amended 9-15-2017 by O-20857 N.S.; effective 10-15-2017.)
(Amended 8-12-2020 by O-21223 N.S.; effective 10-8-2020.)
(Amended 12-17-2021 by O-21380 N.S.; effective 1-16-2022.)

§132.1540 Infill Development Criteria

- (a) This section applies to *development* in those areas recognized as eligible for *infill development* on maps that have been identified by the City and have received the concurrence of the Airport Land Use Commission.
 - (1) Prior to approval of *densities* or intensities that exceed the applicable safety compatibility criteria in Tables 132-15G or Table 132-15H, the *applicant* shall demonstrate that the *development* is consistent with the existing *development* pattern of the surrounding area and meets the criteria for *infill development* in Section 132.1540(a) and (b).
 - (2) *Infill development* is not permitted where the use is identified as incompatible with the noise exposure in Table 132-15D or incompatible with the safety zone in Tables 132-15G or Table 132-15H.
- (b) *Infill development* is permitted through Process One consistent with the following:
 - (1) Within the MCAS Miramar airport influence area:
 - (A) *Infill development* shall be limited to non-residential *development* located within the Transition Zone as identified on the applicable safety zone map in Table 132-15F.
 - (B) *Infill development* shall not exceed the average intensity of all similar existing uses located within the Transition Zone and within a quarter mile of the proposed *development*, or 110 percent of the usage intensity permitted within the safety zone in accordance with Section 132.1515, whichever is greater.

- (2) Within the Brown Field Municipal Airport and Montgomery-Gibbs Executive Airport influence area:
 - (A) Infill *development* shall not be permitted in Safety Zone 1 (Runaway Protection Zone).
 - (B) Infill residential *development* shall not be permitted as follows:
 - (i) Where *dwelling units* would be exposed to aircraft noise levels greater than 70 dB CNEL; or
 - (ii) Where *dwelling units* would be located within Safety Zones 1, 2, or 5.
 - (C) Infill *development* shall not exceed 110 percent of the average intensity or *density* of similar uses within a quarter mile of the proposed *development*, or 110 percent of the use intensity or density permitted within the safety zone, whichever is greater.
- (c) For regulations applicable to new *development* on a *premises* with *previously conforming* uses or *development* legally established in an airport influence area prior to adoption of an Airport Land Use Compatibility Plan, refer to Section 132.1535.

(“*Infill Development Criteria*” added 10-25-2011 by O-20047 N.S.; effective 1-1-2012.)
(Amended 12-02-2011 by O-20113 N.S.; effective 1-1-2012.)
(Amended 12-17-2021 by O-21380 N.S.; effective 1-16-2022.)

§132.1545 Real Estate Disclosure

In accordance with state law (Business and Professions Code Section 11010, and Civil Code Sections 1102.6, 1103.4, and 1353, as may be amended), residential real estate transactions within this overlay zone shall disclose that property for sale or lease is located within a designated airport influence area.

(“*Real Estate Disclosure*” added 10-25-2011 by O-20047 N.S.; effective 1-1-2012.)
(Amended 12-17-2021 by O-21380 N.S.; effective 1-16-2022.)

§132.1550 Airport Land Use Commission Review

- (a) The SDCRAA serves as the Airport Land Use Commission for San Diego County. Its responsibilities include adopting Airport Land Use Compatibility Plans for public use and military airports within San Diego County and advising local agencies on the compatibility of new *development* with respect to airport-related noise, safety concerns, airspace protection, and aircraft overflight areas in accordance with adopted Airport Land Use Compatibility Plans. The SDCRAA is also the airport operator for the San Diego International Airport.
- (b) The Airport Land Use Commission has no authority over existing land uses or the operation of airports, except for the San Diego International Airport. Continuation of existing land uses and maintenance of existing structures that do not conform to the applicable Airport Land Use Compatibility Plan shall be allowed in accordance with Section 132.1535.
- (c) Prior to approval of *development* within the Airport Land Use Compatibility Overlay Zone, the *applicant* shall obtain a consistency determination from the Airport Land Use Commission for the following types of *development*:
 - (1) *Development* in the Clear Zone or Safety Zone 1;
 - (2) *Development* that would deviate from *density* and intensity thresholds for uses identified as limited in Tables 132-15G, 132-15H, 132-15I, or 132-15J. If the Airport Land Use Commission determines the *development* is inconsistent, then an overrule action by the City Council pursuant to Section 132.1555 and a Process Five Site Development Permit are required;
 - (3) *Development* that has been determined to be a hazard by the FAA;
 - (4) *Development* that includes a rezone or approval of a *land use plan* or amendment of a *land use plan* within Review Area 1 of the Airport Land Use Compatibility Overlay Zone; and
 - (5) *Development* that would include non-aviation uses located on airport property (public use airport only), or approval or amendment of an airport master plan.
- (d) Consistency determinations requested pursuant to Section 132.1550(c) shall be updated if a proposal with or without a prior consistency determination is subsequently revised to:

- (1) Include a change in or addition of a land use that conflicts with Sections 132.1510 (Noise) or 132.1515 (Safety);
 - (2) Increase the *density* for residential *development* in conflict with Section 132.1515 (Safety);
 - (3) Increase the people per acre or *floor area ratio* for non-residential *development* in conflict with Section 132.1515 (Safety); or
 - (4) Increase the height of the proposed *development* in conflict with Section 132.1520 (Airspace Protection).
- (e) Prior to becoming effective, amendments to the Land Development Code that would affect *structure height* within the Airport Influence Area or *density* or non-residential intensity (people per acre) within Review Area 1 of the Airport Land Use Compatibility Overlay Zone shall be submitted to the Airport Land Use Commission for a consistency determination.
- (f) Consistency determinations made by the Airport Land Use Commission may be overruled in accordance with Section 132.1555.

*(“SDCRAA Review” added 10-25-2011 by O-20047 N.S.; effective 1-1-2012.)
(Retitled from “SDCRAA Review” to “Airport Land Use Commission Review” and amended 12-17-2021 by O-21380 N.S.; effective 1-16-2022.)*

§132.1555 Overrule Process

- (a) An *applicant* may request a decision from the City Council to overrule a determination of inconsistency made by the Airport Land Use Commission in accordance with the consistency determination process in Section 132.1550. Any decision by the City Council to overrule a determination of inconsistency requires two hearings. The first hearing shall be a proposed decision to overrule and the second hearing shall be a final decision to overrule.
- (b) Associated *development permits* shall be consolidated and decided by the City Council as part of the hearing to overrule the Airport Land Use Commission.
- (c) A Notice of Request for Overrule Hearing and a Notice of Public Hearing shall be provided in accordance with Section 112.0311.
- (d) A proposed decision to overrule the Airport Land Use Commission’s determination shall be made by a minimum two-thirds vote of the City Council and shall be supported by the following *findings*:

- (1) The proposed *development* will not be detrimental to the public health, safety, and welfare;
 - (2) The proposed *development* will minimize the public’s exposure to excessive noise and safety hazards to the extent feasible; and
 - (3) The proposed *development* will meet the purpose and intent of the California Public Utilities Code Section 21670.
- (e) A City Council proposed decision to overrule the determination of inconsistency and the findings shall be provided to the Airport Land Use Commission, California Department of Transportation, Division of Aeronautics, and the airport operators for the airport influence areas in which the *development* is located.
- (f) A City Council hearing to make a final decision to overrule the Airport Land Use Commission shall be scheduled at least 45 days from the date that the proposed decision and *findings* are provided pursuant to Section 132.1555(e). A final decision to overrule the determination of inconsistency shall include consideration of any comments received by from the Airport Land Use Commission and the California Department of Transportation, Division of Aeronautics. A final decision to overrule the determination of inconsistency shall be made by a minimum of two-thirds vote.

(“Overrule Process” added 10-25-2011 by O-20047 N.S.; effective 1-1-2012.)
(Amended 12-17-2021 by O-21380 N.S.; effective 1-16-2022.)