

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd> >	IP-			IL-			IH-		IS-	IBT-
	3rd >>	1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
	4th >>	1	1	1	1	1	1	1	1	1	1
Museums		-	-	-	-	-	-	-	-	-	-
Major Transmission, Relay, or Communications Switching Stations		C	C	C	C	C	C	P	C	C	C
Placemaking on Private Property		-	-	-	-	-	-	-	-	-	-
Outdoor Dining on Private Property		-	L	-	L	L	L	-	L	L	L
Satellite Antennas		L	L	L	L	L	L	L	L	L	L
Social Service Institutions		C	C	C	C	C	C	-	-	C	-
Solar Energy Systems		L	L	L	L	L	L	L	L	L	L
Wireless Communication Facilities		See Section 141.0420									
Retail Sales											
Building Supplies & Equipment		-	-	-	P(6,13)	P(13)	P(13)	-	P(6,13)	P(13)	-
Food, Beverages and Groceries		P(13, 20),	P(13, 20)	P(13, 20)	P(13, 20)	P(13, 20)	P(13)	-	-	-	-
Consumer Goods, Furniture, Appliances, Equipment		-	-	-	-	P(2,13)	P(13)	-	-	P(3,13)	P(22)
Pets & Pet Supplies		-	-	-	-	-	P(13)	-	-	-	-
Sundries, Pharmaceuticals, & Convenience Sales		P(5, 13)	P(5,13)	P(5,13)	P(5,13)	P(5,13)	P(13)	P(5,13)	P(5,13)	P(4,13)	-
Wearing Apparel & Accessories		-	-	-	-	P(3,13)	P(3,13)	-	-	P(3,13)	-
Separately Regulated Retail Sales Uses											
Agriculture Related Supplies & Equipment		-	-	-	-	P	P	P	P	P	-
Alcoholic Beverage Outlets		-	-	-	-	L	L	-	-	-	-
Cannabis Outlets		-	-	-	-	-	C	-	-	C	C
Farmers' Markets											
Weekly Farmers' Market		L	L	L	L	L	L	-	-	-	-
Daily Farmers' Market Stands		-	-	-	L	L	L	-	-	-	-
Plant Nurseries		-	-	-	-	-	P	-	P	P	-
Retail Farms		-	-	-	-	-	L	-	-	-	-
Retail Tasting Stores		-	-	-	L	L	L	-	-	L	-
Swap Meets & Other Large Outdoor Retail Facilities		-	-	-	C	C	C	C	C	C	-
Commercial Services											
Building Services		-	-	-	P	P	P	-	P	P	P
Business Support		P(8)	P(8)	P(8)	P(8)	P	P	-	P(8)	P	P(8)
Eating & Drinking Establishments		P(7, 16)	P(7,16)	P(7, 16)	P(7, 16)	P(7, 16)	P(16)	-	P(7)	P(4, 16)	P(7, 16)
Financial Institutions		-	P	-	P	P	P	-	-	P	P
Funeral & Mortuary Services		-	-	-	-	P ²¹	P	-	P	-	-
Instructional Studios		P(14)	P(14)	P(14)	P(14)	P(14)	P(14)	-	-	P	-
Maintenance & Repair		-	-	-	P	P	P	-	-	P	P

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

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

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

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