

Article 2: Barrio Logan Planned District

(“Barrio Logan Planned District” added 3-27-2007 by O-19592 N.S.)

Division 3: Zoning and Subdistricts

(“Zoning and Subdistricts” added 3-27-2007 by O-19592 N.S.)

§152.0301 Subdistricts of the Barrio Logan Planned District

In order to regulate the location and minimize the land use conflicts among residential, industrial and commercial areas, and to implement the Barrio Logan Redevelopment Project, subdistricts of the Barrio Logan Planned District are established. The boundaries of said subdistricts are designated on Figure 1 of the Barrio Logan Planned District.

(“Subdistricts of the Barrio Logan Planned District” added 3-27-2007 by O-19592 N.S.; effective 4-26-2007.)

§152.0302 Subdistrict A Purpose and Intent

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

(“Subdistrict A Purpose and Intent” added 3-27-2007 by O-19592 N.S.; effective 4-26-2007.)

§152.0303 Subdistrict A Permitted Uses

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

- (1) One-family dwellings
- (2) Two-family dwellings

- (3) Apartment houses, excluding premises designed or used for the temporary residence of persons for less than one week.
- (4) Board and lodging houses
- (5) Schools, limited to primary, elementary, junior high and senior high in accordance with Section 141.0407 and child care centers in accordance with Section 141.0606.
- (6) Public parks and public playgrounds
- (7) Churches, temples or buildings of permanent nature used primarily for religious purposes in accordance with Section 141.0602.
- (8) Temporary real estate sales offices and model homes in new subdivisions, subject to the limitations as set forth in Land Development Code Section 141.0701.
- (9) Any use permitted in the IL-3-1 zone (Land Development Code Section 131.0622) for lots or premises used for industrial or commercial activities or occupied by buildings designed for industrial or commercial use, including lots integrated by use into such industrial or commercial premises, which existed on the effective date of this ordinance.
- (10) Accessory uses customarily incidental to any of the foregoing permitted uses, including the following:
 - (A) Not more than 2 lodgers per dwelling unit.
 - (B) Recreational and health facilities which are designed, used and clearly intended for the use of residents of apartment houses, boarding and lodging houses, including tennis courts, putting greens, exercise rooms and sauna and steam baths.
 - (C) Service establishments in residential complexes containing not less than 80 dwelling units which are designed, used and clearly intended for the primary convenience of the occupants of the residential complex, including the following:

- (i) Barber shops
 - (ii) Beauty shops
 - (iii) Communal dining facilities
 - (iv) Snack bars
 - (v) Dry cleaning and laundry pick up agencies
- (11) Any other uses which may be determined by the Planning Commission, in accordance with Process Four, which are consistent with the purpose and intent of Subdistrict A. The adopted resolution embodying such findings shall be filed in the office of the City Clerk.

(12) Special Regulations

(A) Residential Uses

All accessory uses shall be located in the same building as the permitted uses which they serve. There shall be no entrance to any such accessory uses except through a foyer, court, lobby, hall, patio, or other similar interior area. However, neither of the foregoing regulations shall be applicable to accessory uses exclusively serving outdoor recreational activities. No signs, displays, or advertising relating to accessory uses shall be visible from any street. The combined gross floor area of all accessory uses, excluding outdoor recreational facilities, on any premises shall occupy not more than 10 percent of the gross floor area of the structures containing permitted uses.

(B) Nonresidential Uses

All uses except off-street parking, outdoor dining facilities, signs and the storage and display of those items listed in Section 152.0405(a) (Outdoor Display, Operation and Storage) shall be operated entirely within enclosed buildings or walls or fences as required in Section 152.0405.

(“Subdistrict A Permitted Uses” added 3-27-2007 by O-19592 N.S.; effective 4-26-2007.)

(Amended 4-5-2016 by O-20634 N.S.; effective 5-5-2016.)

§152.0304 Subdistrict A Development Regulations

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

(a) Density

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

(b) Minimum Lot Requirements

(1) Area - 3,500 square feet

(2) Street frontage - 25 feet

(3) Width

(A) Interior lot - 25 feet

(B) Corner lot - 25 feet

(4) Depth - 100 feet

(5) Exception. Any lot which qualifies under the definition of a lot as set forth in Land Development Code Section 113.0103 and Section 113.0237, and which does not comply in all respects with the minimum lot requirements specified in this ordinance may nevertheless be used as permitted and otherwise regulated by the provisions applicable to Subdistrict A.

- (c) Minimum Yards
 - (1) Front - 5 feet
 - (2) Side
 - (A) Interior - 3 feet, except that the yard specified herein shall be increased 3 feet for each story above two.
 - (B) Street - 4 feet
 - (3) Exception
 - (A) Two adjoining lots which have a common side lot line and which are developed concurrently may be developed with 0 side yards on the common side lot line, provided that each opposite interior side yard is not less than 6 feet, which shall be increased 3 feet for each story above two.
 - (B) The front and street side yard requirements shall not apply to lots or premises where required walls or fences, in compliance with Section 152.0405(d) (Outdoor Display, Operation and Storage), are not required to observe minimum yards.
- (d) Maximum Coverage and Floor Areas Ratio
 - (1) Residential
 - (A) Interior lot coverage - 40 percent
 - (B) Corner lot coverage - 50 percent
 - (2) Nonresidential

The maximum floor area ratio shall be 2.0.
- (e) Building Height

Maximum building height shall be 35 feet.
- (f) Maximum Driveway Width

Driveway width and spacing shall comply with Land Development Code Section 141.0560.

(“Subdistrict A Development Regulations” added 3-27-2007 by O-19592 N.S.; effective 4-26-2007.)

§152.0305 Subdistrict B Purpose and Intent

- (a) The purpose of Subdistrict B is to accommodate areas of the community which provide goods and services for residential, commercial and industrial areas and through historic patterns of development, contain residential, commercial, and industrial mixed-uses.
- (b) Since these areas were generally developed during the first half of this century and feature parcels or lots which are typically small and narrow in size and configuration, it is, therefore, the intent of Subdistrict B that it provide standards and regulations which are designed to minimize conflicts between development which occurred during the first half of the century and development which would be permitted to take place under the standards and development regulations of Subdistrict B as well as the existing mixed-use development patterns.
- (c) It is further the intent of Subdistrict B that it apply to that area of the community with mixed land use, including some heavy industrial; and that it allow the improvement, development or redevelopment of commercial and industrial uses with little need for variances.

(“Subdistrict B Purpose and Intent” added 3-27-2007 by O-19592 N.S.; effective 4-26-2007.)

§152.0306 Subdistrict B Permitted Uses

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

- (a) One-family dwellings
- (b) Two-family dwellings
- (c) Apartment houses, excluding structures designed or used for the temporary residence of persons for less than one week.

- (d) Any nonresidential use permitted in the IH-2-1 zone (except establishments engaged in the chrome plating of materials) as set forth in Land Development Code Section 131.0622.
- (e) Parking lots and facilities; provided, however, that except for covered parking facilities which are located completely below grade such parking lots and facilities shall be accessory to a use permitted in this section which shall be located on the same premises.
- (f) Any uses which the Planning Commission determines, in accordance with "Process Four", to be similar in character to the uses enumerated in this section and are clearly within the intent and purpose of Subdistrict B. The adopted resolution embodying any such finding shall be filed in the office of the City Clerk.
- (g) Accessory uses for any of the foregoing permitted uses including on-premises signs constructed, fabricated, erected, installed, attached, fastened, placed, positioned, operated and abated in accordance with Land Development Code Chapter 12, Article 9, Division 8 (Sign Permit Procedures) and Chapter 14, Article 2, Division 12 (Sign Regulations).
- (h) All uses except off-street parking, outdoor dining facilities, signs and the storage and display of those items listed in Section 152.0405 (a), (Outdoor Display, Operation and Storage) shall be operated entirely within enclosed buildings or walls or fences as required in Section 152.0405.

("Subdistrict B Permitted Uses" added 3-27-2007 by O-19592 N.S.; effective 4-26-2007.)

§152.0307 Subdistrict B Development Regulations

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

- (a) Density

No lot or parcel shall be developed or occupied by more than one dwelling unit for each 1,500 square feet of lot area, except that any currently developed lot may be redeveloped to the density which existed on the effective date of this ordinance (July 5, 1983).

(b) Minimum Lot Requirements

- (1) Area - 3,500 square feet
- (2) Street frontage - 25 feet
- (3) Width - 25 feet
- (4) Depth - 100 feet
- (5) Exception. Any lot which qualifies under the definition of a lot as set forth in Land Development Code Section 113.0103 and Section 113.0237, and which does not comply in all respects with the minimum lot requirements specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to this section.

(c) Minimum Yards

- (1) Front-5 feet for not less than 50 percent of lot frontage
- (2) Side
 - (A) Interior - 0 except that a 3 foot side yard shall be provided if any portion of the side lot line abuts residentially zoned or residentially used property. Such side yard shall be increased 3 feet for each story above two.
 - (B) Street - 5 feet for not less than 50 percent of lot frontage
- (3) Rear – 0
- (4) Exception - The front and street side yard requirements shall not apply to lots or premises where required walls or fences, in compliance with Section 152.0405(d) (Outdoor Display, Operation and Storage), are not required to observe minimum yards.

(d) Maximum Floor area ratio

The maximum floor area ratio shall be 2.0.

(e) Building Height

Maximum building height shall be 35 feet.

(f) Maximum Driveway Width.

Driveway width and spacing shall comply with Land Development Code Section 142.0560.

(“Subdistrict B Development Regulations” added 3-27-2007 by O-19592 N.S.; effective 4-26-2007.)

§152.0308 Subdistrict C Purpose and Intent

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

(b) It is the intent of these regulations to allow the improvement or development of the standard Barrio Logan lots with little or no need for variance. Subdistrict C also includes special character multiple family neighborhood guidelines intended to preserve the low intensity scale, while allowing for multiple family use, as set forth in Section 152.0310(h).

(“Subdistrict C Purpose and Intent” added 3-27-2007 by O-19592 N.S.; effective 4-26-2007.)

§152.0309 Subdistrict C Permitted Uses

It shall be unlawful to erect, construct, convert, establish, alter, move-on or enlarge any building or improvement or portion thereof, nor shall any lot or premises be used except for one or more of the following purposes as provided herein:

(a) One-family dwellings

(b) Two-family dwellings

(d) Multi-family dwellings, excluding structures designed or used for the temporary residence of persons for less than one week.

(e) Boarding and lodging houses for no more than 2 lodgers per guest room. Communal dining facilities may not occupy more than 10 percent of the gross floor area occupied by the boarding or lodging house.

- (f) Public parks and public playgrounds
 - (g) The following separately regulated uses may be permitted according to the regulations set forth in Municipal Code Section 151.0401 and Land Development Code Chapter 14, Article 1 (Separately Regulated Use Regulations).
 - (1) Churches, temples or buildings used primarily for religious purposes in accordance with Section 141.0602.
 - (2) Private clubs, lodges and fraternal organizations
 - (3) Elementary schools (grades K-6) in accordance with Section 141.0407, and child care centers in accordance with Section 141.0606.
 - (4) Residential care facilities for not more than 12 persons
- (“Subdistrict C Permitted Uses” added 3-27-2007 by O-19592 N.S.; effective 4-26-2007.)*
(Amended 4-5-2016 by O-20634 N.S.; effective 5-5-2016.)

§152.0310 Subdistrict C Development Regulations

It shall be unlawful to erect, construct, convert, establish, alter, move-on or enlarge any building or improvement or portion thereof, nor shall any lot be used in violation of any of the following requirements and special regulations:

- (a) Density

No lot shall be occupied by more than one dwelling unit for each 1,500 square feet of lot area.
- (b) Minimum Lot Requirements
 - (1) Area - 3,500 square feet
 - (2) Street frontage - 25 feet
 - (3) Width - 25 feet

- (4) Depth - 100 feet
 - (5) Exception. Any lot which qualifies under the definition of a lot as set forth in Land Development Code Section 113.0103 and Section 113.0237 and which does not comply in all respects with the minimum lot requirements specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to Subdistrict C.
- (c) Maximum Lot Dimensions and Area: Lot consolidations created through maps or by means of building across property lines shall be prohibited when such action would create a parcel containing over 7,000 square feet of lot area or over 50 feet of frontage along the front property line.
- (d) Required Setbacks
- (1) Front - 15 feet
 - (2) Side
 - (A) Interior - For lots that are 25 feet or less in width, 3 feet; and for lots greater than 25 feet in width, 4 feet.
 - (B) Street - 5 feet
 - (3) Rear - 4 feet
- (e) Lot Coverage Requirements
- (1) 50 percent maximum for interior lots
 - (2) 60 percent maximum for corner lots
- (f) Building Height
- (1) 25 feet maximum allowed in the front 35 percent of the lot
 - (2) 35 feet maximum allowed in the rear 65 percent of the lot
 - (3) Chimneys and vents are allowed to exceed the permitted height by an additional 5 feet.

(g) Driveway Standards

Driveway width and spacing shall comply with Land Development Code Section 142.0560.

(h) Special Character Design Criteria

(1) Requirements for the addition of dwelling units

- (A) Where one or more dwelling units already exist on a lot, any additional dwelling unit, whether attached or detached, shall incorporate the same roof style.
- (B) A minimum separation of 10 feet shall be required between the exterior building walls of the existing building and any additional detached dwelling unit on that lot.
- (C) There shall be pedestrian access from each added dwelling unit to an abutting street.

(2) Requirements for development on vacant or cleared lots

- (A) The particular facade, side or elevation of the building closest to the front yard shall have at least one pedestrian entry parallel to the street and contain a transparent glass window or windows with an aggregate area of at least 20 square feet.
- (B) The facade of any new multi-story residential building closest to the front yard shall incorporate a 6 foot horizontal recess from the exterior wall of the first story.
- (C) Covered porches may encroach 3 feet into the required front yard setback. A covered front porch having a minimum 6 foot depth and a width of 40 percent or more of the total first floor building width, can be used to fulfill the second-story 6 foot offset described in Section 152.0310(h)(2)(B).
- (D) Not more than two 10 foot wide garage doors or a single 16-foot wide garage door shall be permitted on the front facade. Any covered parking accessed from the street and in the front 30 percent of the lot shall be fully enclosed. Uncovered parking in the front 30 percent of the lot is not permitted.

- (3) Second-story additions to existing buildings shall conform to the regulations set forth in Sections 152.0310(h)(2)(B) and (C) above.

(“Subdistrict C Development Regulations” added 3-27-2007 by O-19592 N.S.; effective 4-26-2007.)

§152.0311 Subdistrict D Purpose and Intent

Subdistrict D is intended for use in the areas of the Barrio Logan community that have a wide range of industrial and heavy commercial uses customarily associated with the waterfront industry that has been established near the harbor. It is the purpose of Subdistrict D to enable the varied uses to coexist with minimum adverse impacts on each other and nearby residential areas of the community while, at the same time, enhancing the visual quality of the area. It is further the intent of this Subdistrict to allow the improvement, development or redevelopment of industrial uses with little or no need for variances.

(“Subdistrict D Purpose and Intent” added 3-27-2007 by O-19592 N.S.; effective 4-26-2007.)

§152.0312 Subdistrict D Permitted Uses

- (a) In Subdistrict D, no building or improvement or portion thereof shall be erected, constructed, converted, established, altered, or enlarged, nor shall any lot or premises be used except for one or more of the uses permitted in the IH-2-1 zone as set forth in Land Development Code Section 131.0622 provided, however, that the following uses are prohibited:
 - (1) Churches
 - (2) Dwellings, whether single-family or multiple-family including house trailers, except one dwelling on the same lot or parcel of land which is legally being used so as to require the continuous supervision of a caretaker or superintendent and their immediate family
 - (3) Hospitals, except for emergency hospitals incidental to uses permitted in Subdistrict D
 - (4) Hotels, motels, rooming houses, boarding houses and all other similar uses offering lodging to guests

- (5) Institutions or homes for the treatment or care of convalescent persons, children, aged persons, alcoholics, the wounded or mentally infirm
 - (6) Schools, public and private, except for trade schools instructing in subjects incidental to a permitted use
 - (7) Trailer parks
 - (8) Establishments engaged in the chrome plating of materials
- (b) On-premises signs are permitted if constructed, fabricated, erected, installed, attached, fastened, placed, positioned, operated and abated in accordance with Land Development Code Chapter 12, Article 9, Division 8 (Sign Permit Procedures) and Chapter 14, Article 2, Division 12 (Sign Regulations).
- (c) Marijuana outlets are permitted in accordance with Section 141.0504.
- (d) All uses except off-street parking, outdoor dining facilities, signs and the storage and display of those items listed in Section 152.0405(b) (Outdoor Display, Operation and Storage) shall be operated entirely within enclosed buildings or walls or fences as required in Section 152.0405.
- (e) Marijuana production facilities are permitted in accordance with Section 141.1004.
- (“Subdistrict D Permitted Uses” added 3-27-2007 by O-19592 N.S.; effective 4-26-2007.)*
(Amended 3-25-2014 by O-20356 N.S.; effective 4-24-2014.)
(Amended 2-22-2017 by O-20793 N.S.; effective 4-12-2017.)
(Amended 10-17-2017 by O-20859 N.S.; effective 11-16-2017.)

§152.0313 Subdistrict D Property Development Regulations

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

- (a) Minimum Lot Requirements
 - (1) Area - 7,000 Square feet
 - (2) Street frontage - 50 feet
 - (3) Width - 50 feet
 - (4) Depth - 100 feet
 - (5) Exception. Any lot which qualifies under the definition of a lot as set forth in Land Development Code Section 113.0103 and Section 113.0237 and which does not comply in all respects with the minimum lot requirements specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to this zone.

- (b) Minimum Yards
 - (1) Front - 10 feet
 - (2) Side - 5 feet
 - (3) Exception. The front and street side yard requirements shall not apply to lot or premises where required walls or fences, in compliance with Section 152.0405(d), are not required to observe minimum yards.

- (c) Maximum Floor area ratio
The maximum floor area ratio shall be 2.0.

- (d) Building Height
Maximum building height shall be 35 feet.

- (e) Maximum Driveway Width. Driveway width and spacing shall be in conformance with Land Development Code Section 142.0560.

(“Subdistrict D Property Development Regulations” added 3-27-2007 by O-19592 N.S.; effective 4-26-2007.)

§152.0314 Subdistrict D Exceptions

- (a) A Hearing Officer may approve, conditionally approve or deny, in accordance with Process Three, an application for an exception to certain Subdistrict D regulations where such exception would serve to carry out the purpose and intent of Subdistrict D. These exceptions shall be limited to the area within Subdistrict D which is on the westerly side (bay side) of Harbor Drive or the southerly side of 32nd Street, and may include any or all of the following exceptions:
 - (1) The provisions and regulations of Section 152.0405 (Outdoor Storage, Display, and Activity) shall only be required for all property lying within 50 feet of the Harbor Drive on Main Street property line. All other property lines are exempt from the regulations of Section 152.0405.
 - (2) All equipment, installations, etc., which are integral parts of the manufacturing or industrial process conducted on a parcel shall be exempt from the enclosure requirements of Section 152.0312(c) (Subdistrict D Permitted Uses) and Section 152.0403 (Off-Site Development Impact Regulations).
 - (3) Merchandise, material or equipment may be stored at a height greater than the wall or fence which screens it from Harbor Drive or Main Street per Section 152.0314(a)(1) above, providing the merchandise, material, or equipment is located at least 50 feet from the Harbor Drive or Main Street property line.
 - (4) The maximum building height may exceed 35 feet in lieu of the limits noted in Section 152.0313(d) (Building Height).
 - (5) The off-street parking requirements in Section 152.0402(e) (Off-Street Parking) may be replaced by:
 - (A) Every premises used for one or more of the permitted uses listed in Section 152.0312 (Permitted Uses) above shall be provided with minimum off-street parking accommodations on the same premises or on a lot or premises per Section 152.0314(a)(5)(B) below, as follows:
 - (i) One parking space for each one and one-half employees on the shift having the greatest number of employees.

- (ii) One parking space for each vehicle used in the conduct of a permitted use if said vehicle is regularly parked on the premises.
 - (B) The land used for required off-premises parking shall be located in Subdistrict D and shall be owned or controlled by the owner or owners of the use requiring the off-premises parking. In this connection, the owner or lessee of record of the off-premises parking site shall furnish evidence satisfactory to the Hearing Officer that he owns or has sufficient interest in such property to provide the off-premises parking required by Section 152.0314.
 - (C) Provision for off-premises parking spaces required by this section herein shall be maintained so long as they are required by the provisions of this section. In no event shall off-premises parking facilities which are provided to meet the requirements of this section be considered as providing any of the required spaces for any other structure or use.
- (6) All uses shall be exempt from the provisions of Section 152.0401(e) (Landscaping), provided that a landscaped strip of not less than 10 feet in depth be provided along all property fronting on the Harbor Drive or Main Street right- of-way. Landscaping and irrigation shall be in substantial conformance with the Landscape Guidelines of the Land Development Manual. Substantial conformance shall be determined by the Hearing Officer. Approved landscaping, including any required watering systems, shall be installed prior to the use or occupancy of any lot or systems shall be in substantial conformance with the approved landscaping plan. All required landscaped areas shall be permanently maintained in accordance with the adopted standards referred to herein.
- (b) The Hearing Officer shall further find that in granting or conditionally granting these exceptions that:
 - (1) The proposed exception shall not result in any substantial reduction of public views toward San Diego Bay or Centre City.
 - (2) The proposed exception shall not inhibit the efficient and safe flow of vehicles.

- (3) The granting of an exception will be in harmony with the purpose and intent of the Subdistrict D regulations.
- (c) The Hearing Officer's decisions on the application requesting the exception may be appealed to the Planning Commission in accordance with Land Development Code 112.0506.

(“Subdistrict D Exceptions” added 3-27-2007 by O-19592 N.S.; effective 4-26-2007.)

§152.0315 Redevelopment Subdistrict Purpose and Intent

The Redevelopment Subdistrict is established to implement the goals and objectives of the Barrio Logan Redevelopment Project. The Redevelopment Subdistrict designates land uses and development standards intended to create a compact, small scale, pedestrian oriented environment, and encourage compatible mixed use land patterns. It is the intent of this division to encourage new development, as well as to retain, rehabilitate and adaptively reuse existing structures. It is further the intent of the Redevelopment Subdistrict to foster quality architecture, landscaping and urban design principles consistent with the objectives of the Redevelopment Plan, and to create an identifiable urban character and community image. Projects as large or larger than an entire city block or requiring land assembly assistance utilizing Community Redevelopment Law funds shall be developed in accordance with design and operational standards established by the Redevelopment Agency of the City of San Diego.

(“Redevelopment Subdistrict Purpose and Intent” added 3-27-2007 by O-19592 N.S.; effective 4-26-2007.)

(Amended 5-7-2012 by O-20156 N.S.; effective 6-6-2012.)

§152.0316 Redevelopment Subdistrict Permitted Land Use Categories

Six major land use categories, described in Figure 2 of the Barrio Logan Planned Districts, are permitted within the Redevelopment Subdistrict: Commercial Use, Mercado District, Commercial/Residential Mixed Use, Residential Use, Public/Quasi-Public Use, and Light Industry/Commercial Use. The permitted land use classifications within each of these six land use categories are described in Section 152.0317 (Redevelopment Subdistrict - Land Use Classifications) and in Table 152-03A.

Legend for Table 152-03A

- P Permitted**
- CUP Conditional Use Permit**
- Not Permitted**

**Table 152-03A
Permitted Land Use Categories**

Land Use Classifications	Land Use Categories					
	Commercial Use	Mercado District	Comm/Res. Mixed Use	Residential Use	Public/Quasi - Public Use	Light Industrial/Comm. Use
Residential						
Single Family	-	-	P	P	-	-
Multi-Family	-	P	P	P	-	-
Live/Work (Loft)	P	-	P	P	-	P
Senior Citizen Housing	P	P	P	P	-	-
Mercado District Residential	-	See Section 152.0317 (a)(6)	-	-	-	-
Shopkeeper Units [See Section 113.0103]	P	P	P	-	-	-
Commercial Retail						
Food/Grocery Sales	P	P	P	-	-	P
Retail Sales	P	P	P	-	-	P
Liquor Sales	CUP	CUP	CUP	-	-	CUP
Limited Commercial	-	-	-	See Section 152.0317 (b)(4)	-	-
Commercial Services						
Artist's Studios	P	P	P	P	P	P
Banks/Credit Unions/Savings & Loans	P	P	P	-	-	P

Land Use Classifications	Land Use Categories					
	Commercial Use	Mercado District	Comm/Res. Mixed Use	Residential Use	Public/Quasi - Public Use	Light Industrial/Comm. Use
Building Materials/Services	P	-	P	-	-	P
Business/Communication/Home Services	P	P	P	-	-	P
Catering Services	P	P	P	-	-	P
Commercial Recreation/Entertainment	P	P	P	-	-	P
Eating/Drinking Establishment	P	P	P	-	-	P
Laboratories	P	-	P	-	-	P
Personal Improvement Services	P	P	P	-	-	P
Personal/Convenience Services	P	P	P	-	-	P
Wholesale/Warehouse	P	-	P	-	-	P
Visitor Accommodations						
Bed & Breakfast	P	P	P	-	-	-
Hotels/Motels	P	P	P	-	-	-
Single Room Occupancy	CUP	-	CUP	-	-	-
Commercial Professional Office						
Professional/business Office	P	P	P	P	-	P
Government Offices	P	-	P	-	P	P
Public/Quasi Public						
Colleges/Universities	P	P	P	P	P	P
Schools, Public or Private	P	P	P	P	P	P
Cultural Institutions	P	P	P	P	P	P

Land Use Classifications	Land Use Categories					
	Commercial Use	Mercado District	Comm/Res. Mixed Use	Residential Use	Public/Quasi - Public Use	Light Industrial/Comm. Use
Performing Arts/Theatres	P	P	P	P	P	P
Religious Assembly	P	P	P	P	P	P
Park & Recreation Facilities	P	P	P	P	P	P
Child Care Facilities	P	P	P	P	P	P
Clubs/Lodges/Fraternal Organizations	P	P	P	P	P	P
Nonprofit Charitable Institutions	CUP	CUP	CUP	-	CUP	CUP
Limited Human Care Facility Community/						
Primary Health Care	CUP	CUP	CUP	-	CUP	CUP
Residential Care	CUP	CUP	CUP	-	CUP	CUP
Utilities	CUP	-	CUP	-	CUP	CUP
Vehicle/ Equipment Sales & Services						
Vehicle/Equipment Sales/Rentals	-	-	-	-	-	P
Vehicle/Equipment Repair	-	-	-	-	-	P
Auto Paint/Washing/Detailing	-	-	-	-	-	P
Auto Service Stations	-	-	-	-	-	P
Light Industrial						
Limited Manufacturing	-	-	-	-	-	P
Maintenance/Repair/Service Facilities	-	-	-	-	-	P
Marine Oriented/Waterfront Dependent	-	-	-	-	-	P

Land Use Classifications	Land Use Categories					
	Commercial Use	Mercado District	Comm/Res. Mixed Use	Residential Use	Public/Quasi - Public Use	Light Industrial/Comm. Use
Wholesale, Storage Distribution	-	-	-	-	-	P
Research and Development Facilities	-	-	-	-	-	P
Transportation Facilities & Related Storage	-	-	-	-	-	P
Limited Industrial	-	See Section 152.0317 (g)(7)	-	-	-	-
Parking						
Surface Parking	P	P	P	P	P	P
Parking Structure	P	P	P	P	P	P
Accessory Uses	P	P	P	P	P	P

*(“Redevelopment Subdistrict Permitted Land Use Categories” added 3-27-2007 by O-19592 N.S.; effective 4-26-2007.)
(Amended 7-10-2015 by O-20512 N.S.; effective 8-9-2015.)*

§152.0317 Redevelopment Subdistrict - Land Use Classifications

Permitted land uses within the Barrio Logan Redevelopment Subdistrict are grouped into Land Use Classifications. Land use classifications describe one or more uses having similar characteristics but do not list every use or activity that may be appropriate within the use classification. If a classification of use is necessary, the Planning Commission shall make that determination, in accordance with Process Four, taking into consideration the purpose and intent of the Redevelopment Subdistrict. The Planning Commission shall adopt a resolution embodying their determination. Certain land uses, as indicated in Section 152.0317, shall be examined on a case by case basis by the City Manager to determine whether and under which conditions those uses may be approved at a given site in accordance with Municipal Code Section 151.0401.

- (a) Residential
 - (1) Single Family Residential
 - (2) Multifamily Residential
 - (3) Live/Work Quarters (Lofts): live/work quarters (lofts) shall be permitted within the Redevelopment Subdistrict of the Barrio Logan Planned District.
 - (4) Senior Citizens Housing
 - (5) Limited Residential
 - (6) Mercado District Residential: This classification applies to the block bounded by Newton Avenue, Evans Street, Dewey Street and Main Street. Convenience commercial uses may include uses listed in Section 152.0317(c). Accessory uses may include, but not be limited to, recreation centers, health/fitness clubs and child care centers. Combined convenience commercial services and accessory uses shall not have a total square footage greater than 25 percent of the gross square footage of the lot area.
 - (7) Shopkeeper units
- (b) Commercial Retail
 - (1) Food/Grocery Sales
 - (2) Retail Sales
 - (3) Liquor Sales: A Conditional Use Permit
 - (4) Limited Commercial: This classification applies only to the Residential Use designation shown in Table 152-03A, and includes establishments listed in Sections 152.0317(b)(1), (b)(2), (c)(1), (c)(4), (c)(5), (c) (7), (c)(9), (c)(10) and (d)(1) provided such establishments front a public street, are directly accessible from the sidewalk, and do not have a total square footage greater than 20 percent of the total gross square footage of the lot area. This classification excludes home occupations described in Land Development Code Section 141.0308.

- (c) Commercial Services
 - (1) Artists' Studios
 - (2) Banks, Credit Unions, and Savings and Loan Associations: This classification applies only to those institutions engaged in the on-site circulation of cash. Drive-through banking facilities are not permitted.
 - (3) Building Materials and Services: This classification includes but is not limited to tool and small equipment sales or rentals (no ridden equipment) and building contractors' showrooms, but excludes activities classified under vehicle/equipment sales and services, as set out in Section 152.0317(f).
 - (4) Business, Communication and Home Services: This classification excludes activities specified under vehicle/ equipment sales and services in Section 152.0317(f).
 - (5) Catering Services
 - (6) Commercial Recreation and Entertainment: Typical uses include bowling alleys, miniature golf courses, tennis and racquet ball courts, gymnasiums and movie theaters. Video and pinball machine establishments and billiard and card parlors are prohibited.
 - (7) Eating and Drinking Establishments: The sale of alcoholic beverages in the Barrio Logan Planned District must comply with the provisions of Land Development Code Section 141.0502.
 - (8) Laboratories
 - (9) Personal Improvement Services
 - (10) Personal and Convenience Services
 - (11) Wholesale and Warehouse: This classification excludes auto storage.
 - (12) Visitor Accommodations:
 - (A) Bed and Breakfast Inns
 - (B) Hotels and Motels: This classification includes eating, drinking and banquet service.

- (C) Single-Room-Occupancy ("SRO"): Within the Barrio Logan Redevelopment Subdistrict, each SRO unit shall have a minimum of 200 square feet, and the project shall not exceed 1.0 FAR. A Conditional Use Permit (CUP), decided by Process Three is required. SRO's shall be separated by a straight line (measured from property line to property line) of no less than one-quarter mile to another SRO within the Barrio Logan Planned District.

- (d) Commercial/Professional Office
 - (1) Professional and Business Offices
 - (2) Government Offices

- (e) Public and Quasi Public
 - (1) College and Universities
 - (2) Schools, Public or Private
 - (3) Cultural Institutions
 - (4) Performing Arts/Theatres
 - (5) Religious Assembly
 - (6) Park and Recreation Facilities
 - (7) Child Care Facilities
 - (8) Clubs, Lodges and Fraternal Organizations
 - (9) Nonprofit, Charitable Institutions: A Conditional Use Permit (CUP) decided in accordance with Process Four is required.
 - (10) Limited Community and Human Care Facilities:
 - (A) Primary Health Care: A Conditional Use Permit (CUP) decided in accordance with Process Four is required.

- (B) Residential Care: A Conditional Use Permit (CUP) granted pursuant to Section 141.0312, is required.
- (11) Utilities: In no case shall any utility or communication infrastructure exceed the height limitations contained in the Barrio Logan Planned District. This classification excludes satellite antenna which are permitted throughout the Barrio Logan Planned District subject to the provisions of Land Development Code Section 141.0405.
- (f) Vehicle/Equipment Sales and Services
 - (1) Vehicle/Equipment Sales and Rentals
 - (2) Vehicle/Equipment Repair
 - (3) Automobile Painting, Washing and Detailing
 - (4) Automobile Service Stations: Automobile service stations are subject to Land Development Code Section 151.0401.
- (g) Light Industrial. All industrial activity shall be located within an enclosed building. No use, activity, nor process shall produce vibrations, noxious odors, or noises that are perceptible without instruments by the average person at the property lines of a site.
 - (1) Manufacturing: This classification also includes pharmaceutical manufacturing, cleaning and canning of edible products, and those uses permitted in the IP-2-1 zone as set forth in Land Development Code Section 131.0622, except that basic industrial processing from raw materials is excluded and establishments engaged in the manufacturing, fabrication, assembly, testing, repair, servicing and processing of the following uses are not permitted:
 - (A) Aircraft manufacturing and assembly
 - (B) Aircraft parts other than engines
 - (C) Farm machinery and equipment
 - (D) Guided missiles and space vehicles

- (E) Motor vehicles, parts, and accessories
 - (F) Small arms
 - (2) Maintenance Repair and Service Facilities
 - (3) Marine Oriented/Waterfront Dependent Uses
 - (4) Wholesale, Storage and Distribution
 - (5) Research and Development Facilities
 - (6) Transportation Facilities and Related Storage
 - (7) Limited Industrial: This classification applies only to the block adjacent to the trolley station and bounded by Main Street, Crosby Street, the rights-of-way of the San Diego Coronado Bay Bridge and the San Diego and Arizona Eastern Railroad. Permitted uses include establishments listed in Section 152.0317(g)(1) and similar labor intensive establishments, provided that such establishments do not have a total square footage greater than 25 percent of the total gross square footage of the premises.
- (h) Parking
- (1) Surface Parking
 - (2) Parking Structures
- (i) Accessory Uses
- Accessory Uses and Structures: Those uses and structures as defined by Land Development Code Section 113.0103.
- (j) Other Uses
- Any other uses which the Planning Commission may determine, in accordance with Process Four, to be similar in character and type to the uses, including accessory uses enumerated above, and consistent with the purpose and intent of the Redevelopment Subdistrict.

(k) Land Use Classifications Permitted by Land Use Categories

Land use classifications as described in Section 152.0317 shall be permitted as shown in Table 152-03A.

(“Redevelopment Subdistrict - Land Use Classifications” added 3-27-2007 by O-19592 N.S.; effective 4-26-2007.)

(Amended 7-10-2015 by O-20512 N.S.; effective 8-9-2015.)

§152.0318 Redevelopment District Intensity of Development

(a) Maximum Density for Residential Development

Maximum residential density within the Redevelopment Subdistrict shall be one dwelling unit per 1,000 square feet, or 43 units per gross acre, plus an optional 25 percent bonus density for very low, low and moderate income dwelling units (in compliance with Land Development Code Chapter 14, Article 3, Division 7 (Affordable Housing Regulations)) up to a maximum density of 53 dwelling units per gross acre, as shown in Figure 3 of Section 152.0318.

(1) When a proposed residential development meets the density set forth in Section 152.0318(a):

(A) The development shall be subject to special review by the Barrio Logan Project Area Committee (PAC) or similar body as recognized by the City Council, if in existence at the time of the project proposal. The purpose of the review shall be to determine whether the project conforms to the adopted Barrio Logan Redevelopment Plan, the Barrio Logan-Harbor 101 Community Plan, and the Progress Guide and General Plan. The project to be reviewed shall be submitted to the chairperson of the PAC or similar body at least 30 calendar days in advance of the scheduled meeting where review is sought.

(B) The applicant shall submit a Proposed Management Program for rental units which addresses security, maintenance and operational plan.

- (b) Maximum Floor area ratio (FAR) for Nonresidential Development

Maximum FAR permitted within the Redevelopment Subdistrict shall be as shown in Figure 3 of this section.

- (c) Mixed Residential and Nonresidential Uses
For mixed residential and nonresidential uses, the intensity of development shall be the sum of density for the residential and of the FAR for nonresidential.
- (d) Development/Open Area Ratio

In residential or mixed use projects including residential development on the ground floor of a property, the area occupied by buildings and structures including porches, terraces, balconies, stairways and exterior elevator shafts, roofed or otherwise, and all parking areas including surface parking areas, shall not occupy over 65 percent of the lot area.

*(“Redevelopment District Intensity of Development” added 3-27-2007 by O-19592 N.S.; effective 4-26-2007.)
(Amended 3-22-2018 by O-20916 N.S.; effective 4-21-2018.)*

§152.0319 Redevelopment Subdistrict Property Development Regulations

It shall be unlawful to erect, construct, establish, move on, add, enlarge, convert, alter or maintain any building or portion thereof, or use any lot or premises be used in violation of any of the following requirements and special regulations:

- (a) Minimum Lot Area and Dimensions
 - (1) Lot Area - 3,500 square feet
 - (2) Street frontage - 25 feet
 - (3) Width

- (A) Interior Lot - 25 feet
 - (B) Corner Lot - 25 feet
 - (4) Depth - 100 feet
 - (5) Exceptions: Any lot or parcel which does not comply with all the minimum lot dimensions set forth in Section 152.0319(a) may nevertheless be used as a building site provided the lot or parcel qualifies as a legal lot pursuant to Land Development Code Section 113.0103 and Section 113.0237.
- (b) Maximum Lot Area Regulations

Lot consolidations created through subdivision maps or by means of building across lot lines or property lines shall be prohibited when such action would create a premise containing over 14,000 square feet of lot area or over 100 feet of frontage along the front property line. This requirement is intended among other things, to deter massive, large scale developments inconsistent with the small scale pedestrian oriented objectives for the Redevelopment Subdistrict. The Mercado District, and those districts where Light Industry/Commercial Use land use categories are allowed, are exempted from the maximum lot regulations. Existing parcels in excess of 14,000 square feet shall not be affected by Section 152.0319.

- (c) Minimum Setback Requirements
- (1) Residential (when located at ground floor)
 - (A) Front - 10 feet
 - (B) Interior side - 5 feet up to 2 stories. 8 feet above 2 stories. On lots less than 25 linear feet in lot width, the minimum required interior side setback shall be zero. For the purposes of Section 152.0319, a story equals 10 feet maximum.
 - (C) Street side - 15 feet
 - (D) Rear - 3 feet if the lot abuts an alley. On lots not abutting an alley the rear setback shall be 0.

- (E) As an alternative to providing a front setback, residential developments may add (combine) the required front setback area to the common, exterior usable area required in Section 152.0319(d)(1).
 - (F) A minimum separation of 10 feet shall be required between the exterior building walls of an existing structure and any additional detached structure on that lot.
 - (G) An unroofed portion of a structure or terrace less than 3 feet above the surface ground level shall be permitted within the front yard setback area. Roofed, open appendages such as porches and balconies may encroach up to 5 feet into the required front setback area. To qualify as open appendages, railings and enclosures not exceeding 4 feet in height must be located on at least 40 percent of the perimeter of such open appendage. Encroachments as permitted in Section 152.0319 and as amended from time to time, are not allowed on the street side, interior side or rear setback areas.
- (2) Nonresidential
- (A) Front - 0, as described in Section 152.0319(e)(2).
 - (B) Interior side - 0. The "Hearing Officer" may require a 10 foot interior side setback where a project is adjoining an existing residential project in order to maintain adequate provisions for light and air.
 - (C) Street side - 0, as described in Section 152.0319(e)(2).
 - (D) Rear - 3 feet for lots which abut an alley. On lots not abutting an alley the rear setback shall be 0.
 - (E) Canopies/awnings may encroach into the public right-of-way in conformance with Section 4506 of the Uniform Building Code (1988 Edition).
- (3) Exception: In order to preserve the existing character of Logan Avenue, front setbacks facing Logan Avenue shall align horizontally with adjacent structures on either side, if adjacent structures exist.

(d) Minimum Common and Private Exterior Areas

- (1) Residential or mixed use projects including residential development on the ground floor of the property shall dedicate at least 10 percent of the gross lot area to common, exterior usable areas. These areas may consist of courtyards, patios, gardens or play areas and shall exclude walkways and access paths to dwelling units. Common, exterior usable areas shall be open to the sky, shall have a minimum dimension of 25 square feet, and be centrally located within a project or between 2 or more buildings, or readily accessible to the occupants of the dwelling units. Mixed use projects with exclusively upper floor residential units are exempted from Section 152.0319.
- (2) At least 60 percent of all residential units within a project shall provide a private exterior usable area for each unit. This area may consist of balconies, terraces, roof decks, or porches and shall have a minimum area of 20 square feet, but shall not exceed 100 square feet in size. In projects containing 20 units or more, up to 50 percent of the required private exterior usable area may be provided instead as common, exterior usable area.
- (3) Common areas and recreational facilities shall be located so as to be readily accessible to the occupants of the dwelling units and shall be integrated in the overall project design.

(e) Pedestrian Orientation Design Criteria

In order to encourage a pedestrian orientation on Logan, National and Newton Avenues, and Beardsley, Crosby, Main and Evans Streets, the following development standards shall apply to developments fronting those avenues and streets:

- (1) Residential
 - (A) Residential buildings shall be required to be oriented toward the street and provide front, and side street facade features such as doors, windows, balconies, porches, terraces, wall offsets, varied materials, textures, colors, or any combination thereof. Windows shall be provided on the wall surface extending from the sidewalk up to 12 feet in height. Wall offsets shall occur every 40 feet of linear street frontage.

- (B) Every dwelling unit (including those within mixed use buildings) shall have direct pedestrian access from both the abutting street and rear parking areas.
 - (C) Not more than two 10 foot wide garage doors or a single 16 foot wide garage door shall be permitted on the front facade facing the above described pedestrian-oriented streets. Any covered parking accessed from such streets shall be fully enclosed. Open carports are not permitted except in the rear of the lot facing the alley.
- (2) Nonresidential
- (A) Nonresidential building walls shall be continuously extended at least 65 percent of the street frontage and shall be located at the property line, or within 5 feet of the property line. Facade indentations shall be limited to 5 feet in depth. The continuity of the required street wall may be interrupted if pasajes are provided. For purposes of the Barrio Logan Planned District Ordinance, the term "pasaje" means a mid-block pedestrian passageway flanked by uses which have entrances or windows facing the passageway. On all corner parcels within the Redevelopment Subdistrict the building wall required by Section 152.0319 shall occupy the corner facing the street intersection. No surface parking areas or garages shall be permitted on corners of lots facing a street intersection. If the premises are bounded on all sides by pedestrian-oriented streets as designated in Section 152.0319, an exception to Section 152.0319 shall be made by the Hearing Officer, as to one or two abutting streets bounding the parcel in question.
 - (B) At least 50 percent of the first story area street wall surface shall incorporate pedestrian entrances, windows, display windows, or openings allowing views into atriums, courtyards and street oriented activities. Windows, openings and entrances shall be located at a "pedestrian height level," which for purposes of the Barrio Logan Planned District is defined as the wall surface extending from the sidewalk up to 12 feet in height.

- (C) Street wall facades shall be enhanced through the use of expression lines, architectural details, materials and texture changes, artworks, awnings, canopies, or color. Facade treatment shall change every 40 feet of linear street frontage to avoid large monotonous developments.
- (D) Blank wall segments shall be limited to 15 feet in width; however, the maximum width may be increased to 25 feet if the wall surface is enhanced with architectural detailing, ornamentation, or art work.
- (E) Surface parking occupying 35 percent or less of the linear street frontage shall be screened by a 3-foot high solid wall or fence separated from the adjacent public right-of-way by a 3-foot wide landscaped strip. This landscaped strip shall be achieved through the use of shrubs, vines, or ground covers. If surface parking occupies over 35 percent of the linear street frontage, the parking perimeter shall be defined by the wall or fence and landscaped strip required in Section 152.0319, or by arcades, colonnades or arches having a height compatible with the buildings on the premises and separated from the adjacent public right-of-way by the landscaped strip required in Section 152.0319, or a combination of wall, fence arcades, colonnades, or arches, and the required landscaped strip.

The required wall or fence shall be made of masonry, brick or similar materials compatible with the buildings on the premises. Chain link and similar type fences are not permitted. All above-grade parking spaces visible from the public right-of-way shall be architecturally screened or enclosed. Temporary, surface parking during the period of construction is exempted from Section 152.0319(e)(2)(E).

- (F) Off-street loading areas shall not be located immediately adjacent to avenues or streets listed in Section 152.0319(e).
- (G) The internal street system shall not be a dominant feature in the overall design; rather it shall be designed for the efficient and safe flow of vehicles without creating a disruptive influence on the activity and function of any common areas and facilities.

(f) Other Design Criteria

- (1) The facade of buildings having 3 or more stories shall stepback at least once above the first story to allow for balconies, roof terraces, and decks, as described by Section 152.0319(d)(2).
- (2) Roofs shall be articulated (i.e., gabled, domed); however a roof may be flat if such flat roof is hidden by a raised parapet or terraces providing amenities to the occupants, such as an atrium or balcony.
- (3) Warm and bright colors should be used to reinforce existing and desired character in the area.

(g) Maximum Building Height

- (1) The maximum building heights and number of stories permitted within the Redevelopment Subdistrict shall be as shown in Figure 4. Height shall be measured in accordance with Land Development Code Section 113.0270.
- (2) Chimneys, vents, elevator enclosures, solar systems, vertical decorative roof features, and similar roof appurtenances shall be excluded from maximum building height. Such appurtenances, however, shall be limited to 10 percent of the total roof plan area, and their height shall not exceed 20 percent or 6 feet, whichever is less, of the permitted maximum building height.

(“Redevelopment Subdistrict Property Development Regulations” added 3-27-2007 by O-19592 N.S.; effective 4-26-2007.)