

ORDINANCE NUMBER O- 16576 (NEW SERIES)

ADOPTED ON JAN 21 1986

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, OF THE SAN DIEGO MUNICIPAL CODE BY ADDING DIVISION 15 RELATING TO THE MID-CITY PLANNED DISTRICT.

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

Section 1. That Chapter X, Article 3, of the San Diego Municipal Code be and the same is hereby amended by adding Division 15, entitled "Mid-City Planned District," to read as follows:

DIVISION 15

MID-CITY PLANNED DISTRICT

SEC. 103.1500 PURPOSE AND INTENT

The purpose of this District is to assist in implementing the goals and objectives of the adopted Mid-City Community Plan and the Progress Guide and General Plan of The City of San Diego. Additionally, the purpose is to accommodate commercial establishments which provide a full range of consumer goods and services which are of a scale and design that is compatible with surrounding and planned development. The intent of the alternating scheme of commercial zones is to provide for distinctive nodes of high intensity development (CN Zones),

interspersed with linear areas of mixed uses (CL Zones). In order to facilitate the economic development of commercial establishments, a provision is made for commercial expansion off of the main corridors (CN-T and CL-T Zones). It is also the purpose of this Division to encourage the development of quality multiple residential structures within the Mid-City Community, which relate in scale and design to the surrounding neighborhood, and provide an attractive street environment (MR Zones).

SEC. 103.1501 BOUNDARIES

The regulations which follow shall apply in the areas of the Mid-City Community Planning Area in the City of San Diego, California, designated on that certain Map Drawing No. C-706.1, and described in the appended boundary description filed in the office of the City Clerk under Document No. 00-16576

SEC. 103.1502 ADMINISTRATIVE REGULATIONS

A. GENERAL PROVISIONS

1. The Planning Director shall administer the Mid-City Planned District. The Planning Director shall ensure compliance with the regulations and procedures of this Section. In evaluating the appropriateness of any development for which a permit is applied under this Division, the Planning Director shall utilize the Mid-City Community Plan, and the following design studies:
Mid-City Design Plan (California State Polytechnic University, Pomona; Graduate Studies in Landscape

Architecture; June, 1983), Design Manual for the Normal Heights Demonstration Area and the City Heights Demonstration Area (HCH Associates and Gary Coad; April, 1984), and The Design Study for the Commercial Revitalization of El Cajon Boulevard (Land Studio, Rob Quigley, Kathleen McCormick).

2. The Department of Building Inspection shall not issue any permit for the erection, construction, conversion, establishment, alteration or enlargement of any building or structure in any portion of the Mid-City Planned District until approval of the Planning Department/Planning Director has been obtained by the applicant or owner. Each application for a permit shall state therein the purpose for which the proposed building, structure or improvement is intended to be used. Approval of the Planning Director is not required for interior modifications, repairs or remodeling, nor any exterior repairs or alterations for which a building permit is not now required.

3. Nonconforming uses may be continued provided no enlargement or addition to such uses are made as specified and in conformance with Sections 101.0301, 101.0302 and 101.0303 of this Code.

4. Where not otherwise specified in this Division, the provisions of Chapter X, Article 1, Divisions 1 through 8, and Divisions 11, 12 and 18, and Chapter X, Article 2, of this Code, shall apply. All other provisions of Chapter X,

Article 1, of this Code are superseded except as otherwise indicated by the regulations set forth herein. Where there is a conflict between the provisions of Chapter X, Article 1, and the provisions of this Division, the provisions of this Division shall apply.

5. The following projects shall be required to obtain a Mid-City Development Permit as described in this Division:

a. Residential or mixed residential and commercial projects which exceed the number of dwelling units specified in Section 103.1504.B.1. or Section 103.1505.B.1. or Section 103.1506.B.1.

b. Any project which utilizes the shared parking provision, as specified in Section 103.1509.D.

c. Any project which deviates from the regulations of the Mid-City Planned District.

6. The Planning Commission shall conduct a public hearing, one year after the adoption of this Division for the purpose of reviewing this Division.

B. MID-CITY DEVELOPMENT PERMIT

1. Application, including fee/deposit schedule, notification and appeal procedures for a Mid-City Development Permit shall be consistent with the Planned Residential Development Permit (Section 101.0900) for residential projects and with the Planned Commercial Development Permit (Section 101.0910) for commercial and mixed commercial and residential projects.

2. If the Planning Director determines that the application is complete and conforms with all City regulations, policies, guidelines, design standards and density, the Planning Director shall grant a Mid-City Development Permit.

3. The Planning Director shall, by resolution, grant a Mid-City Development Permit if it is found from the evidence presented that all of the following facts exist:

a. The proposed use and project design meet the purpose and intent of the Mid-City Planned District (Section 103.1500), the Mid-City Community Plan, the following design studies: Mid-City Design Plan (California State Polytechnic University, Pomona; Graduate Studies in Landscape Architecture; June, 1983), Design Manual for the Normal Heights Demonstration Area and the City Heights Demonstration Area (HCH Associates and Gary Coad; April, 1984), The Design Study for the Commercial Revitalization of El Cajon Boulevard (Land Studio, Rob Quigley, Kathleen McCormick), and will not adversely affect the Mid-City Community Plan or General Plan; and

b. The proposed development shall be compatible with existing and planned land use on adjoining properties and shall not constitute a disruptive element to the neighborhood and community. In addition,

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architectural harmony with the surrounding neighborhood and community shall be achieved as far as practicable; and

c. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity; and

d. The proposed use will comply with the relevant regulations in the San Diego Municipal Code.

SEC. 103.1503 DEFINITIONS

It is the purpose of this Section to provide clear definitions of those words and terms which apply specifically to the Mid-City Planned District.

It is also intended that the definitions in Chapter X, Article 1, Division 1 of the San Diego Municipal Code shall apply except where a conflict exists with the definitions set forth in this Division. Where such a conflict exists the definitions in this Division shall take precedence.

A. "EXTERIOR USABLE AREA" may include only areas with no buildings or structures over three feet in height, except as provided herein, including: recreation facilities; children's play areas; swimming pools and spas with associated decking; private or common patios, terraces, or courtyards, which may be either covered or enclosed, but not both; private exterior

balconies (as defined in Section 101.0101.67) accessible only from the interior of buildings; common exterior balconies, excluding stairs, stairwells, landings, and a three-foot-wide section of the balcony necessary for access to the principal entrance of any dwelling unit; vegetated areas, including lawns, gardens, or landscaping (excluding the minimum required landscaping in required yards); walkways or pathways which are not intended for access by motor vehicles; or any other area similar in character which is approved by the Planning Director.

Said exterior usable area shall not be used for: parking or garaging of motor vehicles; enclosed storage areas; areas for storage of refuse receptacles; or pads for any mechanical or electrical equipment.

B. "~~STREET~~ WALL" is any wall fronting on a dedicated public street.

C. "STREET WALL LINE" is a line used to delineate the street yard, as provided in the definition below. Such line extends outward, from the outermost corners of each building's street wall, parallel to the street, until such extensions of said street wall line intersects the side and/or rear property line or encircles the building. Such street wall line shall follow and include the irregular indentations of the building. If a building has a rounded front, the street wall-line corners shall be the points closest to the side boundaries. In determining the street wall line of the structure for the

purposes of this Division, unenclosed porches, (at least three feet above grade) and site walls integral in material design and placement with the building, (which maintain a minimum height of four feet) shall be included.

D. "STREET YARD" is the area of a lot which lies between the property line abutting a dedicated public street and the street wall line of a building. (See Figure 1.)

On corner lots, the street yard shall consist of all the area of such lot between the property line abutting dedicated public streets and their corresponding street wall lines. Such lines are extended in the manner provided above.

When there are multiple buildings on a lot, the street yard shall consist of all the area of the lot between the property line abutting a dedicated public street and the street wall line (as defined above) of the major building.

Isolated buildings as a single structure, (e.g., fast food restaurants in a shopping center, photo processing dropoffs, bank drive-thrus, etc.) constituting less than 25% of the site's gross floor area ratio as a single structure, shall not be considered in delineating the street yard.

E. "REMAINING REQUIRED YARDS" is all of the remaining yard area (side interior and/or rear yards) required by each applicable zone, that does not fall within the defined street yard.

F. "VEHICULAR USE AREAS" are all areas subject to vehicular traffic, including accessways, driveways, loading areas, service areas, and parking stalls for all types of vehicles; also, all land which vehicles use to cross property as a function of the primary use, including drive-in activities such as gas stations, grocery stores, banks and restaurants; not including parking structures or underground parking lots.

**SEC. 103.1504 COMMERCIAL NODES - CN-1, CN-2, CN-3,
 CN-1T, CN-2T AND CN-3T ZONES**

A. PERMITTED USES

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

1. For the CN-1 and CN-2 Zones, all permitted uses of the C-1 Zone, Section 101.0430.B. of this Code.

2. For the CN-3 Zones, all permitted uses of the CC Zone, Section 101.0427.B. of this Code.

3. A minimum square footage of the ground floor shall be reserved for commercial use, said square footage to be calculated by multiplying the linear feet of all street frontage by 20. Additionally, one pedestrian entry shall be provided from the street to the commercial use.

4. Residential development in accordance with the regulations of this District.

5. In the commercial transition zones (CN-1T, CN-2T and CN-3T), commercial uses are only permitted if the lot fronts on Adams Avenue, El Cajon Boulevard, University Avenue, Lincoln Avenue, 43rd Street, Fairmount Avenue, Euclid Avenue, Collwood Boulevard, College Avenue, or 70th Street. This provision includes lots which are legally consolidated in accordance with Section 102.0206 of this Code (Subdivision Regulations).

B. PROPERTY DEVELOPMENT REGULATIONS

1. Requirement to Obtain a Mid-City Development Permit

a. Projects which exceed the number of dwelling units set forth below shall be required to obtain a Mid-City Development Permit as specified in Section 103.1502.

<u>Zone</u>	<u>Threshold for Requiring Permit</u> (number of dwelling units)
CN-1, CN-1T	140
CN-2, CN-2T	25
CN-3, CN-3T	19

b. Any project which deviates from the regulations of the District must obtain a Mid-City Development Permit.

2. Floor Area Ratio (FAR) and Coverage

a. There shall be a minimum coverage of 35%.

b. The maximum FAR for commercial development shall be 0.75. For residential or mixed residential and

commercial projects, the maximum FAR shall be 1.25 for the commercial portion and for the residential portion there will be no maximum FAR.

3. Allowable Residential Densities

a. For the CN-1 and CN-1T Zones, the maximum density shall be one dwelling unit per 400 square feet of lot area for lots of 30,000 square feet or greater and one dwelling unit per 600 square feet of lot area for lots of less than 30,000 square feet.

b. For the CN-2 and CN-2T Zones, the maximum density shall be one dwelling unit per 800 square feet of lot area for lots of 10,000 square feet or greater and one dwelling unit per 1,000 square feet of lot area for lots of less than 10,000 square feet.

c. For the CN-3 and CN-3T Zones, the maximum density shall be one dwelling unit per 1,000 square feet of lot area.

4. Height Limits

a. For the CN-1T, CN-2T, and CN-3T Zones, the height limit shall be 40 feet, or 50 feet with enclosed, attached parking.

5. Yard and Setback Requirements

a. Commercial, Residential and Mixed Commercial/Residential Development. No minimum front, side or rear yards are required unless:

(1) The property abuts residentially zoned property, in which case a seven-foot yard shall be provided adjacent to that property and for each story above two the story shall be set back an additional three feet. The maximum total required setback shall be 16 feet. Also, a 10-foot front or street side yard shall be provided when that yard is adjacent to any residentially zoned property.

(a) Zero Yard Provision. Up to 100 linear feet of a building wall may be on the property line, abutting MR-1000B or MR-1000 zoned property. A setback of seven feet or greater shall be used in the second story of a two-story building and each floor shall be set back an additional three feet or more for every story above three. The maximum total required setback shall be 16 feet.

6. Private Exterior Usable Area for Residential Development

a. Private exterior usable area, adjacent to and accessible from selected dwelling units, shall be provided. These areas shall be exclusive of public rights-of-way, shall have a minimum dimension of five feet, and, in their entirety, shall have a natural or man-made gradient of 10% or less.

b. Private exterior usable areas shall have a minimum size of 25 square feet, with a project average of 50 square feet per dwelling unit. However, not all dwelling units are required to have a private exterior usable area.

c. A maximum of 50% of the private exterior usable area may be provided in common exterior usable areas. However, for each two-square-foot reduction in a private area, three square feet of common area must be provided. Common exterior usable areas must be open to the sky, no less than 1,500 square feet in area and must have a minimum dimension of 30 feet and a natural or man-made gradient of 10% or less.

C. LANDSCAPING REQUIREMENTS

Prior to the use and occupancy of any premises, the property shall be landscaped in accordance with the provisions of the "Mid-City Landscaping Standards," on file in the office of the City Clerk as Document No. AR-264753 except as follows:

1. In all of the CN Zones, 30% of the street yard and 60% of the remaining required yard shall be landscaped.
2. Required landscaped areas shall utilize a plant material selection which yields a point score of 0.35 per square foot of required landscaped street yard and 0.1 points for the remaining required yard area.

D. OFF-STREET PARKING REQUIREMENTS

1. In accordance with Section 103.1509,
2. All unenclosed off-street parking shall be placed in the rear 50% of the lot.

SEC. 103.1505 COMMERCIAL LINEAR ZONES - CL-1, CL-2,
CL-3, CL-4, CL-5, CL-1T, CL-2T, CL-3T

A. PERMITTED USES

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

1. For the CL-1, CL-2 and CL-3 Zones, all uses permitted in the C-1 Zone, Section 101.0430.B. of this Code. Additionally, for the CL-2 Zone, the following assembly and construction uses are permitted, provided the floor area does not exceed 5,000 square feet:

- a. Construction of cabinets and shelves, and musical instruments, or other wood working.
- b. Construction of windows, doors, and screens.
- c. Manufacturing of mattresses, chair upholstery and awnings.
- d. Repair of tools, machinery and electronic equipment.

2. For the CL-4 Zone, all uses permitted in the CC Zone, Section 101.0427.B. of this Code.

3. For the CL-5 Zone, all uses permitted in Paragraphs A.1.a.-c. above and the CN Zone, Section 101.0426.B. of this Code, with the following exceptions:

- a. Recreational facilities.
- b. Liquor stores.
- c. Adult bookstores.
- d. Public utility electrical distribution substation, gas regulators and communications equipment buildings.

- e. Parking lots - commercial.

4. Residential development in accordance with the regulations of this District.

5. In the commercial transition zones (CL-1T, CL-2T, CL-3T), commercial uses are only permitted if the lot fronts on Adams Avenue, El Cajon Boulevard, or University Avenue. This provision includes lots which are legally consolidated in accordance with Section 102.0206 of this Code (Subdivision Regulations).

B. PROPERTY DEVELOPMENT REGULATIONS

1. Requirement to Obtain a Mid-City Development Permit

- a. Projects which exceed the number of dwelling units outlined below shall be required to obtain a Mid-City Development Permit as specified in Section 103.1502.

<u>Zone</u>	<u>Threshold for Requiring Permit (number of dwelling units)</u>
CL-1, CL-1T	140
CL-2, CL-2T	25
CL-3, CL-3T, CL-4	19
CL-5	9

b. Any project which deviates from the regulations of this District must obtain a Mid-City Development Permit.

2. Floor Area Ratio (FAR) and Coverage

a. There shall be a minimum coverage of 20%.

b. For projects in the CL-1, CL-1T, CL-3 and CL-3T Zones, the maximum FAR for commercial development shall be 0.5 for projects with a lot size of 30,000 square feet or more or for projects developed within 300 feet of intersections designated as FAR Bonus Intersections and for projects in the CL-2 Zone, the maximum FAR for commercial development shall be 0.5 within 150 feet of intersections designated as FAR Bonus Intersections on Map Drawing No. C-706.1 and 0.25 at other locations. FAR Bonus Intersections shall be measured from the designated intersection corner and shall include lots for which any portion is within 300 or 150 feet depending on the zone. For residential or mixed residential and commercial projects, the maximum FAR shall be 1.00 for the commercial portion and there will be no maximum FAR for the residential.

c. For projects in the CL-4 and CL-5 Zones, the maximum FAR for commercial development shall be 0.5.

3. Allowable Residential Densities

a. For the CL-1 and CL-1T Zones, the maximum density shall be one dwelling unit per 400 square feet of lot area for lots of 30,000 square feet or greater and one dwelling unit per 600 square feet of lot area for lots of less than 30,000 square feet.

b. For the CL-2 and CL-2T Zones, the maximum density shall be one dwelling unit per 800 square feet of lot area for lots of 10,000 square feet or greater and one dwelling unit per 1,000 square feet of lot area for lots of less than 10,000 square feet.

c. For the CL-3, CL-3T and CL-4 Zones, the maximum density shall be one dwelling unit per 1,000 square feet of lot area.

d. For the CL-5 Zone, the maximum density shall be one dwelling unit per 1,500 square feet of lot area.

4. Height Limits

a. For the CL-1 Zone, the height limit shall be 75 feet.

b. For the CL-1T, CL-2, CL-2T, CL-3, CL-3T and CL-4 Zones, the height limit shall be 40 feet, or 50 feet with enclosed, attached parking.

c. For the CL-5 Zone, the height limit shall be 30 feet.

5. Yard and Setback Requirements

a. Commercial Projects. No minimum front, side or rear yards are required with the following exceptions:

(1) In the CL-1, CL-1T, CL-3 and CL-3T Zones, a 20-foot yard is required on the property line abutting El Cajon Boulevard. Off-street parking may be located within this yard adjoining the required landscaped strip.

(2) In the CL-5 Zone, a 10-foot front yard and 10-foot street side yard are required.

(3) Where the property abuts residentially zoned property a seven-foot yard shall be provided adjacent to that property and for each story above two the story shall be set back an additional three feet. The maximum total required setback shall be 16 feet.

(a) Zero Yard Provision. Up to 100 linear feet of a building wall may be on the property line abutting MR-1000B or MR-1000 zoned property. A setback of seven feet or greater shall be used on the second floor of a two-story building and each floor shall be set back an additional three feet or more for

every story above three. The maximum total required setback shall be 16 feet.

b. Residential or Mixed Residential/Commercial Developments.

(1) Minimum Yard Dimensions (Linear Feet) and Setbacks

<u>Yard Location</u>	<u>CL-1, CL-1T Zones</u>
Front	20
Interior Side	0 (b) (c)
Street Side	4
Rear	4, if alley 15, if no alley

<u>Yard Location</u>	<u>CL-3, CL-3T Zones</u>
Front	20
Interior Side	7 (a) (b)
Street Side	4
Rear	4, if alley 15, if no alley

<u>Yard Location</u>	<u>CL-2, CL-2T, CL-4 Zones</u>
Front	6
Interior Side	7 (a) (b)
Street Side	6
Rear	4, if alley 15, if no alley

<u>Yard Location</u>	<u>CL-5 Zone</u>
Front	10
Interior Side	10
Street Side	15
Rear	4, if alley 15, if no alley

(a) Zero Yard Provision. Up to 100 linear feet of a building wall may be on the property line that abuts MR-1000B or MR-1000 zoned property. A setback of seven feet or

greater shall be used for the second floor and each floor shall be set back an additional three feet or more for every story above three. The maximum total required setback shall be 16 feet.

(b) Setbacks. For every story or portion thereof above two stories, the story shall be set back an additional three feet. The maximum total required setback shall be 16 feet.

(c) If the property line abuts residentially zoned property, a seven-foot yard shall be provided adjacent to that property.

6. Private Exterior Usable Area for Residential Development

a. Private exterior usable area, adjacent to and accessible from selected dwelling units, shall be provided. These areas shall be exclusive of public rights-of-way, shall have a minimum dimension of five feet and, in their entirety, shall have a natural or man-made gradient of 10% or less.

b. Private exterior usable areas shall have a minimum size of 25 square feet, with a project average of 50 square feet per dwelling unit; however, not all

dwelling units are required to have a private exterior usable area.

c. A maximum of 50% of the private exterior usable area may be provided in common exterior usable areas. However, for each two-square-foot reduction in private areas, three square feet of common area must be provided. Common exterior usable areas must be open to the sky, no less than 1,500 square feet in area and must have a minimum dimension of 30 feet and a natural or man-made gradient of 10% or less.

C. LANDSCAPING REQUIREMENTS

Prior to the use and occupancy of any premises, the property shall be landscaped in accordance with the provisions of the "Mid-City Landscaping Standards," on file in the office of the City Clerk as Document No. RR-264753, with the following exceptions:

1. In the CL-4 Zone, 30% of the street yard and 60% of the remaining required yard shall be landscaped. In all other CL Zones, 20% of the street yard and 60% of the remaining required yard shall be landscaped.

2. The vehicular use area landscaping requirements of the "Mid-City Landscaping Standards," on file in the office of the City Clerk as Document No. RR-264753, shall apply with one exception. In the CL-1, CL-1T, CL-2, CL-2T, CL-3 and CL-3T Zones, the project shall only be required to

provide a five-foot buffer between the vehicular use area and the public right-of-way; the four-foot landscape buffer requirement between the vehicular use area and the building shall not apply.

3. Required landscaped areas shall utilize a plant material selection which yields a point score of 0.35 per square foot of required landscaped street yard and 0.1 points for the remaining required yard area.

D. OFF-STREET PARKING REQUIREMENTS

In accordance with Section 103.1509.

SEC. 103.1506 RESIDENTIAL ZONES - MR-3000, MR-1500,
MR-1500B, MR-1000, MR-1000B

A. PERMITTED USES

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

1. All permitted uses of equivalent multi-family zones, Section 101.0410.B. of this Code (i.e. MR-1000 = R-1000).

B. PROPERTY DEVELOPMENT REGULATIONS

1. Requirement to Obtain a Mid-City Development Permit

a. Projects which exceed the number of dwelling units outlined below shall be required to obtain a Mid-City Development Permit as specified in Section 103.1502.B.

<u>Zone</u>	<u>Threshold for Requiring Permit (number of dwelling units)</u>
MR-1000B	25
MR-1000	19
MR-1500B	14
MR-1500	11
MR-3000	3

b. Any project which deviates from the regulations of this District must obtain a Mid-City Development Permit.

2. Floor Area Ratio (FAR) and Coverage

The maximum FAR and coverage shall be as follows:

<u>Zone</u>	<u>Maximum FAR</u>	<u>Maximum Coverage</u>
MR-1000B	1.00	40%
MR-1000	.75	40%
MR-1500B	.60	35%
MR-1500, MR-3000	.40	35%

Enclosed attached parking may be excluded from the calculation of FAR and coverage. Additionally, an FAR bonus shall be provided equivalent to the area of enclosed attached parking. Any portion of the building which covers enclosed attached parking shall be excluded from the coverage calculation.

3. Allowable Residential Densities

a. For the MR-3000 Zone, the maximum density shall be one dwelling unit per 3,000 square feet of lot area.

b. For the MR-1500 Zone, the maximum density shall be one dwelling unit per 1,500 square feet of lot area.

c. For the MR-1500B Zone, the maximum residential density shall be one dwelling unit per 1,250 square feet of lot area for lots of 10,000 square feet or greater and one dwelling per 1,500 square feet of lot area for lots of less than 10,000 square feet.

Remainder Lot Provision: Regardless of lot size, those lots for which all abutting properties are developed at a density greater than one dwelling unit per 1,000 square feet of lot area, the maximum residential density shall be one dwelling unit per 1,250 square feet of lot area.

d. For the MR-1000 Zone, the maximum density shall be one dwelling unit per 1,000 square feet of lot area.

e. For the MR-1000B Zone, the maximum residential density shall be one dwelling unit per 800 square feet of lot area for lots of 10,000 square feet or greater, and one dwelling unit per 1,000 square feet of lot area for lots of less than 10,000 square feet.

4. Height Limits

<u>Zone</u>	<u>Height Limitation</u>
MR-1000B, MR-1000	40', 50' with enclosed attached parking
MR-1500B, MR-1500, MR-3000	30'

5. Yard and Setback Requirements

a. Minimum Size of Street Yard. In the MR-1000B and MR-1000 Zones, a street yard shall be provided at a minimum area calculated by multiplying the linear feet of frontage by 20 feet. In the MR-1500B, MR-1500 and MR-3000 Zones, a street yard shall be provided at a minimum area calculated by multiplying the linear feet of frontage by 25 feet.

b. Minimum Yard Dimensions (Linear Feet) and Setbacks.

<u>Yard Location</u>	<u>MR-1000B & MR-1000 Zones</u>	<u>MR-1500B, MR-1500 & MR-3000 Zones</u>
Front	6	8
Interior Side	6 (1) (2) (3)	6 (2) (3)
Street Side	6	8
Rear	4, if alley 15, if no alley	4, if alley 15, if no alley

(1) Zero Yard Provision. In the MR-1000B and MR-1000 Zones, up to 60 linear feet of the interior side wall may be on the interior property line, provided that no single plane exceeds 30 feet. A setback of seven feet or greater shall be used on the second floor of a two story building and each floor shall be set back an additional three feet or more above three. The maximum total required setback shall be 16 feet.

(2) Setback. For every story or portion thereof above two stories, the story shall be set

back an additional three feet. The maximum total required setback shall be 16 feet.

(3) Exception. On lots which have less than 50 linear feet in lot width each interior side yard shall be calculated at 12% of the lot width.

6. Private Exterior Usable Area

a. Private exterior usable areas adjacent to and accessible from selected dwelling units, shall be provided. These areas shall be exclusive of public rights-of-way, shall have a minimum dimension of five feet and, in their entirety, shall have a natural or man-made gradient of 10% or less.

b. Private exterior usable areas shall have a minimum size of 25 square feet, with a project average of 50 square feet per dwelling unit; however, not all dwelling units are required to have a private exterior usable area.

c. A maximum of 50% of the private exterior usable area may be provided in common exterior usable area. However, for each two-square-foot reduction in private area, three square feet of common area must be provided. Common exterior usable areas must be open to the sky, no less than 1,500 square feet in area and must have a minimum dimension of 30 feet and a natural or man-made gradient of 10% or less.

C. LANDSCAPING REQUIREMENTS

Prior to the use and occupancy of any premises, the property shall be landscaped in accordance with the provisions of the "Mid-City Landscaping Standards," on file in the office of the City Clerk as Document No. RR-264753 with the following exceptions:

1. In all of the residential zones, 75% of the street yard and 60% of the remaining required yard shall be landscaped.

2. Required landscaped areas shall utilize a plant material selection which yields a point score of 0.1 points per square foot of required landscaped street yard and 0.05 points per remaining, required landscaped yard area.

D. DIAGONAL PLAN DIMENSION

The Diagonal Plan Dimension shall be used in all residential projects, except those which utilize the zero yard provision and those lots which have less than 50 feet in frontage. The maximum diagonal plan dimension shall be measured between the two most extreme points on that floor of the habitable structure containing the most gross floor area. (See Figure 2.)

The maximum diagonal plan dimension shall not exceed that numerical figure obtained from the percentage of the lot frontage as established below:

1. For lots with 100 feet or less of street frontage, measured along the front property line, the percentage shall be 100%.

2. For lots with more than 100 feet, but not exceeding 200 feet of street frontage, measured along the front property line, the percentage shall be 85%.

3. For lots with more than 200 feet, but not exceeding 300 feet of street frontage, measured along the property line, the percentage shall be 70%.

For lots where the depth is 250% or more than the width (see Figure 3), the maximum diagonal plan dimension shall be measured between the first extreme building point to the point of the first building modulation along the length of the building with subsequent measurements allowed between modulations. The maximum diagonal plan dimension in the building modulation areas shall conform to the criteria outlined in 1., 2., and 3. above. The modulation shall have a minimum four-foot differential and shall extend for a minimum of ten feet in length.

In those cases where the lot street frontage is less than 50% of the minimum street frontage requirement of the underlying zone, the minimum street frontage requirement specified in the zone will be considered as the street frontage for maximum diagonal plan dimension calculation.

E. RESIDENTIAL OFF-STREET PARKING REGULATIONS

1. For residential projects with less than 50% of the units containing two or more bedrooms, 1.3 spaces shall be provided for each dwelling unit containing one bedroom or less, and 1.6 spaces shall be provided for each dwelling unit containing two or more bedrooms. Or, for residential

projects with 50% or more units containing two or more bedrooms, 1.0 spaces shall be provided for each unit containing one bedroom or less and 2.0 spaces shall be provided for each unit containing two or more bedrooms. Exception: Hotel and motel units with kitchen facilities may provide one parking space for each guest room, provided that guest occupancy may not exceed 30 days.

2. Diagonal Parking Provision. Parcels fronting streets with diagonal parking, which have been approved by the City Engineer, shall be eligible to reduce the total off-street parking requirement by one space for every 50 feet of frontage which has diagonal parking.

3. For lots with alley access, one guest parking space shall be provided for every driveway access off the street.

4. Garage Dimensions. For one-car or two-car garages, all parking spaces enclosed by a garage shall have a minimum width of 8-1/2 feet and a minimum depth of 20 feet, accommodating standard rather than compact vehicles.

SEC. 103.1507 SPECIAL REGULATIONS

A. MINIMUM LOT DIMENSIONS AND AREAS

For subdivision purposes only, the minimum lot areas and dimensions shall be as follows:

Zones	Lot Area (Square Feet)	Street Frontage	Dimensions (Linear Feet)		
			Interior	Width Corner	Depth
CN-1, CN-2	10,000	100	100	100	100
CL-1, CL-2, CL-3, CN-3, CL-4, CL-5	5,000	50	50	50	100
All MR Zones	6,000	60	60	65	100

B. MAXIMUM DRIVEWAY WIDTH AND PLACEMENT

1. In the CN and CL Zones, no driveway shall exceed a width of 30 feet measured at the property line and there shall be no less than 45 feet measured between driveways serving the same premises.

2. In the MR Zones, no driveway shall exceed a width of 25 feet measured at the property line and there shall be no 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 50 feet of frontage of the premises, 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 City Manager if such alternative will result in a maximum number of on-street parking spaces being provided.

3. No driveway shall be located on Adams Avenue, El Cajon Boulevard or University Avenue when the lot or

premises is served by an alley or alternate street, with the following exceptions:

a. In all CL Zones, for lots which only have alternate access from a rear alley, one driveway may be permitted on the above-referenced streets.

b. For any lot which has 150 feet or more in frontage on the above-referenced streets, one driveway shall be permitted for every 150 feet of frontage.

C. SCREENING OF EQUIPMENT

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 appearance similar to the main building.

D. REFUSE FACILITIES

Except for lots with a maximum of two dwelling units, a minimum of 32 square feet of on-site refuse collection area shall be provided on each lot or premises, and shall not be located in any front or street side yard. Said area shall be screened by a solid fence or wall with a minimum height of six feet. In all cases where a lot or premises is served by an alley, all refuse collection areas shall be directly accessible to such alley.

E. COMMERCIAL ZONED DEVELOPMENTS - WALLS

Prior to the use or occupancy of any premises, a wall not less than six feet in height shall be constructed along all portions of the perimeter of said premises that abut residentially zoned property except on public alleys; provided, however, that within any required front yard such wall shall not be required.

F. LIGHTING

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

G. SIGNS - CL-5 ZONE

1. Wall signs as defined in Chapter X, Article 1, Division 11, are permitted provided that no such sign shall project above the nearest parapet or eave of the building to which affixed.

Wall signs may be utilized to identify the uses of the premises, to offer the premises for sale, rent, or lease, to advertise products, services or events related to or provided by businesses, persons or organizations located on the premises, or to display public interest messages.

2. One wall or ground sign for each street frontage, having a maximum area of eight square feet, and designating the premises for sale, rent or lease shall be permitted.

3. The aggregate area of all signs permitted on the premises (excluding signs designating the premises for sale, rent or lease) shall not exceed five-tenths of a square foot

for each linear foot of the street frontage of the premises, provided that the aggregate area of all signs used by a single place of business need not be less than 15 square feet.

No sign shall exceed five feet by 25 feet in maximum dimensions.

4. Signs permitted herein may be lighted; however, none shall contain visibly moving parts to be illuminated by flashing lights. No sign shall be lighted prior to 6:00 a.m. or after 12:00 midnight of any day.

5. All signs shall also comply with the provisions of Chapter IX, Article 5, Division 1 of this Code.

SEC. 103.1508 DESIGN STANDARDS

A. OFFSETTING PLANES REQUIREMENT

On each building wall facing a street and, for residential development, on each interior side wall, there shall be at least three separate building planes. A separate building plane is distinguished by a horizontal difference of four feet measured perpendicular to the subject plane. (See Figure 4.)

The proportions of the three building planes along each wall shall meet the following criteria:

<u>Zones</u>	<u>Percentage of Total Building Elevation Area</u>	
	<u>Minimum Area</u>	<u>Maximum Area</u>
MR-1000B, CN-1, CN-2, CL-1, CN-2, CL-2	20%	60%
MR-1000, MR-1500B, MR-1500, MR-3000 CN-3, CL-3, CL-4, CL-5	10%	50%

B. TRANSPARENCY REQUIREMENT

For commercial projects, a minimum of 40 percent of street wall area at the ground floor level shall be transparent. This may include all types of nonreflective windows and openings.

SEC. 103.1509 OFF-STREET PARKING REGULATIONS

Every premises used for one or more of the permitted uses 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. RESIDENTIAL PROJECTS (CN AND CL ZONES)

For residential projects, parking shall be provided in accordance with Section 103.1506.E.

B. CN-1, CN-2, CL-1, CL-2, CL-3 AND CL-5 ZONES

1. For hotels and motels - one parking space for each guest room or suite. This includes hotel and motel units with kitchen facilities provided guest occupancy may not exceed 30 days.

2. For private clubs and similar establishments - one parking space for each guest room or one parking space for

each 400 square feet of gross floor area, whichever is greater.

3. For theaters, other than drive-in theaters, and places of assembly not otherwise provided for in this Section - one parking space for each three fixed seats, or one space for each 21 square feet of gross floor area where there are no fixed seats.

4. For other permitted uses - one parking space for each 400 square feet of gross floor area.

C. CN-3 AND CL-4 ZONES

1. For lots or parcels which abut an alley:

a. For lots or parcels with 200 feet or less of alley frontage - one parking space per full ten feet of alley frontage with access only from the alley:

b. For lots or parcels with more than 200 feet of alley frontage:

(1) For private clubs and similar establishments - one parking space for each guest room or one parking space for each 200 square feet of gross floor area, whichever is greater. This includes hotel and motel units with kitchen facilities provided guest occupancy may not exceed 30 days.

(2) For commercial retail and service establishments - one parking space for each 800 square feet of gross floor area.

(3) For restaurants and similar establishments - one parking space for each 800 square feet of gross floor area.

(4) For office establishments, including banks and financial institutions - one parking space for each 800 square feet of gross floor area; provided, however, that the requirement shall be one parking space for each 1,600 square feet for any such establishment or portion thereof located on the second or higher story.

(5) For other uses - one parking space for each 400 square feet of gross floor area.

2. For lots or parcels which do not abut an alley:

a. For lots or parcels of 100 feet or less in street frontage there shall be no required parking, provided that curb cuts or parking on the premises shall not be permitted.

b. For lots or parcels of more than 100 feet in street, frontage minimum parking shall be provided in accordance with the requirements of paragraph C.1.b. of this section; provided, however, that parking shall be permitted only in the rear one-half of the premises.

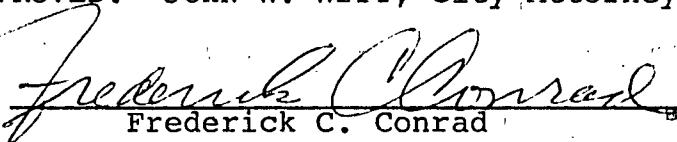
D. SHARED PARKING PROVISION

Parking requirements for a project which includes both residential and commercial uses shall be the total of the number

of spaces required by this Section. However, on lots or premises where the commercial hours of operation will be approximately 9:00 a.m. to 5:00 p.m. Mondays through Fridays, a parking plan may be submitted which proposes the required parking to be the greater of either the commercial or residential parking requirement. This parking plan and the associated project shall be subject to a Mid-City Development Permit.

Section 3. 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

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01/02/86 Rev. 1
Or.Dept:Plan.
O-86-93
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JAN 21 1986

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

Councilmen	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
Judy McCarty	<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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VACANT

AUTHENTICATED BY:

ED STRUIKSMA
Deputy Mayor of The City of San Diego, California.

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

(Seal)

By *Barbara Baxter*, 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

JAN 6 1986

JAN 21 1986

~~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 Baxter*, Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number O-16576 Adopted JAN 21 1986

RECEIVED
CITY CLERK'S OFFICE
1985 JAN -3 PM 4: 22
SAN DIEGO, CALIF.

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CERTIFICATE OF PUBLICATION

THE CITY OF SAN DIEGO
OFFICE OF THE CITY CLERK
202 "C" STREET
12TH FLOOR ATTN: B. BAXTER
SAN DIEGO, CA 92101

IN THE MATTER OF

NO.

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, OF THE SAN
DIEGO MUNICIPAL CODE

ORDINANCE NUMBER O-16576 (NEW SERIES)

**AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, OF
THE SAN DIEGO MUNICIPAL CODE BY ADDING DIVISION 15
RELATING TO THE MID-CITY PLANNED DISTRICT.**

The ordinance establishes the Mid-City Planned District and provides comprehensive regulations for development with the entire Planned District encompassing both residential and commercial areas. A Mid-City Development Permit is required for specified projects. Commercial areas are established by the ordinance and users and development regulations are provided for each type of commercial area that is established. Residential areas are established and penalties and development regulations are specified in the ordinance.

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 JAN 8, 1986.

Passed and adopted by the Council of The City of San Diego JAN 21, 1986.

AUTHENTICATED BY:
ED STRUIKSMAN,
Deputy Mayor of The City of San Diego, California
CHARLES G. ABDELNOUR,
City Clerk of The City of San Diego, California

(SEAL)
By BARBARA BAXTER, Deputy
Publish February 3, 1986

38817

I, Gerald F. Blair, 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-16576 (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:

FEBRUARY 3, 1986

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

Dated at San Diego, California this 3RD day of FEB., 19 86.

Gerald F. Blair

(Signature)

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