

ORDINANCE NUMBER O- 20991 (NEW SERIES)

DATE OF FINAL PASSAGE OCT 10 2018

AN ORDINANCE AMENDING CHAPTER 13, ARTICLE 1, DIVISION 5 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 131.0502, 131.0504, 131.0522, 131.0531, 131.0540 AND 131.0555, AND BY ADDING NEW SECTION 131.0541; AMENDING CHAPTER 13, ARTICLE 2, DIVISION 9 BY AMENDING SECTIONS 132.0902 AND 132.0905; AMENDING CHAPTER 13, ARTICLE 2, DIVISION 14 BY AMENDING SECTIONS 132.1402 AND 132.1403; AND AMENDING CHAPTER 14, ARTICLE 2, DIVISION 5 BY AMENDING SECTION 142.0530, RELATING TO THE MIDWAY-PACIFIC HIGHWAY COMMUNITY PLAN UPDATE.

WHEREAS, the City of San Diego desires to update the Midway-Pacific Highway Community Plan, which was adopted in 1991; and

WHEREAS, implementation of the proposed update requires amendments to the San Diego Municipal Code sections relating to Community Plan Implementation Overlay Zones (CPIOZ) to repeal the existing CPIOZ area and to implement a new CPIOZ area; the creation of new Commercial Office and Commercial Neighborhood zones and corresponding parking, development, and use regulations; and application of the Residential Tandem Parking Overlay Zone to the community plan area; NOW, THEREFORE,

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

Section 1. That Chapter 13, Article 1, Division 5 of the San Diego Municipal Code is amended by amending sections 131.0502, 131.0504, 131.0522, 131.0531, 131.0540 and 131.0555, and by adding new section 131.0541, to read as follows:

**§131.0502 Purpose of the CN (Commercial--Neighborhood) Zones**

(a) [No change in text.]

(b) The CN zones are differentiated based on the permitted *lot* size and pedestrian orientation as follows:

- CN-1-1 allows *development* of a limited size with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 3,000 square feet of *lot* area
- CN-1-2 allows *development* with an auto orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
- CN-1-3 allows *development* with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
- CN-1-4 allows *development* with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,000 square feet of *lot* area
- CN-1-5 allows *development* with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 600 square feet of *lot* area
- CN-1-6 allows *development* with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 800 square feet of *lot* area

**§131.0504 Purpose of the CO (Commercial--Office) Zones**

(a) [No change in text.]

(b) The CO zones are differentiated based on the uses and development scale allowed as follows:

(1) through (2) [No change in text.]

(3) The following zones allow residential *development in a high-intensity, pedestrian-oriented business park development:*

- CO-3-1 is intended to accommodate a mix of office uses that serve as a high-intensity employment center with residential uses and limited, complementary retail uses and permits a maximum *density* of 1 *dwelling unit* for each 1,000 square feet of *lot area*
- CO-3-2 is intended to accommodate a mix of office and residential uses and permits a maximum *density* of 1 *dwelling unit* for each 800 square feet of *lot area*
- CO-3-3 is intended to accommodate a mix of office and residential uses and permits a maximum *density* of 1 *dwelling unit* for each 600 square feet of *lot area*

**§131.0522 Use Regulations Table for Commercial Zones**

The uses allowed in the commercial zones are shown in Table 131-05B.

**Legend for Table 131-05B**

[No change in text.]

**Table 131-05B**  
**Use Regulations Table for Commercial Zones**

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones													
	1 <sup>st</sup> & 2 <sup>nd</sup> >>	CN <sup>(1)</sup> -						CR-		CO-			CV-		CP-
	3 <sup>rd</sup> >>	1-						1-	2-	1-	2-	3-	1-	1-	
	4 <sup>th</sup> >>	1	2	3	4	5	6	1	1	1	2	1	2	1	2
<b>Open Space through Separately Regulated Agriculture Uses, Commercial Stables</b> [No change in text.]		[No change in text.]													
Community Gardens		L	L	L	L	L	L	L	L	L	L	L	L	L	
Equestrian Show & Exhibition Facilities through Open Air Markets for the Sale of Agriculture-related Products & Flowers [No change in text.]		[No change in text.]													
<b>Residential through Institutional, Separately Regulated Institutional Uses, Electric Vehicle Charging Stations</b> [No change in text.]		[No change in text.]													
Energy Generation & Distribution Facilities		C <sup>(10)</sup>	P	C	P	P	C	P <sup>(10)</sup>	-						
Exhibit Halls & Convention Facilities through <i>Wireless communication facility</i> outside the <i>public right-of-way</i> [No change in text.]		[No change in text.]													
<b>Retail Sales</b>		[No change in text.]													
<b>Building Supplies &amp; Equipment</b>		[No change in text.]													
<b>Food, Beverages and Groceries</b>		p <sup>(11)</sup>	p <sup>(11)</sup>	p <sup>(11)</sup>	p <sup>(11)</sup>	p <sup>(11)</sup>	p <sup>(11)</sup>	p <sup>(11, 19)</sup>	p <sup>(11)</sup>	-					
<b>Consumer Goods, Furniture, Appliances, Equipment</b>		p <sup>(11)</sup>	p <sup>(11)</sup>	p <sup>(11)</sup>	p <sup>(3,11)</sup>	p <sup>(3,11)</sup>	p <sup>(3,11, 19)</sup>	p <sup>(13)</sup>	-						
<b>Pets &amp; Pet Supplies</b>		p <sup>(11)</sup>	p <sup>(11)</sup>	p <sup>(11)</sup>	-	-	-	-	-	-	-	-	-	-	
<b>Sundries, Pharmaceutical, &amp; Convenience Sales</b>		p <sup>(11)</sup>	p <sup>(11)</sup>	p <sup>(11)</sup>	p <sup>(11)</sup>	p <sup>(11)</sup>	p <sup>(11, 19)</sup>	p <sup>(11)</sup>	-						
<b>Wearing Apparel &amp; Accessories</b>		p <sup>(11)</sup>	p <sup>(11)</sup>	p <sup>(11)</sup>	-	-	p <sup>(11, 19)</sup>	p <sup>(11)</sup>	-						
<b>Retail Sales, Separately Regulated Retail Sales Uses through Commercial Services, Off-site Services</b> [No change in text.]		[No change in text.]													
<b>Personal Services</b>		P	P	P	-	-	P	P	-						
<b>Radio &amp; Television Studios</b>		-	P	P	-	-	P	-	-						
<b>Tasting Rooms</b>		-	-	-	-	-	P	-	-						

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																		
	1 <sup>st</sup> & 2 <sup>nd</sup> >>	CN <sup>(1)</sup>					CR		CO					CV		CP				
	3 <sup>rd</sup> >>	1-					1-	2-	1-	2-	3-	1-	1-							
	4 <sup>th</sup> >>	1	2	3	4	5	6	1	1	1	2	1	2	1	2	3	1	2	1	
<b>Visitor Accommodations</b>		P					P	P					P	P	-					
<b>Separately Regulated Commercial Services Uses</b>																				
<b>Adult Entertainment Establishments:</b>																				
Adult Book Store through <i>Child Care Facilities</i> ; Small Family Child Care Homes [No change in text.]		[No change in text.]																		
Eating and Drinking Establishments with a Drive-in or Drive-through Component		C	-	-	-	-	P	P	P							P	-	-	-	
Fairgrounds through Pushcarts: Pushcarts in <i>Public Right-of-Way</i> [No change in text.]		[No change in text.]																		
<b>Recycling Facilities:</b>																				
Large Collection Facility		N					N	N	N	N	-	N <sup>(10)</sup>	-							
Small Collection Facility		L					L	L	L	L	-	L <sup>(10)</sup>	-							
Large Construction & Demolition Debris Recycling Facility through Small Construction & Demolition Debris Recycling Facility [No change in text.]		[No change in text.]																		
Drop-off Facility		L	L	L	L	L	-	L	-											
Green Materials Composting Facility through Zoological Parks [No change in text.]		[No change in text.]																		
<b>Offices</b>																				
<b>Business &amp; Professional</b>		P <sup>(7)</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P <sup>(19)</sup>	
<b>Government</b>		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P <sup>(19)</sup>	
<b>Medical, Dental &amp; Health Practitioner</b>		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P <sup>(19)</sup>	
<b>Regional &amp; Corporate Headquarters</b>		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P <sup>(19)</sup>	
<b>Offices, Separately Regulated Office Uses, Real Estate Sales Offices &amp; Model Homes through Industrial, Trucking &amp; Transportation Terminals</b> [No change in text.]		[No change in text.]																		

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																
	1 <sup>st</sup> & 2 <sup>nd</sup> >>	CN <sup>(1)</sup>	CR-		CO-						CV-		CP-					
3 <sup>rd</sup> >>	1-	1-	2-	1-	2-	3-	1-	1-										
4 <sup>th</sup> >>	1	2	3	4	5	6	1	1	1	2	1	2	1	2	3	1	2	1
<b>Separately Regulated Industrial Uses</b>																		
Artisan Food and Beverage Producer		N																
<i>Hazardous Waste</i> Research Facility through <i>Signs</i> , Separately Regulated <i>Signs</i> Uses, Theater <i>Marquees</i> [No change in text.]		[No change in text.]																

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																								
	1 <sup>st</sup> & 2 <sup>nd</sup> >>	CC-																								
3 <sup>rd</sup> >>	1-	2-			3-			4-			5-															
4 <sup>th</sup> >>	1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6
<b>Open Space</b> through <i>Signs</i> , Separately Regulated <i>Signs</i> Uses, Theater <i>Marquees</i> [No change in text.]		[No change in text.]																								

**Footnotes for Table 131-05B**

<sup>1</sup> through <sup>18</sup> [No change in text.]

<sup>19</sup> See Section 131.0541.

**§131.0531 Development Regulations Tables for Commercial Zones**

The following development regulations apply in each of the commercial zones as shown in Tables 131-05C, 131-05D, and 131-05E.

- (a) CN Zones

**Table 131-05C**  
**Development Regulations for CN Zones**

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones					
	1st & 2nd >>	CN					
	3rd >>	1-	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5	6
<b>Max Permitted Residential Density<sup>(1)</sup></b>		3,000	1,500	1,500	1,000	600	800
<b>Supplemental Residential Regulations</b> [See Section 131.0540]		applies	applies	applies	applies	applies	applies
<b>Lot Area</b>							
Min Lot Area (sf)		2,500	5,000	5,000	2,500	2,500	2,500
Max Lot Area (ac)		0.3	10	10	0.3	0.3	0.3
<b>Lot Dimensions</b>							
Min Lot Width (ft)		25	50	50	25	25	25
Min Street Frontage (ft)		25	50	50	25	25	25
Min Lot Depth (ft)		100	--	--	--	--	--
<b>Setback Requirements<sup>(5)</sup></b>							
Min Front Setback (ft)		--	--	--	--	--	--
Max Front Setback (ft)		10 <sup>(2)</sup>	--	10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>
[See Section 131.0543(a)]							
Min Side Setback (ft)		10	10	10	10	10	10
Optional Side Setback (ft)		0	0	0	0	0	0
[See Section 131.0543(b)]							
Side Setback Abutting Residential		applies	applies	applies	applies	applies	applies
[See Section 131.0543(c)]							
Min Street Side Setback (ft)		--	--	--	--	--	--
Max Street Side Setback (ft)		10 <sup>(2)</sup>	--	10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>
[See Section 131.0543(a)]							
Min Rear Setback (ft)		10	10	10	10	10	10
Optional Rear Setback (ft)		0	0	0	0	0	0
[See Section 131.0543(b)]							
Rear Setback Abutting Residential [See Section 131.0543(c)]		applies	applies	applies	applies	applies	applies
<b>Max Structure Height (ft)</b>		30	30	30	65	65	65
<b>Max Floor Area Ratio</b>		1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>
Floor Area Ratio Bonus for Residential Mixed Use [See Section 131.0546(a)]		0.5	0.75	0.75	1.2	1.2	1.2
Minimum Floor Area Ratio for Residential Use		0.5	0.38	0.38	0.6	0.6	0.6

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones					
	1st & 2nd >>	CN-					
	3rd >>	1-	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5	6
Ground-floor Height [See Section 131.0548]		--	--	--	applies	applies	applies
Pedestrian Paths [See Section 131.0550]		applies	applies	applies	applies	applies	applies
Transparency [See Section 131.0552]		applies	--	applies	applies	applies	applies
Building Articulation [See Section 131.0554]		applies	applies	applies	applies	applies	applies
Refuse and Recyclable Material Storage [See Section 142.0805]		applies	applies	applies	applies	applies	applies
Loading Dock and Overhead Door Screening Regulations [See Section 142.1030]		applies	applies	applies	applies	applies	applies
Visibility Area [See Section 113.0273]		applies	applies	applies	applies	applies	applies

Footnotes for Table 131-05C [No change in text.]

(b) CR, CO, CV, and CP Zones

**Table 131-05D**  
Development Regulations for CR, CO, CV, CP Zones

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones										
	1st & 2nd >>	CR-		CO-						CV-		CP-
	3rd >>	1-	2-	1-		2-		3-		1-		1-
	4th >>	1	1	2	1-	2-	1	2	3	1	2	1
Max Permitted Residential Density <sup>(1)</sup>		1,500	1,000	1,500	-	-	1,000	800	600	1,500	1,500	--
Supplemental Residential Regulations [See Section 131.0540]		applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	--
Supplemental Commercial Regulations [See Section 131.0541]		--	--	--	--	--	applies	--	--	--	--	--
<b>Lot Area</b>												
Min Lot Area (sf)		15,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	15,000	5,000	--
Max Lot Area (ac)		--	--	--	--	--	--	--	--	--	--	--
<b>Lot dimensions</b>												
Min Lot Width (ft)		100	50	50	50	50	50	50	50	100	50	--
Min Street Frontage (ft)		100	50	50	50	50	50	50	50	100	50	--
Min Lot Depth (ft)		100	100	100	100	100	100	100	100	100	100	--
<b>Setback Requirements<sup>(6)</sup></b>												
Min Front Setback (ft)		10	10	10	10	10	--	--	--	10	--	10
Max Front Setback (ft)		--	25 <sup>(2)</sup>	--	25 <sup>(2)</sup>	--	10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>	--	10 <sup>(2)</sup>	--



[See Section 131.0543(a)]												
Min Side <i>Setback</i> (ft)	10	10	10	10	10	10	10	10	10	10	10	10
Optional Side <i>Setback</i> (ft)	--	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0	0	0	0	--	0 <sup>(3)</sup>	--
Side <i>Setback</i> Abutting Residential [See Section 131.0543(c)]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
Min <i>Street Side Setback</i> (ft)	10	10	10	10	10	--	--	--	--	--	--	--
Max <i>Street Side Setback</i> (ft)	--	25 <sup>(2)</sup>	--	25 <sup>(2)</sup>	--	10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>	--
[See Section 131.0543(a)]												
Min Rear <i>Setback</i> (ft)	10	10	10	10	10	10	10	10	10	10	10	10
Optional Rear <i>Setback</i> (ft)	--	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>
Rear <i>Setback</i> Abutting Residential [See Section 131.0543(c)]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
Max <i>Structure Height</i> (ft)	60	45	60	45	65	50	65	70	60	45	30	--
Min <i>Lot Coverage</i> (%) <sup>(6)</sup>	--	--	--	--	--	--	--	--	--	35	--	--
Max <i>Floor Area Ratio</i>	1.0 <sup>(4,5)</sup>	0.75 <sup>(4,5)</sup>	1.5 <sup>(4,5)</sup>	0.75 <sup>(4,5)</sup>	1.5 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>	1.0 <sup>(4,5)</sup>
<i>Floor Area Ratio</i> Bonus for Residential Mixed Use [See Section 131.0546(a)]	1.0	1.0	1.5	--	--	1.0	2.5	2.5	--	--	--	--
Minimum <i>Floor Area Ratio</i> for Residential Use	0.5	1.0	0.75	--	--	1.0	1.5	2.5	--	--	--	--
<i>Floor Area Ratio</i> Bonus for Child Care [See Section 131.0546(b)]	applies	--	applies	--	applies	applies	applies	applies	--	--	--	--
Ground-floor <i>Height</i> [See Section 131.0548]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	--
Pedestrian <i>Paths</i> [See Section 131.0550]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	--
Transparency [See Section 131.0552]	--	applies	--	applies	--	applies	applies	applies	--	applies	--	--
Building <i>Articulation</i> [See Section 131.0554]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	--
<i>Street Yard Parking Restriction</i> [See Section 131.0555]	--	applies	--	applies	--	applies	applies	applies	--	--	--	--
<i>Parking Lot Orientation</i> [See Section 131.0556]	applies	--	applies	--	applies	applies	applies	applies	applies	applies	applies	--
Refuse and Recyclable Material <i>Storage</i> [See Section 142.0805]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
Loading <i>Dock and Overhead Door Screening Regulations</i> [See Section 142.1030]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
<i>Visibility Area</i> [See Section 113.0273]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies

Footnotes for Table 131-05D [No change in text.]

(c) CC Zones [No change in text.]

**§131.0540 Maximum Permitted Residential Density and Other Residential Regulations**

The following regulations apply to residential *development* within commercial zones where indicated in Table 131-05B:

(a) through (b) [No change in text.]

(c) Ground *Floor* Restrictions.

- (1) Residential use and residential parking are prohibited on the ground *floor* in the front half of the *lot*, except in the CC-3-4, CC-3-5, CC-3-6, CC-3-7, CC-3-8, CC-3-9, CC-4-4, CC-4-5, CC-4-6, CC-5-4, CC-5-5, CC-5-6, CN-1-6, CO-3-1, and CV-1-2 zones, where these uses are prohibited on the ground *floor* in the front 30 feet of the *lot* as shown in Diagram 131-05A. In the CN-1-6 and CO-3-1 zones, residential use and residential parking are limited to 70 percent of the *street frontage* along the front *property line*.

**Diagram 131-05A**

**Ground Floor Restriction**

[No change in text.]

(2) [No change in text.]

(d) through (e) [No change in text.]

**§131.0541 Supplemental Commercial Regulations for CO Zones.**

The following regulations apply to commercial *development* within commercial office zones where indicated in Table 131-05D:

- (a) The *gross floor area* occupied by retail sales uses shall not exceed 10 percent of the total *gross floor area* on each *premises*, and the *gross floor area* of each individual retail establishment shall not exceed 15,000 square feet.
- (b) A minimum of 25 percent of *gross floor area* on each *premises* shall be occupied by uses in the office use category or the research and development use subcategory.
- (c) For phased *development*, all or a portion of the required office or research and development use shall be constructed prior to or in the same phase as the *development* of residential use.

**§131.0555 Parking Restriction**

In the CO-1-1, CO-3-1, CO-3-2, and CO-3-3 zones, parking is not permitted in the required front and *street side yard*.

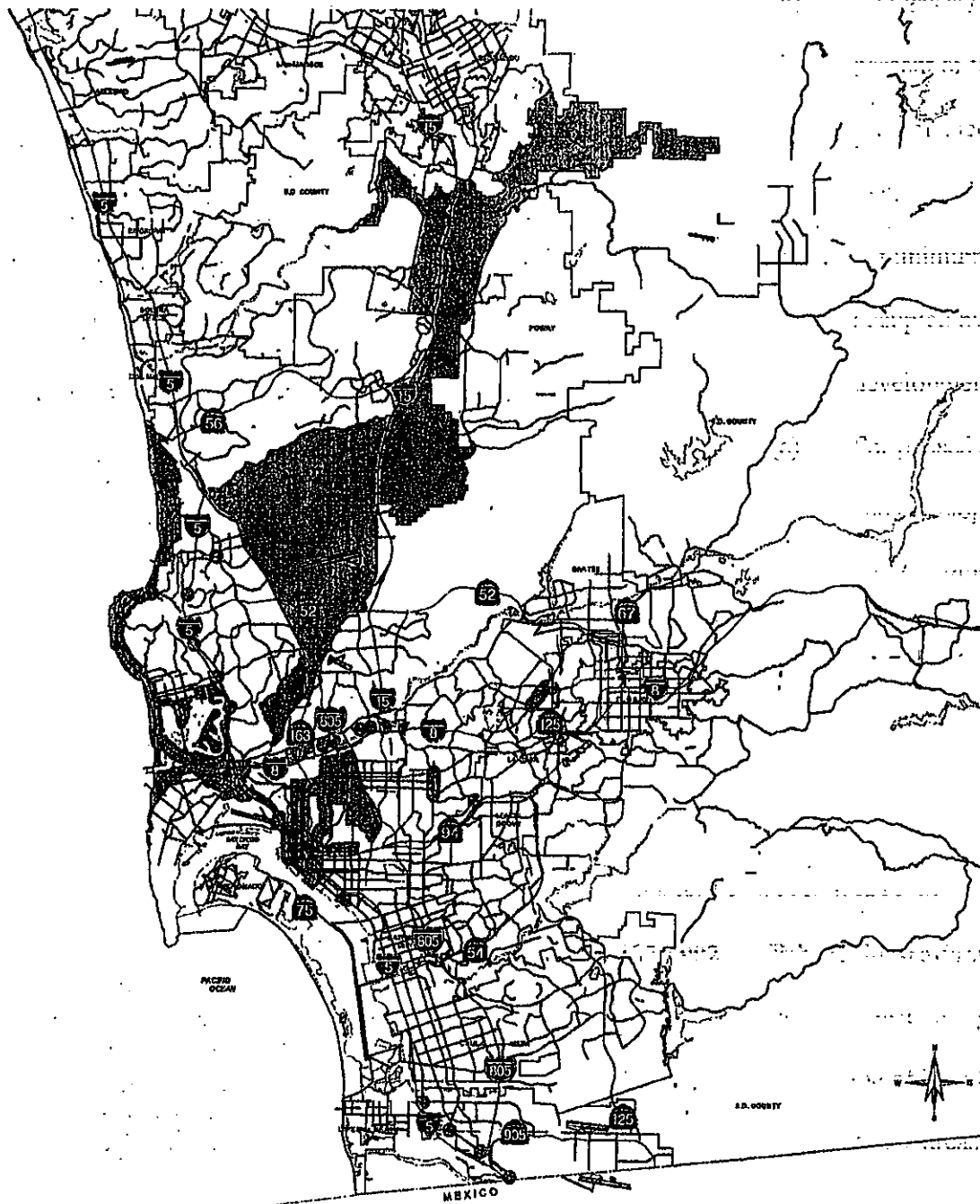
Section 2. That Chapter 13, Article 2, Division 9 of the San Diego Municipal Code is amended by amending sections 132.0902 and 132.0905, to read as follows:

**§132.0902 Where the Residential Tandem Parking Overlay Zone Applies**

- (a) This overlay zone applies to property shown on Map No. C-990, filed in the office of the City Clerk under Document No. OO-\_\_\_\_\_ These areas are shown generally on Diagram 132-09A.
- (b) [No change in text.]

**Table 132-09A  
Residential Tandem Parking Overlay Zone Applicability**

[No change in text.]



**DIAGRAM 132-09A**

**Residential Tandem Parking**

This is a reproduction of Map No. C-990 for illustration purposes only.

**§132.0905 Supplemental Development Regulations of the Residential Tandem Parking Overlay Zone**

(a) Tandem parking may be counted as two parking spaces toward the off-street parking required by Chapter 14, Article 2, Division 5 (Parking Regulations) only in the following locations and circumstances:

- (1) In the Golden Hill Community Plan area, the La Jolla Community Plan area, the Mission Beach Precise Plan area, the Mission Valley Community Plan area, the North Park Community Plan area, the Uptown Community Plan area, the Mira Mesa Community Plan area, the Scripps Miramar Ranch Community Plan area, the Miramar Ranch North Community Plan area, the Sabre Springs Community Plan area, the Carmel Mountain Ranch Community Plan area, the Rancho Bernardo Community Plan area, the San Pasqual Community Plan area, and the Midway-Pacific Highway Community Plan area.

(2) through (3) [No change in text.]

- (4) Within the beach impact area of the Parking Impact Area Overlay Zone where access is provided to the tandem space from an abutting *alley*.

(5) [No change in text.]

(b) through (d) [No change in text.]

Section 3. That Chapter 13, Article 2, Division 14 of the San Diego Municipal Code is amended by amending sections 132.1402 and 132.1403, to read as follows:

**§132.1402 Where the Community Plan Implementation Overlay Zone Applies**

(a) This overlay zone applies to properties that are identified in a community plan as areas requiring supplemental development regulations or processing of a *development permit* and that have been incorporated by ordinance into this overlay zone. Table 132-14A lists the community plan areas in which this overlay zone has been applied and the corresponding rezone maps that indicate which properties are within the boundaries of the overlay zone. These maps are filed in the office of the City Clerk. The properties within this overlay zone are shown generally on Diagrams 132-14A through 132-14P.

**Table 132-14A**

**Community Plans with Property in the Community Plan Implementation Overlay Zone**

<b>Community Plan</b>	<b>Map Number Showing Boundaries of CPIOZ Area</b>
Clairemont Mesa (See Diagram 132-14A)	C-771.1, B-3951
Encanto Neighborhoods (See Diagram 132-14O)	C-962
Linda Vista (See Diagram 132-14C)	C-750
Mid-City Eastern Area-Chollas Triangle (See Diagram 132-14N)	B-4310
Midway-Pacific Highway (See Diagram 132-14D)	B-4331
Navajo (See Diagram 132-14E)	C-954
Otay Mesa (See Diagram 132-14B)	C-956, B-4300
Pacific Beach (See Diagram 132-14F)	B-37371, B-3857
Peninsula (See Diagram 132-14G)	C-744, C-781

Community Plan	Map Number Showing Boundaries of CPIOZ Area
Rancho Bernardo (See Diagram 132-14H)	C-773.1
Rancho Penasquitos (See Diagram 132-14I)	B-4025
Sherman Heights and Grant Hill Historic Districts (See Diagram 132-14M)	B-4312
Skyline Paradise Hills (See Diagram 132-14L)	B-4272
Southeastern San Diego (See Diagram 132-14P)	C-961
University (See Diagram 132-14J)	C-725, C-751.2
Uptown (See Diagram 132-14K)	C-989

(b) [No change in text.]

**Table 132-14B**

**Community Plan Implementation Overlay Zone Applicability**

[No change in text.]

**§132.1403 Exception to the Community Plan Implementation Overlay Zone**

The City Manager may grant an exception to the requirements of this division for proposed *development* that is minor, temporary, or incidental and is consistent with the intent of this division. Exceptions made by the City Manager shall be filed with the office of the City Clerk.

**DIAGRAM 132-14A**

**Clairemont Mesa Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. C-771.1 & B-3951 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14B**

**Otay Mesa Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. B-4300 & C-956 for illustration purposes only.

[No change in text.]

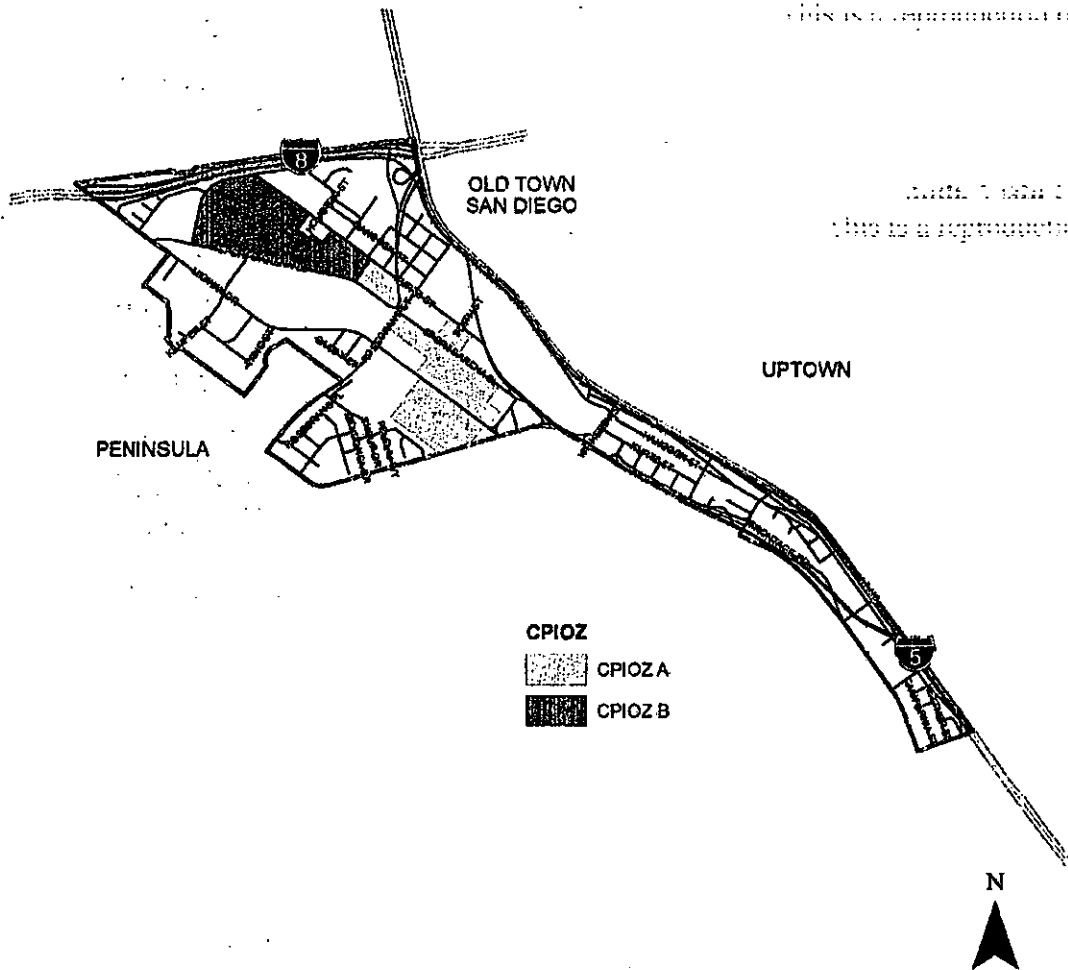
**DIAGRAM 132-14C**

**Linda Vista Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. C-750 for illustration purposes only.

[No change in text.]





**DIAGRAM 132-14D**  
**Midway-Pacific Highway**  
**Community Plan Implementation Overlay Zone**  
This is a reproduction of Map No. B-4331 for illustration purposes only.

**DIAGRAM 132-14E**

**Navajo Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. C-954 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14F**

**Pacific Beach Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. B-3737.1 & B-3857 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14G**

**Peninsula Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. C-744 & C-781 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14H**

**Rancho Bernardo Community Plan Implementation Overlay Zone**

This is a reproduction of Map No. C-773.1 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14I**

**Rancho Penasquitos Community Plan Implementation Overlay Zone**

This is a reproduction of Map No. B-4025 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14J**

**University Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. C-725 & C-751.2 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14K**

**Uptown Community Plan Implementation Overlay Zone**

This is a reproduction of Map No. C-989 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14L**

**Skyline-Paradise Hills Community Plan Implementation Overlay Zone**

This is a reproduction of Map No. V-2 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14M**

**Sherman Heights and Grant Hill Historic Districts**

This is a reproduction of Map No. B-4312 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14N**

**Mid-City Eastern Area – Chollas Triangle Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. B-4310 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14O**

**Encanto Neighborhoods Community Plan Implementation Overlay Zone**

This is a reproduction of Map No. C-962 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14P**

**Southeastern San Diego Community Plan Implementation Overlay Zone**

This is a reproduction of Map No. C-961 for illustration purposes only.

[No change in text.]

Section 4. That Chapter 14, Article 2, Division 5 of the San Diego Municipal Code is amended by amending section 142.0530, to read as follows:

**§142.0530 Nonresidential Uses — Parking Ratios**

- (a) Retail Sales, Commercial Services, and Mixed-Use Development. Table 142-05E establishes the ratio of required parking spaces to building *floor* area in the commercial zones, industrial zones, and planned districts shown, for retail sales uses and for those commercial service uses that are not covered by Table 142-05F or 142-05G. Table 142-05E also establishes the required parking ratios for mixed-use developments in a single

structure that include an allowed use from at least two of the following use categories: (1) retail sales, (2) commercial services, and (3) offices.

**Table 142-05E  
Parking Ratios for Retail Sales, Commercial Services, Offices, and Mixed-Use Development**

Zone	Parking Spaces Required per 1,000 Square Feet of <i>Floor Area</i> Unless Otherwise Noted ( <i>Floor Area</i> Includes <i>Gross Floor Area</i> plus Below <i>Grade Floor Area</i> and Excludes <i>Floor Area</i> Devoted to Parking)		
	Required Automobile Parking Spaces <sup>(1)</sup>		
	Minimum Required Outside a <i>Transit Area</i> or <i>Transit Priority Area</i>	Minimum Required Within a <i>Transit Area</i> or <i>Transit Priority Area</i> <sup>(2)</sup>	Maximum Permitted
<b>Commercial Zones</b>			
CC-1-1 CC-2-1 CC-4-1 CC-5-1	2.5	2.1	6.5
CC-1-2 CC-2-2 CC-4-2 CC-5-2	2.5	2.1	6.5
CC-1-3 CC-2-3 CC-4-3 CC-5-3	5.0 <sup>(3)</sup>	4.3	6.5
CC-2-4 CC-3-4 CC-4-4 CC-5-4	2.5	2.1	6.5
CC-3-5	1.0 <sup>(4)</sup>	1.0 <sup>(4)</sup>	5.5
CC-3-5/Beach impact area <sup>(5)</sup>	2.5	2.1	6.5
CC-4-5	1.0 <sup>(4)</sup>	1.0 <sup>(4)</sup>	5.5
CC-2-5 CC-5-5	1.25	1.25	5.5
CC-3-6 CC-4-6 CC-5-6	2.5	2.1	6.5

CC-3-7	2.5	2.1	6.5
CC-3-8	2.5	2.1	6.5
CC-3-9	2.5	2.1	6.5
CN-1-1	1.0 <sup>(4)</sup>	1.0 <sup>(4)</sup>	5.5
CN-1-2	5.0	4.3	6.5
CN-1-3	2.5	2.1	6.5
CN-1-4	2.5	2.1	6.5
CN-1-5	2.5	2.1	6.5
CN-1-6	2.5	2.1	6.5
CR-1-1 CR-2-1	5.0 <sup>(3)</sup>	4.3	6.5
CO-1-1 CO-1-2 CO-2-1 CO-2-2 CO-3-1 CO-3-2 CO-3-3	5.0	4.3	6.5
CV-1-1	5.0	4.3	6.5
CV-1-2	2.5	2.1	6.5
<b>Industrial Zones</b>			
IH-1-1 IH-2-1	5.0	4.3	6.5
IL-1-1 IL-2-1 IL-3-1	5.0	4.3	6.5
IP-1-1 IP-2-1	5.0	4.3	6.5
IS-1-1	1.0 <sup>(4)</sup>	1.0 <sup>(4)</sup>	5.5
IBT-1-1	5.0	4.3	6.5
<b>Planned Districts</b>			
Barrio Logan: Subdistrict B	1.0 <sup>(4)</sup>	1.0 <sup>(4)</sup>	5.5
Barrio Logan: Except Subdistrict B	2.5	2.1	6.5
Carmel Valley	5.0	4.3	6.5
Cass Street	2.0	2.0	6.5

Central Urbanized	2.5	2.1	6.5
La Jolla	1.7	1.7	5.5
La Jolla Shores	1.0	1.0 <sup>(4)</sup>	5.5
Mid-City: CN-3 and CV-3	1.25	1.25	5.5
Mid-City: Except CN-3, CV-3	2.5	2.1	6.5
Mount Hope	3.3	2.8	6.5
Mission Valley: CV	2.5	2.1	6.5
Mission Valley: Except CV	5.0	4.3	6.5
Old Town	4.0	3.4	6.5
West Lewis Street	1.0 <sup>(4)</sup>	1.0 <sup>(4)</sup>	5.5

Footnotes for Table 142-05E [No change in text.]

- (b) Eating and Drinking Establishments. Table 142-05F establishes the required ratio of parking spaces to building *floor* are in the commercial zones, industrial zones, and planned districts shown, for eating and drinking establishments that are the *primary use on a premises*.

**Table 142-05F**  
**Parking Ratios for Eating and Drinking Establishments**

Zone	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment <sup>(1)</sup> Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus Below Grade Floor Area and Excludes Floor Area Devoted to Parking)		
	Required Automobile Parking Spaces <sup>(2)</sup>		
	Minimum Required Outside a Transit Area or Transit Priority Area	Minimum Required Within a Transit Area or Transit Priority Area <sup>(3)</sup>	Maximum Permitted
<b>Commercial Zones</b>			
CC-1-1	2.5	2.1	25.0
CC-2-1			
CC-4-1			
CC-5-1			
CC-1-2	2.5	2.1	25.0
CC-2-2			
CC-4-2			
CC-5-2	2.5	2.1	25.0
CC-4-2/Coastal Overlay Zone <sup>(4)</sup>	5.0	4.3	25.0
CC-1-3	15.0	12.8	25.0
CC-2-3			
CC-4-3			
CC-5-3			
CC-2-4	2.5	2.1	25.0
CC-3-4			
CC-4-4			
CC-4-4/Coastal Overlay Zone <sup>(4)</sup>	5.0	4.3	25.0
CC-5-4	2.5	2.1	25.0
CC-2-5	1.0 <sup>(5)</sup>	1.0 <sup>(5)</sup>	20.0
CC-3-5			
CC-3-5/Coastal Overlay Zone <sup>(4)</sup>	5.0	4.3	25.0
CC-4-5	1.0 <sup>(5)</sup>	1.0 <sup>(5)</sup>	20.0
CC-5-5	1.25	1.25	20.0

CC-3-6 CC-4-6 CC-5-6	2.5	2.1	25.0
CC-3-7	2.5	2.1	25.0
CC-3-8	2.5	2.1	25.0
CC-3-9	2.5	2.1	25.0
CN-1-1	1.0 <sup>(5)</sup>	1.0 <sup>(5)</sup>	20.0
CN-1-2	15.0	12.8	25.0
CN-1-3	2.5	2.1	25.0
CN-1-4	2.5	2.1	25.0
CN-1-5	2.5	2.1	25.0
CN-1-6	2.5	2.1	25.0
CR-1-1 CR-2-1	15.0	12.8	25.0
CO-1-1 CO-1-2 CO-2-1 CO-2-2 CO-3-1 CO-3-2 CO-3-3	15.0	12.8	25.0
CV-1-1	15.0	2.1	25.0
CV-1-2	5.0	4.3	25.0
<b>Industrial Zones</b>			
IH-1-1 IH-2-1	15.0	12.8	25.0
IL-1-1 IL-2-1 IL-3-1	15.0	12.8	25.0
IP-1-1 IP-2-1	15.0	12.8	25.0
IS-1-1	1.0 <sup>(5)</sup>	1.0 <sup>(5)</sup>	20.0
IBT-1-1	15.0	12.8	25.0
<b>Planned Districts</b>			
Barrio Logan: Subdistrict B	1.0 <sup>(5)</sup>	1.0 <sup>(5)</sup>	20.0
Barrio Logan: Except Subdistrict B	2.5	2.1	20.0



Carmel Valley	15.0	12.8	25.0
Cass Street	5.0	4.3	25.0
Central Urbanized	2.5	2.1	6.5
La Jolla	5.0	4.3	20.0
La Jolla Shores	1.0	1.0 <sup>(5)</sup>	20.0
Mid-City: CN-3 and CV-3	1.25	1.25	20.0
Mid-City: Except CN-3, CV-3	2.5	2.1	25.0
Mount Hope	3.3	2.8	25.0
Mission Valley: CV	5.0	4.3	25.0
Mission Valley: Except CV	15.0	12.8	25.0
Old Town	4.0	3.4	25.0
West Lewis Street	1.0 <sup>(5)</sup>	1.0 <sup>(5)</sup>	20.0

**Footnotes for Table 142-05F [No change in text.]**

(c) through (h) [No change in text.]

Section 5. That a full reading of this Ordinance is dispensed with prior to passage, a written copy having been made available to the Council and the public prior to the day of its passage.

Section 6. That prior to becoming effective, this Ordinance shall be submitted to the San Diego County Regional Airport Authority (SDCRAA) for a consistency determination.

That if the SDCRAA finds this Ordinance consistent with the Airport Land Use Compatibility Plans (ALUCP) for San Diego International Airport, Marine Corps Air Station Miramar, Gillespie Field, Montgomery Field, and Brown Field Airports (collectively, Airports), this Ordinance shall take effect and be in force on the thirtieth day from and after the finding of consistency, or on the thirtieth day from and after its final passage, whichever is later, except that the provisions of this Ordinance inside the Coastal Overlay Zone, which are subject to California

Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

That if the SDCRAA determines that this Ordinance is inconsistent or conditionally consistent, subject to proposed modifications, with the ALUCPs for the Airports, the Ordinance shall be submitted to the City Council for reconsideration.

That if the SDCRAA determines that this Ordinance is conditionally consistent with the ALUCPs for the Airports, but that consistency is subject to proposed modifications, the City Council may amend this Ordinance to accept the proposed modifications, and this Ordinance as amended shall take effect and be in force on the thirtieth day from and after its final passage, except that the provisions of this Ordinance as amended inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

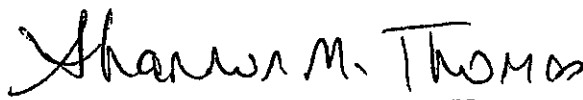
That a proposed decision by the City Council to overrule a determination of inconsistency or to reject the proposed modifications for a finding of conditional consistency shall include the findings required pursuant to Public Utilities Code section 21670 and require a two-thirds vote. The proposed decision and findings shall be forwarded to the SDCRAA, the California Department of Transportation, Division of Aeronautics, and the airport operators for the Airports. The City Council shall hold a second hearing not less than 45 days from the date the proposed decision and findings were provided, at which hearing any comments submitted by the public agencies shall be considered and a final decision to overrule a determination of inconsistency shall require a two-thirds vote.

That if the City Council makes a final decision to overrule a determination of inconsistency, this Ordinance shall take effect and be in force on the thirtieth day from and after that final decision, except that the provisions of this Ordinance inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

Section 7. That no permits shall be issued for development that is inconsistent with the provisions of this Ordinance unless complete applications for such permits are submitted to the City prior to the date on which the applicable provisions of this Ordinance become effective, which date is determined in accordance with Section 6, above.

APPROVED: MARA W. ELLIOTT, City Attorney

By



Shannon M. Thomas  
Senior Deputy City Attorney

SMT:als  
06/13/2018  
11/07/2018 Cor. Copy  
Or.Dept: Planning  
Doc. No.: 1621629\_3

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of OCT 09 2018.

**ELIZABETH S. MALAND**  
City Clerk

By \_\_\_\_\_  
**Deputy City Clerk**

Approved: \_\_\_\_\_  
(date)

\_\_\_\_\_  
**KEVIN L. FAULCONER, Mayor**

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
**KEVIN L. FAULCONER, Mayor**

See attached memo and signature page.

Office of  
The City Attorney  
City of San Diego

For the City of San Diego, the following changes are being made to Ordinance O-2018-117:

MEMORANDUM

**DATE:** November 7, 2018  
**TO:** Elizabeth Maland, City Clerk  
**FROM:** Shannon M. Thomas, Senior Deputy City Attorney *PT*  
**SUBJECT:** O-2018-117 – Midway-Pacific Community Plan Update

---

We are submitting a corrected copy of Ordinance No. O-2018-117 to reflect the following changes:

**§131.0522 – Table 131-05B** – renumbered footnote 18 to 19, consistent with amendments approved by Ordinance O-20985.

**§131.0531 – Table 131-05C and Table 131-05D** – added footnotes 5 and 6 to Tables 131-05C and 131-05D, consistent with amendments approved by Ordinance O-20928.

**§132.1402 – Table 132-14A** – renumbered Uptown Map No. C-978 to C-989, consistent with amendments approved by Ordinance O-20957.

**Diagram 132-14K** – corrected Map No. from C-978 to C-989, consistent with amendments approved by O-20957.

**§142.0530 – Tables 142-05E and Table 142-05F** – removed lines referencing Golden Hill, Southeast San Diego, and San Ysidro Planned Districts, consistent with amendments approved by Ordinance O-20917.

SMT:als  
Doc. No.: 1871972

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of OCT 09 2018.

ELIZABETH S. MALAND  
City Clerk

By Linda Bruen  
Deputy City Clerk

Approved: 10/10/18  
(date)

Kevin L. Faulconer  
KEVIN L. FAULCONER, Mayor

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
KEVIN L. FAULCONER, Mayor

**STRIKEOUT ORDINANCE**

**OLD LANGUAGE: ~~Struck-Out~~**  
**NEW LANGUAGE: Double Underline**

ORDINANCE NUMBER O-\_\_\_\_\_ (NEW SERIES)

DATE OF FINAL PASSAGE \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 13, ARTICLE 1, DIVISION 5 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 131.0502, 131.0504, 131.0522, 131.0531, 131.0540 AND 131.0555, AND BY ADDING NEW SECTION 131.0541; AMENDING CHAPTER 13, ARTICLE 2, DIVISION 9 BY AMENDING SECTIONS 132.0902 AND 132.0905; AMENDING CHAPTER 13, ARTICLE 2, DIVISION 14 BY AMENDING SECTIONS 132.1402 AND 132.1403; AND AMENDING CHAPTER 14, ARTICLE 2, DIVISION 5 BY AMENDING SECTION 142.0530, RELATING TO THE MIDWAY-PACIFIC HIGHWAY COMMUNITY PLAN UPDATE.

**§131.0502 Purpose of the CN (Commercial--Neighborhood) Zones**

- (a) [No change in text.]
- (b) The CN zones are differentiated based on the permitted *lot* size and pedestrian orientation as follows:
- CN-1-1 allows *development* of a limited size with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 3,000 square feet of *lot* area
  - CN-1-2 allows *development* with an auto orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area

- CN-1-3 allows *development* with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot area*
- CN-1-4 allows *development* with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,000 square feet of *lot area*
- CN-1-5 allows *development* with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 600 square feet of *lot area*
- CN-1-6 allows *development* with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 800 square feet of *lot area*

**§131.0504 Purpose of the CO (Commercial--Office) Zones**

- (a) [No change in text.]
- (b) The CO zones are differentiated based on the uses and development scale allowed as follows:
  - (1) through (2) [No change in text.]
  - (3) The following zones allow residential *development* in a high-intensity, pedestrian-oriented business park development:
    - CO-3-1 is intended to accommodate a mix of office uses that serve as a high-intensity employment center with residential uses and limited, complementary retail uses and permits a maximum *density* of 1 *dwelling unit* for each 1,000 square feet of *lot area*



- CO-3-12 is intended to accommodate a mix of office and residential uses and permits a maximum *density* of 1 *dwelling unit* for each 800 square feet of *lot area*
- CO-3-23 is intended to accommodate a mix of office and residential uses and permits a maximum *density* of 1 *dwelling unit* for each 600 square feet of *lot area*

**§131.0522 Use Regulations Table for Commercial Zones**

The uses allowed in the commercial zones are shown in Table 131-05B.

**Legend for Table 131-05B**

[No change in text.]

**Table 131-05B  
Use Regulations Table for Commercial Zones**

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones															
	1 <sup>st</sup> & 2 <sup>nd</sup> >>	CN <sup>(1)</sup> -		CR-		CO-			CV-		CP-						
	3 <sup>rd</sup> >>	1-		1-	2-	1-	2-	3-	1-	1-							
	4 <sup>th</sup> >>	1	2	3	4	5	6	1	1	1	2	1	2	3	1	2	1
<b>Open Space through Separately Regulated Agriculture Uses, Commercial Stables</b> [No change in text.]		[No change in text.]															
Community Gardens		L	L	L	L	L	-	L	L	L							
Equestrian Show & Exhibition Facilities through Open Air Markets for the Sale of Agriculture-related Products & Flowers [No change in text.]		[No change in text.]															
<b>Residential through Institutional, Separately Regulated Institutional Uses, Electric Vehicle Charging Stations</b> [No change in text.]		[No change in text.]															
Energy Generation & Distribution Facilities		C <sup>(10)</sup>	P	C	P	P	P	C	P <sup>(10)</sup>	-							

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																
	1 <sup>st</sup> & 2 <sup>nd</sup> >>	CN <sup>(1)</sup>			CR-		CO-			CV-		CP-						
	3 <sup>rd</sup> >>	1-			1-	2-	1-	2-	3-	1-	1-							
	4 <sup>th</sup> >>	1	2	3	4	5	6	1	1	1	2	1	2	1	2	3	1	2
Exhibit Halls & Convention Facilities through <i>Wireless communication facility</i> outside the <i>public right-of-way</i> [No change in text.]	[No change in text.]																	
<b>Retail Sales</b>	[No change in text.]																	
<b>Building Supplies &amp; Equipment</b>	[No change in text.]																	
<b>Food, Beverages and Groceries</b>	p <sup>(11)</sup>	p <sup>(11)</sup>	p <sup>(11)</sup>	p <sup>(11)</sup>	p <sup>(11)</sup>	p <sup>(11,19)</sup>	p <sup>(11)</sup>	-										
<b>Consumer Goods, Furniture, Appliances, Equipment</b>	p <sup>(11)</sup>	p <sup>(11)</sup>	p <sup>(11)</sup>	p <sup>(3,11)</sup>	p <sup>(3,11)</sup>	p <sup>(3,11,19)</sup>	p <sup>(13)</sup>											
<b>Pets &amp; Pet Supplies</b>	p <sup>(11)</sup>	p <sup>(11)</sup>	p <sup>(11)</sup>	-	-	-	-											
<b>Sundries, Pharmaceutical, &amp; Convenience Sales</b>	p <sup>(11)</sup>	p <sup>(11)</sup>	p <sup>(11)</sup>	p <sup>(11)</sup>	p <sup>(11)</sup>	p <sup>(11,19)</sup>	p <sup>(11)</sup>	-										
<b>Wearing Apparel &amp; Accessories</b>	p <sup>(11)</sup>	p <sup>(11)</sup>	p <sup>(11)</sup>	-	-	p <sup>(11,19)</sup>	p <sup>(11)</sup>	-										
<b>Retail Sales, Separately Regulated Retail Sales Uses through Commercial Services, Off-site Services</b> [No change in text.]	[No change in text.]																	
<b>Personal Services</b>	P	P	P	-	-	-	P	-										
<b>Radio &amp; Television Studios</b>	-	P	P	-	-	-	P	-										
<b>Tasting Rooms</b>	-	-	-	-	-	-	P	-										
<b>Visitor Accommodations</b>	P	P	P	-	-	-	P	-										

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																
	1 <sup>st</sup> & 2 <sup>nd</sup> >>	CN <sup>(1)</sup>					CR-		CO-					CV-		CP-		
	3 <sup>rd</sup> >>	1-					1-	2-	1-	2-	3-			1-	1-			
	4 <sup>th</sup> >>	1	2	3	4	5	6	1	1	1	2	1	2	1	2	3	1	2
<b>Separately Regulated Commercial Services Uses</b>																		
<b>Adult Entertainment Establishments:</b>																		
Adult Book Store through <i>Child Care Facilities</i> : Small Family Child Care Homes [No change in text.]		[No change in text.]																
Eating and Drinking Establishments with a Drive-in or Drive-through Component		-	C	-	-	-	=	P	P	P	P	P	P	P	P	P	-	-
Fairgrounds through Pushcarts: Pushcarts in <i>Public Right-of-Way</i> [No change in text.]		[No change in text.]																
<b>Recycling Facilities:</b>																		
Large Collection Facility		N					N	N	N	N	N	N	N	N	N	N <sup>(10)</sup>	-	-
Small Collection Facility		L					L	L	L	L	L	L	L	L	L	L <sup>(10)</sup>	-	-
Large Construction & Demolition Debris <i>Recycling Facility</i> through Small Construction & Demolition Debris <i>Recycling Facility</i> [No change in text.]		[No change in text.]																
Drop-off Facility		L					L	L	L	L	L	L	L	L	L	L	-	-
Green Materials Composting Facility through Zoological Parks [No change in text.]		[No change in text.]																
<b>Offices</b>																		
<b>Business &amp; Professional</b>		P <sup>(7)</sup>					P	P	P	P	P	P	P	P	P <sup>(19)</sup>	-	-	
<b>Government</b>		P					P	P	P	P	P	P	P	P	P <sup>(19)</sup>	-	-	
<b>Medical, Dental &amp; Health Practitioner</b>		P					P	P	P	P	P	P	P	P	P <sup>(19)</sup>	P <sup>(10)</sup>	-	
<b>Regional &amp; Corporate Headquarters</b>		P					P	P	P	P	P	P	P	P	P <sup>(19)</sup>	-	-	
<b>Offices, Separately Regulated Office Uses, Real Estate Sales Offices &amp; Model Homes through Industrial, Trucking &amp; Transportation Terminals</b> [No change in text.]		[No change in text.]																

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses].	Zone Designator	Zones																	
	1 <sup>st</sup> & 2 <sup>nd</sup> >>	CN <sup>(1)</sup>	CR-						CO-						CV-		CP-		
3 <sup>rd</sup> >>	1-	1-	2-	1-	2-	3-	1-	1-	2-	1-	2-	3-	1-	2-	1-	1-			
4 <sup>th</sup> >>	1	2	3	4	5	6	1	1	1	2	1	2	1	2	3	1	2	1	
<b>Separately Regulated Industrial Uses</b>																			
Artisan Food and Beverage Producer		N																	
<i>Hazardous Waste Research Facility through Signs, Separately Regulated Signs Uses, Theater Marquees</i> [No change in text.]		[No change in text.]																	

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses].	Zone Designator	Zones																								
	1 <sup>st</sup> & 2 <sup>nd</sup> >>		CC-																							
3 <sup>rd</sup> >>	1-	2-	3-			4-			5-																	
4 <sup>th</sup> >>	1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6
<b>Open Space through Signs, Separately Regulated Signs Uses, Theater Marquees</b> [No change in text.]		[No change in text.]																								

**Footnotes for Table 131-05B**

<sup>1</sup> through <sup>18</sup> [No change in text.]  
<sup>19</sup> See Section 131.0541.

**§131.0531 Development Regulations Tables for Commercial Zones**

The following development regulations apply in each of the commercial zones as shown in Tables 131-05C, 131-05D, and 131-05E.

- (a) CN Zones

**Table 131-05C**  
**Development Regulations for CN Zones**

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones					
	1st & 2nd >>	CN-					
	3rd >>	1-	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5	6
<b>Max Permitted Residential Density<sup>(1)</sup></b>		3,000	1,500	1,500	1,000	600	800
<b>Supplemental Residential Regulations</b> [See Section 131.0540]		applies	applies	applies	applies	applies	applies
<b>Lot Area</b>							
Min Lot Area (sf)		2,500	5,000	5,000	2,500	2,500	2,500
Max Lot Area (ac)		0.3	10	10	0.3	0.3	0.3
<b>Lot Dimensions</b>							
Min Lot Width (ft)		25	50	50	25	25	25
Min Street Frontage (ft)		25	50	50	25	25	25
Min Lot Depth (ft)		100	--	--	--	--	--
<b>Setback Requirements<sup>(5)</sup></b>							
Min Front Setback (ft)		--	--	--	--	--	--
Max Front Setback (ft)		10 <sup>(2)</sup>	--	10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>
[See Section 131.0543(a)]							
Min Side Setback (ft)		10	10	10	10	10	10
Optional Side Setback (ft)		0	0	0	0	0	0
[See Section 131.0543(b)]							
Side Setback Abutting Residential		applies	applies	applies	applies	applies	applies
[See Section 131.0543(c)]							
Min Street Side Setback (ft)		--	--	--	--	--	--
Max Street Side Setback (ft)		10 <sup>(2)</sup>	--	10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>
[See Section 131.0543(a)]							
Min Rear Setback (ft)		10	10	10	10	10	10
Optional Rear Setback (ft)		0	0	0	0	0	0
[See Section 131.0543(b)]							
Rear Setback Abutting Residential		applies	applies	applies	applies	applies	applies
[See Section 131.0543(c)]							
<b>Max Structure Height (ft)</b>		30	30	30	65	65	65
<b>Max Floor Area Ratio</b>		1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>
Floor Area Ratio Bonus for Residential Mixed Use		0.5	0.75	0.75	1.2	1.2	1.2
[See Section 131.0546(a)]							
Minimum Floor Area Ratio for Residential Use		0.5	0.38	0.38	0.6	0.6	0.6

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones					
	1st & 2nd >>	CN-					
	3rd >>	1-	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5	6
Ground-floor Height [See Section 131.0548]		--	--	--	applies	applies	applies
Pedestrian Paths [See Section 131.0550]		applies	applies	applies	applies	applies	applies
Transparency [See Section 131.0552]		applies	--	applies	applies	applies	applies
Building Articulation [See Section 131.0554]		applies	applies	applies	applies	applies	applies
Refuse and Recyclable Material Storage [See Section 142.0805]		applies	applies	applies	applies	applies	applies
Loading Dock and Overhead Door Screening Regulations [See Section 142.1030]		applies	applies	applies	applies	applies	applies
Visibility Area [See Section 113.0273]		applies	applies	applies	applies	applies	applies

Footnotes for Table 131-05C [No change in text.]

(b) CR, CO, CV, and CP Zones

**Table 131-05D**  
Development Regulations for CR, CO, CV, CP Zones

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones										
	1st & 2nd >>	CR-		CO-						CV-		CP-
	3rd >>	1-	2-	1-		2-		3-		1-		1-
	4th >>	1	1	2	1-	2-	1	2	3	1	2	1
Max Permitted Residential Density <sup>(1)</sup>		1,500	1,000	1,500	-	-	800 1,000	600 800	600	1,500	1,500	--
Supplemental Residential Regulations [See Section 131.0540]		applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	--
Supplemental Commercial Regulations [See Section 131.0541]		=	=	=	=	=	applies	=	=	=	=	=
<b>Lot Area</b>												
Min Lot Area (sf)		15,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	15,000	5,000	--
Max Lot Area (ac)		--	--	--	--	--	--	--	=	--	--	--
<b>Lot dimensions</b>												
Min Lot Width (ft)		100	50	50	50	50	50	50	50	100	50	--
Min Street Frontage (ft)		100	50	50	50	50	50	50	50	100	50	--
Min Lot Depth (ft)		100	100	100	100	100	100	100	100	100	100	--
<b>Setback Requirements<sup>(6)</sup></b>												
Min Front Setback (ft)		10	10	10	10	10	--	--	=	10	--	10
Max Front Setback (ft)												

[See Section 131.0543(a)]	--	25 <sup>(2)</sup>	--	25 <sup>(2)</sup>	--	10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>	--	10 <sup>(2)</sup>	--
Min Side <i>Setback</i> (ft)	10	10	10	10	10	10	10	10	10	10	10
Optional Side <i>Setback</i> (ft)	--	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0	0	0	--	0 <sup>(3)</sup>	--
Side <i>Setback</i> Abutting Residential [See Section 131.0543(c)]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
Min Street Side <i>Setback</i> (ft)	10	10	10	10	10	--	--	--	--	--	--
Max Street Side <i>Setback</i> (ft) [See Section 131.0543(a)]	--	25 <sup>(2)</sup>	--	25 <sup>(2)</sup>	--	10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>	--
Min Rear <i>Setback</i> (ft)	10	10	10	10	10	10	10	10	10	10	10
Optional Rear <i>Setback</i> (ft)	--	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>
Rear <i>Setback</i> Abutting Residential [See Section 131.0543(c)]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
Max Structure Height (ft)	60	45	60	45	65	65	70	70	60	45	30
Min Lot Coverage (%) <sup>(6)</sup>	--	--	--	--	--	--	--	--	--	35	--
Max Floor Area Ratio	1.0 <sup>(4,5)</sup>	0.75 <sup>(4,5)</sup>	1.5 <sup>(4,5)</sup>	0.75 <sup>(4,5)</sup>	1.5 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>	1.0 <sup>(4,5)</sup>
Floor Area Ratio Bonus for Residential Mixed Use [See Section 131.0546(a)]	1.0	1.0	1.5	--	--	2.5 1.0	2.5	2.5	--	--	--
Minimum Floor Area Ratio for Residential Use	0.5	1.0	0.75	--	--	1.5 1.0	1.5	2.5	--	--	--
Floor Area Ratio Bonus for Child Care [See Section 131.0546(b)]	applies	--	applies	--	applies	applies	applies	applies	--	--	--
Ground-floor Height [See Section 131.0548]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	--
Pedestrian Paths [See Section 131.0550]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	--
Transparency [See Section 131.0552]	--	applies	--	applies	--	applies	applies	applies	--	applies	--
Building Articulation [See Section 131.0554]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	--
Street Yard Parking Restriction [See Section 131.0555]	--	applies	--	applies	--	applies	applies	applies	--	--	--
Parking Lot Orientation [See Section 131.0556]	applies	--	applies	--	applies	applies	--	--	applies	applies	--
Refuse and Recyclable Material Storage [See Section 142.0805]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
Loading Dock and Overhead Door Screening Regulations [See Section 142.1030]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
Visibility Area [See Section 113.0273]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies

Footnotes for Table 131-05D [No change in text.]

- (c) CC Zones [No change in text.]

**§131.0540 Maximum Permitted Residential Density and Other Residential Regulations**

The following regulations apply to residential *development* within commercial zones where indicated in Table 131-05B:

- (a) through (b) [No change in text.]

- (c) Ground *Floor* Restrictions.

- (1) Residential use and residential parking are prohibited on the ground *floor* in the front half of the *lot*, except in the CC-3-4, CC-3-5, CC-3-6, CC-3-7, CC-3-8, CC-3-9, CC-4-4, CC-4-5, CC-4-6, CC-5-4, CC-5-5, CC-5-6, CN-1-6, CO-3-1, and CV-1-2 zones, where these uses are prohibited on the ground *floor* in the front 30 feet of the *lot* as shown in Diagram 131-05A. In the CN-1-6 and CO-3-1 zones, residential use and residential parking are limited to 70 percent of the *street frontage* along the front *property line*.

**Diagram 131-05A**

**Ground Floor Restriction**

[No change in text.]

- (2) [No change in text.]

- (d) through (e) [No change in text.]

**§131.0541 Supplemental Commercial Regulations for CO Zones**

The following regulations apply to commercial *development* within commercial office zones where indicated in Table 131-05D:



- (a) The gross floor area occupied by retail sales uses shall not exceed 10 percent of the total gross floor area on each premises, and the gross floor area of each individual retail establishment shall not exceed 15,000 square feet.
- (b) A minimum of 25 percent of gross floor area on each premises shall be occupied by uses in the office use category or the research and development use subcategory.
- (c) For phased development, all or a portion of the required office or research and development use shall be constructed prior to or in the same phase as the development of residential use.

**§131.0555 Parking Restriction**

In the CO-1-1, CO-3-1, and CO-3-2, and CO-3-3 zones, parking is not permitted in the required front and *street side yard*.

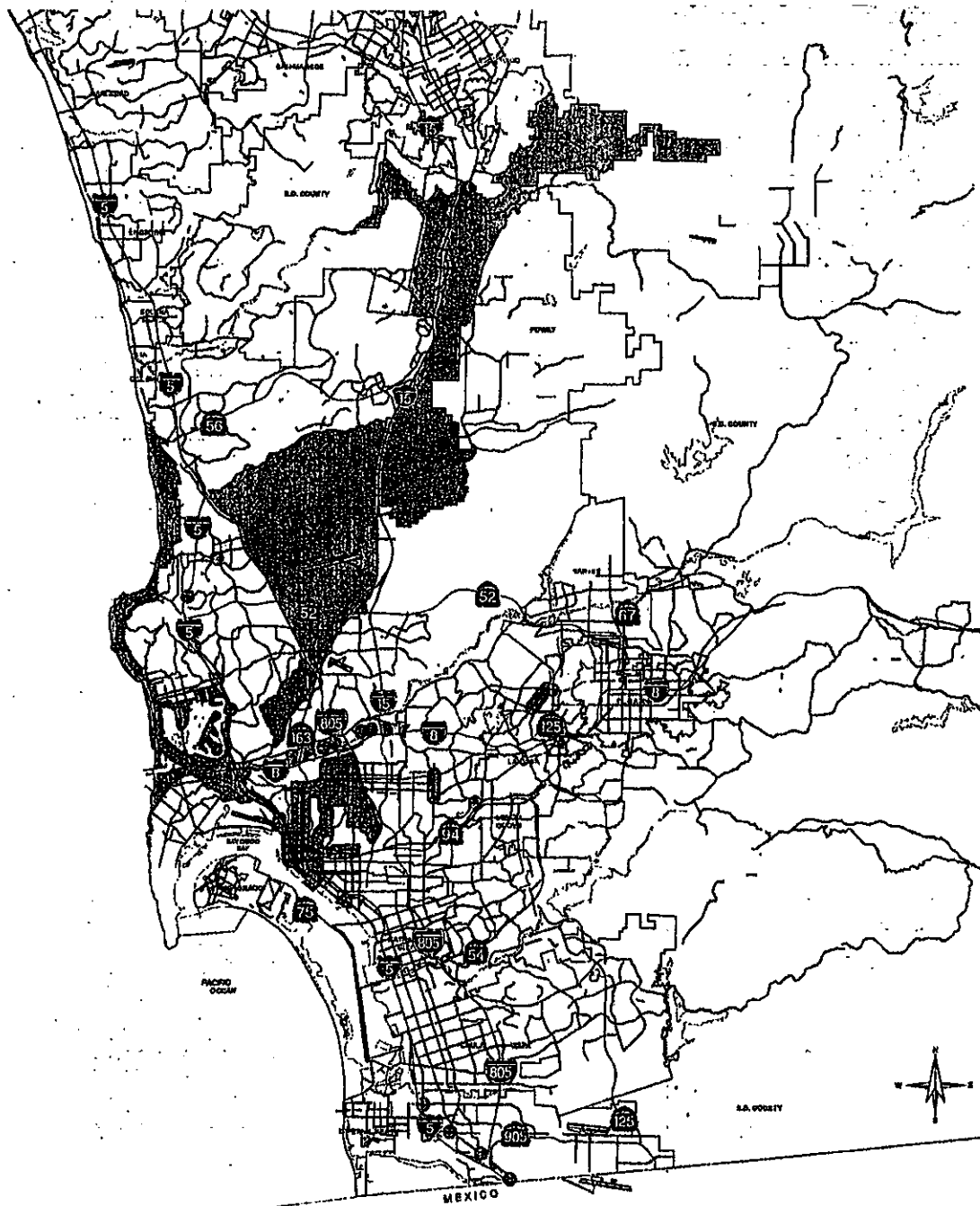
**§132.0902 Where the Residential Tandem Parking Overlay Zone Applies**

- (a) This overlay zone applies to property shown on Map No. ~~C-970~~ C-990, filed in the office of the City Clerk under Document No. ~~OO-20752~~ OO-\_\_\_\_\_. These areas are shown generally on Diagram 132-09A.
- (b) [No change in text.]

**Table 132-09A  
Residential Tandem Parking Overlay Zone Applicability**

[No change in text.]





**DIAGRAM 132-09A**

**Residential Tandem Parking**

**This is a reproduction of Map No. C-990 for illustration purposes only.**

**§132.0905 Supplemental Development Regulations of the Residential Tandem Parking Overlay Zone**

(a) Tandem parking may be counted as two parking spaces toward the off-street parking required by Chapter 14, Article 2, Division 5 (Parking Regulations) only in the following locations and circumstances:

- (1) In the Golden Hill Community Plan area, the La Jolla Community Plan area, the Mission Beach Precise Plan area, the Mission Valley Community Plan area, the North Park Community Plan area, the Uptown Community Plan area, the Mira Mesa Community Plan area, the Scripps Miramar Ranch Community Plan area, the Miramar Ranch North Community Plan area, the Sabre Springs Community Plan area, the Carmel Mountain Ranch Community Plan area, the Rancho Bernardo Community Plan area, and the San Pasqual Community Plan area, and the Midway-Pacific Highway Community Plan area.

(2) through (3) [No change in text.]

- (4) Within the beach impact area of the Parking Impact Area Overlay Zone where access is provided to the tandem space from an abutting *alley*.<sup>2</sup>

(5) [No change in text.]

(b) through (d) [No change in text.]

**§132.1402 Where the Community Plan Implementation Overlay Zone Applies**

(a) This overlay zone applies to properties that are identified in a community plan as areas requiring supplemental development regulations or

processing of a *development permit* and that have been incorporated by ordinance into this overlay zone. Table 132-14A lists the community plan areas in which this overlay zone has been applied and the corresponding rezone maps that indicate which properties are within the boundaries of the overlay zone. These maps are filed in the office of the City Clerk. The properties within this overlay zone are shown generally on Diagrams 132-14A through 132-14P.

**Table 132-14A**

**Community Plans with Property in the Community Plan Implementation Overlay Zone**

<b>Community Plan</b>	<b>Map Number Showing Boundaries of CPIOZ Area</b>
Clairemont Mesa (See Diagram 132-14A)	C-771.1, B-3951
Encanto Neighborhoods (See Diagram 132-14O)	C-962
Linda Vista (See Diagram 132-14C)	C-750
Mid-City Eastern Area-Chollas Triangle (See Diagram 132-14N)	B-4310
Midway-Pacific Highway Corridor (See Diagram 132-14D)	<del>C-782</del> <u>B-4331</u>
Navajo (See Diagram 132-14E)	C-954
Otay Mesa (See Diagram 132-14B)	C-956, B-4300
Pacific Beach (See Diagram 132-14F)	B-37371, B-3857
Peninsula (See Diagram 132-14G)	C-744, C-781
Rancho Bernardo (See Diagram 132-14H)	C-773.1
Rancho Penasquitos (See Diagram 132-14I)	B-4025
Sherman Heights and Grant Hill Historic Districts (See Diagram 132-14M)	B-4312

<b>Community Plan</b>	<b>Map Number Showing Boundaries of CPIOZ Area</b>
Skyline Paradise Hills (See Diagram 132-14L)	B-4272
Southeastern San Diego (See Diagram 132-14P)	C-961
University (See Diagram 132-14J)	C-725, C-751.2
Uptown (See Diagram 132-14K)	C-989

(b) [No change in text.]

**Table 132-14B**

**Community Plan Implementation Overlay Zone Applicability**

[No change in text.]

**§132.1403 Exception to the Community Plan Implementation Overlay Zone**

The City Manager may grant an exception to the requirements of this division for proposed *development* that is minor, temporary, or incidental and is consistent with the intent of this division. Exceptions made by the City Manager shall be filed with the office of the City Clerk.

**DIAGRAM 132-14A**

**Clairemont Mesa Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. C-771.1 & B-3951 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14B**

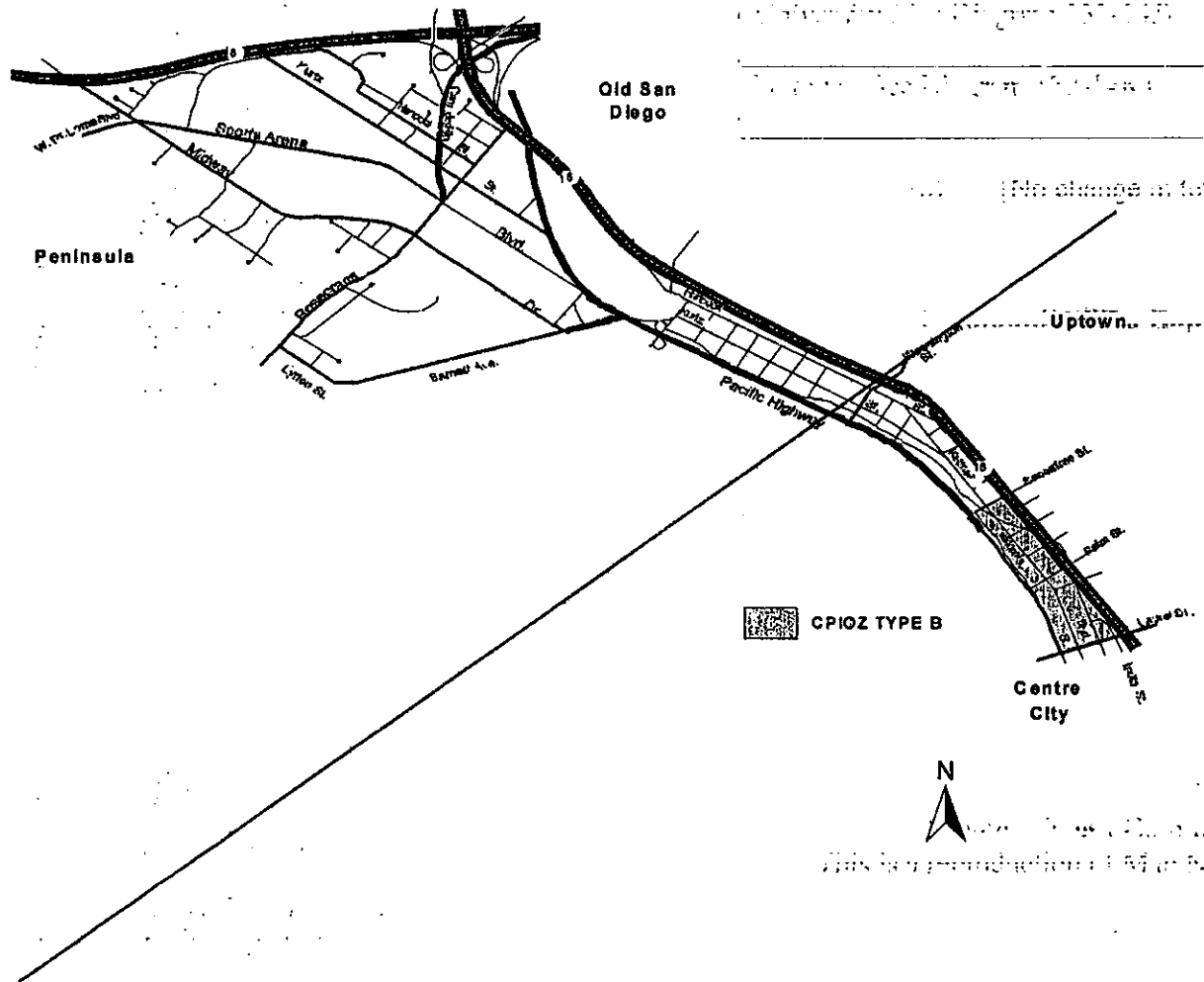
**Otay Mesa Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. B-4300 & C-956 for illustration purposes only.

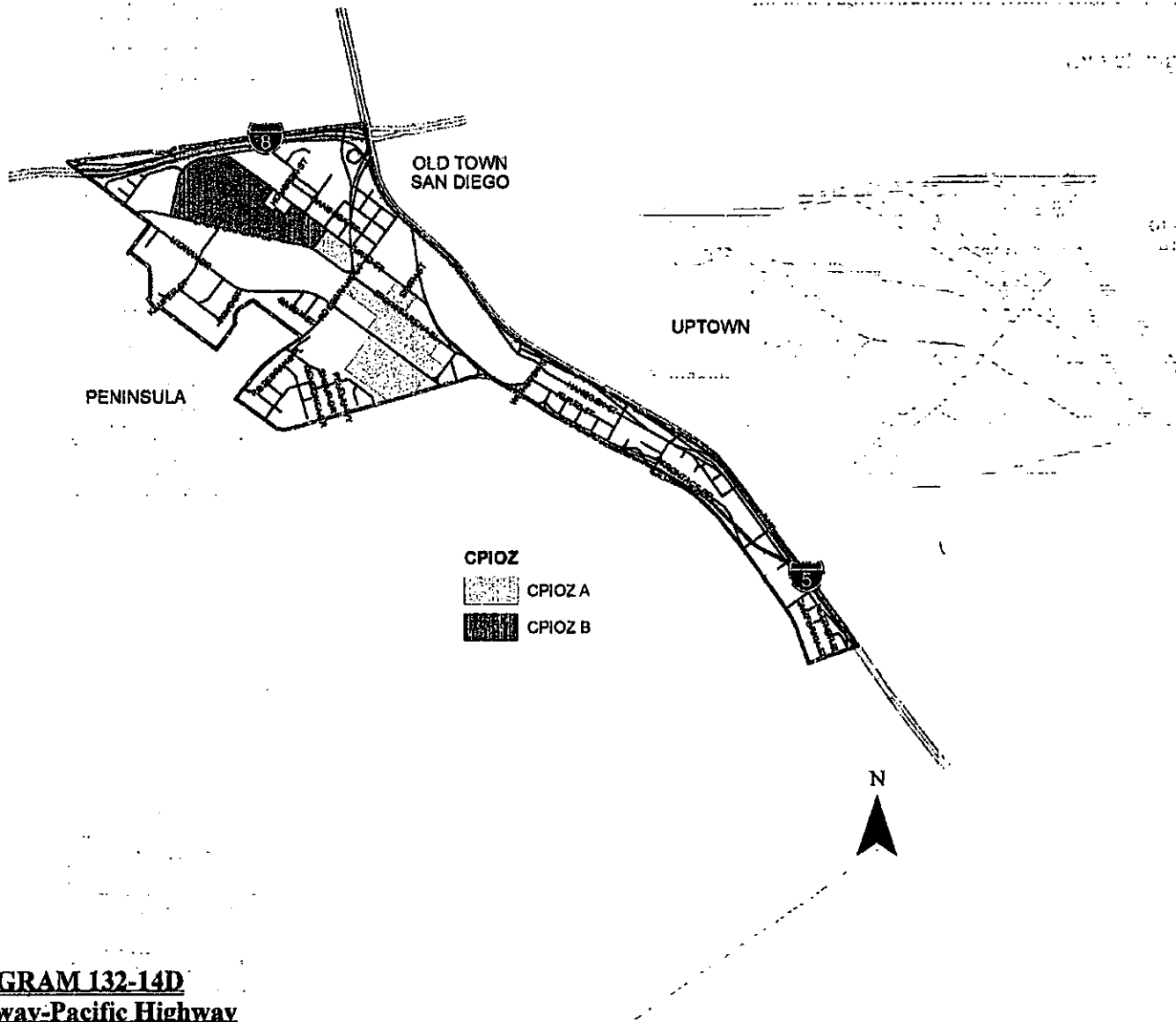
[No change in text.]

**DIAGRAM 132-14C**  
**Linda Vista Community Plan Implementation Overlay Zone**  
This is a reproduction of Map Nos. C-750 for illustration purposes only.

[No change in text.]



**DIAGRAM 132-14D**  
**Midway Pacific Highway Corridor**  
**Community Plan Implementation Overlay Zone**  
This is a reproduction of Map Nos. C-782 for illustration purposes only.  
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)



**DIAGRAM 132-14D**  
**Midway-Pacific Highway**  
**Community Plan Implementation Overlay Zone**  
**This is a reproduction of Map No. B-4331 for illustration purposes only.**



**DIAGRAM 132-14E**

**Navajo Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. C-954 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14F**

**Pacific Beach Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. B-3737.1 & B-3857 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14G**

**Peninsula Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. C-744 & C-781 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14H**

**Rancho Bernardo Community Plan Implementation Overlay Zone**

This is a reproduction of Map No. C-773.1 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14I**

**Rancho Penasquitos Community Plan Implementation Overlay Zone**

This is a reproduction of Map No. B-4025 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14J**

**University Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. C-725 & C-751.2 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14K**

**Uptown Community Plan Implementation Overlay Zone**

This is a reproduction of Map No. C-989 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14L**

**Skyline-Paradise Hills Community Plan Implementation Overlay Zone**

This is a reproduction of Map No. V-2 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14M**

**Sherman Heights and Grant Hill Historic Districts**

This is a reproduction of Map No. B-4312 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14N**

**Mid-City Eastern Area – Chollas Triangle Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. B-4310 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14O**

**Encanto Neighborhoods Community Plan Implementation Overlay Zone**

This is a reproduction of Map No. C-962 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14P**

**Southeastern San Diego Community Plan Implementation Overlay Zone**

This is a reproduction of Map No. C-961 for illustration purposes only.

[No change in text.]

**§142.0530 Nonresidential Uses — Parking Ratios**

- (a) Retail Sales, Commercial Services, and Mixed-Use Development. Table 142-05E establishes the ratio of required parking spaces to building *floor* area in the commercial zones, industrial zones, and planned districts shown, for retail sales uses and for those commercial service uses that are not covered by Table 142-05F or 142-05G. Table 142-05E also establishes the required parking ratios for mixed-use developments in a single *structure* that include an allowed use from at least two of the following use categories: (1) retail sales, (2) commercial services, and (3) offices.

**Table 142-05E**  
**Parking Ratios for Retail Sales, Commercial Services, Offices, and Mixed-Use**  
**Development**

Zone	Parking Spaces Required per 1,000 Square Feet of <i>Floor Area</i> Unless Otherwise Noted ( <i>Floor Area</i> Includes <i>Gross Floor Area</i> plus Below Grade <i>Floor Area</i> and Excludes <i>Floor Area</i> Devoted to Parking)		
	Required Automobile Parking Spaces <sup>(1)</sup>		
	Minimum Required Outside a <i>Transit Area</i> or <i>Transit Priority Area</i>	Minimum Required Within a <i>Transit Area</i> or <i>Transit Priority Area</i> <sup>(2)</sup>	Maximum Permitted
<b>Commercial Zones</b>			
CC-1-1 CC-2-1 CC-4-1 CC-5-1	2.5	2.1	6.5
CC-1-2 CC-2-2 CC-4-2 CC-5-2	2.5	2.1	6.5
CC-1-3 CC-2-3 CC-4-3 CC-5-3	5.0 <sup>(3)</sup>	4.3	6.5
CC-2-4 CC-3-4 CC-4-4 CC-5-4	2.5	2.1	6.5
CC-3-5	1.0 <sup>(4)</sup>	1.0 <sup>(4)</sup>	5.5
CC-3-5/Beach impact area <sup>(5)</sup>	2.5	2.1	6.5
CC-4-5	1.0 <sup>(4)</sup>	1.0 <sup>(4)</sup>	5.5
CC-2-5 CC-5-5	1.25	1.25	5.5
CC-3-6 CC-4-6 CC-5-6	2.5	2.1	6.5
CC-3-7	2.5	2.1	6.5
CC-3-8	2.5	2.1	6.5
CC-3-9	2.5	2.1	6.5

CN-1-1	1.0 <sup>(4)</sup>	1.0 <sup>(4)</sup>	5.5
CN-1-2	5.0	4.3	6.5
CN-1-3	2.5	2.1	6.5
CN-1-4	2.5	2.1	6.5
CN-1-5	2.5	2.1	6.5
<u>CN-1-6</u>	<u>2.5</u>	<u>2.1</u>	<u>6.5</u>
CR-1-1 CR-2-1	5.0 <sup>(3)</sup>	4.3	6.5
CO-1-1 CO-1-2 CO-2-1 CO-2-2 CO-3-1 CO-3-2 <u>CO-3-3</u>	5.0	4.3	6.5
CV-1-1	5.0	4.3	6.5
CV-1-2	2.5	2.1	6.5
<b>Industrial Zones</b>			
IH-1-1 IH-2-1	5.0	4.3	6.5
IL-1-1 IL-2-1 IL-3-1	5.0	4.3	6.5
IP-1-1 IP-2-1	5.0	4.3	6.5
IS-1-1	1.0 <sup>(4)</sup>	1.0 <sup>(4)</sup>	5.5
IBT-1-1	5.0	4.3	6.5
<b>Planned Districts</b>			
Barrio Logan: Subdistrict B	1.0 <sup>(4)</sup>	1.0 <sup>(4)</sup>	5.5
Barrio Logan: Except Subdistrict B	2.5	2.1	6.5
Carmel Valley	5.0	4.3	6.5
Cass Street	2.0	2.0	6.5
Central Urbanized	2.5	2.1	6.5
La Jolla	1.7	1.7	5.5
La Jolla Shores	1.0	1.0 <sup>(4)</sup>	5.5

Mid-City: CN-3 and CV-3	1.25	1.25	5.5
Mid-City: Except CN-3, CV-3	2.5	2.1	6.5
Mount Hope	3.3	2.8	6.5
Mission Valley: CV	2.5	2.1	6.5
Mission Valley: Except CV	5.0	4.3	6.5
Old Town	4.0	3.4	6.5
West Lewis Street	1.0 <sup>(4)</sup>	1.0 <sup>(4)</sup>	5.5

**Footnotes for Table 142-05E [No change in text.]**

- (b) Eating and Drinking Establishments. Table 142-05F establishes the required ratio of parking spaces to building *floor* are in the commercial zones, industrial zones, and planned districts shown, for eating and drinking establishments that are the *primary use* on a *premises*.

**Table 142-05F**  
**Parking Ratios for Eating and Drinking Establishments**

<b>Zone</b>	<b>Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment<sup>(1)</sup> Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus Below Grade Floor Area and Excludes Floor Area Devoted to Parking)</b>		
	<b>Required Automobile Parking Spaces<sup>(2)</sup></b>		
	<b>Minimum Required Outside a Transit Area or Transit Priority Area</b>	<b>Minimum Required Within a Transit Area or Transit Priority Area<sup>(3)</sup></b>	<b>Maximum Permitted</b>
<b>Commercial Zones</b>			
CC-1-1 CC-2-1 CC-4-1 CC-5-1	2.5	2.1	25.0
CC-1-2 CC-2-2 CC-4-2	2.5	2.1	25.0
CC-5-2	2.5	2.1	25.0
CC-4-2/Coastal Overlay Zone <sup>(4)</sup>	5.0	4.3	25.0
CC-1-3 CC-2-3 CC-4-3 CC-5-3	15.0	12.8	25.0
CC-2-4 CC-3-4 CC-4-4	2.5	2.1	25.0
CC-4-4/Coastal Overlay Zone <sup>(4)</sup>	5.0	4.3	25.0
CC-5-4	2.5	2.1	25.0
CC-2-5 CC-3-5	1.0 <sup>(5)</sup>	1.0 <sup>(5)</sup>	20.0
CC-3-5/Coastal Overlay Zone <sup>(4)</sup>	5.0	4.3	25.0
CC-4-5	1.0 <sup>(5)</sup>	1.0 <sup>(5)</sup>	20.0
CC-5-5	1.25	1.25	20.0

CC-3-6 CC-4-6 CC-5-6	2.5	2.1	25.0
CC-3-7	2.5	2.1	25.0
CC-3-8	2.5	2.1	25.0
CC-3-9	2.5	2.1	25.0
CN-1-1	1.0 <sup>(5)</sup>	1.0 <sup>(5)</sup>	20.0
CN-1-2	15.0	12.8	25.0
CN-1-3	2.5	2.1	25.0
CN-1-4	2.5	2.1	25.0
CN-1-5	2.5	2.1	25.0
<u>CN-1-6</u>	<u>2.5</u>	<u>2.1</u>	<u>25.0</u>
CR-1-1 CR-2-1	15.0	12.8	25.0
CO-1-1 CO-1-2 CO-2-1 CO-2-2 CO-3-1 CO-3-2 <u>CO-3-3</u>	15.0	12.8	25.0
CV-1-1	15.0	2.1	25.0
CV-1-2	5.0	4.3	25.0
<b>Industrial Zones</b>			
IH-1-1 IH-2-1	15.0	12.8	25.0
IL-1-1 IL-2-1 IL-3-1	15.0	12.8	25.0
IP-1-1 IP-2-1	15.0	12.8	25.0
IS-1-1	1.0 <sup>(5)</sup>	1.0 <sup>(5)</sup>	20.0
IBT-1-1	15.0	12.8	25.0
<b>Planned Districts</b>			
Barrio Logan: Subdistrict B	1.0 <sup>(5)</sup>	1.0 <sup>(5)</sup>	20.0
Barrio Logan: Except Subdistrict B	2.5	2.1	20.0

Carmel Valley	15.0	12.8	25.0
Cass Street	5.0	4.3	25.0
Central Urbanized	2.5	2.1	6.5
La Jolla	5.0	4.3	20.0
La Jolla Shores	1.0	1.0 <sup>(5)</sup>	20.0
Mid-City: CN-3 and CV-3	1.25	1.25	20.0
Mid-City: Except CN-3, CV-3	2.5	2.1	25.0
Mount Hope	3.3	2.8	25.0
Mission Valley: CV	5.0	4.3	25.0
Mission Valley: Except CV	15.0	12.8	25.0
Old Town	4.0	3.4	25.0
West Lewis Street	1.0 <sup>(5)</sup>	1.0 <sup>(5)</sup>	20.0

Footnotes for Table 142-05F [No change in text.]

(c) through (h) [No change in text.]

SMT:als  
06/13/2018  
11/07/2018 Cor. Copy  
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Passed by the Council of The City of San Diego on OCT 09 2018, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Barbara Bry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Ward	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Myrtle Cole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Georgette Gomez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage OCT 10 2018

AUTHENTICATED BY:

KEVIN L. FAULCONER  
Mayor of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND  
City Clerk of The City of San Diego, California.

By Linda Irwin, 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

SEP 17 2018, and on OCT 10 2018

I FURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading was dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was made available to each member of the Council and the public prior to the day of its passage.

(Seal)

ELIZABETH S. MALAND  
City Clerk of The City of San Diego, California.

By Linda Irwin, Deputy

Office of the City Clerk, San Diego, California  
Ordinance Number O- 20991