

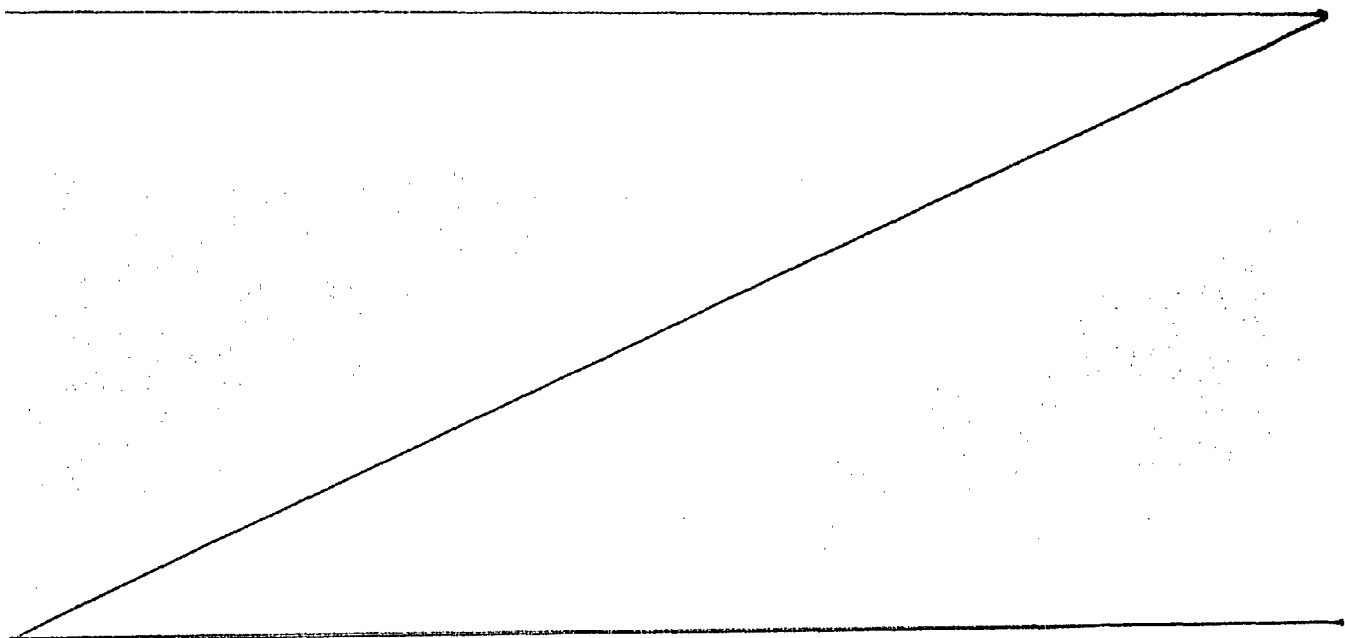
ORDINANCE NUMBER O- 16206 (New Series)

Adopted on MAY 21 1984

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, DIVISION 10, OF THE SAN DIEGO MUNICIPAL CODE BY ADDING SECTIONS 103.1001, 103.1002, 103.1003, 103.1004, 103.1005, 103.1006, 103.1007, 103.1008, 103.1009 AND 103.1010, RELATING TO THE MOUNT HOPE PLANNED DISTRICT.

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

Section 1. That Chapter X, Article 3, Division 10, of the San Diego Municipal Code be, and the same is hereby amended by adding Sections 103.1001, 103.1002, 103.1003, 103.1004, 103.1005, 103.1006, 103.1007, 103.1008, 103.1009 and 103.1010 to read as follows:



MOUNT HOPE PLANNED DISTRICT

SEC. 103.1001 PURPOSE AND INTENT

The purpose of this Planned District is to aid in the principles of neighborhood revitalization by: 1) Allowing for the integration of residences, commerce, industry and recreation, 2) Preserving and upgrading residential neighborhoods, and 3) Encouraging the development of new retail and commercial uses. The intent of this Planned District is to implement the Mount Hope Redevelopment Project. The proper development and redevelopment of Mount Hope is in keeping with the objectives and proposals of the Progress Guide and General Plan for the City of San Diego and of the Southeast San Diego Community Plan.

SEC.103.1002 BOUNDARIES

The regulations as defined herein shall apply in the Mount Hope Planned District which is within the boundaries of the Southeast San Diego community planning area in the City of San Diego, California, designated on that certain Map Drawing No. C-684, and described in the appended boundary description filed in the office of the City Clerk under Document No. 00-16206

In order to regulate the location of dwellings, businesses and other specified uses, subdistricts of the Mount Hope Planned District are established. The boundaries of said subdistricts are designated on that certain Map Drawing No. C-684.

SEC. 103.1003 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. 103.1004 PLANNING DEPARTMENT APPROVAL REQUIRED
BEFORE ISSUANCE OF PERMIT

A. APPLICATION

Applications for a building permit shall be made to the Building Inspection Director. Before the commencement of any work in the erection of any new building or structure, or remodeling, alteration, addition, requiring a building permit, or demolition of any existing building or structure within the Planned District, or any building or structure which is moved into the Planned District, or grading, approval of the Zoning Administrator shall be obtained. Applications for permits shall be made in accordance with the San Diego Municipal Code, Chapter IX and Chapter VI, Article 2.

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 dwelling unit

density, number and type of rooms (floor plan), lot area, lot coverage, off-street parking and landscaping;

3. Adequate plans and specifications for any outbuildings, courtyards, fences/walls, setbacks, grading, signs, outdoor lighting or traffic circulation, and
4. Any other information deemed necessary by the Zoning Administrator to judge compliance with the regulations contained herein and other applicable laws and regulations.

C. REFERRAL

The Building Inspection Director and the City Engineer shall refer all applications to the Zoning Administrator.

D. DETERMINATION

The Zoning Administrator may approve or deny any application for a use or permit in accordance with its compliance with the regulations contained within this Division. Action by the Zoning Administrator shall include a statement that the use, building, structure or improvement for which the application or permit was applied does or does not conform to the regulations contained herein. In the event the Zoning Administrator determines that the proposed use or development does not conform to the regulations contained herein, the specific facts on which that determination is based shall be included in a written decision and provided to the applicant.

The Building Inspection Director may approve building or

construction related permit applications of an emergency nature without prior approval of the Zoning Administrator if such actions are to correct any condition which renders a building unsafe. All such actions by the Building Inspection Director shall be immediately reported to the Zoning Administrator.

E. ISSUANCES

If the Zoning Administrator approves the application, and the application conforms to all other regulations and ordinances of the City of San Diego, the Building Inspection Director or City Engineer may then issue the appropriate permit for the work.

SEC. 103.1005 PROCEDURES AND FEES

The fees for classification of property, variance, Conditional Use Permit, development permits, reconstruction permits, subdivisions, and amendments to this Planned District shall be the same as set forth in Chapter X, Article 1, Division 2 and Article 2, Division 3 of the Municipal Code.

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.

SEC. 103.1006 SIGN REGULATIONS

Commercial and industrial developments shall be restricted to the sign

regulations of Chapter X, Article 1, Division 11. The following sign provisions shall apply to residential development:

1. For each dwelling unit - one nameplate having a maximum area of one square foot shall be permitted.
2. For parking lots - one single or double-faced freestanding directional sign located at each driveway shall be permitted. This directional sign shall not exceed two (2) square feet in total face area and four (4) feet in height measured vertically from the base at ground level to the apex of the sign.
3. For all premises - one (1) single or double-faced freestanding sign with a maximum area of eight (8) square feet offering the premises for sale, rent or lease shall be permitted. This sign shall not exceed a height of four (4) feet measured vertically from the base at ground level to the apex of the sign. Such signs may be located anywhere on the premises.
4. Signs permitted herein may be lighted; however, none shall contain visibly moving parts nor be illuminated by flashing lights.
5. One (1) single- or double-faced freestanding sign may be installed facing or adjacent to each street abutting the property, provided that no such sign shall exceed a height of eight (8) feet measured vertically from the base at ground level to the apex of the sign.

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 twenty (20) square feet.
7. For apartment houses, boarding and lodging houses, churches, temples and buildings of a permanent nature used primarily for religious purposes, wall signs as defined in Sec. 101.1101.240 designating 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 it is affixed or exceed a height of twelve (12) feet, whichever is lower.

SEC. 103.1007 DEVELOPMENT REGULATIONS

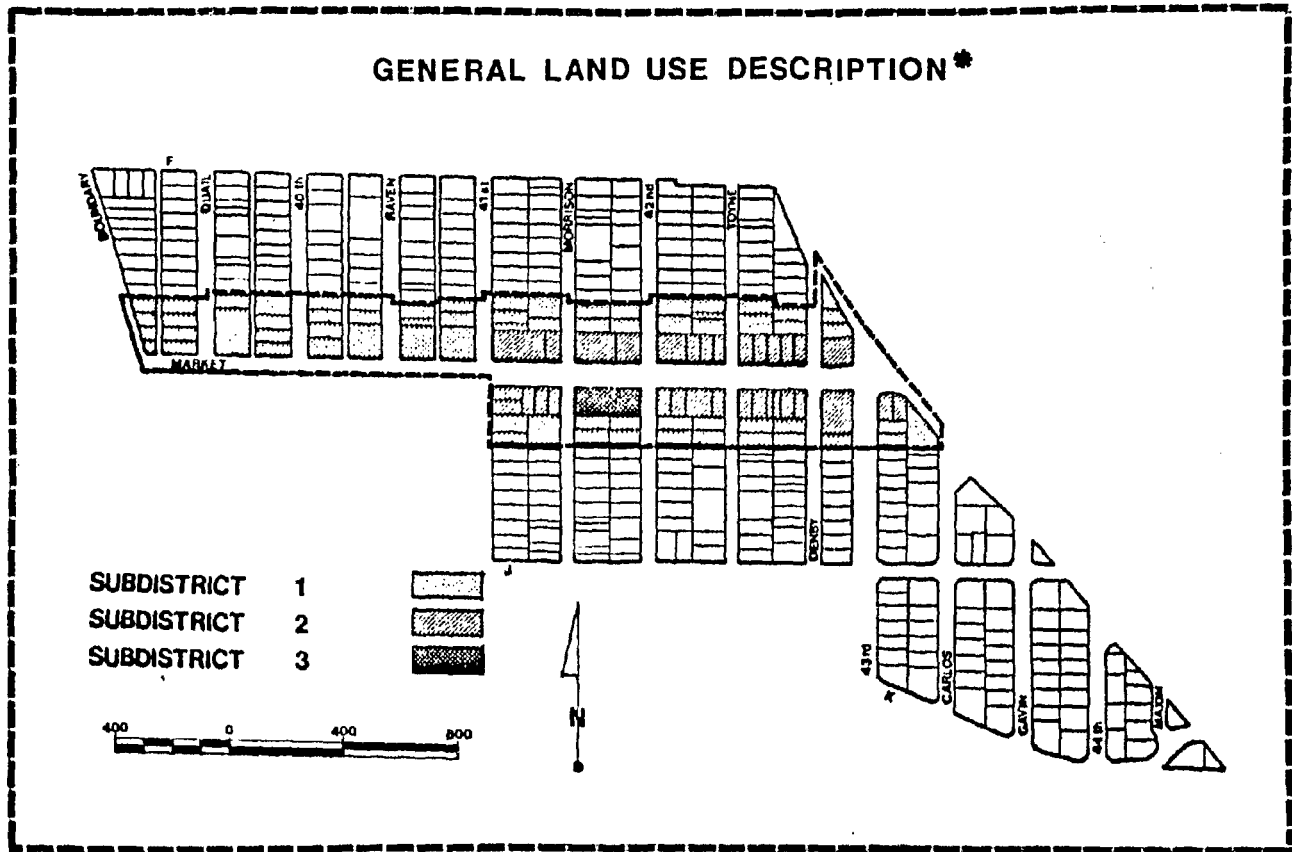
The development regulations contained herein shall apply to the Mount Hope Planned District. The district shall be divided into three subdistricts.

The uses listed in Subdistricts I and II shall be allowed in either subdistrict if lots are consolidated to a minimum land area of 50,000 square feet, or if the project land area is the depth of the Planned District and bounded on three sides by streets. Depth shall be measured perpendicular to Market Street. In some cases, this will require that parcels located in the adjacent subdistrict will need to be consolidated; thus the permitted use shall be that of either

subdistrict. In these cases, the property development regulations of each subdistrict shall accompany the permitted uses of that subdistrict, not the boundaries of the subdistrict. Lots or parcels not consolidated, but developed on existing lots within the stated boundaries of the subdistrict, shall be developed in accordance with the regulations of that particular subdistrict.

Subdistrict III permitted uses are allowed within the boundaries of Subdistrict III. The adjacent lots to the south of Subdistrict III, located in Subdistrict I, may be acquired and used to fulfill the development regulations of Subdistrict III. If the adjacent lots are not acquired, the permitted uses and development regulations of Subdistrict I shall govern.

GENERAL LAND USE DESCRIPTION*



District	<u>Uses Allowed Given Existing Parcelization</u>	<u>Uses Allowed With Reparcelization</u>
I	Residential	Residential, Commercial
II	Commercial	Residential, Commercial
III	Commercial	Residential, Commercial, Manufacturing

* General description of land uses; see text for listing of specific permitted uses.

SEC. 103.1008 SUBDISTRICT I REGULATIONS

A. PURPOSE AND INTENT

Subdistrict I applies to the residential areas of the planned district. The intent of these regulations is to allow for mixed use development on Market Street. The purpose of these regulations is to allow for residential revitalization under existing parcelization, to allow for planned commercial developments, and to encourage new housing and commercial development on aggregated parcels.

B. BOUNDARIES

Subdistrict I encompasses the area north of Market Street, east of Boundary Street and west of 41st Street; and a strip north of Subdistrict II on Market Street, east of 41st Street and west of I-805 and a strip south of Subdistrict II and III on Market Street, east of 41st Street and west of I-805 all as shown on Map Drawing No. C-684.

C. PERMITTED USES

No building, structure, 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. Single family dwellings.
2. Multiple unit residential complexes subject to maximum density regulations as set forth in paragraph E.4, excluding premises designed or used for the temporary residence of persons for less than one week.
3. Accessory uses customarily incidental to the foregoing permitted uses, including the following:
 - a. 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.
 - b. 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.

c. All accessory uses shall be located in the same building as 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 (10) percent of the gross area of the permitted uses.

4. Specialized Uses

- a. Churches, temples or buildings of a permanent nature used primarily for religious purposes.
- b. Temporary real estate sales offices subject to the limitations as set forth in Sec. 101.0407.

5. Any other uses, including accessory uses, which the Planning Director may find to be similar in character to the uses enumerated in this paragraph, and consistent with the purpose and intent of this Subdistrict. The Planning Director resolution embodying such findings shall be filed in the office of the City Clerk.

D. SPECIAL REGULATIONS

- 1. Commercial uses, as permitted in Section 103.1009 Subdistrict II, Paragraph C, shall be allowed if the project contains a land area

of not less than 50,000 square feet or if the project land area is the depth of the Planned District and bounded on three sides by streets. The area of the project may contain land lying within more than one subdistrict. In order to achieve this, adjacent properties located in either Subdistricts II or III, may be included in the project. Projects shall be restricted to the special regulations, the outdoor display and storage regulations, and the property development regulations of Subdistrict II.

2. Higher density residential development shall be allowed in cases where the project contains a land area a minimum of 50,000 square feet, or if the project land area is the depth of the Planned District, measured perpendicular to Market Street and bounded on three sides by streets, subject to the following conditions:
 - a. Density. One dwelling unit per 1500 square feet of land area. (R-1500).
 - b. Yard fronting Market Street. 25 feet.
 - c. Fences. A fence or wall not less than six (6) feet in height shall be required along all portions of the perimeter of the premises that abut residentially zoned property. The fence may be either a solid or open fence as defined in Sec. 101.0620 of Article 1.
 - d. Curb cuts. There shall be no direct vehicular access to or from Market Street.

E. PROPERTY DEVELOPMENT REGULATIONS

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

1. Minimum Lot Dimensions:

- a. Area. 6,000 square feet.
- b. Street frontage. 60 feet.
- c. Width.
 - (1) Interior lot - 60 feet.
 - (2) Corner lot - 65 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 dimensions specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to this zone.

2. Minimum Yards:

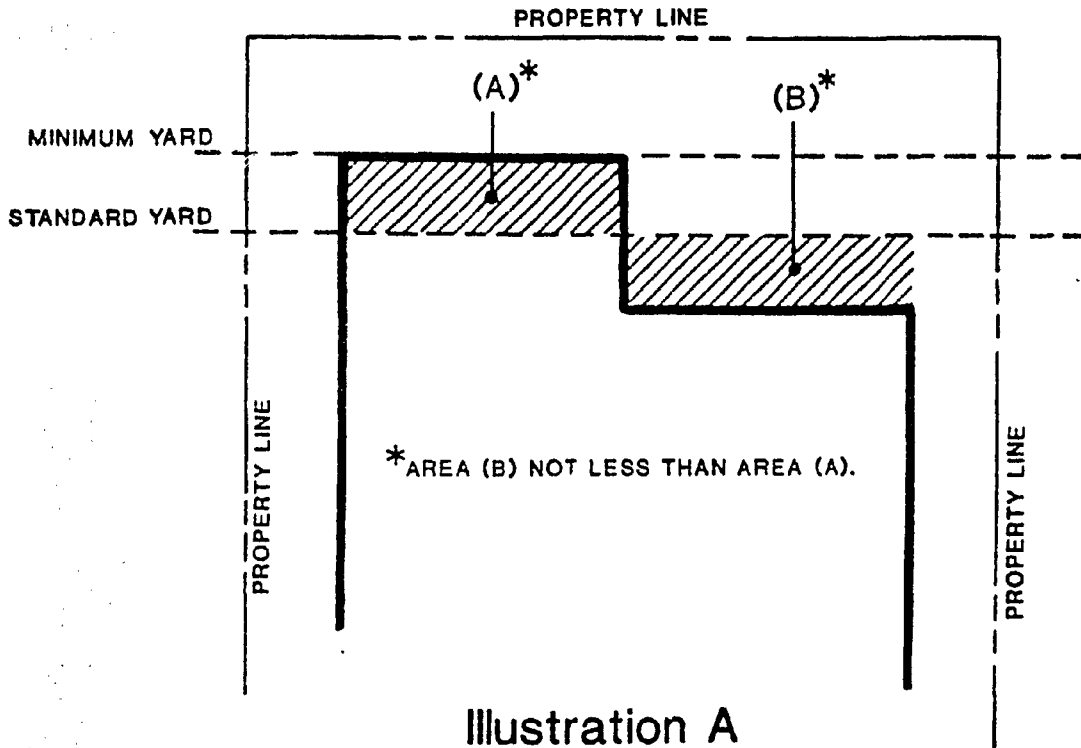
- a. Minimum yard requirements for properties in Subdistrict I shall be as shown in Table I, below.

TABLE I MINIMUM YARD REQUIREMENTS

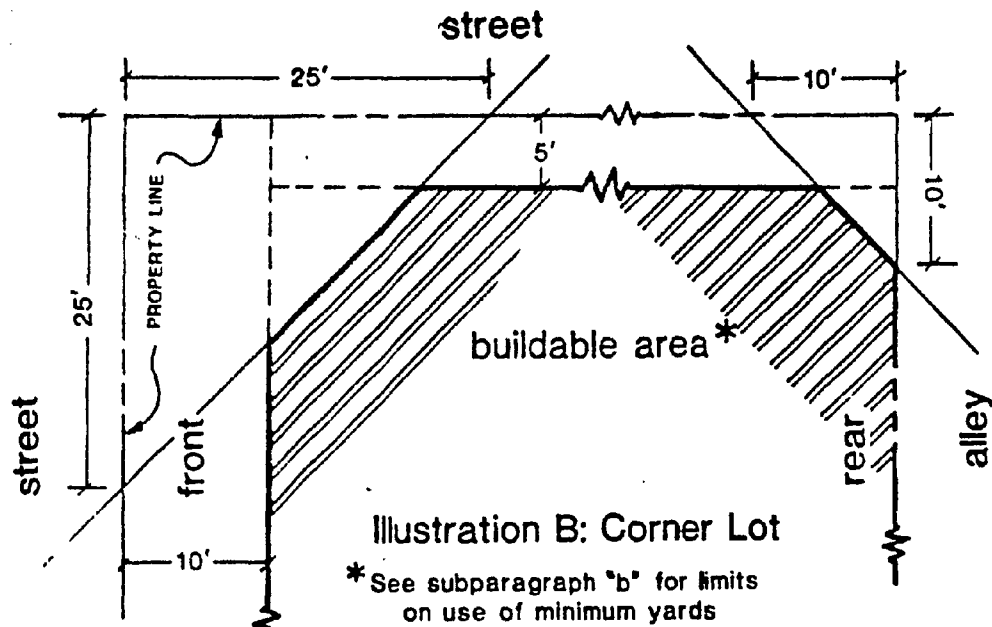
	<u>Standard Yard</u> ⁱ	<u>Minimum Yard</u> ⁱⁱ
Front	15	10
Interior Side	4 ⁱⁱⁱ	5 ⁱⁱⁱ
Street Side	10 ^{iv}	5
Rear	4, if alley ⁱⁱⁱ	0 ⁱⁱⁱ
	15, if no alley ⁱⁱⁱ	10 ⁱⁱⁱ

(all dimensions are given in feet)

- i. Standard Yard. The standard yard shall be required for all projects, except as provided in paragraph ii., following.
- ii. Minimum Yard. The minimum front, street side and rear yard may be used if a vertical offset in the facade is provided; this option is permitted if for all standard yard encroachments, an equal yard area is provided behind the standard yard as shown in Illustration A.



- iii. For every 10-foot increment and portion thereof of building height above twenty (20) feet in height, the standard and minimum rear or interior side yard shall be increased three (3) feet.
- iv. On corner lots, the minimum front and street side yards may not be used within the triangular area established by (1) the street property lines and a line connecting points on the property lines, which points are twenty-five (25) feet from the street intersection corner of the lot; or (2) the street side yard property line, rear property line and a line connecting points on these lines, which points are ten (10) feet from the rear corner of the lot. (See Illustration B).



- b. Exception. Two (2) 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 standard side yard shall be eight (8) feet and the minimum side yard shall not be less than four (4) feet. These requirements shall be increased three (3) feet for every ten (10) foot increment above twenty (20) feet in height.
- c. Other applicable yard regulations are contained in Division 6 of Article 1.

3. Maximum Coverage:

- a. There shall be no lot coverage limits for lots or parcels developed at not more than one dwelling unit per 3000 square feet. For lots or parcels developed at a density greater than one dwelling unit per 3000 square feet, there shall be a maximum coverage requirement of 50 percent for interior parcels, and 60 percent for corner parcels.
- b. Exceptions to lot coverage requirements shall be considered in accordance with Sec. 101.0410, paragraph 4.3.

4. Density:

No lot or parcel shall be developed or occupied by more than one

dwelling unit for each 3000 square feet of lot area; except that in cases where the project contains a minimum of 50,000 square feet of lot area, the allowable density shall be one dwelling unit for each 1500 square feet of lot area.

5. Floor Area Ratios:

The maximum floor area ratio shall be .75 for projects developed at a density of not more than one dwelling unit per 3,000 square feet of lot area. For projects developed at a higher density, the floor area ratio shall be 1.20.

6. Maximum Building Height:

The maximum building height shall be thirty (30) feet where there is a flat roof or forty (40) feet in height where the roof is sloped toward the interior and/or street side yards and no plane of such a roof shall have a slope exceeding forty-five (45) degrees from horizontal. Dormers (as defined in Section 101.0101.88) that are set into roof planes sloping toward interior or street side yards and that, in whole or in part, exceed thirty (30) feet above grade shall have an aggregate width not exceeding twenty (20) percent of the length of the roof plane in which located, measured at the eaves. Dormers that do not exceed thirty (30) feet above grade or that are located in roof planes sloped toward the front or rear yards are not restricted in width.

Nothing herein shall be construed to require any particular roof or wall treatment of those portions of a structure other than those with roofs sloping toward the interior and/or street side yards.

7. Enclosure Regulations:

- a. No mechanical equipment, tank, duct, elevator enclosure, cooling tower or mechanical ventilator shall be erected, constructed, maintained or altered anywhere 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.
- b. Applicable fence and wall regulations are contained in Chapter X, Article 1, Division 6 of the Municipal Code.

8. 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 forty (40) percent of the total area included in the required front and street side yards. Prior to the issuance of any building permits, a complete landscaping plan shall be

submitted to the Zoning Administrator for approval. This landscaping plan shall be in substantial 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 and that determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of the San Diego Municipal Code. Required landscaping and required watering systems 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.

- b. A minimum of ten (10) percent of the total gross area of all parking lots or areas, not including parking structures or underground parking facilities, shall be landscaped.

9. Off-Street Parking and Driveway Regulations:

- a. Every premises used for one or more of the permitted uses listed in Paragraph "C", 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:

1. For one family dwellings. 1 space, provided there is not more than one dwelling unit on the premises.
 2. For premises containing two or more dwelling units. 1.3 spaces for each dwelling unit containing one bedroom or less, and 1.6 spaces for each dwelling unit containing two or more bedrooms.
 3. For churches, temples or buildings of a permanent nature used primarily for religious purposes. 1 space for each 35 square feet of floor area used for seating in the main sanctuary or other principal place of assembly.
 4. For accessory uses permitted under provisions of Subdistrict I, Paragraph "C" above. 1 space for each 400 square feet of gross floor area shall be provided.
- b. Off-street parking facilities shall be constructed, maintained and operated in compliance with Division 8 of Article 1.
- c. Maximum Driveway Width. No driveway shall exceed a width of twenty-five (25) feet measured at the property line and there shall be not less than forty-five (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 fifty (50) feet of frontage of the premises, and this on-street parking space shall not be less than twenty (20) feet in length measured along a full height curb.

SEC. 103.1009 SUBDISTRICT II REGULATIONS

A. PURPOSE AND INTENT

Subdistrict II applies to the commercial areas of the planned district. The intent of these regulations is to allow for mixed use development on Market Street. The purpose of these regulations is to allow for commercial revitalization under existing parcelization and to encourage new housing and commercial development on aggregated parcels.

B. BOUNDARIES

Subdistrict II encompasses a strip on both sides of Market Street between 41st and I-805 except for the block between Morrison and 42nd Street on the south, all as shown on Map Drawing No. C-684.

C. PERMITTED USES

No building, structure, 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. Banks, including branch banks, and other similar financial institutions.
2. Business and professional office uses. Such uses may include accountants, advertising agencies, architects, attorneys, contractors, doctors, dentists, engineers, insurance agencies, medical and dental clinics (no overnight patients), photographers, real estate brokers, securities brokers, surveyors and graphic artists.
3. Private clubs, lodges and fraternal organizations.
4. Restaurants and bars with incidental entertainment and dancing.
5. Theaters (indoor only).
6. Trade and business schools.
7. Churches and wedding chapels.
8. Labor unions (no hiring halls) and trade associations.
9. Medical, dental, biological and X-ray laboratories.
10. Public utility electric substations, gas regulators and communications equipment buildings.

11. Retailing of consumer convenience goods and dispensing of consumer services from the following establishments:
 - a. Antique shops.
 - b. Apparel shops.
 - c. Art stores and art galleries.
 - d. Bakeries.
 - e. Barber shops.
 - f. Beauty shops.
 - g. Bicycle shops.
 - h. Book stores.
 - i. Business machines.
 - j. Cocktail lounges.
 - k. Confectioneries.
 - l. Curtain, drapery, and upholstery shops.
 - m. Drug stores.
 - n. Dry cleaning and laundry agencies and self-service dry cleaning and laundry establishments.
 - o. Dry goods.
 - p. Florists.
 - q. Food stores.
 - r. Furniture Stores.
 - s. Gyms, when equipped for physical fitness activities and athletic training programs.
 - t. Hardware stores excluding the sale of used building materials, used appliances and used plumbing supplies.
 - u. Hobby shops.
 - v. Interior decorators.

- w. Jewelry stores.
 - x. Leather goods and luggage shops.
 - y. Locksmith shops.
 - z. Medical appliance sales.
 - aa. Music stores, with no outside speakers.
 - bb. Nurseries - plant.
 - cc. Office furniture and equipment.
 - dd. Pet Shops.
 - ee. Paint and wallpaper stores.
 - ff. Photographic studios and retail outlets.
 - gg. Radio, television and home appliance repair shops, no outside displays.
 - hh. Pharmacies.
 - ii. Post Offices.
 - jj. Restaurants.
 - kk. Rug and carpet stores.
 - ll. Shoe stores.
 - mm. Shoe repair shops.
 - nn. Sporting goods stores.
 - oo. Stationers.
 - pp. Studios for teaching of art, dancing and music.
 - qq. Variety stores.
12. Any other use, which the Planning Director may find to be similar in character to the uses enumerated in this paragraph and consistent with the purpose and intent of this Subdistrict. The Planning Director resolution embodying such findings shall be filed in the office of the City Clerk.

D. SPECIAL REGULATIONS

1. Residential uses as permitted in Section 103.1008 Subdistrict I, Paragraph C, shall be allowed if the project contains a land area of not less than 50,000 square feet or if the project land area is the depth of the Planned District and bounded on three sides by streets. Depth shall be measured perpendicular to Market Street. The area of the project may contain land lying within more than one subdistrict. In order to achieve this, adjacent properties located in either Subdistrict I or III, may be included in the project. Projects shall be restricted to the special regulations, sign regulations and property development regulations of Subdistrict I.
2. All uses except off-street parking, outdoor dining facilities, signs and the storage and display of those items listed in paragraph E.1 and E.2 shall be operated entirely within enclosed buildings.
3. Artificial lighting used to illuminate the premises shall be directed away from adjacent properties.
4. No mechanical equipment, tank duct, elevator enclosure, cooling tower or mechanical ventilator shall be erected, constructed, maintained or altered anywhere 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.

E. OUTDOOR DISPLAY AND STORAGE REGULATIONS

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 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 merchandise listed in paragraph "E". The adopted resolution embodying such finding shall be filed in the office of the City Clerk.
2. All other merchandise sold on the premises may be displayed outdoors during hours of operation provided that the display area is completely enclosed by walls, fences, buildings or landscape screening or a combination thereof.

3. All walls and fences required in "E.2" of this section shall be a minimum of six (6) feet in height and shall be constructed and maintained with not less than fifty (50) percent of the surface area impervious to light. The location, materials and design of required walls and fences shall be subject to approval by the Zoning Administrator. Whenever feasible, the approval of the Zoning Administrator shall be based upon the similarity of architectural design and appearance of the wall or fence to existing buildings on the premises or to buildings being constructed concurrently on the premises. Any decision of the Zoning Administrator relating to walls or fences may be appealed in accordance with the procedures set forth in Chapter X, Article 1, Division 5 of the San Diego Municipal Code. Such walls or fences shall be maintained in accordance with the provisions set forth in Chapter X, Article 1, Division 6 of the San Diego Municipal code.

4. When landscape screening is used to enclose areas used for outdoor display or storage, a landscape screening proposal shall be submitted to the Zoning Administrator for review and approval. The landscape screening shall be developed in substantial 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, and that determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of the San Diego Municipal Code. Landscape screening shall be permanently maintained in accordance with the adopted standards referred to in this paragraph.

F. 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 buildings shall comply with the following regulations and standards:

1. Minimum Lot Dimensions:

- a. Area. 5,000 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 dimensions 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.

(1) Interior. Zero except that a four (4) foot side yard shall be provided if any portion of the side lot line abuts residentially zoned property. For every ten (10) foot increment and portion thereof of building height above twenty (20) feet in height, the interior side yard shall be increased three (3) feet.

(2) Street. 10 feet.

c. Rear. Zero except that a fifteen (15) foot rear yard shall be provided if any portion of the rear lot line abuts residentially zoned property. For every ten (10) foot increment and portion thereof of building height above twenty (20) feet in height, the interior side yard shall be increased three (3) feet.

3. Maximum Floor Area Ratio:

The maximum floor area ratio shall be 1.0. However, the floor area ratio may be increased to 2.0, if the project contains a land area a minimum of 50,000 square feet or if the project land area is 200 feet in depth and bounded on three sides by streets.

4. Landscaping:

Prior to the use and occupancy of any premises of 25 feet in width or less, a minimum of two (2) percent of the 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 twenty-five (25) feet of parcel width but need not exceed a maximum of five (5) percent.

However, if a project contains a land area a minimum of 50,000 square feet or if the project land area is 200 feet in depth and bounded on three sides by streets, a strip of land within the premises which abuts public street rights-of-way shall be suitably landscaped with shrubs, trees and ornamental ground cover. This strip shall have a minimum depth of five (5) feet and an area equal in square feet to ten (10) times the length of the property line abutting public street rights-of-way.

Any portion of this landscaped strip which exceeds twenty-five (25) feet in depth shall not be included in calculating the required area.

Prior to the issuance of any building permits, a complete landscaping plan shall be submitted to the Zoning Administrator for approval. This landscaping plan shall be in substantial conformance with standards and specifications adopted by the Planning Commission as set forth in the document entitled "Development Standards and Operational Standards - Landscaped Strips," on file in the office of the Planning Department. Substantial conformance shall be determined by the Zoning Administrator, and that determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of the San Diego Municipal Code. Landscaping and required watering system shall be installed prior to the use of the premises. All landscaping material in required landscaped area shall be permanently maintained in a growing and healthy condition, including trimming, as appropriate to the landscaping material in accordance with the "Development Standards and Operational Standards - Landscaped Strips" referred to above.

A minimum of ten (10) percent of the total gross area of all parking lots or areas, not including parking structures or underground parking facilities, shall be landscaped.

5. Walls:

Prior to the use or occupancy of any premises, a wall as defined in Sec. 101.0620 of Article 1, not less than six (6) feet in height shall be constructed along all portions of the perimeter of the premises that abut residentially zoned property.

6. Off-Street Parking Regulations:

a. Every premises used for one or more of the permitted uses listed in Paragraph "C", above, shall be provided with off-street parking spaces on the same lot or premises, except as otherwise provided in Division 8 of Article 1, as follows:

(1) For private clubs, commercial retail and service establishments, restaurants and similar establishments. 1 parking space for each three hundred (300) square feet of gross floor area.

(2) For office establishments, including banks and financial institutions. 1 parking space for each three hundred (300) square feet of gross floor area.

(3) For other uses. 1 parking space for each 400 square feet of gross floor area.

- b. No driveway shall exceed a width of twenty-five (25) feet measured at the property line, and there shall be no more than one (1) driveway every forty-five (45) feet measured at the property line serving the same lot or parcel for all streets except Market Street. On Market Street, only one driveway per lot or parcel shall be allowed. For projects containing a land area of 50,000 square feet or if the project land area is the depth of the Planned District, one driveway per project will be allowed. Driveways shall not exceed a width of thirty (30) feet measured at the property line. Driveways shall be so located as to provide at least one on-street parking space for each fifty (50) feet of frontage of the premises, and this on-street parking space shall not be less than twenty (20) feet in length measured along a full height curb.
- c. Where ambiguity exists in the application of these off-street parking requirements or where any use not specified in Paragraph "C.", above, is found to be a permitted use, the off-street parking requirement shall be consistent with that for similar uses in this zone.
- d. All off-street parking facilities shall be constructed, operated and maintained in compliance with Division 8 of Article 1.

SEC. 103.1010 SUBDISTRICT III REGULATIONS

A. PURPOSE AND INTENT

Subdistrict III applies to the commercial and manufacturing area of the planned district. The purpose of these regulations is to allow for the manufacturing of goods which are sold on premises. It is the intent of these regulations that the manufacturing of these uses is secondary to the commercial establishment and that they coexist with neighboring residential areas and enhance the visual quality of the area.

B. BOUNDARIES

Subdistrict III encompasses the area south of Market, east of Morrison Street and west of 42nd Street, as shown on Map Drawing No. C-684.

C. PERMITTED USES

No building, structure, 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. Any use allowed in Subdistrict I, Sec. 103.1008, if the project contains a land area of not less than 50,000 square feet, and is developed under the regulations and restrictions of Subdistrict I.

2. Any use allowed in Subdistrict II, Sec. 103.1009, as long as the project is developed under the regulations and restrictions of Subdistrict II.
3. Apparel items, including belts, bags, dress and work gloves, textile products, hats, robes and dressing gowns, and other miscellaneous accessories.
4. Audio products, communication equipment and radio and television receiving sets.
5. Awnings - metal, wood or canvas.
6. Cutlery, hand tools and general hardware.
7. Electric lighting and wiring equipment, electric components and computing equipment.
8. Foodstuffs limited to bakery products, beverages, confectionery and roasted coffee and coffee products.
9. Glass containers, glassware, pressed and blown.
10. Household items limited to brooms and brushes, furniture and fixtures and lampshades.

11. Jewelry, silverware and plated ware, and costume jewelry, novelties, buttons, and miscellaneous notions.
12. Luggage.
13. Mortician's goods.
14. Musical instruments and parts.
15. Office machines.
16. Paper products.
17. Pens, pencils and other office and artists' materials.
18. Perfumes, cosmetics and other toilet preparations.
19. Pottery and related products.
20. Professional, scientific and controlling instruments.
21. Photographic and optical goods, watches and clocks.
22. Toys, amusements, sporting and athletic goods.
23. Umbrellas, parasols and canes.

24. Wooden Containers.

D. SPECIAL REGULATIONS

1. All uses, except storage and loading, shall be conducted entirely within an enclosed building. Outdoor storage of merchandise, material and equipment is permitted in any required interior side or rear yard, provided the storage area is completely enclosed by walls or fences. Walls or fences shall be solid and not less than six feet in height and, provided further, that no merchandise, material or equipment or vehicles shall be stored to a height greater than any adjacent wall or fence.
2. No mechanical equipment, tank, duct, elevator, enclosure, cooling tower or mechanical ventilator or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed structure whose top and sides may include grillwork, louvers and latticework.
3. No merchandise, material or equipment shall be stored on the roof of any building.
4. That certain 100-foot-deep area adjacent to and south of this Subdistrict III and between Morrison and 42nd Streets may be developed under the development regulations of this Subdistrict III, so long as such development is in conjunction with and a part of the existing development or any new, rehabilitated or otherwise reconfigured development occurring within Subdistrict III.

E. PROPERTY DEVELOPMENT REGULATIONS

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

1. Minimum Lot Dimensions:

- a. Area. 22,000 square feet.
- b. Street frontage. 100 feet.
- c. Width. 100 feet.
- d. Depth. 150 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 dimensions specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to this zone.

2. Minimum Yards:

- a. Front. 25 feet.
- b. Side.

- (1) Interior. 15 feet.
 - (2) Interior abutting residentially zoned property.
30 feet.
 - (3) Street. 25 feet.
- c. Rear. 25 feet.

3. Maximum Floor Area Ratio:

The maximum floor area ratio shall be two.

4. Landscaping:

Prior to the use or occupancy of any lot or premises, a minimum of ten (10) percent of the entire area of the lot or premises shall be suitably landscaped, including a planting strip 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 (10) feet.

Landscaping shall be in substantial conformance with the 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; this 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 premises, and the landscaping and watering systems shall be in substantial conformance with the approved landscaping plan. All required landscaping shall be permanently maintained in accordance with the adopted standards referred to in this paragraph.

5. Walls:

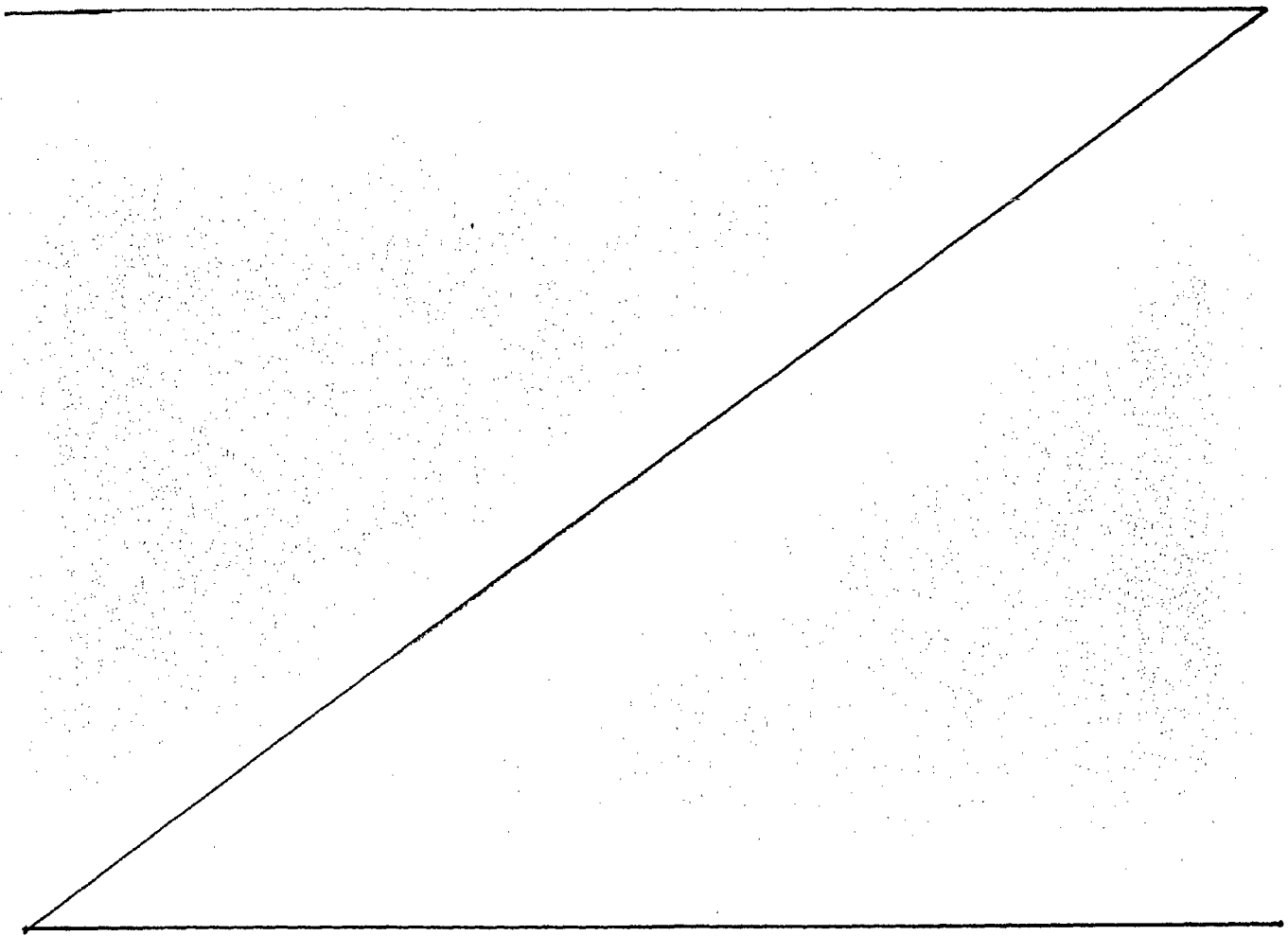
Prior to the use or occupancy of any premises, a wall as defined in Sec. 101.0620 of Article 1, not less than six (6) feet in height shall be constructed along all portions of the perimeter of the premises that abut residentially zoned property.

6. Off-Street Parking and Driveway Regulations:

1. Forty (40) percent of the total area of the lot or premises shall be reserved for use as automobile parking areas, driveways, and off-street loading platforms and docks.
2. There shall be no direct vehicular access to or from Market Street.

3. A minimum of ten (10) percent of the total gross area of all parking lots or areas, not including parking structures or underground parking facilities, shall be landscaped.

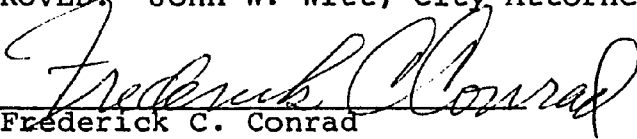
4. All off-street parking facilities shall be constructed, operated and maintained in compliance with Division 8 of Article 1.



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:ib:630
04/17/84
Or.Dept:Plan.
O-84-211
Form=o.none

MAY 21 1984

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Roger 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 Ellen Board, 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

MAY 8 1984

MAY 21 1984

, 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 Ellen Board, Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number 0-16206 Adopted MAY 21 1984

15#

MAY 1 1984

[Faint, mostly illegible text, possibly a list or schedule of events]
 [Faint, mostly illegible text]
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 [Faint, mostly illegible text]
 [Faint, mostly illegible text]
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 [Faint, mostly illegible text]
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MAY 1 1984

MAY 8 1984

MAY 1 1984

RECEIVED
 CITY CLERK'S OFFICE
 1984 APR 23 AM 10:33
 SAN DIEGO, CALIF.

MAY 1 1984

MAY 1 1984

RECEIVED
CITY CLERK'S OFFICE

CERTIFICATE OF PUBLICATION

1984 JUN -6 AM 10:59

SAN DIEGO, CALIF.

CITY OF SAN DIEGO
ATTN: ELLEN BOVARD
202 C St., 12th Floor
SAN DIEGO, CA 92101

IN THE MATTER OF

NO.

ORDINANCE NO. O-16206

ORDINANCE NO. O-16206
(New Series)
ADOPTED ON MAY 21, 1984
AN ORDINANCE AMENDING CHAPTER X, ARTICLE 5,
DIVISION 16 OF THE SAN DIEGO MUNICIPAL CODE BY
ADDING SECTIONS 105.101, 105.102, 105.103, 105.104,
105.105, 105.106, 105.107, 105.108, 105.109 AND
105.110, RELATING TO THE MOUNT HOPE PLANNED
DISTRICT.
The ordinance establishes the Mount Hope Planned District
and implements a comprehensive program of land use and regula-
tion for the area. The ordinance provides that the provisions of the
Mount Hope Planned District ordinance shall prevail over other
provisions of the planning and zoning regulations in the event of
conflict with the provisions of the Mount Hope Planned District or-
dinance.
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, Ci-
ty Administration Building, 202 "C" Street, San Diego, CA 92101.
Introduced on May 8, 1984.
Passed and adopted by the Council of The City of San Diego
on May 21, 1984.
AUTHENTICATED BY:
ROGER HEDGECOCK,
Mayor of The City of San Diego, California.
CHARLES G. ABDELNOUR,
City Clerk of The City of San Diego, California.
(SEALED)
By ELLEN BOVARD, Deputy.
Published June 4, 1984. 60-5946

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 NO. O-16206
(New Series)

5 1/4" X 8.87 = 46.57

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:

June 4, 1984

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

Dated at San Diego, California this 4th day of June, 1984.

Carrie Gedeon
00956 (Signature)