

ORDINANCE NO. 1281

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA, AMENDING ARTICLE 5 OF CHAPTER 33 OF THE CHULA VISTA CITY CODE BY ADDING THERETO A NEW SECTION 33.513, ESTABLISHING THE I-L LIMITED INDUSTRIAL ZONE, AMENDING PRESENT SECTIONS 33.512 AND 33.513, AND RENUMBERING 33.514 THROUGH 33.517, AND INCORPORATING ALL PROPERTIES PRESENTLY ZONED I-R INTO SAID I-L LIMITED INDUSTRIAL ZONE

The City Council of the City of Chula Vista does hereby ordain as follows:

SECTION I: That Article 5 of Chapter 33 of the Chula Vista City Code be, and the same is hereby amended by adding thereto a new Section 33.513, "I-L Limited Industrial Zone", and by amending and re-numbering existing Sections 33.512 and 33.513, to be and to read as follows:

Sec. 33.512. I-R Research Industrial Zone.

A. *Purpose.* 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.

B. *Permitted Uses.*

1. Laboratories; research, experimental, film, electronic or testing.
2. Manufacture and assembly of electronic instruments and devices.
3. Manufacture and assembly of office computing and accounting machines and typewriters.
4. Manufacturer and assembly of electric measuring instruments and test equipment.
5. Electrical substations and gas regulator stations, subject to the provisions of subsection 13 of Section 33.901 A.
6. Temporary tract signs, subject to the provisions of subsection 28 and 31 of Section 33.901 A.
7. Any other research or any light manufacturing use determined by the Commission to be of the same general character as the above permitted uses.

C. *Accessory Uses.*

1. Administrative, executive and financial offices and incidental services, such as restaurants to serve employees when conducted on the premises.
2. Wholesale business storage or warehousing for products of the types permitted to be manufactured in the zone.
3. Other accessory uses and buildings customarily appurtenant to a permitted use.

4. Retail sales of products produced or manufactured on the site.

5. Caretaker house.

D. *Conditional Uses.*

1. Retail commercial uses necessary to serve the I-R zone.

2. Manufacture of pharmaceuticals, drugs and the like.

3. Building height in excess of three and one-half (3-1/2) stories or forty-five feet (45').

4. Unclassified uses as set forth in Section 33.517.

E. *Prohibited Uses.* Manufacturing uses and processes involving primary production of products from raw materials.

F. *Signs.* Civil, real estate and business signs are permitted subject to the following regulations:

1. *Maintenance:* All signs shall be maintained in good and safe structural condition; shall be painted on all exterior parts unless coated or made of rust inhibitive material; and shall be maintained in good condition or appearance, neatly painted or posted at all times.

2. *Removing Obsolete Signs:* All signs relating to a product no longer available for purchase by the public and all signs relating to a business which has closed or moved away shall be removed, together with any supporting structures or bracing not considered an integral part of the building. Painted wall signs shall be painted over with a color that resembles or matches the wall. If the owner of, or persons responsible for, the sign, or the tenant closing the business, fails to remove or paint over the sign, the owner of the premises shall be responsible and the work shall be done within ninety (90) days following the date of obsolescence.

3. *Charge by City:* The City of Chula Vista may charge the cost of moving, removing, correcting, storing, or doing work on a sign or sign structure against any of the following, each of which shall be jointly and severally liable for said charge:

(a) The permittee.

(b) The owner of the sign.

(c) The owner of the premises on which the sign is located.

(d) The occupant of the premises on which the sign is located.

4. *Materials:* Paper or cardboard signs and cloth or plastic fabric banners will be accepted only when used for temporary signs as defined in the ordinance. (Indoor window signs are excepted).

5. *Illumination:* All electric signs must be burned at full capacity at least two (2) hours each night between the hours of sundown and midnight; excepting that Sunday and legal holiday nights may be optional. All signs not so burned shall be removed, unless repair work is in progress, within thirty (30) days from notification by the City. Lighting which is held away from the sign with brackets, conduits, or rods, shall have a maximum projection of twelve feet (12') beyond the sign face.

6. *Removed Signs to be Stored:* A removed sign shall be held not less than thirty (30) days by the City during which period it may be recovered by the owner upon payment to the City for costs of removal and storage and upon payment of fine. If not recovered within the thirty (30) day period, the sign and supporting structures shall be declared abandoned and title thereto shall vest in the City. The charge and fine may be in addition to any penalty for the violation, and recovery of sign does not necessarily abrogate the penalty.

7. *Amortization Period for Signs:* Subject to the following provisions, any sign lawfully existing and maintained at the time the sign provisions are adopted and made unlawful by certain provisions of the sign code, may be so continued and maintained for a reasonable period to amortize the investment thereon. The allowable amortization period is based upon a value as determined by the Building and Housing Inspection Department of the City, as follows:

A value under \$200.00, or flashing, animated or moving portions of any sign as defined herein	- ninety (90) days
\$200 - \$500	- one (1) year
For each additional \$1,000	- one (1) year
Maximum period	- ten (10) years*

\*This does not apply to billboards which are covered under the provisions of Chapter 35 of this Code.

NOTE: If changes or corrections are performed on any sign, subsequently requiring a building permit, such sign shall be required to conform to all the regulations within the zone at that time without regard to the heretofore mentioned abatement period.

8. *Sign Supports:* The supporting members of a sign shall be free of any bracing such as guy wires or cables. All supporting columns shall be designed as an integral or architectural feature of the building. Determination of the architectural compatibility of said supporting structures, as they relate to the sign, shall be the responsibility of the Zoning Administrator of the City of Chula Vista.

9. *Flashing, Animated or Moving Signs*: Signs are prohibited which:

- (a) Intermittently reflect lights from either an artificial source or from the sun; or
- (b) Have an illumination which is intermittent, flashing, scintillating or of varying intensity; or
- (c) Have any visible portion in motion, either constantly or at intervals, which motion may be caused by either artificial or natural sources.

NOTE: This prohibition does not include barber poles, time and weather signs as approved by the Planning Department.

10. *Exempt Signs*: The provisions of the sign regulations shall not apply to:

- (a) Official notices of any court or public office and legal notices posted pursuant to law or ordinance.
- (b) Traffic signs or other signs erected or maintained by a governmental body or agency, including railroad crossing signs, historical signs, etc.
- (c) Special event signs on or over public property permitted by the City Council by special approval.
- (d) Especially licensed signs on or over public property permitted by the City Council by franchise, such as bus benches or trash receptacles.
- (e) Municipal signs authorized by the City Council.

11. *Types of Signs Allowed*:

(a) *Wall Signs*. One sign for each portion of the building facade facing a dedicated street or alley. Sign area shall not exceed one (1) square foot per lineal foot of building frontage; maximum size, one hundred (100) square feet. Additional wall signs facing interior parking or driveway areas shall be limited to a maximum size of fifty (50) square feet.

(b) *Pole or Ground Sign (free standing)*. One sign subject to the following:

Restricted to those uses containing a minimum lot frontage on a dedicated street of seventy-five feet (75').

Supporting pole or structure shall be set back twenty feet (20') from any interior property line unless specifically approved by the Planning Commission justifying the reduction.

Height and size restricted as follows:

Maximum seventy-five (75) square feet in area and twenty feet (20') high; said square footage to be reduced by five (5) square feet for each foot said sign is reduced below the twenty foot (20') height.

*Example:* Twenty feet (20') high - seventy-five (75) square feet.

Fifteen feet (15') high - fifty (50) square feet.

Less than fifteen feet (15') high - fifteen (15) square feet.

The base of each pole sign shall be landscaped.

Sign shall project no further than five feet (5') beyond the property line.

(c) In addition to signs allowed in Sections (a) and (b), the following will also be permitted:

*Marquee Sign.* Signs may be placed on, attached to, or constructed on a marquee. Such signs shall, for the purpose of determining projection, clearance, height and material, be considered a part of and shall meet the requirements of a marquee as specified in Chapter 45 of the 1967 edition of the Uniform Building Code. However, such signs shall project no higher than the surface of such marquee.

*Canopy Sign.* One for each business entrance on the site. Minimum clearance for signs attached under the marquee shall be seven feet (7'), subject to the approval of the Chula Vista Building and Housing Inspection Department for materials and method of attachment. Maximum size six inches (6") wide by three feet (3') long. No projection beyond marquee.

*Promotional Sign.* One promotional sign not to exceed one hundred (100) square feet in area shall be allowed each vacant parcel, noting such information as may be necessary to inform the public about proposed construction or a proposed use contemplated for the site. Maximum time limit of one (1) year, provided, however, that the Zoning Administrator may grant two 1-year extensions upon written request.

*Real Estate Sign.* One wall sign not to exceed fifty (50) square feet in area, giving information on sale, rental or lease.

*Directional Sign.* Directional signs containing a maximum area of ten (10) square feet may be permitted as necessary to facilitate vehicular or pedestrian circulation.

*Price Sign.* One price sign for each street frontage, subject to the following:

Maximum size fifteen (15) square feet, not to exceed five feet (5') in any dimension. Such sign shall not be in conflict with the provisions of the City's Traffic Code relating to visual clearance. The sign shall

be used to advertise gasoline prices only and posted with the correct prices at all times. Such signs shall be designed as a permanent structure rigidly attached to a building, wall, or anchored in the ground (maximum height five feet [5']) adequately to resist wind pressure as specified in Chapter 23 of the 1967 Uniform Building Code.

NOTE: Sign may be attached to pole sign as defined herein if said sign is architecturally designed as part of that sign.

All signs shall be submitted for Planning staff approval prior to installation.

G. *Height Regulations.* No structure shall exceed three and one-half (3-1/2) stories or forty-five feet (45') in height, however, no structure shall exceed two (2) stories or thirty-five feet (35') in height when located within two hundred feet (200') of any residential zone or an area designated for future residential development on the Chula Vista General Plan, except as provided in Section 33.1001 C.

H. *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 where increased for conditional uses:

Lot Area (Sq.Ft.)	Lot Coverage (Max. %)	Yards in Feet			
		Front	Exterior Side Yard	Side	Rear
20,000	40	Bldgs. 20*	15*	20	25
		Signs 0	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.

I. *Other Required Conditions.*

1. All uses permitted by this article shall be subject to review in accordance with the performance standards procedure in Article 7, Section 33.701.
2. All uses shall be conducted wholly within a completely enclosed building except heliports and landing strips
3. Manufacturing and industrial processes shall use only gas or electricity as a fuel; provided, however, that oil burning equipment may be installed for standby purposes only.
4. In any I-R zone directly across the street from any R zone, the parking facilities shall be distant at least twenty feet (20') from said street; the building and structures at least fifty feet (50') from said street; and loading facilities at least thirty feet (30') from said street.
5. The site shall be landscaped in conformance with the Landscaping Manual of the City of Chula Vista and approved by the Planning Department of Chula Vista. Street trees shall be provided as part of an approved site plan.

6. Site plan and architectural approval required for all uses, as provided in Section 33.1313.

7. Off-street parking and loading facilities required for all uses, as provided in Article 8, Section 33.801.

8. Outdoor storage of merchandise, material and equipment except vehicles, shall be permitted 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 (6') in height except as provided in Section 33.901 A, paragraph 14.

(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.

9. Trash storage areas subject to the provisions of Section 33.901 A, paragraph 33.

Sec. 33.513. I-L Limited Industrial Zone.

A. *Purpose.* 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.

B. *Permitted Uses.*

1. Manufacturing, printing, assembling, processing, repairing, bottling, or packaging of products from previously prepared materials, not including any prohibited use in this zone.
2. Manufacturing of electrical and electronic instruments, devices and components.
3. Wholesale businesses, storage and warehousing.
4. Laboratories; research, experimental, film, electronic and testing.
5. Truck, trailer, mobile home, boat and farm implement sale establishments.
6. Public and private building material sales yards, service yards, storage yards, and equipment rental.
7. Minor auto repair.
8. Laundries, laundry service, dyeing and cleaning plants, except large scale operations.
9. Car washing establishments, subject to the provisions of Section 33.901 A, paragraph 5.
10. Plumbing and heating shops.
11. Exterminating services.
12. Animal hospitals and veterinarians, subject to the provisions of Section 33.901 A, paragraph 4.
13. Manufacture of food products, drugs, pharmaceuticals and the like, excluding those in subsection E of this section.
14. Electrical substations and gas regulator stations, subject to the provisions of Section 33.901 A, paragraph 13.
15. Temporary tract signs subject to the provisions of Section 33.901 A, paragraphs 28 and 31.
16. Any other limited manufacturing use which is determined by the Commission to be of the same general character as the above uses.



C. *Accessory Uses.*

1. Administrative, executive financial offices and incidental services, such as restaurants to serve employees, when conducted on the premises.
2. Other accessory uses and buildings customarily appurtenant to a permitted use.
3. Retail sales of products produced and manufactured on the site.
4. Caretaker house.

D. *Conditional Uses.*

1. Machine shop and sheet metal shop.
2. Service stations.
3. Steel fabrication.
4. Restaurants, delicatessens and similar uses.
5. Drive-in theaters, subject to conditions of Section 33.901, paragraph 11.
6. Major auto repair, engine rebuilding and paint shops.
7. Commercial parking lots and garages.
8. Plastic and other synthetics manufacturing.
9. Building heights exceeding three and one-half (3-1/2) stories or forty-five feet (45').
10. Unclassified uses as set forth in Section 33.517.
11. Trucking yards, terminals and distributing operations.

E. *Prohibited Uses.*

1. Manufacturing uses and processes involving primary production of products from raw materials, including the following materials and uses:
  - (a) Asphalt, cement, charcoal and fuel briquettes.
  - (b) Rubber, chemical and allied products and soap and detergents.
  - (c) Coal, coke and tar products, manufacturing of explosives, fertilizers, gelatin, animal glue and size.
  - (d) Turpentine, matches, paint and other combustible materials.
  - (e) Stockyards, slaughter houses and rendering plants.
  - (f) Storage of fireworks or explosives.

(g) Industrial metal, waste rag, glass or paper salvage operations and slag piles.

(h) Fish, sauerkraut, vinegar and similar uses.

(i) Brewing or distilling of liquors or perfume manufacturing.

2. The following processes: nitrating of cotton or other materials; foundaries; 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.

3. Any other use which is determined by the Commission to be of the general character as the above uses.

F. *Signs.* Civil, real estate and business signs are permitted subject to the following regulations:

1. *Maintenance:* All signs shall be maintained in good and safe structural condition; shall be painted on all exterior parts unless coated or made of rust inhibitive material; and shall be maintained in good condition or appearance, neatly painted or posted at all times.

2. *Removing Obsolete Signs:* All signs relating to a product no longer available for purchase by the public and all signs relating to a business which has closed or moved away shall be removed, together with any supporting structures or bracing not considered an integral part of the building. Painted wall signs shall be painted over with a color that resembles or matches the wall. If the owner of, or persons responsible for, the sign, or the tenant closing the business, fails to remove or paint over the sign, the owner of the premises shall be responsible and the work shall be done within ninety (90) days following the date of obsolescence.

3. *Charge by City:* The City of Chula Vista may charge the cost of moving, removing, correcting, storing, or doing work on a sign or sign structure against any of the following, each of which shall be jointly and severally liable for said charge:

(a) The permittee.

(b) The owner of the sign.

(c) The owner of the premises on which the sign is located.

(d) The occupant of the premises on which the sign is located.

4. *Materials:* Paper or cardboard signs and cloth or plastic fabric banners will be accepted only when used for temporary signs as defined in the ordinance. (Indoor window signs are excepted).

5. *Illumination:* All electric signs must be burned at full capacity at least two (2) hours each night between the hours of sundown and midnight; excepting that Sunday and legal holiday nights may be optional. All signs not so burned shall be removed, unless repair work is in progress, within thirty (30) days from notification by the City. Lighting which is held away from the sign with brackets, conduits, or rods, shall have a maximum projection of twelve feet (12') beyond the sign face.

6. *Removed Signs to be Stored:* A removed sign shall be held not less than thirty (30) days by the City during which period it may be recovered by the owner upon payment to the City for costs of removal and storage and upon payment of fine. If not recovered within the thirty (30) day period, the sign and supporting structures shall be declared abandoned and title thereto shall vest in the City. The charge and fine may be in addition to any penalty for the violation, and recovery of sign does not necessarily abrogate the penalty.

7. *Amortization Period for Signs:* Subject to the following provisions, any sign lawfully existing and maintained at the time the sign provisions are adopted and made unlawful by certain provisions of the sign code, may be so continued and maintained for a reasonable period to amortize the investment thereon. The allowable amortization period is based upon a value as determined by the Building and Housing Inspection Department of the City, as follows:

A value under \$200.00, or flashing, animated or moving portions of any sign as defined herein	- ninety (90) days
\$200 - \$500	- one (1) year
For each additional \$1,000	- one (1) year
Maximum period	- ten (10) years*

\*This does not apply to billboards which are covered under the provisions of Chapter 35 of this Code.

NOTE: If changes or corrections are performed on any sign, subsequently requiring a building permit, such sign shall be required to conform to all the regulations within the zone at that time without regard to the heretofore mentioned abatement period.

8. *Sign Supports:* The supporting members of a sign shall be free of any bracing such as guy wires or cables. All supporting columns shall be designed as an integral or architectural feature of the building. Determination of the architectural compatibility of said supporting structures, as they relate to the sign, shall be the responsibility of the Zoning Administrator of the City of Chula Vista.

9. *Flashing, Animated or Moving Signs:* Signs are prohibited which:

- (a) Intermittently reflect lights from either an artificial source or from the sun; or
- (b) Have an illumination which is intermittent, flashing, scintillating or of varying intensity; or
- (c) Have any visible portion in motion, either constantly or at intervals, which motion may be caused by either artificial or natural sources.

NOTE: This prohibition does not include barber poles, time and weather signs as approved by the Planning Department.

10. *Exempt Signs:* The provisions of the sign regulations shall not apply to:

- (a) Official notices of any court or public office and legal notices posted pursuant to law or ordinance.
- (b) Traffic signs or other signs erected or maintained by a governmental body or agency, including railroad crossing signs, historical signs, etc.
- (c) Special event signs on or over public property permitted by the City Council by special approval.
- (d) Especially licensed signs on or over public property permitted by the City Council by franchise, such as bus benches or trash receptacles.
- (e) Municipal signs authorized by the City Council.

11. *Types of Signs Allowed:*

(a) *Wall Signs.* One sign for each portion of the building facade facing a dedicated street or alley. Sign area shall not exceed four (4) square feet per lineal foot of building frontage. Maximum size for any one establishment shall be four hundred (400) square feet. Additional wall signs facing interior parking or driveway areas shall be limited to a maximum size of one hundred (100) square feet.

(b) *Either:*

*Projecting Double-Faced Sign.* One sign for each business located on the property. Maximum projection shall be as follows: six feet (6') above roof; five feet (5') projection beyond building face (six feet [6'] projection allowable on corner of building when sign is oriented towards two streets at any intersection); ten feet (10') projection back from building face; ten feet (10') minimum above ground level; or

*Roof Sign.* One sign for each business located on the property. Maximum size of such

sign shall not exceed one hundred fifty (150) square feet. Maximum projection above the roof or parapet, twenty feet (20'). Roof signs shall be restricted to those buildings with not less than one hundred feet (100') of frontage, and shall set back twenty feet (20') from any interior property line; or

*Pole or Ground Sign (free standing).* One sign, subject to the following:

Restricted to those uses containing a minimum lot frontage on a dedicated street of seventy-five feet (75').

Supporting pole or structure shall be set back twenty feet (20') from any interior property line unless specifically approved by the Planning Commission justifying the reduction.

Height and size restricted as follows:

Maximum one hundred fifty (150) square feet in area and thirty-five feet (35') high; said square footage to be reduced by five (5) square feet for each foot said sign is reduced below the thirty-five foot (35') height.

*Example:* Thirty-five feet (35') high - one hundred fifty (150) square feet.

Thirty feet (30') high - one hundred twenty-five (125) square feet.

Twenty-five feet (25') high - one hundred (100) square feet.

Twenty feet (20') high - seventy-five (75) square feet.

Fifteen feet (15') high - fifty (50) square feet.

Less than fifteen feet (15') high - fifteen (15) square feet.

The base of each pole sign shall be landscaped. (This requirement does not apply to conforming signs existing at the time of the adoption of this ordinance.)

Sign shall project no further than five feet (5') beyond the property line.

(c) In addition to signs allowed in subsections (a) and (b), the following will also be permitted:

*Window Signs.* Maximum of twenty percent (20%) of window area.

*Temporary Signs.* Temporary signs shall be permitted only for special events such as grand openings, business anniversary sales, change of ownership or management and change of business address, subject to the approval of the Zoning Administrator. Time limit of thirty (30) days maximum.

*Marquee Sign.* Signs may be placed on, attached to, or constructed on a marquee. Such signs shall, for the purpose of determining projection, clearance, height and material, be considered a part of and shall meet the requirements of a marquee as specified in Chapter 45 of the 1967 edition of the Uniform Building Code. However, such signs shall project no higher than the surface of such marquee.

*Canopy Sign.* One for each business entrance on the site. Minimum clearance for signs attached under the marquee shall be seven feet (7') subject to the approval of the Chula Vista Building and Housing Inspection Department for materials and method of attachment. Maximum size six inches wide by three feet long (6" X 3'). No projection beyond the marquee.

*Promotional Sign.* One promotional sign not to exceed one hundred (100) square feet in area shall be allowed each vacant parcel noting such information as may be necessary to inform the public about proposed construction or a proposed use contemplated for the site. Maximum time limit of one (1) year; provided, however, the Zoning Administrator may grant two 1-year extensions upon written request.

*Real Estate Sign.* One wall sign not to exceed fifty (50) square feet in area, giving information on sale, rental or lease.

*Directional Sign.* Directional signs containing a maximum area of ten (10) square feet may be permitted as necessary to facilitate vehicular or pedestrian circulation

*Price Sign.* One price sign for each street frontage, subject to the following:

Maximum size fifteen (15) square feet, not to exceed five feet (5') in any dimension. Such sign shall not be in conflict with the provisions of the City's Traffic Code relating to visual clearance. The sign shall be used to advertise gasoline prices only, and posted with the correct prices at all times. Such signs shall be designed as a permanent structure rigidly attached to a building, wall, or anchored in the ground (maximum height five feet [5']) adequately to resist wind pressure as specified in Chapter 23 of the 1967 Uniform Building Code.

NOTE: Sign may be attached to the pole sign as defined herein if said sign is architecturally designed as part of that sign. All signs shall be submitted for Planning staff approval prior to installation.

G. *Height Regulations.* No building or structure shall exceed three and one-half (3-1/2) stories or forty-five feet (45') 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 Section 33.1001, subsection C.

H. *Area, Lot Coverage and Yard Requirements.* The following minimum requirements shall be observed, except where increased for conditional uses:

Lot Area (Sq.Ft.)	Lot Coverage (Max. %)	Yards in Feet				
		Front	Exterior Side Yard	Side	Rear	
10,000	50	Bldgs.	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 subsection I of this section 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 fifty feet (50').

I. *Other Required Conditions.*

1. All uses permitted by this article shall be subject to initial and continued compliance with the performance standards in Article 7, Section 33.701.
2. Manufacturing and industrial processes shall use only gas or electricity as a fuel; provided, however, that oil burning equipment may be installed for standby purposes only.
3. 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 Chula Vista General Plan, the loading facilities and structures shall be a distance of at least thirty feet (30') from said street.
4. The site shall be landscaped in conformance with the Landscaping Manual of the City of Chula Vista and approved by the Planning Department.
5. Site plan and architectural approval required for all uses as provided in Section 33.1313.
6. Off-street parking and loading facilities required for all uses as provided in Article 8, Section 33.801.

7. Outdoor storage and sales yards shall be completely enclosed by solid walls, fences, buildings, or a combination thereof, not less than six feet (6') in height. No merchandise, materials, equipment, or other goods shall be stored or displayed higher than the enclosing fence. For other fencing requirements, see Section 33.901 A, paragraph 14.

8. Trash storage subject to the provisions of Section 33.901 A, paragraph 33.

9. All uses, except sales yards, service yards, storage yards, loading and equipment rental, shall be conducted entirely within an enclosed building.



Sec. 33.514. I - General Industrial Zone.

A. *Purpose.* 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 air 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.

B. *Permitted Uses.*

1. Any manufacturing, processing, assembling, research, wholesale, or storage uses except as herein-after modified.
2. Automobile and metal appliance manufacturing and assembly, structural steel fabricating shops, machine shops, forges and foundries.
3. Brewing or distilling of liquors, or perfume manufacture.
4. Meat packing.
5. Brick or pottery manufacturing; stone or monument works.
6. Large scale bleaching, cleaning and dyeing establishments.
7. Railroad yards and freight stations, and trucking yards, terminals, and distributing operations.
8. Electrical generating plants and liquified natural gas plants.
9. Temporary tract signs, subject to the provisions of subsections 28 and 31 of Section 33.901 A.
10. Advertising signs or structures and billboards.
11. Any other use which is determined by the Commission to be of the same general character as the above uses.

C. *Accessory Uses.*

1. Administrative, executive, financial offices and incidental services, such as restaurants to serve employees, when conducted on premises.
2. Other accessory uses and buildings customarily appurtenant to a permitted use.
3. Retail sale of products produced and manufactured on the site.
4. Caretaker house.

D. *Conditional Uses.*

1. Motels.
2. Restaurants.

3. Service stations.

4. Any of the following manufacturing uses, involving primary production of the following products from raw materials, provided that such uses are located not less than five hundred feet (500') from the nearest R zone, C zone, I-R zone, or A zone designated for future residential development in the Chula Vista General Plan.

(a) Asphalt, cement, charcoal and fuel briquettes.

(b) 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.

(c) Coal, coke and tar products, manufacturing of explosives, fertilizers, gelatin, animal glue and size.

(d) Turpentine, matches, paint.

(e) Rubber and soaps.

(f) Grain milling.

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

(h) Stockyards and slaughter houses, except as allowed elsewhere in this article, and slag piles.

(i) Storage of fireworks or explosives, except where incidental to a permitted use.

(j) 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 (8') high, and that materials stored are not piled higher than said screen.

(k) Any other use which is determined by the Commission to be of the same general character as the above uses.

5. Unclassified uses, as provided in Section 33.517.

E. *Signs.* Civil, real estate and business signs are permitted subject to the following regulations:

1. *Maintenance:* All signs shall be maintained in good and safe structural condition; shall be painted on all exterior parts unless coated or made of rust inhibitive material; and shall be maintained in good condition or appearance, neatly painted or posted at all times.

2. *Removing Obsolete Signs:* All signs relating to a product no longer available for purchase by the public and all signs relating to a business which has closed or moved away shall be removed, together with any supporting structures or bracing not considered an integral part of the building. Painted wall signs shall be painted over with a color that resembles or matches the wall. If the owner of, or persons responsible for, the sign, or the tenant closing the business, fails to remove or paint over the sign, the owner of the premises shall be responsible and the work shall be done within ninety (90) days following the date of obsolescence.

3. *Charge by City:* The City of Chula Vista may charge the cost of moving, removing, correcting, storing, or doing work on a sign or sign structure against any of the following, each of which shall be jointly and severally liable for said charge:

- (a) The permittee.
- (b) The owner of the sign.
- (c) The owner of the premises on which the sign is located.
- (d) The occupant of the premises on which the sign is located.

4. *Materials:* Paper or cardboard signs and cloth or plastic fabric banners will be accepted only when used for temporary signs as defined in the ordinance. (Indoor window signs are excepted).

5. *Illumination:* All electric signs must be burned at full capacity at least two (2) hours each night between the hours of sundown and midnight; excepting that Sunday and legal holiday nights may be optional. All signs not so burned shall be removed, unless repair work is in progress, within thirty (30) days from notification by the City. Lighting which is held away from the sign with brackets, conduits, or rods, shall have a maximum projection of twelve feet (12') beyond the sign face.

6. *Removed Signs to be Stored:* A removed sign shall be held not less than thirty (30) days by the City during which period it may be recovered by the owner upon payment to the City for costs of removal and storage and upon payment of fine. If not recovered within the thirty (30) day period, the sign and supporting structures shall be declared abandoned and title thereto shall vest in the City. The charge and fine may be in addition to any penalty for the violation, and recovery of sign does not necessarily abrogate the penalty.

7. *Amortization Period for Signs:* Subject to the following provisions, any sign lawfully existing and maintained at the time the sign provisions are adopted and made unlawful by certain provisions of the sign code, may be so continued and maintained for a reasonable period to amortize the investment thereon. The allowable amortization period is based upon a value as determined by the Building and Housing Inspection Department of the City, as follows:

A value under \$200.00, or flashing, animated or moving portions of any sign as defined herein	- ninety (90) days
\$200 - \$500	- one (1) year
For each additional \$1,000	- one (1) year
Maximum period	- ten (10) years*

\*This does not apply to billboards which are covered under the provisions of Chapter 35 of this Code.

NOTE: If changes or corrections are performed on any sign, subsequently requiring a building permit, such sign shall be required to conform to all the regulations within the zone at that time without regard to the heretofore mentioned abatement period.

8. *Sign Supports:* The supporting members of a sign shall be free of any bracing such as guy wires or cables. All supporting columns shall be designed as an integral or architectural feature of the building. Determination of the architectural compatibility of said supporting structures, as they relate to the sign, shall be the responsibility of the Zoning Administrator of the City of Chula Vista.

9. *Flashing, Animated or Moving Signs:* Signs are prohibited which:

- (a) Intermittently reflect lights from either an artificial source or from the sun; or
- (b) Have an illumination which is intermittent, flashing, scintillating or of varying intensity; or
- (c) Have any visible portion in motion, either constantly or at intervals, which motion may be caused by either artificial or natural sources.

NOTE: This prohibition does not include barber poles, time and weather signs as approved by the Planning Department.

10. *Exempt Signs:* The provisions of the sign regulations shall not apply to:

- (a) Official notices of any court or public office and legal notices posted pursuant to law or ordinance.
- (b) Traffic signs or other signs erected or maintained by a governmental body or agency, including railroad crossing signs, historical signs, etc.
- (c) Special event signs on or over public property permitted by the City Council by special approval.
- (d) Especially licensed signs on or over public property permitted by the City Council by franchise, such as bus benches or trash receptacles.
- (e) Municipal signs authorized by the City Council.

11. *Types of Signs Allowed:*

(a) *Wall Signs.* One sign for each portion of the building facade facing a dedicated street or alley. Sign area shall not exceed four (4) square feet per lineal foot of building frontage. Maximum size for any one establishment shall be four hundred (400) square feet. Additional wall signs facing interior parking or driveway areas shall be limited to a maximum size of one hundred (100) square feet.

(b) *Either:*

*Projecting Double-Faced Sign.* One sign for each business located on the property. Maximum projection shall be as follows: six feet (6') above roof; five feet (5') projection beyond building face (six feet [6'] projection allowable on corner of building when sign is oriented towards two streets at any intersection); ten feet (10') projection back from building face; ten feet (10') minimum above ground level; *or*

*Roof Sign.* One sign for each business located on the property. Maximum size of such sign shall not exceed one hundred fifty (150) square feet. Maximum projection above the roof or parapet, twenty feet (20'). Roof signs shall be restricted to those buildings with not less than one hundred feet (100') of frontage, and shall set back twenty feet (20') from any interior property line; *or*

*Pole or Ground Sign (free standing).* One sign, subject to the following:

Restricted to those uses containing a minimum lot frontage on a dedicated street of seventy-five feet (75').

Supporting pole or structure shall be set back twenty feet (20') from any interior property line unless specifically approved by the Planning Commission justifying the reduction.

Height and size restricted as follows:

Maximum one hundred fifty (150) square feet in area and thirty-five feet (35') high; said square footage to be reduced by five (5) square feet for each foot said sign is reduced below the thirty-five foot (35') height.

*Example:* Thirty-five feet (35') high - one hundred fifty (150) square feet.

Thirty feet (30') high - one hundred twenty-five (125) square feet.

Twenty-five feet (25') high - one hundred (100) square feet.

Twenty feet (20') high - seventy-five (75) square feet.

Fifteen feet (15') high - fifty (50) square feet.

Less than fifteen feet (15')  
high - fifteen (15) square feet.

The base of each pole sign shall be landscaped. (This requirement does not apply to conforming signs existing at the time of the adoption of this ordinance.)

Sign shall project no further than five feet (5') beyond the property line.

(c) In addition to signs allowed in subsections (a) and (b), the following will also be permitted:

*Window Signs.* Maximum of twenty percent (20%) of window area.

*Temporary Signs.* Temporary signs shall be permitted only for special events such as grand openings, business anniversary sales, change of ownership or management and change of business address, subject to the approval of the Zoning Administrator. Time limit of thirty (30) days maximum.

*Marquee Sign.* Signs may be placed on, attached to, or constructed on a marquee. Such signs shall, for the purpose of determining projection, clearance, height and material, be considered a part of and shall meet the requirements of a marquee as specified in Chapter 45 of the 1967 edition of the Uniform Building Code. However, such signs shall project no higher than the surface of such marquee.

*Canopy Sign.* One for each business entrance on the site. Minimum clearance for signs attached under the marquee shall be seven feet (7') subject to the approval of the Chula Vista Building and Housing Inspection Department for materials and method of attachment. Maximum size six inches wide by three feet long (6" X 3'). No projection beyond the marquee.

*Promotional Sign.* One promotional sign not to exceed one hundred (100) square feet in area shall be allowed each vacant parcel noting such information as may be necessary to inform the public about proposed construction or a proposed use contemplated for the site. Maximum time limit of one (1) year; provided, however, the Zoning Administrator may grant two 1-year extensions upon written request.

*Real Estate Sign.* One wall sign not to exceed fifty (50) square feet in area, giving information on sale, rental or lease.

*Directional Sign.* Directional signs containing a maximum area of ten (10) square feet may be permitted as necessary to facilitate vehicular or pedestrian circulation

*Price Sign.* One price sign for each street frontage, subject to the following:

Maximum size fifteen (15) square feet, not to exceed five feet (5') in any dimension. Such sign shall not be in conflict with the provisions of the City's Traffic Code relating to visual clearance. The sign shall be used to advertise gasoline prices only and posted with the correct prices at all times. Such signs shall be designed as a permanent structure rigidly attached to a building, wall, or anchored in the ground (maximum height five feet [5']) adequately to resist wind pressure as specified in Chapter 23 of the 1967 Uniform Building Code.

NOTE: Sign may be attached to the pole sign as defined herein if said sign is architecturally designed as part of that sign. All signs shall be submitted for Planning staff approval prior to installation.

F. *Height Regulations.* Within two hundred feet (200') of any R zone or A zone designated for future residential use in the Chula Vista General Plan, no structure shall exceed three (3) stories or fifty feet (50') 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 Section 33.1001 C.

G. *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 where increased for conditional uses:

Min. Lot Area (Sq.Ft.)	Yards in Feet			
	Front	Exterior Side Yard	Side	Rear
20,000	Bldgs. 25*	Bldgs. 15*	10 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	50
	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 subsection H of this section.

H. *Other Required Conditions.*

1. All uses shall be subject to initial and continued compliance with the performance standards in Article 7, Section 33.701.
2. Site plan and architectural approval required for all uses, as provided in Section 33.1313.
3. Off-street parking and loading facilities required for all uses as provided in Article 8, Section 33.801.
4. In any I zone directly across the street from any R zone or A zone designated for residential use in the Chula Vista General Plan, the loading facilities shall be distant at least thirty feet (30') from said street, and the structures at least fifty feet (50') from said street.
5. The site shall be landscaped in conformance with the Landscaping Manual of the City of Chula Vista, and approved by the Planning Director of Chula Vista. Street trees shall be provided as part of an approved site plan.
6. Outdoor storage and sales yards visible from any public right-of-way shall be completely enclosed by solid walls, fences, building or combination thereof, not less than six feet (6') in height. No merchandise, materials, equipment or other goods shall be stored or displayed higher than the enclosing fence. For other fencing requirements see Section 33.901 A, paragraph 14.
7. Trash storage subject to the provisions of Section 33.901 A, paragraph 33.

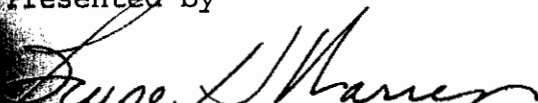
SECTION II: That Sections 33.514, 33.515, 33.516 and 33.517 of Article 5 of Chapter 33 be, and the same are hereby renumbered to sections 33.520, 33.525, 33.530 and 33.535 respectively.

SECTION III: That all properties within the City of Chula Vista presently incorporated in the I-R zone be, and the same are hereby incorporated into the I-L Limited Industrial zone, and the Comprehensive Zoning Map of the City of Chula Vista shall be modified to show said change.

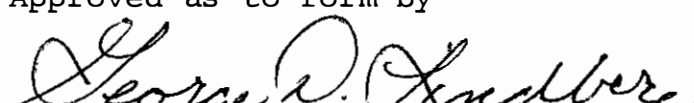
SECTION IV: That any and all ordinances heretofore adopted by the City Council of the City of Chula Vista concerning said provisions be, and the same are hereby repealed insofar as the provisions therein conflict with this ordinance.

SECTION V: This ordinance shall take effect and be in force on the thirty-first day from and after its passage and approval.

Presented by

  
Bruce H. Warren, Director of  
Planning

Approved as to form by

  
George D. Lindberg, City Attorney




ADOPTED AND APPROVED by the CITY COUNCIL of the CITY OF CHULA VISTA,  
CALIFORNIA, this 12 day of MAY, 1970, by the following vote,  
to-wit:

AYES: Councilmen Scott, Hobel, Hamilton, Hyde, Egdahl

NAYES: Councilmen None

ABSENT: Councilmen None

  
Mayor of the City of Chula Vista

ATTEST   
City Clerk

STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO ) ss.  
CITY OF CHULA VISTA )

I, KENNETH P. CAMPBELL, City Clerk of the City of Chula Vista, California,  
DO HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of  
\_\_\_\_\_, and that the same has not been amended  
or repealed.

DATED: \_\_\_\_\_

\_\_\_\_\_  
City Clerk