

Chapter 19.44

I-L – LIMITED INDUSTRIAL ZONE

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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 ensure 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. 3153 § 2 (Exh. A), 2010; 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. Electric vehicle (“EV”) service and sales;
- K. Plumbing and heating shops;
- L. Exterminating services;
- M. Animal hospitals and veterinarians, subject to the provisions of CVMC [19.58.050](#);
- N. The manufacture of food products, drugs, pharmaceuticals and the like, excluding those in CVMC [19.44.050](#);
- O. Electrical substations and gas regulator stations, subject to the provisions of CVMC [19.58.140](#);
- P. Temporary tract signs, subject to the provisions of CVMC [19.58.320](#) and [19.60.600\(E\)\(2\)](#).*
- Q. Agricultural uses as provided in CVMC [19.16.030](#);
- R. Emergency shelters, limited subject to the provisions of CVMC [19.58.143](#). (Ord. 3575 § 1, 2024; Ord. 3442 § 2(L), 2018; Ord. 3153 § 2 (Exh. A), 2010; 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 [\(13\)](#);
- F. Private and backup and emergency electrical generating facilities, as defined in subsections (3) and (4) of the definition “electrical generating facilities” in CVMC [19.04.002](#), and subject to the following standards:
 - 1. Private: the standards prescribed in CVMC [19.58.142\(D\)](#).
 - 2. Backup and emergency: the standards prescribed in CVMC [19.58.142\(E\)](#). (Ord. 3279 § 3, 2013; Ord. 3153 § 2 (Exh. A), 2010; 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.

The following uses shall be permitted in the I-L zone; provided, a conditional use permit is issued in accordance with the provisions of CVMC [19.14.030\(A\)](#) or [19.14.040](#), as may be applicable, and CVMC [19.14.050](#) through [19.14.090](#):

- A. Service stations, subject to the conditions in CVMC [19.58.280](#);
- B. Restaurants, delicatessens and similar uses;
- C. Major auto repair, engine rebuilding and paint shops;
- D. Commercial parking lots and garages;
- 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. Brewing or distilling of liquors requiring a Type 23 Alcoholic Beverage Control license.

The following uses shall be permitted in the I-L zone; provided, a conditional use permit is issued by the Planning Commission, or for unclassified uses as defined in CVMC [19.54.020](#):

- H. Machine shops and sheet metal shops;
- I. Steel fabrication;
- J. Plastics and other synthetics manufacturing;
- K. Drive-in theaters, subject to the conditions of CVMC [19.58.120](#);

- L. Trucking yards, terminals and distributing operations;
- M. The retail sale of such bulky items as furniture, carpets and other similar items;
- N. 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;
- O. Unclassified uses, as set forth in Chapter [19.54](#) CVMC;
- P. Hazardous waste facilities, subject to the provisions of CVMC [19.58.178](#). Conditional use permit applications for the establishment of hazardous waste facilities shall be considered by the City Council subsequent to its receipt of recommendations thereon from the Planning Commission in accordance with CVMC [19.14.070\(B\)](#);
- Q. Base load and peaking electrical generating facilities, as defined in subsections (1) and (2) only of the definition "electrical generating facilities" in CVMC [19.04.002](#), and subject to the standards set forth in CVMC [19.58.142](#). (Ord. 3544 § 2, 2023; Ord. 3279 § 3, 2013; Ord. 3268 § 3, 2013; Ord. 3153 § 2 (Exh. A), 2010; 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 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 same general character as the above uses. (Ord. 3153 § 2 (Exh. A), 2010; 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](#).

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. 3153 § 2 (Exh. A), 2010; 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:

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

(Ord. 3153 § 2 (Exh. A), 2010; 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. 3153 § 2 (Exh. A), 2010; 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. 3153 § 2 (Exh. A), 2010; 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. 3153 § 2 (Exh. A), 2010; 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. 3153 § 2 (Exh. A), 2010; Ord. 1281 § 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. 3153 § 2 (Exh. A), 2010; 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. 3153 § 2 (Exh. A), 2010; 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. 3153 § 2 (Exh. A), 2010; Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.513(l)(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. 3153 § 2 (Exh. A), 2010; Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.513(l)(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. 3153 § 2 (Exh. A), 2010; Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.513(l)(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. 3153 § 2 (Exh. A), 2010; Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.513(l)(10)).

The Chula Vista Municipal Code is current through Ordinance 3578, passed September 10, 2024.

Disclaimer: The City Clerk's Office has the official version of the Chula Vista Municipal Code. Users should contact the City Clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.chulavistaca.gov](http://www.chulavistaca.gov)

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