

ORDINANCE NO. _____
(New Series)

12470

O.78-297
(REV.)

OCT 23 1978

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3 OF THE SAN DIEGO MUNICIPAL CODE BY ADDING DIVISION 8 CONSISTING OF SECTIONS 103.0800, 103.0801, 103.0802, 103.0802.1, 103.0803, 103.0803.1, 103.0803.2, 103.0803.3, 103.0804, 103.0804.1, 103.0804.2, 103.0805, 103.0805.1, 103.0805.2, 103.0806 AND 103.0807 RELATING TO THE MIDWAY PLANNED DISTRICT.

BE IT ORDAINED, by the Council of The City of San Diego, as follows:

Section 1. That Chapter X, Article 3 of the San Diego Municipal Code be, and it is hereby amended by adding Division 8, consisting of Sections 103.0800, 103.0801, 103.0802, 103.0802.1, 103.0803, 103.0803.1, 103.0803.2, 103.0803.3, 103.0804, 103.0804.1, 103.0804.2, 103.0805, 103.0805.1, 103.0805.2, 103.0806 and 103.0807 to read as follows:

DIVISION 8

MIDWAY PLANNED DISTRICT

SEC. 103.0800 PURPOSE AND INTENT

It is the purpose of these regulations that the development and redevelopment of land in the Midway Planned District area should be regulated so as to protect and upgrade the economic base and physical environment of this important light industrial area. Its central location and accessibility from most points in the City make it a valuable asset as a concentrated regional industrial activity district. Any development or redevelopment should be encouraged to provide off-street parking, landscaping and loading facilities to serve all industrial activities.

The purpose of the Planned District would be to meet the goals and objectives of the adopted Midway Community Plan to enhance and upgrade the Midway Industrial Area while offering flexibility of the development requirements to ensure that hardships are not created.

It is the intent that these regulatory provisions of the planned district will be designed to allow the flexibility necessary to achieve the objectives of the adopted Midway Community Plan while accommodating existing development in the area. The proper development and redevelopment of the Midway Planned District area is in keeping with the objectives and proposals of the General Plan for the City of San Diego and the Midway Community Plan.

It is also the intent of these regulations that a stable system of land use regulatory procedures sensitive to the existing parcel and development patterns be established which will encourage quality industrial growth and development for the Midway area, which will also be protected from unforeseen regulatory changes which can occur to typical City-wide land use zones as problems are identified and corrected based upon City-wide goals and needs.

SEC. 103.0801 BOUNDARIES

The regulations as defined herein shall apply in the Midway Planned District which is within the boundaries of the Midway Community Planning Area in the City of San Diego, California, designated on that certain Map

Drawing No. C-638, and described in the appended boundary description, filed in the office of the City Clerk under Document No. 764857.

SEC. 103.0802 ADMINISTRATIVE REGULATIONS

The Planning Director or his designated representative shall administer the Midway Planned District in accordance with the applicable provisions set forth in Articles 1 and 2 of this Chapter.

SEC. 103.0802.1 PROCEDURES FOR PERMITS, APPLICATIONS AND REVIEW

A. Application for a building permit accompanied by a specific site plan shall be made in accordance with the Municipal Code, Chapter IX and Chapter VI, Article 2, before the commencement of any work in the erection of any new building or structure, or the addition of any existing structure within the planned district, or any building which is moved into the planned district. Approval of the Planning Director is not required for interior modifications, repairs, or alterations for which a building permit is not now required.

B. Content.

The application shall include the following:

1. The purpose for which the proposed building structure or improvement is intended to be used;
2. Adequate plans and specifications indicating proposed uses, lot area, lot coverage, and off-street parking;
3. Adequate plans and specifications for any out buildings, party walls, courtyards, fences, landscaping or signs; and

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4. Any other information deemed necessary by the Planning Director to judge compliance with the regulations contained herein and other applicable laws and regulations.

C. Variances.

The Planning Director shall have discretion to grant variances from the General Regulations hereinafter provided in all instances where such variances would serve to carry out the purpose and intent of the Midway Planned District. Such variances shall include, but not necessarily be limited to, off-street parking, loading facilities and landscaping requirements.

D. Review.

All decisions of the Planning Director shall be final unless appealed by any interested person to the Planning Commission within ten (10) days after the date of the Planning Director's written decision. All decisions of the Planning Commission shall be final.

GENERAL REGULATIONS

SEC. 103.0803 PLANNING, ZONING AND SUBDIVISION REGULATIONS WHICH SHALL APPLY

Chapter X, Articles 1 and 2 (Procedures and Planning and Zoning and Subdivision Regulations of the Municipal Code) shall apply in the Midway Planned District. Where there are conflicts between the General Regulations and the Midway Planned District regulations, the Planned District regulations shall prevail.

SEC. 103.0803.1 NONCONFORMING USES

The nonconforming use of land existing on the date that the Planned District Regulations became effective may be continued provided that no expansion of said use

is made, until such time as said use is discontinued. Any discontinuance of such a nonconforming use for a continuous period of twelve months, or any change to a conforming use, shall constitute abandonment of such nonconforming rights.

SEC. 103.0803.2 CONFORMING DEVELOPMENT

All legally developed buildings in existence on the effective date of the Planned District Regulations will be considered as conforming. Any building destroyed by fire, explosion, act of God, or act of the public enemy may be rebuilt to its previous dimensions. Any expansion shall be subject to all the regulations of the Planned District.

SEC. 103.0803.3 DEFINITIONS AND INTERPRETATIONS

Definitions and interpretations of those words, terms, and phrases most commonly utilized in the regulations and provisions of the Midway Planned District are found in Chapter X, Article 1, Division 1 of the San Diego Municipal Code. The definitions and interpretations of those words, terms, and phrases shall be construed as defined in the Municipal Code, unless from the context a different meaning is specifically defined and more particularly directed to the use of such words, terms, or phrases.

AREA "A" REGULATIONS

SEC. 103.0804 PURPOSE AND INTENT

Area "A" is that portion of the Planned District which is generally comprised of small parcels of land. The purpose of these regulations is to protect and

enhance existing quality development in the area and to provide flexible and comprehensive techniques for quality private redevelopment and new development within the area; thus complementing existing quality development of any substantive nature. It is the intent of these regulations to encourage the provision of adequate off-street parking facilities and loading facilities as expansion of existing development and new development or redevelopment occur. It is also the intent of these regulations that those properties which have frontage on Camino Del Rio and Rosecrans Street be encouraged to provide landscaping, as those streets represent the major gateway through the Planned District and into the Midway community.

SEC. 103.0804.1 GENERAL DESCRIPTION

Area "A" is generally located in the northeastern portion of the Midway Community Planning Area in close proximity to both State Highway 109 and Interstate Highways 5 and 8, and specifically set forth on Map Drawing No. C-638.

SEC. 103.0804.2 REGULATIONS

A. Permitted Uses.

1. Those uses permitted in the M-1 Zone with the exception of permanent residential uses.
2. Mobile homes for use by watchmen permitted by conditional use permit.
3. Uses permitted only by conditional use permits, except those involving any form of residential habitation.
4. Any other use which the Planning Commission may find to be similar in character to the uses,

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including accessory uses, enumerated in this section and consistent with the purpose and intent section of this area. The adopted resolution embodying such finding shall be filed in the office of the City Clerk.

B. Minimum Parcel Standards.

1. Any lot subdivided on or subsequent to the effective date of these regulations shall provide:

a. A minimum parcel area of 7,500 square feet;

b. A minimum parcel width of 50 feet;

c. A minimum parcel depth of 100 feet;

and

d. A minimum frontage of 50 feet on at least one public right-of-way, including improved streets and alleys.

2. Any lot subdivided prior to the effective date of these regulations and not in conformance with these minimum parcel standards shall be considered to be a conforming lot.

C. Development Standards.

All new developments, redevelopment of previously developed parcels, and expansion of existing development shall comply with the following requirements:

1. Off-street parking shall be provided in terms of one parking space per 1,000 square feet of building area if such expansion, redevelopment or new development occurs on the ground floor, and one parking space per 1,500 square feet if it occurs as an upper story.

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2. All loading facilities shall be located off-street except in those cases where evidence can be submitted to the Planning Director showing that such loading activities will not hinder the movement of pedestrian or vehicular traffic.

3. Those lots which have frontage on Camino Del Rio, Pacific Highway or Rosecrans Street shall provide a planting strip having a minimum depth of five feet and which will extend the length of any property line abutting either of these three public rights-of-way, excluding driveways (which shall not exceed 25 feet in width measured at the property line and which shall be at least 30 feet apart if more than one serves the same premises). It shall be landscaped in accordance with standards adopted by the Planning Commission and set forth in a document entitled "Developmental Standards--Operational Standards--Landscaped Strips" (February, 1968), on file in the office of the Planning Department. For every 100 square feet of landscaped area one parking space may be eliminated from the off-street parking requirements up to a total of three parking spaces.

4. Except for loading and unloading docks and facilities and the necessary equipment thereto, be it permanent or stationary, all building material storage yards, contractor's plant or storage yards, cement pipe storage, impound storage yards, lumberyards, concrete ready-mix plants, chilled water production plants, water soluble gums and derivatives production

plants and electric generating plants, and other similar uses shall be carried on, maintained or conducted entirely inside an enclosed building or buildings, unless the premises on which such business is carried on, maintained or conducted shall be entirely enclosed by fences or walls as follows:

a. All fences shall be a minimum of six feet in height and shall be constructed in accordance with the requirements of Chapter IX (Building Code) of the Municipal Code.

b. Fences and walls shall be constructed as required along abutting public rights-of-way (excluding alleys) and abutting properties with more restrictive zoning classifications, as set forth in Section 101.0209 of the San Diego Municipal Code, and shall be constructed of wood, brick, block, stone, frame-stucco, tile, metal, chain link, or other similar materials. Area "A" is considered to be equivalent to the M-1 Zone for the purposes of Section 101.0209.

c. Sharp-pointed fencing, not exceeding a height of three and one-half feet, shall be permitted on top of a minimum six-foot-high-solid fence or wall provided that the sharp-pointed fencing does not project beyond the property lines.

d. The Planning Director shall review and approve all used materials as well as all new materials not specifically listed in 4.b.

AREA "B" REGULATIONS

SEC. 103.0805 PURPOSE AND INTENT

Area "B" is that portion of the Planned District exclusive of Area "A." The purpose of these regulations is to retain the larger lot pattern of this area, to encourage retention of existing larger scale development, and to enhance the opportunities for the incorporation of new development through the use of regulations which both permit and protect such development. It is the intent of these regulations to encourage the provision of adequate off-street parking facilities and loading facilities as expansion of existing development and new development or redevelopment occurs. It is also the intent of these regulations that those properties which have frontage on Camino Del Rio or Rosecrans Street be encouraged to provide landscaping as those streets represent the major gateway through the Planned District and into the Midway Community.

SEC. 103.0805.1 GENERAL DESCRIPTION

Area "B" is generally located in the northeastern portion of the Midway Community Planning area in close proximity to both State Highway 109, and Interstate Highways 5 and 8, and specifically set forth on Map Drawing No. C-638.

SEC. 103.0805.2 REGULATIONS

A. Permitted Uses.

1. Those uses permitted in the M-1 Zone with the exception of permanent residential uses.
2. Mobile homes for use by watchmen permitted by conditional use permit.
3. Uses permitted only by conditional use permits, except those involving any form of residential habitation.
4. Any other use which the Planning Commission may find to be similar in character to the uses, including accessory uses, enumerated in this section and consistent with the purpose and intent section of the zone. The adopted resolution embodying such finding shall be filed in the office of the City Clerk.

B. Minimum Parcel Standards.

1. Any lot which is subdivided on or subsequent to the effective date of these regulations shall provide:
 - a. A minimum parcel area of 10,000 square feet;
 - b. A minimum parcel width of 50 feet;

- c. A minimum parcel depth of 100 feet; and
- d. A minimum frontage of 50 feet on at least one improved public right-of-way, including streets and alleys.

2. Any lot subdivided prior to the effective date of these regulations and not in conformance with these minimum parcel standards shall be considered to be a conforming lot.

C. Development Standards.

All new developments, redevelopment of previously developed parcels, and expansions of existing development shall comply with the following requirements:

1. The building coverage of the parcel shall not exceed 75 percent, except where a portion of the expansion, redevelopment, or new development is used for covered, unenclosed parking. In this case, the parcel will be granted an additional five percent coverage allotment for every five such parking spaces developed.

2. Off-street parking shall be provided in terms of one parking space per 800 square feet of building area if such expansion, redevelopment, or new development occurs on the ground floor, and one parking space per 1,200 square feet if it occurs as an upper story.

3. All loading facilities shall be located off-street except in those cases where evidence can be submitted to the Planning Director showing that such loading activities will not hinder the movement of pedestrian or vehicular traffic.

4. Those lots which have frontage on Camino Del Rio, Sports Arena Boulevard, Pacific Highway or Rosecrans Street, shall provide a planting strip having a minimum depth of five feet and which will extend the length of the property line abutting either of these four public rights-of-way, excluding driveways (which shall not exceed 25 feet in width measured at the property line and which shall be at least 45 feet apart if more than one serves the same premises). It shall be landscaped in accordance with standards adopted by the Planning Commission and set forth in a document entitled "Developmental Standards--Operational Standards--Landscaped Strips" (February, 1968), on file in the office of the Planning Department. For every 100 square feet of landscaped area one parking space may be eliminated from the off-street parking requirements, up to a total of three parking spaces.

5. Except for loading and unloading docks and facilities and the necessary equipment thereto, be it permanent or stationary, all building material storage yards, contractor's plant or storage yards, cement pipe storage, impound storage yards, lumberyards, concrete ready-mix plants, chilled water production plants, water soluble gums and derivatives production plants, and electric generating plants and other similar uses, shall be carried on, maintained or conducted, entirely inside an enclosed building or buildings, unless the premises on which such

business is carried on, maintained or conducted shall be entirely enclosed by fences or walls as follows:

a. All fences shall be a minimum of six feet in height and shall be constructed in accordance with the requirements of Chapter IX (Building Code) of the Municipal Code.

b. Fences and walls shall be constructed as required along abutting public rights-of-way (excluding alleys) and abutting properties with more restrictive zoning classifications, as set forth in Section 101.0209 of the San Diego Municipal Code, and shall be constructed of wood, brick, block, stone, frame-stucco, tile, metal, chain link or other similar materials. Area "B" is considered to be equivalent to the M-1 Zone for the purposes of Section 101.0209.

c. Sharp-pointed fencing, not exceeding a height of three and one-half feet, shall be permitted on top of a minimum six-foot-high-solid fence or wall, provided that the sharp-pointed fencing does not project beyond the property lines.

d. The Planning Director shall review and approve all used materials as well as all new materials not specifically listed in 4.b.

SEC. 103.0806 SIGNS

All signs shall be consistent with the provisions of Chapter X, Article 1, Division 11, and Chapter IX, Article 5, Division 1 of the Municipal Code.

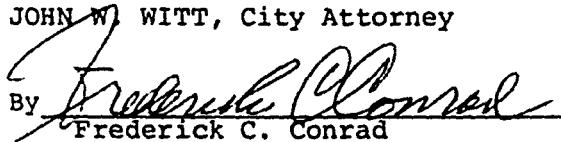
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SEC. 103.0807 OFF-PREMISES PARKING

Off-premises parking may be permitted in accordance with Section 101.0800, paragraph 7 (Off-Premises Parking).

Section 2. This ordinance shall take effect and be in force on the-thirtieth day from and after its passage.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh
5/23/78
Rev. 10/18/78
Or.Dept.:Planning
623

MIDWAY PLANNED DISTRICT LEGAL

Beginning at the point of intersection of the centerline of Interstate Five and the centerline of Pacific Highway; thence southerly along the centerline of Pacific Highway to its intersection with the easterly prolongation of a line one hundred and forty (140) feet northwesterly and parallel to the centerline of Barnett Avenue; thence southwesterly along said prolongation and line to its intersection with a line one hundred and thirty five feet northeasterly and parallel to the centerline of Midway Drive; thence northwesterly along said line to its intersection with the southeasterly boundary of Silver Frontier Resubdivision No. 1, Map 6700; thence northeasterly along said boundary and its northeasterly prolongation to its intersection with the centerline of Sports Arena Boulevard; thence northwesterly along said centerline to its intersection with the southerly prolongation of the centerline of the access road as shown on the City of San Diego Public Works Department map, Lease Areas, Drawing No. 14346-1-D; thence northerly along said prolongation and access road centerline to its intersection with the southwesterly Right of Way line of Kurtz Street; thence N 53° 27' 34" W, 25.00 feet; thence S 36° 37' 26" W, 233.40 feet; thence N 53° 27' 44" W, 233.41 feet; thence S 36° 33' 41" W, 74.98 feet; thence N 53° 27' 19" W, 233.43 feet; thence N 36° 36' 21" E to the centerline of Kurtz Street; thence northwesterly along said centerline to its intersection with the centerline of Hancock Street; thence northerly along a line perpendicular to the centerline of Interstate Eight to its intersection with said centerline; thence easterly along said centerline to its intersection with the centerline of Interstate Five; thence southerly along said centerline to its intersection with the centerline of Pacific Highway, the point of beginning.

Also, commencing at the point of intersection of the northeast Right of Way line of Sports Arena Boulevard and the northwesterly boundary of a lease area, Ref. City of San Diego Public Works Department Lease Areas, Drawing No. 14346-1-D; thence S 77° 23' 46" E, 402.50 feet to the point of beginning; thence N 12° 36' 14" E, 150.00 feet; thence S 77° 23' 46" E, 150.00 feet; thence S 12° 36' 14" W, 150.00 feet; thence S 12° 36' 14" W to the centerline of Sports Arena Boulevard; thence N 77° 23' 46" W, 150.00 feet along said centerline; thence N 12° 36' 14" E to the point of beginning.

DOCUMENT NO. 764857
FILED OCT 30 1978
OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

OCT 23 1978

Passed and adopted by the Council of The City of San Diego on _____
by the following vote:

| Councilmen | Yeas | Nays | Excused | Absent |
|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| Bill Mitchell | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Maureen F. O'Connor | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Bill Lowery | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Leon L. Williams | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Fred Schnaubelt | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Tom Gade | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Larry Stirling | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| John P. Hays Lucy Killea | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Mayor Pete Wilson | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

AUTHENTICATED BY:

PETE WILSON

Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By Betty Suedberg Deputy.

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on

OCT 10 1978

OCT 23 1978

, and on _____

~~I FURTHER CERTIFY that said ordinance was read in full prior to its final passage.~~

I FURTHER CERTIFY that the reading of said ordinance in full was dispensed with by a vote of not less than a majority of the members elected to the Council, and that there was available for the consideration of each member of the Council and the public prior to the day of its passage a written or printed copy of said ordinance.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By Betty Suedberg Deputy.

Office of the City Clerk, San Diego, California

Ordinance
Number

12470

Adopted

OCT 23 1978

lk

ATTORNEY(S)

San Diego, City of
12th Floor, City Admin. Bldg.
202 C St.
San Diego, Ca 92101
Attn: Betty Goldberg

RECEIVED
1978 NOV 22 PM 1:24
SAN DIEGO, CALIF.

CERTIFICATE OF PUBLICATION

No. 12470

IN THE MATTER OF

MIDWAY PLANNED DISTRICT

ORDINANCE NO. 12470

(New Section)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3 OF THE SAN DIEGO MUNICIPAL CODE BY ADDING DIVISION 8 CONSISTING OF SECTIONS 103.0900, 103.0901, 103.0902, 103.0903, 103.0903.1, 103.0903.2, 103.0903.3, 103.0904, 103.0904.1, 103.0904.2, 103.0905, 103.0905.1, 103.0905.2, 103.0906 AND 103.0907 RELATING TO THE MIDWAY PLANNED DISTRICT.

BE IT ORDAINED, by the Council of The City of San Diego, as follows:

Section 1. That Chapter X, Article 3 of the San Diego Municipal Code be, and it is hereby amended by adding Division 8, consisting of Sections 103.0900, 103.0901, 103.0902, 103.0902.1, 103.0903, 103.0903.1, 103.0903.2, 103.0903.3, 103.0904, 103.0904.1, 103.0904.2, 103.0905, 103.0905.1, 103.0905.2, 103.0906 and 103.0907 to read as follows:

DIVISION 8
MIDWAY PLANNED DISTRICT

SEC. 103.0900 PURPOSE AND INTENT

It is the purpose of these regulations that the development and redevelopment of land in the Midway Planned District area should be regulated so as to protect and upgrade the economic base and physical environment of this important local industrial area. Its crucial location and accessibility from many points in the City make it a valuable asset as a concentrated regional industrial activity district. Any development or redevelopment should be encouraged to provide off-street parking, landscaping and loading facilities to serve all industrial activities.

The purpose of the Planned District would be to meet the goals and objectives of the adopted Midway Community Plan to enhance and upgrade the Midway Industrial Area while offering flexibility of the development requirements to ensure that hardships are not created.

It is the intent that these regulatory provisions of the planned district will be designed to allow the flexibility necessary to achieve the objectives of the adopted Midway Community Plan while accommodating existing development in the area. The proper development and redevelopment of the Midway Planned District area is in keeping with the objectives and proposals of the General Plan for the City of San Diego and the Midway Community Plan.

It is also the intent of these regulations that a stable system of land use regulatory procedures sensitive to the existing parcel and development patterns be established which will encourage quality industrial growth and development for the Midway area, which will also be protected from unforeseen regulatory changes which can occur to typical City-wide land use zones as problems are identified and corrected based upon City-wide goals and needs.

SEC. 103.0901 BOUNDARIES

The regulations as defined herein shall apply in the Midway Planned District which is within the boundaries of the Midway Community Planning Area in the City of San Diego, California, designated on that certain Map Drawing No. C-635, and described in the appended boundary description, filed in the office of the City Clerk under Document No. 784857.

SEC. 103.0902 ADMINISTRATIVE REGULATIONS

The Planning Director or his designated representative shall administer the Midway Planned District in accordance with the applicable provisions set forth in Articles 1 and 2 of this Chapter.

SEC. 103.0902.1 PROCEDURES FOR PERMITS, APPLICATIONS AND REVIEW

A. Application for a building permit accompanied by a specific site plan shall be made in accordance with the Municipal Code, Chapter IX and Chapter VI, Article 2, before the commencement of any work in the erection of any new building or structure, or the addition of any existing structure within the planned district, or any building which is moved into the planned district. Approval of the Planning Director is not required for interior modifications, repairs, or alterations for which a building permit is not now required.

I PATRICIA M. SPAULDING, am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the San Diego Daily Transcript, a newspaper of general circulation, printed and published daily, except Saturdays and Sundays, in the City of San Diego, County of San Diego, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of California, under the date of January 23, 1909, Decree No. 14594; and the

ORDINANCE NO. 12470

is a true and correct copy of which the annexed is a printed copy and was published in said newspaper on the following date(s), to-wit:

November 8, 1976

I certify under penalty of perjury that the foregoing is true and correct.

Dated at San Diego, California this 14th day of Nov. 1978.

Patricia M. Spaulding
(Signature)

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...which have frontage on...
...depth of five feet and which...
...driveways (which shall not exceed...
...at the property line and which shall be at least...
...if more than one serves the same premises. It shall be...
...with standards adopted by the Planning...
...in a document entitled "Development...
...in the office of the Planning Director...
...one parking space for every 100 square feet of landscaped area and parking spaces...
...of three parking spaces.

4. Except for loading and unloading docks and facilities and the necessary equipment thereto, in a permanent or stationary, all building material storage yards, contractor's plant or storage yards, cement pipe storage, lamp storage, power transformer yards, concrete ready-mix plants, chilled water production plants, water treatment plants and derivative production plants and electric generating plants, and other similar uses shall be carried on, maintained, or conducted entirely behind an existing building or buildings, within the parcel on which such business is carried on, maintained or conducted shall be entirely enclosed by fences or walls as follows:

a. All fences shall be a minimum of six feet in height and shall be constructed in accordance with the requirements of Chapter IX (Building Code) of the Municipal Code.

b. Fences and walls shall be constructed as required along abutting public rights-of-way (including alleys) and abutting properties with more restrictive zoning classifications, as set forth in Section 101.020 of the San Diego Municipal Code, and shall be constructed of wood, brick, block, stone, frame-stone, tile, metal, chain link, or other chain-link material. Area "A" is considered to be equivalent to the M-1 Zone for the purposes of Section 101.020.

c. Sharp-pointed fencing, not exceeding a height of three and one-half feet, shall be permitted on top of a minimum six-foot-high solid fence or wall provided that the sharp-pointed fencing does not project beyond the property line.

d. The Planning Director shall review and approve all used materials as well as all new materials not specifically listed in 4.b.

AREA "B" REGULATIONS

SEC. 101.020 PURPOSE AND INTENT

Area "B" is that portion of the Planned District contiguous to Area "A". The purpose of these regulations is to retain the larger portions of this area, to encourage retention of existing buildings and to encourage the use of vacant lots for the development of new development through the use of rear lots which both permit and protect such development. It is the intent of these regulations to encourage the provision of adequate off-street parking facilities and loading facilities in expansion of existing development and new development or redevelopment projects. It is also the intent of these regulations that those projects which have frontage on Camino Del Rio or Sanguero Street be encouraged to provide landscaping on these streets to represent the major gateway through the Planned District and into the Midway Community.

SEC. 101.021 GENERAL REGULATIONS

Area "B" is generally located in the northern portion of the Midway Community. Frontage area in this portion of both State Highway 56 and Interstate Highways 5 and 8, and specifically set forth on Map Drawing No. C-200.

SEC. 101.022 REGULATIONS

A. Permitted Uses

1. Those uses permitted in the M-1 Zone with the exception of government residential uses.

2. Mobile homes for use by vacationers permitted by any other applicable permit.

3. Other permitted uses by conditional use permits as provided for in the San Diego Municipal Code.

B. Minimum Parcel Standards

1. Any lot which is subdivided or re-subdivided to the effective date of these regulations shall:

- a. A minimum parcel area of 10,000 square feet;
- b. A minimum parcel width of 80 feet;
- c. A minimum parcel depth of 100 feet; and
- d. A minimum frontage of 80 feet on at least one improved public right-of-way, including streets and alleys.

2. Any lot subdivided prior to the effective date of these regulations and not in conformance with these minimum parcel standards shall be considered to be a conforming lot.

C. Development Standards

All new development, redevelopment or previously developed parcels, and expansion of existing development shall comply with the following requirements:

1. The building coverage of the parcel shall not exceed 70 percent, except where a portion of the expansion, redeveloping area, or new development is used for covered, unloading parking. In this case, the parcel will be granted an additional five percent coverage allowance for every five such parking spaces developed.

2. Off-street parking shall be provided in terms of one parking space per 100 square feet of building area if such expansion, redevelopment, or new development occurs on the ground floor, and one parking space per 1,000 square feet if it occurs on an upper story.

3. All loading facilities shall be located off-street except in those cases where evidence is submitted to the Planning Director showing that such loading facilities will not hinder the movement of pedestrians or vehicular traffic.

4. Those lots which have frontage on Camino Del Rio, Sports Arena Boulevard, Pacific Highway or Sanguero Street, shall provide a planting strip having a minimum depth of five feet and which will extend the length of the property line abutting either of these four public rights-of-way containing driveways (which shall not exceed 20 feet in width measured at the property line and which shall be a least 10 feet apart. If more than one serves the same premises, it shall be constructed in accordance with standards adopted by the Planning Director in a document entitled "Development Standards for Landscaping".

