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REV. 9/14/82  
REV. 10/4/82  
REV. 10/8/82  
REV. 11/10/82  
REV. 6/8/83  
REV. 6/15/83

ORDINANCE NUMBER O- 36001 (New Series)

Adopted on JUL 5 1983

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, OF  
THE SAN DIEGO MUNICIPAL CODE BY ADDING DIVISION  
9, RELATING TO BARRIO LOGAN PLANNED DISTRICT  
REGULATIONS.

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 the same is hereby amended by adding  
Division 9, to read as follows:

DIVISION 9

BARRIO LOGAN PLANNED DISTRICT REGULATIONS

SEC. 103.0900 PURPOSE AND INTENT

It is the purpose of these regulations to provide  
reasonable restrictions on the construction,  
alteration or rehabilitation of residential,  
commercial and industrial developments related to the  
small lot configuration and the urbanization pattern  
of the Barrio Logan community. The intent is to  
implement the Barrio Logan/Harbor 101 Community Plan.

SEC. 103.0901 BOUNDARIES OF PLANNED DISTRICT AREA

The regulations which follow shall apply in the  
Barrio Logan Planned District. The boundaries of the  
Barrio Logan/Harbor 101 Community Plan area in The

City of San Diego, California, are designated on Map Drawing No. C-669. (Described in the appended boundary description, filed in the office of the City Clerk under Document No. 00-16001.) The Barrio Logan Planned District is generally bounded by Commercial Street on the north, Interstate 5 on the east, Division Street on the south, and the Mean High Tide Line (Port District) on the west.

SEC. 103.0902 APPLICABLE REGULATIONS

Where not otherwise specified in this Division, the provisions of Municipal Code Chapter X, Article 1 and Chapter X, Article 2, shall apply. Where there is a conflict between the provisions of Chapter X, Article 1 and Chapter X, Article 2, and the provisions of this Division, the provisions of this Division shall apply.

SEC. 103.0903 PLANNING DEPARTMENT APPROVAL REQUIRED BEFORE ISSUANCE OF PERMIT

1. The Department of Building Inspection shall not issue any permit for the installation of fixtures or equipment, or for the erection, construction, conversion, establishment, alteration, or enlargement of any building, structure or improvement, or for the occupancy of any building or structure in any portion of the Barrio Logan Planned District until approval of the Planning Department - Zoning Administrator has been obtained by the applicant. Each applicant shall state therein the purpose for which the proposed

building, structure or improvement is intended to be used.

Approval by the Zoning Administrator is not required for interior modifications, repairs or alterations for which a Building Permit is not now required.

2. Contents.

The application shall include the following:

a. Adequate plans and specifications indicating proposed uses, lot area, lot coverage, floor plans, elevation and off-street parking.

b. Adequate plans and specifications for any out buildings, walls, fences, landscaping, courtyards or signs, and

c. Any other information deemed necessary by the Zoning Administrator to judge compliance with the regulations contained herein and other applicable laws and regulations.

3. Variances, Conditional Use Permits and Reconstruction Permits.

Variances from the regulations hereinafter provided, conditional use permits, and reconstruction permits may be granted in all instances where such variances or permits would serve to carry out the purpose and intent of the Barrio Logan Planned District.

4. Review.

All decisions shall be final unless an appeal is

authorized by the Municipal Code.

SEC. 103.0904 PROCEDURES AND FEES

The fees for classification of property, variance, conditional use permit, subdivision, and change of street name shall be the same as set forth in Chapter X, Article 1, Division 2.

The procedure for application of the above permits, as well as the procedures for public notice and public hearing process, shall be the same as set forth in Chapter X, Article 1, Division 2 and Division 5 of the Municipal Code; provided, however, that in all instances a classification of use, variance, or conditional use permit shall require a noticed public hearing prior to the issuance of any such entitlement.

SEC. 103.0905 EXTERNAL EFFECTS

In the Barrio Logan Planned District, the following effects shall not be permitted to extend beyond the boundaries of the premises upon which a permitted use is located:

1. Violation of Air Pollution Control District regulations, as enforced by the Air Pollution Control Officer.

2. Loud or unusual noises which violate the anti-noise provisions of the Municipal Code, as enforced by the Building Inspection Department; or effects which may be so injurious, obnoxious or offensive to a neighborhood as to constitute a nuisance.

SEC. 103.0906 OUTDOOR DISPLAY, OPERATION AND STORAGE

In the Barrio Logan Planned District, the following regulations shall apply to all commercial and industrial uses in all Subdistricts:

1. The following listed merchandise sold or rented on the premises may be displayed outdoors without screening walls or fences except along common property lines of abutting residentially zoned or residentially used lots:

- a. Flowers and plants.
- b. Food products.
- c. Handcrafted products and goods.
- d. Artwork and pottery.

e. Any other merchandise which the Zoning Administrator may find to be similar in character, type or nature to the other merchandise listed in this paragraph and which will not cause an adverse visual impact on the neighborhood. The decision of the Zoning Administrator pursuant to this Section may be appealed to the Board of Zoning Appeals in accordance with the procedures set forth in Chapter X, Article 1, Division 5 of the Municipal Code.

2. All other commercial and industrial uses, activities, and operations shall be conducted within an enclosed building or within an area that is completely enclosed by walls or

fences a minimum of six feet in height. No merchandise or equipment shall be stored to a height greater than any wall or fence which encloses it; however, usable vehicles, material, installations, etc., which are integral parts of the manufacturing, industrial or service process conducted on a parcel may exceed such height. No wall or fence need be built between two abutting uses which are required to be enclosed.

3. All walls and fences required in Paragraph 2 of this Section or any walls or fences visible from any publicly dedicated street or alley shall be of uniform masonry construction, solid wood construction derived from Redwood, Cedar or stained Douglas Fir species, or chain link fence with Redwood slats installed at a maximum interval of one inch, provided, however, that all walls and fences required in Paragraph 2 of this Section or any walls or fences visible from any publicly dedicated street or alley enclosing those commercial and industrial uses, activities and operations whose use, activity or operation involves automotive dismantling, salvaging, recycling or uses primarily devoted to outdoor storage shall be limited to those of uniform masonry construction, or solid wood construction derived from Redwood, Cedar or stained Douglas

Fir species. Landscaping treatment, consisting of creeping vines such as Bougainvillea or any similar drought tolerant, evergreen species shall be planted at a maximum of three-foot intervals the entire exterior length of chain link fences installed to satisfy the requirements of this Paragraph or Paragraph 2, except those portions abutting an alley. Landscaping shall be installed in such a manner as to allow the vines to climb the fence during growth. Gates in required walls and fences shall be constructed of either solid wood, chain link with Redwood slats (maximum one-inch interval), or metal, except corrugated metal. In the event that a business which stores dangerous toxic chemicals outdoors elects to enclose its premises with a chain link fence, it shall provide a concrete stem wall extending 12 inches above grade surrounding the area devoted to such storage. Sharp pointed fencing not exceeding a height of three and one-half feet shall be permitted on top of a minimum six-foot high fence, wall or gate, but shall not project beyond property lines. Required walls, fences, and gates shall be maintained in good repair.

4. Walls and fences required by this Section shall not be located within any required front yard or street side yard, provided however,

that required walls or fences for any commercial or industrial use which existed on the effective date of this ordinance shall be exempt from the minimum yard requirements if compliance with the requirements of Paragraphs 2 and 3 of this Section is accomplished within two years of the effective date of this ordinance.

5. The Zoning Administrator may approve the use of other building materials for required walls, fences, and gates if he finds that such other building materials will be at least equal to the required materials in presenting a neat and attractive appearance. Any decision of the Zoning Administrator pursuant to this Section may be appealed to the Board of Zoning Appeals in accordance with the procedures set forth in Chapter X, Article 1, Division 5 of the Municipal Code. The Zoning Administrator may approve a change from the building material requirement, or approve a lesser height, if findings can be made pursuant to Chapter X, Article 1, Division 5, SEC. 101.0502.

6. No merchandise, material or equipment shall be stored on the roof of any building.

7. All commercial and industrial uses shall conform to the requirements of Paragraphs 1, 2, 3, 4 and 6 of this Section within five years of the effective date of this ordinance.



SEC. 103.0907 SUBDISTRICTS OF THE BARRIO LOGAN  
PLANNED DISTRICT

In order to regulate the location and minimize the land use conflicts between residential, industrial and commercial areas, Subdistricts of the Barrio Logan Planned District are established. The boundaries of said Subdistricts are designated on that certain map drawing as referenced in SEC. 103.0901 of this Division.

SEC. 103.0908 SUBDISTRICT "A" - PURPOSE AND INTENT

Subdistrict "A" is intended to be applied primarily to the existing, older, predominantly residential neighborhoods of the Barrio Logan community for the purpose of encouraging the rehabilitation and development of residential structures at a maximum density of approximately 29 dwelling units per net acre, while allowing existing nonresidential uses to remain with certain rehabilitation and development standards. The provisions of Subarea "A" are basically designed to accommodate walk-up, low-rise apartments with provisions for screening and buffering residential uses from nonresidential uses.

SEC. 103.0909 PERMITTED USES

No building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any lot or premises be used except for one or more of the following purposes:

1. One-family dwellings.

2. Two-family dwellings.
3. Apartment houses, excluding premises designed or used for the temporary residence of persons for less than one week.
4. Boarding and lodging houses.
5. Schools, limited to primary, elementary, junior high and senior high.
6. Public parks and public playgrounds.
7. Churches, temples or buildings of permanent nature used primarily for religious purposes.
8. Temporary real estate sales offices and model homes in new subdivisions, subject to the limitations as set forth in Chapter X, Article 1, Division 4, SEC. 101.0407.
9. Any use permitted in the M-1 Zone for lots or premises used for industrial or commercial activities or occupied by buildings designed for industrial or commercial use, including lots integrated by use into such industrial or commercial premises, which existed on the effective date of this ordinance.
10. Accessory uses customarily incidental to any of the foregoing permitted uses, including the following:
  - a. Not more than two lodgers per dwelling unit.
  - b. Recreational and health facilities

which are designed, used and clearly intended for the use of residents of apartment houses, boarding and lodging houses, including tennis courts, putting greens, exercise rooms and sauna and steam baths.

c. Service establishments in residential complexes containing not less than 80 dwelling units which are designed, used and clearly intended for the primary convenience of the occupants of the residential complex, including the following:

- (1) Barber shops.
- (2) Beauty shops.
- (3) Communal dining facilities.
- (4) Snack bars.
- (5) Dry cleaning and laundry pick up agencies.

d. Signs.

(1) For each dwelling unit - one nameplate having a maximum area of one square foot.

(2) For apartment houses, boarding and lodging houses, churches, temples, or buildings of a permanent nature used primarily for religious purposes - wall signs as defined in

SEC. 101.1101.240 designating the permitted uses of the premises, provided that no such sign shall project above the parapet or eaves of the building to which affixed or exceed a height of 12 feet, whichever is lower. In addition, one single or double-faced freestanding sign designating the permitted uses of the premises facing or adjacent to each street abutting the property. The height of any freestanding sign shall not exceed eight feet measured vertically from the base at ground level to the apex of the sign.

(3) For parking lots - one single or double-faced freestanding directional sign located at each driveway. Said directional sign shall not exceed two square feet in total face area and four feet in height measured vertically from the base at ground level to the apex of the sign.

(4) The combined total face area of all wall and freestanding signs on the premises, excluding signs designating the premises for sale, rent, or lease, shall not exceed 20

square feet.

(5) For all premises - one single or double-faced freestanding sign with a maximum area of eight square feet offering the premises for sale, rent or lease. Said sign shall not exceed a height of four feet measured vertically from the base at ground level to the apex of the sign. Such signs may be located anywhere on the premises.

(6) Signs permitted herein may be lighted; however, none shall contain visibly moving parts or be illuminated by flashing lights.

(7) Nonresidential uses - on-premises signs are permitted if constructed, fabricated, erected, installed, attached, fastened, placed, positioned, operated and abated in accordance with the regulations as set forth in Chapter X, Article 1, Division 11 and Chapter IX, Article 5, Division 1 of this Code.

11. Any other uses, including accessory uses, which may be approved by the Planning Director, which are consistent with the purpose and intent of this Subdistrict. The adopted resolution embodying such findings shall be filed

in the office of the City Clerk.

SEC. 103.0910 SPECIAL REGULATIONS

1. Residential Uses.

All accessory uses shall be located in the same building as the permitted uses which they serve. There shall be no entrance to any such accessory uses except through a foyer, court, lobby, hall, patio, or other similar interior area. However, neither of the foregoing regulations shall be applicable to accessory uses exclusively serving outdoor recreational activities. No signs, displays, or advertising relating to accessory uses shall be visible from any street. The combined gross floor area of all accessory uses, excluding outdoor recreational facilities, on any premises shall occupy not more than ten percent of the gross floor area of the structures containing permitted uses.

2. Nonresidential Uses.

a. All uses except off-street parking, outdoor dining facilities, signs and the storage and display of those items listed in SEC. 103.0906, Paragraph 1 (Outdoor Display, Operation and Storage) shall be operated entirely within enclosed buildings or walls or fences as required in SEC. 103.0906.

b. Artificial lighting used to illuminate the premises shall be directed away from adjacent properties.

c. No mechanical equipment, tank duct, elevator enclosure, cooling tower or mechanical ventilator shall be erected, constructed, maintained or altered anywhere on the roof or upper outside walls of buildings on the premises unless all such equipment and appurtenances are contained within a completely enclosed penthouse or other portion of a building having walls or visual screening with construction and appearances similar to the main building.

SEC. 103.0911 DENSITY REGULATIONS

No lot shall be occupied by more than one dwelling unit for each 1,500 square feet of lot area, except that any currently developed lot may be redeveloped to the density which existed on the effective date of this ordinance.

SEC. 103.0912 PROPERTY DEVELOPMENT REGULATIONS

No building or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any lot be used unless the lot or premises and building or portion thereof shall comply with the following requirements and special regulations:

1. Minimum Lot Requirements.

- a. Area - 3,500 square feet.
- b. Street frontage - 25 feet.
- c. Width.

(1) Interior lot - 25 feet.

(2) Corner lot - 25 feet.

d. Depth - 100 feet.

e. Exception. Any lot which qualifies under the definition of a lot as set forth in this Code and which does not comply in all respects with the minimum lot requirements specified in this ordinance may nevertheless be used as permitted and otherwise regulated by the provisions applicable to this Subdistrict.

2. Minimum Yards.

a. Front - five feet.

Side.

(1) Interior - three feet, except that the yard specified herein shall be increased three feet for each story above two.

(2) Street - four feet.

c. Exception.

(1) Two adjoining lots which have a common side lot line and which are developed concurrently may be developed with zero side yards on the common side lot line, provided that each opposite interior side yard is not less than six feet, which shall be increased three feet for each story above two.

(2) The front and street side



yard requirements shall not apply to lots or premises where required walls or fences, in compliance with SEC. 103.0906, Paragraph 4, are not required to observe minimum yards.

3. Maximum Coverage.

a. Residential.

(1) Interior lot coverage - 40 percent.

(2) Corner lot coverage - 50 percent.

b. Nonresidential.

The maximum floor area ratio shall be two.

4. Building Height.

Maximum building height shall be 35 feet.

5. Maximum Driveway Width.

No driveway shall exceed a width of 25 feet measured at the property line and there shall be not less than 45 feet measured at the property line between driveways serving the same premises. Driveways shall be so located as to provided at least one on-street parking space for each 30 feet of frontage of the premises; the said on-street parking space being not less than 20 feet in length measured along a full height curb; provided, however, that an alternative driveway spacing and location may be approved by the

Zoning Administrator if such alternative will result in a maximum number of on-street parking spaces being provided.

6. Landscaping.

a. Prior to the use and occupancy of any premises, 100 percent of the required front and street side yards shall be suitably landscaped except for those areas occupied by driveways and walkways.

b. For any lot which is being developed with two or more dwelling units, or with a nonresidential use and prior to the issuance of any building permits, a complete landscaping plan shall be submitted to the Zoning Administrator for approval; said landscaping plan shall be in conformance with standards adopted by the Planning Commission as set forth in the document entitled, "Development and Maintenance Standards - Landscaping," on file in the office of the Planning Department. Substantial conformance shall be determined by the Zoning Administrator; said determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of the San Diego Municipal Code.

c. Required landscaping and required

watering system shall be installed prior to the use of the premises. All required landscaped areas shall be permanently maintained in accordance with the adopted standards referenced above in this Paragraph.

d. Landscaping required in Paragraphs 6.a., b., and c. above, is required for all commercial and industrial uses which existed on the effective date of this ordinance and shall be installed within five years of the effective date of this ordinance; provided, however, that for any portion of the lot or premises where no minimum yard is required, planter boxes or a landscaped strip between the property line and curb of the adjacent public street shall be substituted for the required landscaping. Such substitute landscaping shall be subject to the approval of the Zoning Administrator and City Manager. If the substitute landscaping is determined to be infeasible by the Zoning Administrator or City Manager, no substitute landscaping shall be required.

7. Other Applicable Regulations.

Other applicable property development regulations are contained in Chapter X, Article 1, Division 6 of the Municipal Code.

SEC. 103.0913 OFF-STREET PARKING REGULATIONS

1. Every premises used for one or more of the permitted uses listed in SEC. 103.0909 (Permitted Uses) above shall be provided with a minimum of permanently maintained, off-street parking spaces in a parking area or private garage on the same premises as follows:

- a. For one-family or multi-family dwellings - one space for each dwelling unit.
- b. For boarding and lodging houses - one space for each lodger.
- c. For schools - primary, elementary, and junior high.

- (1) One and one-half spaces for each classroom where the school has no auditorium, gymnasium or other similar place of assembly; or

- (2) One space for each 35 square feet of floor area used for seating in the school auditorium, gymnasium or other similar place of assembly.

- d. For schools - senior high.

- (1) One space for each eight students at ultimate enrollment.

- (2) One space for each 1.25 staff members at full complement.

e. For churches, temples or buildings of a permanent nature used primarily for religious purposes - one space for each 35 square feet of floor area used for seating in the main sanctuary or other principal place of assembly.

f. For permitted uses and accessory uses permitted under provisions of SEC. 103.0909, Paragraphs 9, 10 and 11 (Permitted Uses) above - one space for each 400 feet of gross floor area.

2. For lots which are less than 2,500 square feet in area, no parking shall be required.

3. For all lots which abut an alley, all on-street parking spaces as described in SEC. 103.0912, Paragraph 5, shall be counted toward off-street parking requirements.

4. Where ambiguity exists in the application of these off-street parking requirements or when any use not specified in SEC. 103.0909 (Permitted Uses) above is found to be a permitted use in accordance with SEC. 103.0909, Paragraph 11 above, the off-street parking requirements shall be consistent with that for similar uses in this Subdistrict.

5. Off-street parking facilities shall be constructed, maintained, and operated in compliance with Chapter X, Article 1, Division 8.

6. The off-street parking requirements set forth in this Section will be imposed only upon the completion of "new construction." For the purposes of

this Paragraph, "new construction" shall mean any construction, alteration(s) or enlargement(s) of a structure which activities, in the aggregate, increase the fair market value of the lot or premises upon which such construction, alteration or enlargement is undertaken by more than 50 percent of the assessed fair market value of such lot or premises for the fiscal year during which such construction, alteration or enlargement is undertaken. In calculating the number of parking spaces required for any such new construction, only the gross floor area of the new construction will be taken into consideration, and the gross floor area of any structures which existed on such affected lot or premises as of the effective date of this ordinance shall be excluded.

SEC. 103.0914 SUBDISTRICT "B" - PURPOSE AND INTENT

The purpose of this Subdistrict is to accommodate areas of the community which provide goods and services for residential, commercial and industrial areas and through historic patterns of development, contain residential, commercial, and industrial mixed-uses.

Since these areas were generally developed during the first half of this century and feature parcels or lots which are typically small and narrow in size and configuration, it is, therefore, the intent of this Subdistrict that it provide standards and regulations which are designed to minimize conflicts between

development which occurred during the first half of the century and development which would be permitted to take place under the standards and development regulations of this Subdistrict as well as the existing mixed-use development patterns.

It is further the intent of this Subdistrict that it apply to that area of the community with mixed land use, including some heavy industrial; and that it allow the improvement, development or redevelopment of commercial and industrial uses with little need for variances.

SEC. 103.0915 PERMITTED USES

No building or improvement, or portion thereof, shall be erected, constructed, or enlarged, nor shall any premises be used except for one or more of the following purposes:

1. One-family dwellings.
2. Two-family dwellings.
3. Apartment houses, excluding structures designed or used for the temporary residence of persons for less than one week.
4. Any nonresidential use permitted in the M-2 Zone as set forth in Chapter X, Article 1, Division 4, SEC. 101.0441 of the Municipal Code.
5. Parking lots and facilities; provided, however, that except for covered parking facilities which are located completely below

grade such parking lots and facilities shall be accessory to a use permitted in this Section which shall be located on the same premises.

6. Any uses which, in the opinion of the Planning Director or Planning Commission, are similar in character to the uses enumerated in this Section and are clearly within the intent and purpose of this Subdistrict. Any such finding by the Planning Director shall be final unless an appeal in writing is filed with the Planning Director within ten (10) days from the date of action by the Director.

In the event of such appeal, the Director shall cause the matter to be presented to the Commission at a public hearing. The decision of the Commission shall be the final determination. The adopted resolution embodying any such finding shall be filed in the office of the City Clerk.

7. Accessory uses for any of the foregoing permitted uses including on-premises signs constructed, fabricated, erected, installed, attached, fastened, placed, positioned, operated and abated in accordance with the regulations as set forth in Chapter X, Article 1, Division 11 and Chapter IX, Article 5, Division 1 of this Code.

SEC. 103.0916 SPECIAL REGULATIONS

1. All uses except off-street parking, outdoor



dining facilities, signs and the storage and display of those items listed in SEC. 103.0906, Paragraph 1, (Outdoor Display, Operation and Storage) shall be operated entirely within enclosed buildings or walls or fences as required in SEC. 103.0906.

2. Artificial lighting used to illuminate the premises shall be directed away from adjacent properties.

3. No mechanical equipment, tank, duct, elevator enclosure, cooling tower, or mechanical ventilator shall be erected, constructed, maintained or altered anywhere on the roof or upper outside walls of buildings on the premises unless all such equipment and appurtenances are contained within a completely enclosed penthouse or other portion of a building having walls or visual screening with construction and appearances similar to the main building.

SEC. 103.0917 DENSITY REGULATIONS

No lot or parcel shall be developed or occupied by more than one dwelling unit for each 1,500 square feet of lot area, except that any currently developed lot may be redeveloped to the density which existed on the effective date of this ordinance.

SEC. 103.0918 PROPERTY DEVELOPMENT REGULATIONS

No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged, or used nor shall any premises be used unless the lot or premises and building shall comply

with the following regulations and standards.

1. Minimum Lot Requirements.

a. Area - 3,500 square feet.

b. Street frontage - 25 feet.

c. Width - 25 feet.

d. Depth - 100 feet.

e. Exception. Any lot which qualifies under the definition of a lot as set forth in this Code and which does not comply in all respects with the minimum lot requirements specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to this Section.

2. Minimum Yards.

a. Front - five feet for not less than 50 percent of lot frontage.

b. Side.

(1) Interior - zero except that a three foot side yard shall be provided if any portion of the side lot line abuts residentially zoned or residentially used property. Such side yard shall be increased three feet for each story above two.

(2) Street - five feet for not less than 50 percent of lot frontage.

c. Rear - zero.

d. Exception - The front and street side yard requirements shall not apply to lots or premises where required walls or fences, in compliance with SEC. 103.0906, Paragraph 4, are not required to observe minimum yards.

3. Maximum Floor Area Ratio.

The maximum floor area ratio shall be 2.0.

4. Building Height.

Maximum building height shall be 35 feet.

5. Maximum Driveway Width.

No driveway shall exceed a width of 25 feet measured at the property line and there shall be not less than 45 feet measured at the property line between driveways serving the same premises. Driveways shall be so located as to provide at least one on-street parking space for each 30 feet of frontage of the premises; the said on-street parking space being not less than 20 feet in length measured along a full height curb; provided, however, that an alternative driveway spacing and location may be approved by the Zoning Administrator if such alternative will result in a maximum number of on-street parking spaces being provided.

6. Landscaping.

a. Prior to the use and occupancy of any premises of 25 feet in width or less, a

minimum of two percent of said premises which shall be visible from an immediate abutting public street right-of-way, shall be suitably landscaped with shrubs, trees, and ornamental ground cover. The minimum landscaping requirement shall increase one-half of one percent for each 25 feet of parcel width but need not exceed a maximum of five percent. The landscaped area may include planter boxes and potted plants if said items are approved by the Zoning Administrator.

b. Prior to the issuance of any building permit, a complete landscaping plan shall be submitted to the Zoning Administrator for approval. This landscaping plan shall be in conformance with the requirements of this Section and with standards adopted by the Planning Commission as set forth in the documents entitled, "Developmental Standards and Operational Standards - Landscaped Strips," on file in the office of the Planning Department. Substantial conformance shall be determined by the Zoning Administrator; said determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of the Municipal Code.

c. Required landscaping and required watering system shall be installed prior to the use of the premises. All required landscaped areas shall be permanently maintained in accordance with the adopted standards referred to in this Paragraph.

d. Minimum Planting Standards. Unless other planting requirements are specified in a landscape plan approved by the Zoning Administrator, required landscaped strips on lots used for commercial and industrial uses shall include:

For each 15 linear feet of lot frontage, front and street side: one tree ten feet in height or more at maturity.

For each 100 square feet or portion thereof of required front and street side yards: five shrubs.

e. Landscaping required in Paragraphs 6.a., b., c., and d. above is required for all commercial and industrial uses which existed on the effective date of this ordinance and shall be installed within five years of the effective date of this ordinance; provided, however, that for any portion of the lot or premises where no minimum yard is required, planter boxes or a

landscaped strip between the property line and curb of the adjacent public street shall be substituted for the required landscaping. Such substitute landscaping shall be subject to the approval of the Zoning Administrator and City Manager. If the substitute landscaping is determined to be infeasible by the Zoning Administrator or City Manager, no substitute landscaping shall be required.

7. Other applicable property development regulations are contained in Chapter X, Article 1, Division 6.

SEC. 103.0919 OFF-STREET PARKING REGULATIONS

1. Every premises used for one or more of the permitted uses listed in SEC. 103.0915 (Permitted Uses) above shall be provided with a minimum of off-street parking spaces on the same lot or premises for any new construction as follows:

a. For one-family or multi-family dwellings - one parking space for each dwelling unit.

b. Wholesale, Storage, and Distribution uses involving no fabrication, repair, dismantling or retail sales: one parking space for each 1,000 square feet of gross floor area or if the property has no driveway to the street, not more than one parking space for each ten feet

of lot width at the alley shall be required provided that access for such parking spaces must be taken from the alley, whichever is less.

c. Other commercial and industrial uses: one parking space for each 600 square feet of gross floor area; or if the property has no driveway to the street, not more than one parking space for each ten feet of lot width at the alley shall be required, providing that access for such parking spaces must be taken from alley, whichever is less.

2. For all lots which abut an alley, all on-street parking spaces as described in SEC. 103.0918, Paragraph 5 (Property Development Guidelines), shall be counted toward off-street parking requirements.

3. Off-premises parking may be provided in conformance with the provisions of SEC. 101.0800, Paragraph 7, (Off-Premises Parking for Uses in the C-1 and C-1S Zones).

4. Where ambiguity exists in the application of these off-street parking requirements or where any use not specified in SEC. 103.0915 (Permitted Uses), above is found to be a permitted use, the off-street parking requirement shall be consistent with that for similar uses in this Subdistrict.

5. All off-street parking facilities shall be constructed, operated and maintained in compliance with Chapter X, Article 1, Division 8.

6. The off-street parking requirements set forth in this Section will be imposed only upon the completion of "new construction." For the purposes of this paragraph, "new construction" shall mean any construction, alteration(s) or enlargement(s) of a structure which activities, in the aggregate, increase the fair market value of the lot or premises upon which such construction, alteration or enlargement is undertaken by more than 50 percent of the assessed fair market value of such lot or premises for the fiscal year during which such construction, alteration or enlargement is undertaken. In calculating the number of parking spaces required for any such new construction, only the gross floor area of the new construction will be taken into consideration, and the gross floor area of any structures which existed on such affected lot or premises as of the effective date of this ordinance shall be excluded.

SEC. 103.0920 SUBDISTRICT "C" - PURPOSE AND INTENT

The purpose of this residential Subdistrict is to regulate the development of this area with a maximum density of approximately 29 dwelling units per net acre.

It is the intent of these regulations to allow the improvement or development of the standard Barrio Logan lots with little or no need for variance.

SEC. 103.0921 PERMITTED USES

No building or improvement or portion thereof



shall be erected, constructed, converted, established, altered or enlarged, nor shall any lot or premises be used except for one or more of the following purposes as provided herein:

1. One-family dwellings.
2. Two-family dwellings.
3. Apartment houses, excluding structures designed or used for the temporary residence of persons for less than one week.
4. Boarding and lodging houses.
5. Public parks and public playgrounds.
6. Temporary real estate sales offices and model homes in new subdivisions, subject to the limitations as set forth in Chapter X, Article 1, SEC. 101.0407.
7. Accessory uses customarily incidental to any of the foregoing permitted uses, including the following:
  - a. Not more than two lodgers per dwelling unit.
  - b. Recreational and health facilities which are designed, used, and clearly intended for the use of residents of apartment houses, boarding and lodging houses, including tennis courts, putting greens, exercise rooms, and sauna and steam baths.

c. Communal dining facilities in apartment houses and boarding and lodging houses.

d. Service establishments in residential complexes containing not less than 80 dwelling units which are designed, used, and clearly intended for the primary convenience of the occupant of the residential complex, including the following:

- (1) Barber shops.
- (2) Beauty shops.
- (3) Snack bars.
- (4) Dry cleaning and laundry pickup agencies.

e. Signs as provided under SEC.

103.0923 (Sign Regulations), below.

8. For properties in Subdistrict "C" any other uses, including accessory uses, which the Planning Director may find to be similar in character to the uses enumerated herein for this Subdistrict. The adopted resolution embodying such findings shall be filed in the office of the Zoning Administrator.

SEC. 103.0922 SPECIAL REGULATIONS

1. All accessory uses shall be located in the same building as the permitted uses which they serve. There shall be no entrance to any such accessory uses except through a foyer, court, lobby, hall, patio, or

other similar interior area. However, neither of the foregoing regulations shall be applicable to accessory uses exclusively serving outdoor recreational activities. No signs, displays, or advertising relating to accessory uses shall be visible from any street.

2. For properties in Subdistrict "C," the combined gross floor area of all accessory uses, excluding outdoor recreational facilities, on any premises shall occupy not more than ten percent of the gross floor area occupied by the principal permitted uses.

SEC. 103.0923 SIGN REGULATIONS

The following sign provisions apply to all properties in Subdistrict "C":

1. For each dwelling unit - one name plate having a maximum area of one square foot shall be permitted.

2. For apartment houses, boarding and lodging houses, churches, temples, buildings of a permanent nature used primarily for religious purposes - wall signs as defined in Chapter X, Article 1, Division 11, SEC. 101.1101.240 identifying the principal uses of the premises shall be permitted, provided that no such sign shall project above the parapet or eaves of the building to which affixed or exceed a height of 12 feet, whichever is lower. In addition, one

single- or double-faced freestanding sign identifying the principal uses of the premises facing or adjacent to each street abutting the property shall be permitted. The height of any freestanding sign shall not exceed eight feet measured vertically from the base at ground level to the apex of the sign.

3. For parking lots - one single- or double-faced, freestanding directional sign located at each driveway shall be permitted. Said directional sign shall not exceed two square feet in total face area and four feet in height measured vertically from the base at ground level to the apex of the sign.

4. For all premises - one single- or double-faced freestanding sign with a maximum area of eight square feet offering the premises for sale, rent, or lease shall be permitted. Said sign shall not exceed a height of four feet measured vertically from the base at ground level to the apex of the sign. Such signs may be located anywhere on the premises.

5. Signs permitted herein may be lighted; however, none shall contain visibly moving parts nor be illuminated by flashing lights.

6. The combined total face area of all wall and freestanding signs on the premises, excluding signs designating the premises for sale, rent, or

lease, shall not exceed 20 square feet.

SEC. 103.0924 DENSITY REGULATIONS

No lot shall be occupied by more than one dwelling unit for each 1,500 square feet of lot area, except that any currently developed lot may be redeveloped to the density which existed on the effective date of this ordinance.

SEC. 103.0925 PROPERTY DEVELOPMENT REGULATIONS

No building or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any lot be used unless the lot or premises and building or portion thereof shall comply with the following requirements and special regulations:

1. Minimum Lot Requirements.

a. Area - 3,500 square feet.

b. Street frontage - 25 feet.

c. Width - 25 feet.

d. Depth - 100 feet.

e. Exception. Any lot which qualifies under the definition of a lot as set forth in this Code and which does not comply in all respects with the minimum lot requirements specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to this Subdistrict.

2. Minimum Yards.

a. Front - 15 feet.

b. Side.

(1) Interior - three feet, except that the yard specified herein shall be increased three feet for each story above two.

(2) Street - four feet.

c. Rear - 15 feet, except that the rear yard specified herein shall be increased three feet for each story above two.

d. Exception. Two adjoining lots which have a common side lot line and which are developed concurrently may be developed with zero side yards on the common side lot line, provided that each opposite interior side yard is not less than six feet, which shall be increased three feet for each story above two.

3. Maximum Coverage.

a. Interior lot coverage - 40 percent.

b. Corner lot coverage - 50 percent.

4. Building Height.

Maximum building height shall be 35 feet.

5. Maximum Driveway Width.

No driveway shall exceed a width of 25 feet measured at the property line and there shall be not less than 45 feet measured at the property

line between driveways serving the same premises. Driveways shall be so located as to provide at least one on-street parking space for each 30 feet of frontage of the premises; the said on-street parking space being not less than 20 feet in length measured along a full height curb; provided, however, that an alternative driveway spacing and location may be approved by the Zoning Administrator if such alternative will result in a maximum number of on-street parking spaces being provided.

6. Landscaping Regulations.

a. Prior to the use and occupancy of any premises, the entire required front and street side yards shall be suitably landscaped except for those areas occupied by driveways and walkways. In no case shall the required landscaped area be less than 40 percent of the total area included in the required front yard and 40 percent of the total area included in the required street side yard.

b. For any lot which is being developed with two or more dwelling units, prior to the issuance of any building permits, a complete landscaping plan shall be submitted to the Zoning Administrator for approval; said landscaping plan shall be in

conformance with standards adopted by the Planning Commission as set forth in the document entitled, "Development and Maintenance Standards - Landscaping," on file in the office of the Planning Department. Substantial conformance shall be determined by the Zoning Administrator; said determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of the San Diego Municipal Code.

c. Required landscaping and required watering system shall be installed prior to the use of the premises. All required landscaped areas shall be permanently maintained in accordance with the adopted standards referred to in this Section.

SEC. 103.0926 ENCLOSURE REGULATIONS

1. No mechanical, equipment, tank duct, elevator enclosure, cooling tower, or mechanical ventilator shall be erected, constructed, maintained, or altered anywhere on the roof or upper outside walls of buildings on the premises unless all such equipment and appurtenances are contained within a completely enclosed penthouse or other portion of a building having walls and roofs with construction and appearance similar to the main building.

2. Applicable fence and wall regulations are



contained in Chapter X, Article 1, Division 6.

SEC. 103.0927 OFF-STREET PARKING REGULATIONS

1. Every premises used for one or more of the permitted uses listed in SEC. 103.0921 above shall be provided with a minimum of permanently maintained, off-street parking spaces in a parking area or private garage on the same premises as follows:

a. For one-family or multi-family dwellings - one space for each dwelling unit.

b. For boarding and lodging houses - one space for each lodger.

c. For accessory uses permitted under provisions of SEC. 103.0921 above - one space for each 400 feet of gross floor area.

2. For lots which are less than 2,500 square feet in area, no parking shall be required.

3. For all lots which abut an alley, all on-street parking spaces as described in SEC. 103.0925, Paragraph 5 (Property Development Regulations), above shall be counted toward off-street parking requirements.

4. Where ambiguity exists in the application of these off-street parking requirements or when any use not specified in SEC. 103.0921 (Permitted Uses) above is found to be a permitted use in accordance with SEC. 103.0921 (Permitted Uses) above, the off-street parking requirements shall be consistent with that for similar uses in the Subdistrict.

5. Off-Street parking facilities shall be constructed, maintained, and operated in compliance with Chapter X, Article 1, Division 8.

6. The off-street parking requirements set forth in this Section will be imposed only upon the completion of "new construction." For the purposes of this paragraph, "new construction" shall mean any construction, alteration(s) or enlargement(s) of a structure which activities, in the aggregate, increase the fair market value of the lot or premises upon which such construction, alteration or enlargement is undertaken by more than 50 percent of the assessed fair market value of such lot or premises for the fiscal year during which such construction, alteration or enlargement is undertaken. In calculating the number of parking spaces required for any such new construction, only the gross floor area of the new construction will be taken into consideration, and the gross floor area of any structures which existed on such affected lot or premises as of the effective date of this ordinance shall be excluded.

SEC. 103.0928 SUBDISTRICT "D" - PURPOSE AND INTENT

Subdistrict "D" is intended for use in the areas of the Barrio Logan community that have a wide range of industrial and heavy commercial uses customarily associated with the waterfront industry that has been established near the harbor. It is the purpose of this Subdistrict to enable the varied uses to coexist

with minimum adverse impacts on each other and nearby residential areas of the community while, at the same time, enhancing the visual quality of the area. It is further the intent of this Subdistrict to allow the improvement, development or redevelopment of industrial uses with little or no need for variances.

SEC. 103.0929 PERMITTED USES

1. In Subdistrict "D," no building or improvement or portion thereof shall be erected, constructed, converted, established, altered, or enlarged, nor shall any lot or premises be used except for one or more of the uses permitted in the M-2 Zone as set forth in Chapter X, Article 1, Division 4, SEC. 101.0441, provided, however, that the following uses shall be prohibited:

a. Churches.

b. Dwellings, whether single-family or multiple-family including house trailers, except one dwelling on the same lot or parcel of land which is legally being used so as to require the continuous supervision of a caretaker or superintendent and his immediate family.

c. Hospitals, except for emergency hospitals incident to uses permitted in this Subdistrict.

d. Hotels, motels, rooming houses, boarding houses and all other similar uses offering lodging to guests.

e. Institutions or homes for the treatment or care of convalescent persons, children, aged persons, alcoholics, the wounded or mentally infirm.

f. Schools, public and private, except for trade schools instructing in subjects incidental to a permitted use.

g. Trailer parks.

2. On-premises signs are permitted if constructed, fabricated, erected, installed, attached, fastened, placed, positioned, operated, and abated in accordance with the regulations as set forth in Chapter X, Article 1, Division 11, and Chapter IX, Article 5, Division 1 of this Code.

SEC. 103.0930 SPECIAL REGULATIONS

1. All uses except off-street parking, outdoor dining facilities, signs and the storage and display of those items listed in SEC. 103.0906, Paragraph 1 (Outdoor Display, Operation and Storage) shall be operated entirely within enclosed buildings or walls or fences as required in SEC. 103.0906.

2. Artificial lighting used to illuminate the premises shall be directed away from adjacent properties.

3. No mechanical equipment, tank duct, elevator enclosure, cooling tower or mechanical ventilator shall be erected, constructed, maintained or altered anywhere on the roof of upper outside walls of

buildings on the premises unless all such equipment and appurtenances are contained within a completely enclosed penthouse or other portion of a building having walls or visual screening with construction and appearances similar to the main building.

SEC. 103.0931 PROPERTY DEVELOPMENT REGULATIONS

No building or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any lot be used unless the lot or premises and building comply with the following regulations and standards:

1. Minimum Lot Requirements.

a. Area - 7,000 square feet.

b. Street frontage - 50 feet.

c. Width - 50 feet.

d. Depth - 100 feet.

e. Exception. Any lot which qualifies under the definition of a lot as set forth in this Code and which does not comply in all respects with the minimum lot requirements specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to this zone.

2. Minimum Yards.

a. Front - 10 feet.

b. Side - 5 feet.

c. Exception. The front and street

side yard requirements shall not apply to lots or premises where required walls or fences, in compliance with SEC. 103.0906, Paragraph 4, are not required to observe minimum yards.

3. Maximum Floor Area Ratio.

The maximum floor area ratio shall be two.

4. Building Height.

Maximum building height shall be 35 feet.

5. No driveway shall exceed a width of 25 feet measured at the property line and there shall be not less than 45 feet measured at the property line between driveways serving the same premises. Driveways shall be located so as to provide at least one on-street parking space for each 30 feet of frontage of the premises; said on-street parking space being not less than 20 feet in length measured along a full curb height; provided, however, that an alternative driveway spacing and location may be approved by the Zoning Administrator if such alternative will result in a maximum number of on-street parking spaces being provided.

6. Landscaping.

a. Prior to the use or occupancy of any lot or premises, a planting strip shall be required along those portions of the perimeter of the lot or premises adjoining

street highways and public places except where driveways and sidewalks are located. The planting strip shall have a depth of not less than ten feet. Landscaping shall be in substantial conformance with the standards adopted by the Planning Commission as set forth in the document entitled, "Developmental Standards/Operational Standards - Landscaped Strips," on file in the office of the Planning Department. Substantial conformance shall be determined by the Zoning Administrator; said determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of this Code. Approved landscaping, including any required watering systems, shall be installed prior to the use or occupancy of any lot or systems shall be in substantial conformance with the approved landscaping plan. All required landscaped areas shall be permanently maintained in accordance with the adopted standards referred to in this Paragraph.

b. Landscaping required in Paragraph 6.a. above, is required for all commercial and industrial uses which existed on the effective date of this ordinance and shall be installed within five years of the

effective date of this ordinance; provided, however, that for any portion of the lot or premises where no minimum yard is required, planter boxes or a landscaped strip between the property line and curb of the adjacent public street shall be substituted for the required landscaping. Such substitute landscaping shall be subject to the approval of the Zoning Administrator and City Manager. If the substitute landscaping is determined to be infeasible by the Zoning Administrator or City Manager, no substitute landscaping shall be required.

SEC. 103.0932 OFF-STREET PARKING

1. Every premises used for one or more of the permitted uses listed in SEC. 103.0929 (Permitted Uses) above shall be provided with a minimum of off-street parking spaces on the same lot or premises as follows:

a. Wholesale, storage, and distribution uses involving no fabrication, repair, dismantling or retail sales: one parking space for each 1,000 square feet of gross floor area. If the property has no driveway to the street, not more than one parking space for each ten feet of lot width at the alley shall be required provided that access for such parking spaces must be taken from the alley.



b. Other commercial and industrial uses:  
one parking space for each 600 square feet of gross floor area. If the property has no driveway to the street, not more than one parking space for each ten feet of lot width at the alley shall be required, providing that access for such parking spaces must be taken from alley.

2. For all lots which abut an alley, all on-street parking spaces as described in SEC. 103.0931, Paragraph 5, shall be counted toward the off-street parking requirements.

3. All off-street parking facilities shall be constructed, operated and maintained in compliance with Chapter X, Article 1, Division 8 of this Code.

4. The off-street parking requirements set forth in this Section will be imposed only upon the completion of "new construction." For the purposes of this paragraph, "new construction" shall mean any construction, alteration(s) or enlargement(s) of a structure which activities, in the aggregate, increase the fair market value of the lot or premises upon which such construction, alteration or enlargement is undertaken by more than 50 percent of the assessed fair market value of such lot or premises for the fiscal year during which such construction, alteration or enlargement is undertaken. In calculating the number of parking spaces required for any such new construction, only the gross floor area of the new

construction will be taken into consideration, and the gross floor area of any structures which existed on such affected lot or premises as of the effective date of this ordinance shall be excluded.

SEC. 103.0933 EXCEPTIONS

1. The Zoning Administrator shall have the discretion to grant an exception to certain Subdistrict "D" regulations where such exception would serve to carry out the purpose and intent of this Subdistrict. These exceptions shall be limited to the area within Subdistrict "D" which is on the westerly side (bay side) of Harbor Drive or the southerly side of 32nd Street, and may include any or all of the following exceptions:

a. The provisions and regulations of SEC. 103.0906 (Outdoor Display, Operation and Storage) shall only be required for all property lying within 50 feet of the Harbor Drive or Main Street property line. All other property lines are exempt from the regulations of SEC. 103.0906.

b. All equipment, installations, etc., which are integral parts of the manufacturing or industrial process conducted on a parcel shall be exempt from the enclosure requirements of SEC. 103.0930, Paragraphs 1 and 3, (Special Regulations).

c. Merchandise, material or equipment may be stored at a height greater than the wall or

fence which screens it from Harbor Drive or Main Street per "a." above, providing the merchandise, material, or equipment is located at least 50 feet from the Harbor Drive or Main Street property line.

d. The maximum building height may exceed 35 feet in lieu of the limits noted in SEC. 103.0931, Paragraph 4.

e. The off-street parking requirements in SEC. 103.0932 (Off-Street Parking) may be replaced by:

(1) Every premises used for one or more of the permitted uses listed in SEC. 103.0929 (Permitted Uses) above shall be provided with minimum off-street parking accommodations on the same premises or on a lot or premises per Paragraph 2 below, as follows:

(a) One parking space for each one and one-half employees on the shift having the greatest number of employees.

(b) One parking space for each vehicle used in the conduct of a permitted use if said vehicle is regularly parked on the premises.

(2) The land used for required off-premises parking shall be located in

Subdistrict "D" and shall be owned or controlled by the owner or owners of the use requiring the off-premises parking. In this connection, the owner or lessee of record of the off-premises parking site shall furnish evidence satisfactory to the Zoning Administrator that he owns or has sufficient interest in such property to provide the off-premises parking required by this Section.

Provision for off-premises parking spaces required by this Section shall be maintained so long as they are required by the provisions of this Section. In no event shall off-premises parking facilities which are provided to meet the requirements of this Section be considered as providing any of the required spaces for any other structure or use.

f. All uses shall be exempt from the provisions of SEC. 103.0931, Paragraph 6.a. (Landscaping), provided that a landscaped strip of not less than ten feet in depth be provided along all property fronting on the Harbor Drive or Main Street right-of-way. Landscaping shall be in substantial conformance with the standards adopted by the Planning Commission as set forth in the document entitled, "Developmental

Standards/Operational Standards - Landscaped Strips," on file in the office of the Planning Department. Substantial conformance shall be determined by the Zoning Administrator; said determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of this Code. Approved landscaping, including any required watering systems, shall be installed prior to the use or occupancy of any lot or systems shall be in substantial conformance with the approved landscaping plan. All required landscaped areas shall be permanently maintained in accordance with the adopted standards referred to in this Paragraph.

2. The Zoning Administrator shall further find that in granting these exceptions that:

a. The proposed exception shall not result in any substantial reduction of public views toward San Diego Bay or Centre City.

b. The proposed exception shall not inhibit the efficient and safe flow of vehicles.

c. The granting of an exception will be in harmony with the purpose and intent of the Subdistrict "D" regulations.

3. All decisions by the Zoning Administrator shall be final unless appealed to the Board of Zoning Appeals within ten days after the date of the Zoning Administrator's written decision. All decisions of

the Board of Zoning Appeals shall be final.

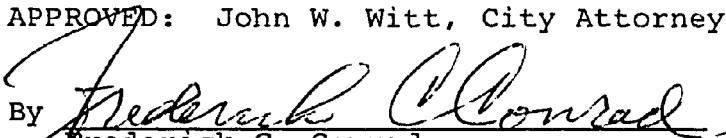
SEC. 103.0934 SEVERABILITY

If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, paragraph, sentence, clause, and phrase hereof, irrespective of the fact that any one or more of the sections, subsections, paragraphs, sentences, clauses, or phrases hereof be declared invalid or unconstitutional.

Section 2. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefor was made prior to the date of adoption of this ordinance.

APPROVED: John W. Witt, City Attorney

By

  
Frederick C. Conrad  
Chief Deputy City Attorney

FCC:TFS:ta:617 (x630)

7/26/82

REV. 9/14/82

REV. 10/4/82

REV. 10/8/82

REV. 11/10/82

REV. 6/8/83

REV. 6/15/83

Or.Dept:Plan.

Form=r.none

New Section: Underlined  
Old Section: Strike Out

Article 3, Division 9  
Barrio Logan Planned District Regulations

SEC. 103.0900 PURPOSE AND INTENT

No changes.

SEC. 103.0901 BOUNDARIES OF PLANNED DISTRICT AREA

No changes.

SEC. 103.0902 APPLICABLE REGULATIONS

No changes

SEC. 103.0903 PLANNING DEPARTMENT APPROVAL REQUIRED  
BEFORE ISSUANCE OF PERMIT

1. and 2. - No changes.
3. Variances, Conditional Use Permits and Reconstruction Permit.

~~The Zoning Administrator shall have the discretion to grant~~ Variances from the regulations hereinafter provided, conditional use permits and reconstruction permit may be granted in all instances where such variances or permits would serve to carry out the purpose and intent of the Barrio Logan Planned District.

4. Review.

All decisions of the ~~Zoning Administrator~~ shall be final unless an appeal to the Board of Zoning Appeals is authorized by the Municipal Code.

SEC. 103.0904 PROCEDURES AND FEES

The fees for a Classification of Use, Variance, Conditional Use Permit, Subdivision, and change of street name shall be the same set forth in Chapter X, Article 1, Division 2.

The procedure for application of the above permits, as well as the procedures for public notice and public hearing process, shall be the same as set forth in Chapter X, Article 1, Division 2 and Division 5 of the Municipal Code; provided, however, that in all instances a Classification of Use, Variance, or Conditional Use Permit shall require a noticed public hearing prior to the issuance of any such entitlement.

SEC. 103.0905           EXTERNAL EFFECTS

No changes.

SEC. 103.0906           OUTDOOR DISPLAY, OPERATION, AND STORAGE

No changes.

SEC. 103.0907           SUBDISTRICTS OF THE BARRIO LOGAN  
PLANNED DISTRICT

No changes.

SEC. 103.0908           SUBDISTRICT "A" - PURPOSE & INTENT

No changes.

SEC. 103.0909           PERMITTED USES

No changes.

SEC. 103.0910           SPECIAL REGULATIONS

No changes.

SEC. 103.0911           DENSITY REGULATIONS

No changes.

SEC. 103.0912           PROPERTY DEVELOPMENT REGULATIONS

No changes.

SEC. 103.0913           OFF-STREET PARKING REGULATIONS

No changes.

SEC. 103.0914           SUBDISTRICT "B" - PURPOSE AND INTENT

No changes.

SEC. 103.0915           PERMITTED USES

No changes.

SEC. 103.0916           SPECIAL REGULATIONS

No changes.



SEC. 103.0917            DENSITY REGULATIONS  
No changes.

SEC. 103.0918            PROPERTY DEVELOPMENT REGULATIONS  
No changes.

SEC. 103.0919            OFF-STREET PARKING REGULATIONS  
No changes.

SEC. 103.0920            SUBDISTRICT "C" - PURPOSE & INTENT  
No changes.

SEC. 103.0921            PERMITTED USES  
No changes.

SEC. 103.0922            SPECIAL REGULATIONS  
No changes.

SEC. 103.0923            SIGN REGULATIONS  
No changes.

SEC. 103.0924            DENSITY REGULATIONS  
No changes.

SEC. 103.0925            PROPERTY DEVELOPMENT REGULATIONS  
No changes.

SEC. 103.0926            ENCLOSURE REGULATIONS  
No changes.

SEC. 103.0927            OFF-STREET PARKING REGULATIONS  
No changes.

SEC. 103.0928            SUBDISTRICT "D" - PURPOSE & INTENT  
No changes.

SEC. 103.0929 PERMITTED USES

No changes.

SEC. 103.0930 SPECIAL REGULATIONS

No changes.

SEC. 103.0931 PROPERTY DEVELOPMENT REGULATIONS

1., 2., 3., and 4. - No changes.

5. No driveway shall exceed a width of 25 feet measured at the property line and there shall be not less than 45 feet measured at the property line between driveways serving the same premises. Driveways shall be located so as to provide at least one on-street parking space for each 30 feet of frontage of the premises; said on-street parking space being not less than 20 feet in length measured along a full curb height; provided, however, that an alternative driveway spacing and location may be approved by the Zoning Administrator if such alternative will result in a maximum number of on-street parking spaces being provided.

6.5- Landscaping

a. Prior to the use or occupancy of any lot or premises, a planting strip shall be required along those portions of the perimeter of the lot or premises adjoining streets, highways and public places except where driveways and sidewalks are located. The planting strip shall have a depth of not less than ten feet. Landscaping shall be in substantial conformance with the standards adopted by the Planning Commission as set forth in the document entitled "Developmental Standards/ Operational Standards - Landscaped Strips," on file in the Office of the Planning Department. Substantial conformance shall be determined by the Zoning Administrator; said determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of this Code. Approved landscaping, including any required watering systems, shall be installed prior to the use or occupancy of any lot or systems shall be in substantial conformance with the approved landscaping plan. All required landscaped areas shall be permanently maintained in accordance with the adopted standards referred to in this Paragraph.

- b. Landscaping required in Paragraph 6.5-a., above, is required for all commercial and industrial uses which existed on the effective date of this ordinance and shall be installed within five years of the effective date of this Ordinance; provided, however, that for any portion of the lot or premises where no minimum yard is required, planter boxes or a landscaped strip between the property line and curb of the adjacent public street shall be substituted for the required landscaping. Such substitute landscaping shall be subject to the approval of the Zoning Administrator and City Manager. If the substitute landscaping is determined to be infeasible by the Zoning Administrator or City Manager, no substitute landscaping shall be required.

**SEC. 103.0932            OFF-STREET PARKING**

1. - No changes.
2. Curb cuts and driveways shall not be installed or enlarged to serve lots which abut an alley. To serve lots which do not abut an alley, no curb cut or driveway shall be installed or enlarged which leaves less than one on-street parking space 20 feet in length for each 30 feet of street frontage, or which exceeds 25 feet in width, provided that an alternative driveway spacing and location may be approved by the Zoning Administrator if such alternative will result in a maximum number of on-street parking spaces being provided.

For all lots which abut an alley, all on-street parking spaces as described in SEC. 103.0931, Paragraph 5, shall be counted toward the off-street parking requirements.

3. and 4. - No changes.

**SEC. 103.0933            EXCEPTIONS**

No changes.

**SEC. 103.0934            SEVERABILITY**

No changes.

JUL 5 1983

Passed and adopted by the Council of The City of San Diego on \_\_\_\_\_, by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Jones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dick Murphy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Uvaldo Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Hedgecock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

ROGER HEDGECOCK  
Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR  
City Clerk of The City of San Diego, California.

(Seal)

By *Barbara Berridge*, Deputy.

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

JUN 21 1983

JUL 5 1983

~~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 *Barbara Berridge*, Deputy.

Office of the City Clerk, San Diego, California	
Ordinance Number	<u>0-16001</u> Adopted <u>JUL 5 1983</u>

RECEIVED  
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CERTIFICATE OF PUBLICATION

SAN DIEGO, CALIF.

CITY OF SAN DIEGO  
Attn: Barbara Berridge  
202 "C" Street, 12th Floor  
San Diego, CA 92101

IN THE MATTER OF

NO.

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, OF THE  
SAN DIEGO MUNICIPAL CODE BY ADDING DIVISION 9,  
RELATING TO BARRIO LOGAN PLANNED DISTRICT REGULATIONS.

**ORDINANCE NUMBER O-16001  
(New Series)**

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3,  
OF THE SAN DIEGO MUNICIPAL CODE BY ADDING DIVISION 9, RELATING TO BARRIO LOGAN PLANNED DISTRICT REGULATIONS.

This ordinance amends that article of the San Diego Municipal Code relating to Planned Districts by adding a new Division which creates the Barrio Logan Planned District. The regulations of this Division apply exclusively to the Barrio Logan/Harbor 101 Community Planning Area, which is divided into four Subdistricts. The regulations relate to permitted uses, special regulations, property development guidelines, landscaping, off-street parking, external effects and outdoor display, operation and storage (including compliance period for existing uses with regard to walls or fences and landscaping); and provide for project review by the Zoning Administrator and/or Planning Director prior to the issuance of Land Development or Building Permits.

A complete copy of the Ordinance is available for inspection in the Office of the City Clerk of the City of San Diego, 12th Floor, City Administration Building, 202 "C" Street, San Diego, CA 92101.

Introduced June 21, 1983

Passed and adopted by the Council of The City of San Diego July 5, 1983

AUTHENTICATED BY:  
ROGER HEDGECOCK,

Mayor of The City of San Diego, California

CHARLES G. ABDELNOUR,

City Clerk of The City of San Diego, California

(SEAL)

By BARBARA BERRIDGE, Deputy

Publish July 18, 1983

80-7236

I, Carrie Gedeon, 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. 14894; and the

ORDINANCE NUMBER O-16001  
(New Series)

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:

July 18, 1983

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

Dated at San Diego, California this 18th day of July, 19 83.

*Carrie Gedeon*

(Signature)

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