

## Chapter 19.42

### I-R – RESEARCH INDUSTRIAL ZONE

#### Sections:

- 19.42.010 Purpose.
- 19.42.020 Permitted uses.
- 19.42.030 Accessory uses and buildings.
- 19.42.040 Conditional uses.
- 19.42.050 Prohibited uses and processes.
- 19.42.060 *Repealed.*
- 19.42.070 Height regulations.
- 19.42.080 Area, lot coverage and yard requirements.
- 19.42.090 Performance standards.
- 19.42.100 Enclosures required for all uses – Exceptions.
- 19.42.110 Fuel restrictions.
- 19.42.120 Setbacks required from residential zone – Parking and loading facilities.
- 19.42.130 Landscaping.
- 19.42.140 Site plan and architectural approval.
- 19.42.150 Off-street parking and loading facilities.
- 19.42.160 Outdoor storage.
- 19.42.170 Trash storage areas.
- 19.42.180 Wall requirements.

#### 19.42.010 Purpose.

The purpose of the I-R zone is to provide an environment exclusively for and conducive to the development and protection of modern, large-scale research and specialized manufacturing organizations, all of a non-nuisance type. (Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.512(A)).

#### 19.42.020 Permitted uses.

Permitted uses in an I-R zone are as follows:

- A. Laboratories; research, experimental, film, electronic or testing;
- B. Manufacture and assembly of electronic instruments and devices;
- C. Manufacture and assembly of office computing and accounting machines and typewriters;
- D. Manufacture and assembly of electric measuring instruments and test equipment;
- E. Electrical substations and gas regulator stations, subject to the provisions of CVMC 19.58.140;
- F. Temporary tract signs, subject to the provisions of CVMC 19.58.320 and 19.60.470;\*
- G. Any other research or any light manufacturing use determined by the commission to be of the same general character as the above-permitted

uses. (Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.512(B)).

\* Code reviser's note: This subsection amended to conform with provisions of Ord. 1575, 1974.

#### 19.42.030 Accessory uses and buildings.

Accessory uses permitted in an I-R zone include the following:

- A. Administrative, executive and financial offices and incidental services, such as restaurants to serve employees when conducted on the premises;
- B. Wholesale business storage or warehousing for products of the types permitted to be manufactured in the zone;
- C. Other accessory uses and buildings customarily appurtenant to a permitted use;
- D. Retail sales of products produced or manufactured on the site;
- E. Caretaker houses;
- F. Satellite dish antennas are permitted in accordance with the provisions of CVMC 19.22.030 (F)(1) through (9) and (11) through (13). (Ord. 2160 § 1, 1986; Ord. 2108 § 1, 1985; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.512 (C)).

#### 19.42.040 Conditional uses.

Conditional uses permitted in an I-R zone include:

- A. Retail commercial uses necessary to serve the I-R zone;
- B. Manufacture of pharmaceuticals, drugs and the like;
- C. Building height in excess of three and one-half stories or 45 feet;
- D. Unclassified uses, as set forth in Chapter 19.54 CVMC;
- E. Roof-mounted satellite dishes, subject to the standards set forth in CVMC 19.30.040;
- F. Recycling collection centers, subject to the provisions of CVMC 19.58.345;
- G. Hazardous waste facilities, subject to the provisions of CVMC 19.58.178. (Ord. 2542 § 3, 1993; Ord. 2252 § 9, 1988; Ord. 2233 § 9, 1987; Ord. 2160 § 1, 1986; Ord. 2108 § 1, 1985; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.512(D)).

#### 19.42.050 Prohibited uses and processes.

Prohibited uses in an I-R zone include manufacturing uses and processes involving primary production of products from raw materials. (Ord. 1281

§ 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.512(E)).

**19.42.060 Sign regulations.**

*Repealed by Ord. 2924 § 3, 2003.* (Ord. 2309A § 11, 1989; Ord. 1575 § 1, 1974; Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.512(F)).

**19.42.070 Height regulations.**

No structure shall exceed three and one-half stories or 45 feet in height; however, no structure shall exceed two stories or 35 feet in height when located within 200 feet of any residential zone or

any area designated for future residential development on the general plan, except as provided in CVMC 19.16.040. (Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.512(G)).

**19.42.080 Area, lot coverage and yard requirements.**

The minimum lot areas required shall be one of the following for this zone classification, as designated on the zoning map, except as provided in CVMC 19.16.020 and 19.16.060 to 19.16.080 and where increased for conditional uses:

Lot Area (sq. ft.)	Lot Coverage (max. %)	Setbacks in Feet			
		Front	Exterior Side Yard	Side	Rear
20,000	40	Buildings Signs	20* 0	15* 0	20 25
*Or not less than that specified on the building line map shall be provided and maintained. The setback requirements shown on the adopted building line map for Chula Vista shall take precedence over the setbacks required in the zoning district.					

(Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.512(H)).

**19.42.090 Performance standards.**

All uses permitted by this title shall be subject to review in accordance with the performance standards procedures in Chapter 19.66 CVMC. (Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.512(I)(1)).

**19.42.100 Enclosures required for all uses – Exceptions.**

All uses in an I-R zone shall be conducted wholly within a completely enclosed building except heliports and landing strips. (Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.512(I)(2)).

**19.42.110 Fuel restrictions.**

Manufacturing and industrial processes in an I-R zone shall use only gas or electricity as a fuel; provided, however, that oil burning equipment may be installed for standby purposes only. (Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.512(I)(3)).

**19.42.120 Setbacks required from residential zone – Parking and loading facilities.**

In any I-R zone directly across the street from any R zone, the parking facilities shall be distant at least 20 feet from said street, the building and structures at least 50 feet from said street, and loading facilities at least 30 feet from said street. (Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.512(I)(4)).

**19.42.130 Landscaping.**

The site shall be landscaped in conformance with the landscaping manual of the city, and approved by the director of planning. (Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.512(I)(5)).

**19.42.140 Site plan and architectural approval.**

Site plan and architectural approval is required for all uses in an I-R zone, as provided in CVMC 19.14.420 through 19.14.480. (Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.512(I)(6)).

### 19.42.150 Off-street parking and loading facilities.

Off-street parking and loading facilities are required for all uses, as provided in CVMC 19.62.010 through 19.62.140. (Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.512(I)(7)).

### 19.42.160 Outdoor storage.

Outdoor storage of merchandise, material and equipment, except vehicles, shall be permitted in an I-R zone only when incidental to a permitted use located on the same lot; and provided, that:

A. Storage area shall be completely enclosed by solid walls or fences or buildings, or a combination thereof, not less than six feet in height except as provided in CVMC 19.58.150 and 19.58.360;

B. There shall be no outdoor storage of merchandise, materials, equipment or other goods to a height greater than that of the building wall or fence enclosing the storage area. (Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.512(I)(8)).

### 19.42.170 Trash storage areas.

Trash storage areas in an I-R zone are permitted subject to the provisions of CVMC 19.58.340. (Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.512(I)(9)).

### 19.42.180 Wall requirements.

Zoning walls in an I-R zone are subject to the conditions of CVMC 19.58.150 and 19.58.360. (Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.512(I)(10)).

## Chapter 19.44

### I-L – LIMITED INDUSTRIAL ZONE

#### Sections:

- 19.44.010 Purpose.
- 19.44.020 Permitted uses.
- 19.44.030 Accessory uses and buildings.
- 19.44.040 Conditional uses.
- 19.44.050 Prohibited uses and processes.
- 19.44.060 *Repealed.*
- 19.44.070 Height regulations.
- 19.44.080 Area, lot coverage and yard requirements.
- 19.44.090 Performance standards.
- 19.44.100 Fuel restrictions.
- 19.44.110 Setbacks from residential or agricultural zone – Loading facilities.
- 19.44.120 Landscaping.
- 19.44.130 Site plan and architectural approval.
- 19.44.140 Off-street parking and loading facilities.
- 19.44.150 Outdoor storage.
- 19.44.160 Trash storage areas.
- 19.44.170 Enclosures required for all uses – Exceptions.
- 19.44.180 Wall requirements.

#### 19.44.010 Purpose.

The purpose of the I-L zone is to encourage sound limited industrial development by providing and protecting an environment free from nuisances created by some industrial uses and to insure the purity of the total environment of Chula Vista and San Diego County and to protect nearby residential, commercial and industrial uses from any hazards or nuisances. (Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.513(A)).

#### 19.44.020 Permitted uses.

Permitted uses in an I-L zone are as follows:

A. Manufacturing, printing, assembling, processing, repairing, bottling, or packaging of products from previously prepared materials, not including any prohibited use in this zone;

B. Manufacturing of electrical and electronic instruments, devices and components;

C. Wholesale businesses, storage and warehousing;

D. Laboratories; research, experimental, film, electronic and testing;

E. Truck, trailer, mobilehome, boat and farm implement sales establishments;

F. Public and private building material sales yards, service yards, storage yards, and equipment rental;

G. Minor auto repair;

H. Laundries, laundry services, and dyeing and cleaning plants, except large-scale operations;

I. Car washing establishments, subject to the provisions of CVMC 19.58.060;

J. Plumbing and heating shops;

K. Exterminating services;

L. Animal hospitals and veterinarians, subject to the provisions of CVMC 19.58.050;

M. The manufacture of food products, drugs, pharmaceuticals and the like, excluding those in CVMC 19.44.050;

N. Electrical substations and gas regulator stations, subject to the provisions of CVMC 19.58.140;

O. Temporary tract signs, subject to the provisions of CVMC 19.58.320 and 19.60.470;\*

P. Any other limited manufactured use which is determined by the commission to be of the same general character as the above uses;

Q. Agricultural uses as provided in CVMC 19.16.030. (Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.513(B)).

\* Code reviser's note: This section amended to conform with provisions of Ord. 1575, 1974.

#### **19.44.030 Accessory uses and buildings.**

Accessory uses permitted in an I-L zone include:

A. Administrative, executive and financial offices and incidental services, such as restaurants to serve employees, when conducted on the premises;

B. Other accessory uses and buildings customarily appurtenant to a permitted use;

C. Retail sales of products produced and manufactured on the site;

D. Caretaker houses;

E. Satellite dish antennas are permitted in accordance with the provisions of CVMC 19.22.030(F)(1) through (9) and (11) through (13). (Ord. 2160 § 1, 1986; Ord. 2108 § 1, 1985; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.513(C)).

#### **19.44.040 Conditional uses.**

Conditional uses permitted in an I-L zone include:

A. Machine shops and sheet metal shops;

B. Service stations, subject to the conditions in CVMC 19.58.280;

C. Steel fabrication;

D. Restaurants, delicatessens and similar uses;

E. Drive-in theaters, subject to the conditions of CVMC 19.58.120;

F. Major auto repair, engine rebuilding and paint shops;

G. Commercial parking lots and garages;

H. Plastics and other synthetics manufacturing;

I. Building heights exceeding three and one-half stories or 45 feet;

J. Unclassified uses, as set forth in Chapter 19.54 CVMC;

K. Trucking yards, terminals and distributing operations;

L. The retail sale of such bulky items as furniture, carpets and other similar items;

M. Retail distribution centers and manufacturers' outlets which require extensive floor areas for the storage and display of merchandise, and the high-volume, warehouse-type sale of goods and retail uses which are related to and supportive of existing, on-site retail distribution centers of manufacturers' outlets. Conditional use permit applications for the establishment of retail commercial uses, covered by the provisions of this subsection, shall be considered by the city council subsequent to its receipt of recommendations thereon from the planning commission;

N. Roof-mounted satellite dishes, subject to the standards set forth in CVMC 19.30.040;

O. Recycling collection centers, subject to the provisions of CVMC 19.58.345;

P. Hazardous waste facilities, subject to the provisions of CVMC 19.58.178;

Q. Brewing or distilling of liquors requiring a Type 23 Alcoholic Beverage Control License;

Conditional use permit applications for the use in subsection (Q) of this section shall be considered and approved by the zoning administrator. (Ord. 3031 § 1, 2006; Ord. 2542 § 4, 1993; Ord. 2252 § 10, 1988; Ord. 2233 § 10, 1987; Ord. 2160 § 1, 1986; Ord. 2108 § 1, 1985; Ord. 2031 § 1, 1983; Ord. 1927 § 1, 1980; Ord. 1698 § 1, 1976; Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.513(D)).

#### **19.44.050 Prohibited uses and processes.**

Prohibited uses in an I-L zone include:

A. Manufacturing uses and processes involving the primary production of products from raw materials, including the following materials and uses:

1. Asphalt, cement, charcoal and fuel briquettes,
  2. Rubber, chemical and allied products, and soap and detergents,
  3. Coal, coke and tar products and the manufacturing of explosives, fertilizers, gelatin, animal glue and size,
  4. Turpentine, matches, paint and other combustible materials,
  5. Stockyards, slaughterhouses and rendering plants,
  6. The storage of fireworks or explosives,
  7. Industrial metal, waste rag, glass or paper salvage operations and slag piles,
  8. Fish, sauerkraut, vinegar and similar uses,
  9. Brewing or distilling of liquors except for businesses requiring Type 23 licenses from the Department of Alcoholic and Beverage Control or perfume manufacturing;
- B. The following processes: nitrating of cotton or other materials; foundries; reduction, refining, smelting, alloying, rolling, drawing and extruding of metal or metal ores; refining of petroleum products; distillation of wood or bones; storage, curing or tanning of raw, green or salted hides or skins; and grain milling;
- C. Any other use which is determined by the commission to be of the general character as the

above uses. (Ord. 3031 § 2, 2006; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.513(E)).

**19.44.060 Sign regulations.**

*Repealed by Ord. 2924 § 3, 2003.* (Ord. 2309A § 12, 1989; Ord. 1575 § 1, 1974; Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.513(F)).

**19.44.070 Height regulations.**

No building or structure shall exceed three and one-half stories or 45 feet; except, that any building or structure erected to such a height or less that would be detrimental, in the opinion of the commission, to the light, air or privacy of any other structure or use, existing or reasonably to be anticipated, may be reduced. Exceptions are provided in CVMC 19.16.040. (Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.513(G)).

**19.44.080 Area, lot coverage and yard requirements.**

The following minimum requirements shall be observed, except as provided in CVMC 19.16.020 and 19.16.060 through 19.16.080 and where increased for conditional uses:

Lot Area (sq. ft.)	Lot Coverage (max. %)	Setbacks in Feet				
		Front	Exterior Side Yard	Side	Rear	
10,000	50	Buildings	20*	15*	0**	0**
		Signs	0	0		

\*Or not less than that specified on the building line map which takes precedence shall be provided and maintained. (See CVMC 19.44.090 through 19.44.180 for other required setbacks.)

\*\*Except when adjoining an R or A zone, or areas designated for future residential or agricultural development on the Chula Vista general plan, then not less than 50 feet.

(Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.513(H)).

**19.44.090 Performance standards.**

All uses permitted by this title shall be subject to initial and continued compliance with the performance standards in Chapter 19.66 CVMC. (Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.513(I)(1)).

**19.44.100 Fuel restrictions.**

Manufacturing and industrial processes in an I-L zone shall use only gas or electricity as a fuel; provided, however, that oil burning equipment

may be installed for standby purposes only. (Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.513 (I)(2)).

**19.44.110 Setbacks from residential or agricultural zone – Loading facilities.**

In any I-L zone directly across the street from any R or A zone, or areas designated for future residential or agricultural development on the general plan, the loading facilities and structures shall be a

distance of at least 30 feet from said street. (Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.513(I)(3)).

**19.44.120 Landscaping.**

The site shall be landscaped in conformance with the landscaping manual of the city, and approved by the planning department. (Ord. 1281

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§ 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.513 (I)(4)).

**19.44.130 Site plan and architectural approval.**

Site plan and architectural approval is required for all uses in an I-L zone, as provided in CVMC 19.14.420 through 19.14.480. (Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.513 (I)(5)).

**19.44.140 Off-street parking and loading facilities.**

Off-street parking and loading facilities are required for all uses in an I-L zone, as provided in CVMC 19.62.010 through 19.62.140. (Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.513(I)(6)).

**19.44.150 Outdoor storage.**

Outdoor storage and sales yards in an I-L zone shall be completely enclosed by solid walls, fences or buildings, or a combination thereof, not less than six feet in height. No merchandise, materials, equipment or other goods shall be stored or displayed higher than the enclosing fence. For other fencing requirements, see CVMC 19.58.150. (Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.513(I)(6)).

**19.44.160 Trash storage areas.**

Trash storage in an I-L zone shall be subject to the provisions of CVMC 19.58.340. (Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.513(I)(7)).

**19.44.170 Enclosures required for all uses – Exceptions.**

All uses in an I-L zone, except sales yards, service yards, storage yards and loading and equipment rental, shall be conducted entirely within an enclosed building. (Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.513 (I)(9)).

**19.44.180 Wall requirements.**

Zoning walls shall be provided in an I-L zone, subject to the conditions of CVMC 19.58.150 and 19.58.360. (Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.513 (I)(10)).

**Chapter 19.46**

**I – GENERAL INDUSTRIAL ZONE**

Sections:

- 19.46.010 Purpose.
- 19.46.020 Permitted uses.
- 19.46.030 Accessory uses and buildings.
- 19.46.040 Conditional uses.
- 19.46.041 Prohibited uses and processes.
- 19.46.050 *Repealed.*
- 19.46.060 Height regulations.
- 19.46.070 Area, lot coverage and yard requirements.
- 19.46.080 Performance standards.
- 19.46.090 Site plan and architectural approval.
- 19.46.100 Off-street parking and loading facilities.
- 19.46.110 Setbacks from residential or agricultural zone – Loading facilities.
- 19.46.120 Landscaping.
- 19.46.130 Outdoor storage.
- 19.46.140 Trash storage areas.
- 19.46.150 Wall requirements.

**19.46.010 Purpose.**

The purpose of the I zone is to encourage sound industrial development by providing and protecting an environment exclusively for such development, subject to regulations necessary to insure the purity of the airs and waters in Chula Vista and San Diego County, and the protection of nearby residential, commercial and industrial uses of the land from hazards and noise or other disturbances. (Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.514(A)).

**19.46.020 Permitted uses.**

Permitted uses in an I zone are as follows:

- A. Any manufacturing, processing, assembling, research, wholesale, or storage uses except as hereinafter modified;
- B. Automobile and metal appliance manufacturing and assembly, structural steel fabricating shops and machine shops;
- C. Brick or pottery manufacturing and stone or monument works;
- D. Trucking yards, terminals, and distributing operations;
- E. Electrical generating plants and liquefied natural gas plants;
- F. Temporary tract signs, subject to the provisions of CVMC 19.58.320 and 19.60.470;\*

G. Any other use which is determined by the commission to be of the same general character as the above uses. (Ord. 2064 § 1, 1984; Ord. 1361 § 1, 1971; Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.514 (B)).

\* Code reviser's note: This section amended to conform with provisions of Ord. 1575, 1974.

#### **19.46.030 Accessory uses and buildings.**

Accessory uses in an I zone include:

- A. Administrative, executive and financial offices, and incidental services, such as restaurants to serve employees, when conducted on premises;
- B. Other accessory uses and buildings customarily appurtenant to a permitted use;
- C. Retail sale of products produced and manufactured on the site;
- D. Caretaker houses;
- E. Satellite dish antennas are permitted in accordance with the provisions of CVMC 19.22.030 (F)(1) through (9) and (11) through (13). (Ord. 2160 § 1, 1986; Ord. 2108 § 1, 1985; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.514 (C)).

#### **19.46.040 Conditional uses.**

Conditional uses in an I district include:

- A. Motels;
- B. Restaurants;
- C. Service stations, subject to the provisions of CVMC 19.58.280;
- D. The retail sale of such bulky items as furniture, carpets and other similar items;
- E. Retail distribution centers and manufacturers' outlets which require extensive floor areas for the storage and display of merchandise, and the high-volume, warehouse-type sale of goods and retail uses which are related to, and supportive of, existing on-site retail distribution centers or manufacturers' outlets. Conditional use permit applications for the establishment of retail commercial uses, covered by the provisions of this subsection, shall be considered by the city council subsequent to its receipt of recommendations thereon from the planning commission;
- F. The following uses covered by this subsection shall be considered by the city council subsequent to its receipt of recommendations thereon from the planning commission:
  - 1. Brewing or distilling of liquor, or perfume manufacturing,
  - 2. Meat packing,

3. Large-scale bleaching, cleaning and dyeing establishments,

4. Railroad yards and freight stations,

5. Forges and foundries,

6. Automobile salvage and wrecking operations, and industrial metal and waste rag, glass or paper salvage operations; provided, that all operations are conducted within a solid screen not less than eight feet high, and that materials stored are not piled higher than said screen;

G. Any other use which is determined by the commission to be of the same general character as the above uses;

H. Unclassified uses, as provided in Chapter 19.54 CVMC;

I. Roof-mounted satellite dishes, subject to the standards set forth in CVMC 19.30.040;

J. Recycling collection centers, subject to the provisions of CVMC 19.58.345;

K. Hazardous waste facilities, subject to the provisions of CVMC 19.58.178;

L. Auctions of vehicles, heavy machinery and equipment, subject to the provisions of CVMC 19.58.055, and only where the P precise plan modifier has been applied to the I – general industrial zone. (Ord. 2584 § 4, 1994; Ord. 2542 § 5, 1993; Ord. 2252 § 11, 1988; Ord. 2233 § 11, 1987; Ord. 2160 § 1, 1986; Ord. 2108 § 1, 1985; Ord. 2064 § 1, 1984; Ord. 2031 § 1, 1983; Ord. 1927 § 2, 1980; Ord. 1698 § 1, 1976; Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.514(D)).

#### **19.46.041 Prohibited uses and processes.**

Prohibited uses in the I zone include:

A. Any of the following manufacturing uses, involving primary production of the following products from raw material, such as:

1. Asphalt, cement, charcoal and fuel briquettes;

2. Aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, carbon black and bone black, creosote, hydrogen and oxygen, industrial alcohol, nitrates of an explosive nature, potash, plastic materials and synthetic resins, pyroxylin, rayon yarn, and hydrochloric, nitric, phosphoric, picric and sulphuric acids;

3. Coal, coke and tar products and manufacturing of explosives, fertilizers, gelatin, animal glue and size;

4. Turpentine, matches and paint;

5. Rubber and soaps;

6. Grain milling;

7. The following processes: nitrating of cotton or other materials; magnesium foundry; reduction, refining, smelting and alloying of metal or metal ores; products such as gasoline, kerosene, naphtha, and lubricating oil; distillation of wood or bones; storage, curing or tanning of raw, green or salted hides or skins;

8. Stockyards and slaughterhouses, except as allowed elsewhere in this title, and slag piles; and

9. Storage of fireworks or explosives, except where incidental to a permitted use. (Ord. 2064 § 2, 1984).

**19.46.050 Sign regulations.**

*Repealed by Ord. 2924 § 3, 2003.* (Ord. 2309A § 13, 1989; Ord. 1575 § 1, 1974; Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.514(E)).

**19.46.060 Height regulations.**

Within 200 feet of any R zone or A zone designated for future residential use in the general plan, no structure shall exceed three stories or 50 feet in height; otherwise, no building or structure shall be erected to such a height that it would be detrimental, in the opinion of the commission, to the light, air or privacy of any other structure or use, existing or reasonably to be anticipated. For other requirements, see CVMC 19.16.040. (Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.514(F)).

**19.46.070 Area, lot coverage and yard requirements.**

The minimum lot area required shall be one of the following for this zone classification as designated on the zoning map, except as provided in CVMC 19.16.020 and 19.16.060 through 19.16.080 and where increased for conditional uses:

Minimum Lot Area (sq. ft.)	Setbacks in Feet					
	Front		Exterior Side Yard		Side	Rear
20,000	Buildings	25*	Buildings	15*	0 feet, except when adjoining an R zone or A zone, designated for future development in the Chula Vista general plan, then not less than 50 feet	0
	Signs	0	Signs	0		
*Or not less than that specified on the building line map shall be provided and maintained. The setback requirements shown on the adopted building line map for Chula Vista shall take precedence over the setbacks required in the zoning district.						
NOTE: For other setback requirements, see CVMC 19.46.080 through 19.46.150.						

(Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.514(G)).

**19.46.080 Performance standards.**

All uses in an I zone shall be subject to initial and continued compliance with the performance standards in Chapter 19.66 CVMC. (Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.514(H)(1)).

**19.46.090 Site plan and architectural approval.**

Site plan and architectural approval is required for all uses in an I zone, as provided in CVMC 19.14.420 through 19.14.480. (Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.514(H)(2)).

**19.46.100 Off-street parking and loading facilities.**

Off-street parking and loading facilities are required for all uses in an I zone, as provided in CVMC 19.62.010 through 19.62.140. (Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.514(H)(3)).

**19.46.110 Setbacks from residential or agricultural zone – Loading facilities.**

In any I zone directly across the street from any R zone or A zone designated for residential use in the general plan, the loading facilities shall be distant at least 30 feet from said street, and the structures at least 50 feet from said street. (Ord. 1281

§ 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.514(H)(4)).

**19.46.120 Landscaping.**

The site shall be landscaped in conformance with the landscaping manual of the city, and approved by the director of planning. (Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.514(H)(5)).

**19.46.130 Outdoor storage.**

Outdoor storage or sales yards in an I zone visible from any public right-of-way shall be completely enclosed by solid walls, fences, buildings or combinations thereof not less than six feet in height. No merchandise, materials, equipment or other goods shall be stored or displayed higher than the enclosing fence. For other fencing requirements, see CVMC 19.58.150. (Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.514(H)(6)).

**19.46.140 Trash storage areas.**

Trash storage areas in an I zone are subject to the provisions of CVMC 19.58.340. (Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.514(H)(7)).

**19.46.150 Wall requirements.**

Zoning walls shall be provided in an I zone, subject to the conditions of CVMC 19.58.150 and 19.58.360. (Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.514(H)(8)).

**Chapter 19.47**

**P-Q – PUBLIC/QUASI-PUBLIC ZONE**

Sections:

- 19.47.010 Purpose.
- 19.47.020 Permitted uses.
- 19.47.030 Accessory uses and buildings.
- 19.47.040 Conditional uses.
- 19.47.050 Performance standards.
- 19.47.060 Siting standards.
- 19.47.070 Area, lot coverage and yard requirements.
- 19.47.080 Site plan and architectural approval.
- 19.47.090 Landfill closure.
- 19.47.100 Exceptions.

**19.47.010 Purpose.**

The purpose of the public/quasi-public zone is to provide a zone with uses in appropriate locations which are maintained by public or publicly controlled agencies such as municipal and/or county agencies, school districts, or utility companies (e.g., water, gas, electricity, etc.), including, but not limited to, uses such as the county landfill and various water reservoir sites. The regulations of this district also provide for the appropriate closure of existing landfill sites. (Ord. 2672, 1996).

**19.47.020 Permitted uses.**

Permitted uses in the P-Q zone are as follows:

- A. Agricultural uses including grazing and livestock raising;
- B. Water reservoirs; and
- C. Public parks. (Ord. 2672, 1996).

**19.47.030 Accessory uses and buildings.**

Accessory uses permitted in the P-Q zone include the following:

- A. Caretakers units, as accessory to the principal permitted or conditionally permitted use; and
- B. Public utility service and corporation yards. (Ord. 2672, 1996).

**19.47.040 Conditional uses.**

Conditional uses permitted in the P-Q zone include:

- A. Sanitary landfills, unless excepted by CVMC 19.47.100;
- B. Schools;
- C. Utility substations;
- D. Cellular facilities;
- E. Fire stations;
- F. Post offices;

- G. Land reclamation projects;
- H. Recycling collection centers, subject to the provisions of recycling collection centers standards in CVMC 19.58.345;
- I. Golf driving ranges, with or without lighting;
- J. Hazardous waste facilities, subject to the provisions of CVMC 19.58.178;
- K. Unclassified uses, as provided in Chapter 19.54 CVMC; and
- L. Any other use which is determined by the planning commission to be of the same general character as the above uses. (Ord. 2672, 1996).

**19.47.050 Performance standards.**

All existing and future uses permitted by this title shall be subject to initial and continued compliance with the performance standards in Chapter 19.66 CVMC. (Ord. 2672, 1996).

**19.47.060 Siting standards.**

The following standards shall govern the siting of facilities in the public/quasi-public zone:

A. All solid waste management operations within the P-Q zone shall comply with all applicable federal, state, and local regulations, including regulations of the State Water Resources Control Board, the California Waste Management Board, and the Department of Health Services.

B. The distance from the site to the nearest residential structure shall be in compliance with all of the state minimum standards for solid waste management. The distance of such sites to residences shall be sufficient to permit adequate control of noise levels, odor nuisances, traffic congestion, litter nuisances and vectors. (Ord. 2672, 1996).

**19.47.070 Area, lot coverage and yard requirements.**

The area, lot coverage and yard requirements will be established through the site plan and architectural permit process. (Ord. 2672, 1996).

**19.47.080 Site plan and architectural approval.**

Site plan and architectural approval is required for all uses in the P-Q zone, as provided in CVMC 19.14.420 through 19.14.480. (Ord. 2672, 1996).

**19.47.090 Landfill closure.**

Any sanitary landfill existing within the P-Q zone which is subject to closure shall be terminated in a manner which complies with any and all applicable federal, state, and local regulations, including regulations of the State Water Resources Control

Board, the California Waste Management Board, and the Department of Health Services, and in accordance with any agreements entered into with the city. (Ord. 2672, 1996).

**19.47.100 Exceptions.**

Any sanitary landfill use existing prior to May 21, 1996, shall be permitted to continue operating as a legally permitted use; provided, that the property owner has entered into an agreement with the city that establishes specific regulations and/or guidelines. (Ord. 2672, 1996).

**Chapter 19.48****P-C – PLANNED COMMUNITY ZONE**

B. Give the developer reasonable assurance that sectional development plans prepared by him in accordance with an approved general develop-

## Sections:

- 19.48.010 Purpose.
- 19.48.020 Regulations generally – Minimum acreage – Ownership restrictions.
- 19.48.025 Community purpose facilities – Minimum acreage required – Permitted uses.
- 19.48.030 Application – Method – Documents required.
- 19.48.040 Application – General development plan required – Contents required.
- 19.48.050 Findings required for recommendation of establishment.
- 19.48.060 P-C zone – Planning commission action.
- 19.48.070 P-C zone – City council action – Compliance with general development plan required.
- 19.48.080 General development plan – Modification requests and procedures.
- 19.48.090 Sectional planning areas and sectional planning area plans – Requirements and content.
- 19.48.100 Sectional planning area plans – Findings required for recommendation of approval.
- 19.48.110 Sectional planning area plans – Actions of planning commission and city council.
- 19.48.120 Sectional planning area plans – Effect of plan approval.
- 19.48.130 Sectional planning area plans – Modification requests and procedures.
- 19.48.140 P-C zone – Residential areas not subject to design review.
- 19.48.145 P-C zone – Accessory second dwelling units.
- 19.48.150 Recycling collection centers.
- 19.48.160 P-C zone – Exceptions.

**19.48.010 Purpose.**

The purposes of the planned community zone are to:

A. Provide for the orderly preplanning and long-term development of large tracts of land which may contain a variety of land uses, but are under unified ownership or development control, so that the entire tract will provide an environment of stable and desirable character;

ment plan will be acceptable to the city. Sectional development plans may include subdivision plans and/or planned unit development plans as provided for in this title;

C. Enable the city to adopt measures providing for the development of the surrounding area compatible with the planned community zone. (Ord. 2883 § 5, 2002; Ord. 2732 § 5, 1998; Ord. 1854 § 5, 1979; Ord. 1826 § 1, 1978; Ord. 1281 § 2, 1970; Ord. 1212 § 1, 1969; prior code § 33.5201(A)).

**19.48.020 Regulations generally – Minimum acreage – Ownership restrictions.**

A. P-C zones may be established on parcels of land which are suitable for, and of sufficient size to be planned and developed in a manner consistent with, the purpose of this chapter and the objectives of this title. No P-C zone shall include less than 50 acres of contiguous lands.

B. All land in each P-C zone, or approved section thereof, shall be held in one ownership or under unified control unless otherwise authorized by the planning commission, except as provided for in CVMC 19.48.160. For the purposes of this chapter, the written consent or agreement of all owners in a P-C zone to the proposed general development plan and general development schedule shall be deemed to indicate unified control. (Ord. 2883 § 5, 2002; Ord. 2732 § 1, 1998; Ord. 2673, 1996; Ord. 2452A § 2, 1991; Ord. 1854 § 5, 1979; Ord. 1826 § 1, 1978; Ord. 1281 § 2, 1970; Ord. 1212 § 1, 1969; prior code § 33.520(B)).

**19.48.025 Community purpose facilities – Minimum acreage required – Permitted uses.**

A. All land in each P-C zone, or any section thereof, shall provide adequate land designated as “community purpose facilities (CPF),” as defined in CVMC 19.04.055.

B. A total of 1.39 acres of net usable land (including setbacks) per 1,000 population shall be so designated for such facilities in any planned community, and shall be so designated in the sectional planning area (SPA) plan(s) and planned community district regulations of each planned community. This total acreage requirement may be reduced only if the city council determines, in conjunction with its adoption of an SPA plan, that a lesser amount of land is needed, based on availability of shared parking with other facilities, or other community purpose facilities that are guaranteed to be made available to the community. Any shared

parking arrangements pursuant to this section shall be guaranteed regardless of any future changes in occupancy of facilities.

C. The required CPF acreage shall have a CPF, community purpose facilities, land use designation. All of the following uses are permitted subject to approval of a conditional use permit:

1. Boy Scouts, Girl Scouts, and other similar organizations;
2. Social and human service activities, such as Alcoholics Anonymous;
3. Services for homeless;
4. Services for military personnel during the holidays;
5. Senior care and recreation;
6. Worship, spiritual growth and development, and teaching of traditional family values;
7. Nonprofit or for-profit day care facilities that are ancillary to any of the above or as a primary use. For-profit facilities as primary use are subject to further requirements and additional criteria as outlined in subsection (F) of this section;
8. Private schools that are ancillary to any of the above;
9. Interim uses, subject to the findings outlined in subsection (E) of this section;
10. Recreational facilities, such as ball fields, for nonprofit organizations (including homeowners associations) serving the local community, subject to the requirements outlined in CVMC 19.48.040(B)(6)(d) and subject to the findings outlined in subsection (H) of this section.

D. Criteria outlining the siting, property development standards, and operational parameters such as location, building setbacks, maintenance and design, and hours of operation, shall be incorporated into the SPA’s planned community district regulations.

E. Findings. Approval of interim uses on CPF-designated sites shall require that the approval authority make certain findings, as outlined herein:

1. Conditional Interim Uses. The city council, with recommendations from the planning commission, may approve a conditional use permit for an interim use in accordance with the procedures for issuance of a said permit as outlined in Chapter 19.14 CVMC provided the following findings are made:

- a. That the CPF land use designation was established at least three years prior to the consideration of any interim use, and the applicant agrees to continue marketing the site for permanent CPF use concurrent with the interim use.

b. That the interim use is not a residential use.

c. That the interim use is compatible with surrounding land uses.

d. That a community purpose facility (CPF) use is not imminent at the time the application for the conditional use permit is filed.

e. That the interim use will terminate within five years of issuance of said permit unless the city council provides one year's notice of intent to terminate said conditional use permit.

f. That the denial of the interim use would constitute a hardship to the landowner.

g. That if the interim use structure is designed as a permanent building, the site design, floor plan and building design is planned as a conceptual component of a permanent, permitted CPF use complex.

F. Findings. Approval of for-profit day care facilities as a primary use shall be based upon evidence determined to be sufficient by the city indicating that the CPF site has been marketed for a period of five years for CPF land uses (other than for-profit day care) as defined in subsection (C) of this section. The director of planning and building may waive this time restriction if the remaining CPF acreage within the same SPA plan consists of at least four contiguous acres.

G. Review by City Council. For each approved sectional planning area plan on which is designated one or more community purpose facility uses, the city council shall review said plan annually for the purpose of determining the actual market interest in the purchase or lease of said land so designated and the marketing activity associated therewith.

H. Findings. Approval of recreational facilities shall be based upon evidence determined to be sufficient by the city that the proposed recreational facility meets the following minimum requirements:

1. The site should be no less than 0.5 usable acres in size (usable means level areas with maximum slope of 5:1).

2. The recreational facility is compatible with the surrounding land uses.

3. A recreational facility located on a parcel of less than one acre will contain the following recreational amenities:

- a. One multi-purpose hard court;
- b. Children play area;
- c. Community gathering place;
- d. An outdoor cooking facility; and
- e. Level lawn area.

4. Recreational facilities located on one-acre parcels or larger will contain all the amenities listed in subsection (H)(3) of this section plus one or more of the following sport court/fields:

- a. Tennis court;
- b. Swimming pool;
- c. Full size sport court/field; or
- d. Other sport facilities determined to be suitable for the neighborhood this facility is intended to serve, all as determined by the zoning administrator.

Recreational facilities proposed for full or partial CPF credit shall either contain the facilities as set forth in this section or alternative recreational facilities as approved by the zoning administrator. (Ord. 2883 § 5, 2002; Ord. 2830 § 5, 2001; Ord. 2732 § 5, 1998).

#### **19.48.030 Application – Method – Documents required.**

A P-C zone may be initiated by one or more owners, by a developer representing said owners or by the city upon application made in the manner specified in this chapter. (Ord. 2883 § 5, 2002; Ord. 2732 § 5, 1998; Ord. 2673, 1996; Ord. 1854 § 5, 1979; Ord. 1826 § 1, 1978; Ord. 1281 § 2, 1970; Ord. 1212 § 1, 1969; prior code § 33.520(C)).

#### **19.48.040 Application – General development plan required – Contents required.**

A. The application shall include a general development plan which shall consist of a plan diagram and text. The application shall be accompanied by the required fee(s). The plan diagram shall show the following:

1. The topographic character of the land;
2. Any major grading intended;
3. The general location of all existing and proposed uses of the land;
4. The approximate location of all traffic ways, except those solely serving abutting uses;
5. Any public uses, such as schools, parks, playgrounds, open space and undisturbed natural land; and
6. The approximate location of different residential densities of dwelling types.

B. The application shall include a text which indicates:

1. Description of the project, including the boundaries and names of proposed sectional planning areas;
2. The anticipated sequential development of each section of the development for which specific

uses are intended or for which sectional planning area plans will be submitted;

3. The approximate area of each sectional planning area of the development and the area of each separate land use;

4. For residential development or residential areas of any P-C zone development:

a. The approximate number of dwelling units proposed by type of dwelling. This may be stated as a range with maximum and minimum number of units of each type,

b. The approximate total population anticipated in the entire development and in each sectional planning area. This may be stated as a range with a maximum and minimum number of persons,

c. The general criteria relating to height, open space, and building coverage,

d. The number of dwelling units per gross acre proposed for each sectional planning area of the development,

e. The approximate land area and number of sites proposed for public use of each type,

f. Where appropriate, the approximate retail sales area space in square feet and gross area in acres proposed for commercial development with standards of off-street parking and landscaping and circulation for vehicles and pedestrians;

5. For commercial or industrial areas of any proposed P-C zone:

a. Types of uses proposed in the entire area and each sectional planning area thereof,

b. Anticipated employment in the entire development and in each sectional planning area thereof. This may be stated as a range,

c. Methods proposed to control or limit dangerous or objectionable elements, if any, which may be caused or emitted by proposed uses. Such dangerous or objectionable elements may include fire, explosion, noise or vibration, smoke, dust, odor, or other form of air pollution, heat, cold, dampness, electric or other disturbance, glare, liquid or solid refuse or waste, or other substance, condition or element which might adversely affect the surrounding area,

d. The approximate standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading proposed for the intended structures or uses;

6. For institutional, recreational or other nonresidential uses of any P-C zone:

a. Approximate types of uses proposed in the entire area and each sectional planning area thereof,

b. Significant applicable information with respect to enrollment, residence, employment, patients, attendance, and other pertinent social or economic characteristics of development,

c. The approximate standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, and off-street parking and loading proposed for the intended structures or uses,

d. Recreational facility land uses shall not utilize more than 35 percent of the overall CPF acreage required for CPF master plan area. Sites identified for recreational facilities in CPF land districts shall be a minimum one-half acre, and shall meet the minimum development criteria outlined in CVMC 19.48.025(H). Recreational facilities proposed for CPF credit will not receive park or open space credit.

Where recreational facilities are proposed to be located in CPF land use districts, a CPF master plan is required. The master plan shall show the specific boundaries of said plan which may be the SPA, GDP or planned community boundaries (or more than one GDP as deemed appropriate by the director of planning and building); the distribution of existing and proposed CPF designated parcels within the master plan area; and the tabulation of individual sites acreages which shall be prepared and incorporated into the planned community's sectional planning area (SPA) plan and into the general development plan (GDP) if the CPF master plan involves more than one SPA plan. The incorporation of the CPF master plan into the SPA or GDP shall be done through a SPA or GDP amendment/adoption pursuant to CVMC 19.48.090 and 19.48.130. (Ord. 2883 § 5, 2002; Ord. 2830 § 5, 2001; Ord. 2732 § 5, 1998; Ord. 2506 § 1, 1992; Ord. 2452A § 3, 1991; Ord. 1854 § 5, 1979; Ord. 1826 § 1, 1978; Ord. 1281 § 2, 1970; Ord. 1212 § 1, 1969; prior code § 33.520 (C)(1)).

#### **19.48.050 Findings required for recommendation of establishment.**

The planning commission, after public hearing as provided in CVMC 19.12.010 through 19.12.110, may recommend the establishment of a P-C zone; provided, it finds that the facts submitted with the application and presented at the hearing establish by clear and convincing evidence that:

A. The proposed development as described by the general development plan is in conformity with the provision of the Chula Vista general plan.

B. A planned community development can be initiated by establishment of specific uses or sec-

tional planning area plans within two years of the establishment of the planned community zone.

C. In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability, and that it will be in harmony with or provide compatible variety to the character of the surrounding area, and the sites proposed for public facilities, such as schools, playgrounds and parks, are adequate to serve the anticipated population and appear acceptable to the public authorities having jurisdiction thereof.

D. In the case of proposed industrial and research uses, that such development will be appropriate in area, location, and overall design to the purpose intended; that the design and development standards are such as to create a research or industrial environment of sustained desirability and stability; and that such development will meet performance standards established by this title.

E. In the case of institutional, recreational, and other similar nonresidential uses, that such development will be appropriate in area, location and overall planning to the purpose proposed, and surrounding areas are protected from any adverse effects from such development.

F. The streets and thoroughfares proposed are suitable and adequate to carry the anticipated traffic thereon.

G. Any proposed commercial development can be justified economically at the location(s) proposed and will provide adequate commercial facilities of the types needed at such proposed location(s).

H. The area surrounding said development can be planned and zoned in coordination and substantial compatibility with said development. (Ord. 2883 § 5, 2002; Ord. 2732 § 5, 1998; Ord. 1854 § 5, 1979; Ord. 1826 § 1, 1978; Ord. 1281 § 2, 1970; Ord. 1212 § 1, 1969; prior code § 33.520(C)(2)).

#### **19.48.060 P-C zone – Planning commission action.**

Following a public hearing, and upon making the required findings, the planning commission shall make a recommendation to the city council for approval or modified approval of a proposed P-C zone, and shall also adopt a resolution recommending that the city council adopt the general development plan as submitted or as modified. Such recommendation and the recommended general development plan shall be forwarded to the city council for its consideration. If unable to make the required findings, the planning commission shall

deny said application. An appeal from the action of the planning commission may be filed in accordance with CVMC 19.12.110. (Ord. 2883 § 5, 2002; Ord. 2732 § 5, 1998; Ord. 1854 § 5, 1979; Ord. 1826 § 1, 1978; Ord. 1281 § 2, 1970; Ord. 1212 § 1, 1969; prior code § 33.520(D)).

#### **19.48.070 P-C zone – City council action – Compliance with general development plan required.**

Upon receipt of a recommendation by the planning commission for approval or modified approval of any P-C zone, the city council shall set a public hearing on the matter.

A. Following its public hearing, the city council may adopt an amendment to the zoning code establishing a P-C zone, or may deny the proposed amendment. The city council shall make no modification of the proposed amendment as recommended by the planning commission unless and until such modification has been referred to the planning commission for additional study, report and recommendation. Such additional study, report and recommendation shall be made by the planning commission within 40 days of the date of the referral, unless and except as the city council may grant the planning commission additional time for its review of the matter.

B. At the time of adoption of a P-C zone amendment, the city council shall adopt, by resolution, the general development plan as defined in CVMC 19.48.040, except as provided for in CVMC 19.48.160.

C. Following the adoption of the P-C zone amendment and the general development plan, all development within the district shall thereafter be in substantial conformity with the adopted general development plan or such modifications thereto as may have been approved. (Ord. 2883 § 5, 2002; Ord. 2732 § 5, 1998; Ord. 2673, 1996; Ord. 1854 § 5, 1979; Ord. 1826 § 1, 1978; Ord. 1281 § 2, 1970; Ord. 1212 § 1, 1969; prior code § 33.520(E)).

#### **19.48.080 General development plan – Modification requests and procedures.**

A. From time to time it may be necessary and desirable to modify the approved general development plan. Modification of such a plan may be initiated by the property owner, his authorized agent or developer.

B. Requests for modifications shall be submitted to the planning commission on a prescribed

form and shall be accompanied by such additional maps, statements, or other information as may be required to support the proposed modification and the required fee(s).

C. The planning commission shall conduct a public hearing on all proposed modifications. The planning commission may recommend approval, conditional approval, or denial of a proposed modification to the city council, which shall conduct a public hearing thereon.

D. Modification to an approved general development plan shall be made only by resolution of the city council. Within 30 days after receipt of a recommendation from the planning commission, the city council shall approve or deny the proposed modification. (Ord. 2883 § 5, 2002; Ord. 2732 § 5, 1998; Ord. 2506 § 1, 1992; Ord. 1961 § 1, 1982; Ord. 1854 § 5, 1979; Ord. 1826 § 1, 1978).

**19.48.090 Sectional planning areas and sectional planning area plans – Requirements and content.**

A. All P-C zones shall be divided into sectional planning areas, except as provided for in CVMC 19.48.160. These areas of subcommunities shall be depicted on the plan diagram of the general development plan of a P-C zone, and shall be addressed in the text thereof.

B. Sectional planning areas shall be composed of identifiable planning units, within which common services and facilities, a strong internal unity, and an integrated pattern of land use, circulation, and townscape planning are readily achievable. Where practicable, sectional planning areas shall have discernible physical boundaries.

C. Prior to any development within a sectional planning area, the developer shall submit a sectional planning area plan, accompanied by the required filing fee(s), and a completed, official application, to the planning commission for public hearing, consideration, and recommendatory action, unless such sectional planning area plans are not required by the text of an adopted general development plan. The sectional planning area plan shall include the following site utilization plan and documents:

1. A site utilization plan of the sectional planning area at a scale of one inch equals 200 feet minimum or as determined by the director of planning. The plan shall extend a minimum of 300 feet beyond the boundaries of the sectional planning area and show the following:

a. The boundaries of the sectional planning area;

- b. North arrow and scale;
- c. Preliminary grading (including slope ratios and spot elevations where appropriate);
- d. Existing and proposed streets (this shall include all public and private streets as well as their approximate grades and typical widths. The names of the existing streets shall be indicated);
- e. Existing easements (identify);
- f. Existing and proposed riding and hiking trails;
- g. Existing and proposed bicycle routes;
- h. Pedestrian walks;
- i. Permanent physical features (i.e., water towers, transmission towers, drainage channels, etc.);
- j. Land uses (include the acreage of each for:

- (1) Parks,
- (2) Open space,
- (3) Schools (indicate type),
- (4) Public and quasi-public facilities (include type),
- (5) Residential:
  - Dwelling type (i.e., single-family, duplex, attached, etc.)
    - Lot lines
    - Lot size
  - Number of units (indicate density for each dwelling type)
  - Parking (covered or open parking and parking ratio)
  - Typical floor plans and site plans at a minimum scale of one inch equals 20 feet (the site plan shall include sufficient detail of adjacent development to determine the relationship of driveways, landscaping, walks, buildings, etc.)
  - The building elevations of each type of structure (including exterior colors and materials),
- (6) Commercial:
  - Location and proposed use of each structure
  - The building elevations and floor plans of each structure (include exterior colors and materials)
  - Retail floor area (square footage)
  - Landscaped areas
  - Circulation (vehicular and pedestrian)

- Off-street parking (standards and ratio),
- (7) Industrial:
  - Location and proposed use of each structure
  - The building elevations and floor plans of each structure (include exterior colors and materials)
  - Retail floor area (square footage)
  - Landscaped areas
  - Circulation (vehicular and pedestrian)
  - Off-street parking (standards and ratio),
- (8) Community purpose facilities:
  - Location and acreage of sites, in conformance with CVMC 19.48.020(B)
  - A specific listing of types of uses to be included in this category which are compatible with the permitted uses in the planned community
  - Property development standards, including minimum lot size, setbacks, and height limitations.

2. Development standards (i.e., permitted land uses, lot coverage, height and bulk requirements, signs, etc.) for each land use area and designation.

3. Development to occur in phases shall be so indicated on the plan. A skeletal plan shall be prepared for those areas indicated for future development. The skeletal plan shall indicate circulation, building locations, preliminary grading, areas devoted to landscaping, density and parking. The submission of each subsequent phase will require a new application and the required fee(s) for a modification of a sectional planning area plan, together with the required detail plans. (Ord. 2883 § 5, 2002; Ord. 2732 § 5, 1998; Ord. 2673, 1996; Ord. 2506 § 1, 1992; Ord. 2452A § 4, 1991; Ord. 1961 § 1, 1982; Ord. 1854 § 5, 1979; Ord. 1826 § 1, 1978).

**19.48.100 Sectional planning area plans – Findings required for recommendation of approval.**

The planning commission, after public hearing, may recommend the approval of a sectional planning area plan; provided, it finds that the facts sub-

mitted with the plan and presented at the hearing establish that:

A. The proposed sectional planning area plan is in conformity with the general development plan of the P-C zone, any adopted specific plans, and the Chula Vista general plan and its several elements.

B. The proposed sectional planning area plan would promote the orderly, sequentialized development of the involved sectional planning area.

C. The proposed sectional planning area plan would not adversely affect adjacent land use, residential enjoyment, circulation, or environmental quality. (Ord. 2883 § 5, 2002; Ord. 1854 § 5, 1979; Ord. 1826 § 1, 1978).

**19.48.110 Sectional planning area plans – Actions of planning commission and city council.**

A. If, from the facts presented, the commission is unable to make the findings set forth in CVMC 19.48.100, it shall recommend disapproval of the application.

B. The commission may recommend disapproval of a sectional planning area plan, may recommend approval of said plan as submitted, or may recommend approval of said plan subject to specified modifications.

C. The city council, upon receipt of the recommendation of the planning commission on a submitted sectional planning area plan, shall conduct a public hearing thereon. The city council may approve, deny, or modify the plan. If the city council desires to modify a sectional planning area plan, such modification shall be referred back to the planning commission for written recommendations before adoption. The failure of the commission to report within 28 days after reference shall be deemed to be approval of said modification. (Ord. 2883 § 5, 2002; Ord. 1854 § 5, 1979; Ord. 1826 § 1, 1978).

**19.48.120 Sectional planning area plans – Effect of plan approval.**

The approval of a sectional planning area plan shall constitute a refinement of the adopted general development plan of the P-C zone. (Ord. 2883 § 5, 2002; Ord. 1854 § 5, 1979; Ord. 1826 § 1, 1978).

**19.48.130 Sectional planning area plans – Modification requests and procedures.**

A. From time to time, it may be necessary and desirable to modify the approved sectional planning area plan. Modification of such plan may be

initiated by the property owner, his authorized agent or developer.

B. Requests for modifications shall be submitted to the planning commission on a prescribed form and shall be accompanied by such additional maps, statements, or other information as may be required to support the proposed modification and the required fee.

C. The planning commission shall conduct a public hearing on all proposed modifications. The planning commission may recommend approval, conditional approval, or denial of a proposed modification to the city council which shall conduct a public hearing thereon.

D. Modification to an approved sectional planning area plan shall be made only by resolution of the city council. Within 30 days after receipt of a recommendation from the planning commission, the city council shall approve or deny the proposed modification. (Ord. 2883 § 5, 2002; Ord. 1854 § 5, 1979; Ord. 1826 § 1, 1978).

**19.48.140 P-C zone – Residential areas not subject to design review.**

Construction of dwelling units or any remodeling or additions to existing dwellings within residential areas in the P-C zone not subject to design review requirements must comply with the provisions outlined in CVMC 19.22.060, 19.22.160 and 19.22.170. (Ord. 2883 § 5, 2002; Ord. 2144 § 4, 1986).

**19.48.145 P-C zone – Accessory second dwelling units.**

Accessory second dwelling units may be permitted within single-family residential areas within the planned community zone subject to the provisions of CVMC 19.58.022 and the provisions of the respective general development plans and sectional planning area plans for each particular planned community. (Ord. 2897 § 5, 2003).

**19.48.150 Recycling collection centers.**

Recycling collection centers may be permitted within commercial or industrial areas, subject to the provisions of CVMC 19.58.345. (Ord. 2883 § 5, 2002; Ord. 2252 § 8, 1988; Ord. 2233 § 8, 1987).

**19.48.160 P-C zone – Exceptions.**

Exceptions to the above requirements include the following:

A. Individual parcels under separate ownership or control, but adjacent to land with an approved

general development plan, will not require approval of a general development plan concurrent with the adoption of the P-C zone. However, subsequent implementation of the P-C zone pursuant to the provisions contained within this section, and development of said area, will require the approval of one of the following: (1) an amendment to an adjacent general development plan and adoption and/or amendment of a sectional planning area plan which would include the subject area, or (2) a precise plan, as defined in CVMC 19.14.570 through 19.14.580, for development of the area consistent with the provisions of subsection (C) of this section.

B. Any land area that is subject to the exceptions contained in this section will not be required to have unified ownership or control upon adoption of the P-C zone. However, unified ownership or control as defined in CVMC 19.48.020(B) shall be required of the subject land area prior to adoption of an amended general development plan and adoption and/or amendment of a sectional planning area plan.

C. Underlying land use regulations, including permitted, accessory and conditional land uses, for P-C zone areas which do not have an approved general development plan shall be subject to the provisions of a zoning designation which would be consistent with the general plan land use designation for the property. Establishing specific underlying zoning regulations will occur at the time of adoption of the P-C zone. (Ord. 2883 § 5, 2002).

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