

Article 2: Barrio Logan Planned District

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

Division 4: General and Supplemental Regulations

*(“General and Supplemental Regulations” added 3-27-2007 by O-19592 N.S.;
effective 4-26-2007.)*

§152.0401 Landscaping

- (a) General Landscaping Regulations for all Subdistricts

Where not otherwise specified in the Barrio Logan Planned District, landscaping shall be provided in accordance with Land Development Code Chapter 14, Article 2, Division 4 (Landscaping Regulations).

- (b) Subdistrict A, B, and D Landscaping Regulations

- (1) Landscaping is required for all commercial and industrial uses which existed on the effective date of this ordinance (July 5, 1983) and shall be installed within 5 years of the effective date of this ordinance; provided, however, that for any portion of the lot or premises where no minimum yard is required, planter boxes or a landscaped strip between the property line and curb of the adjacent public street shall be substituted for the required landscaping. Such substitute landscaping shall be subject to the approval of the City Manager. In Subdistrict A, if the substitute landscaping is determined to be infeasible, no substitute landscaping shall be required.
- (2) Required landscaping and required watering system shall be installed prior to the use of the premises. All required landscaped areas shall be permanently maintained in accordance with Land Development Code Chapter 14, Article 2, Division 4 (Landscaping Regulations) and the Landscape Standards of the Land Development Manual.

- (c) Subdistrict A Landscaping Regulations

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

- (2) For any lot which is being developed with 2 or more dwelling units, or with a nonresidential use and prior to the issuance of any building permits, a complete set of landscaping and irrigation plans shall be submitted to the City Manager for approval; said landscaping and irrigation plan shall be in conformance with the Landscape Guidelines of the Land Development Manual.

- (d) Subdistrict B Landscaping Regulations
 - (1) Prior to the use and occupancy of any premises of 25 feet in width or less, a minimum of 2 percent of said premises which shall be visible from an immediate abutting public street right-of-way, shall be suitably landscaped with shrubs, trees, and ornamental ground cover. The minimum landscaping requirement shall increase 1/2 of 1 percent for each 25 feet of parcel width but need not exceed a maximum of 5 percent. The landscaped area may include planter boxes and potted plants if said items are approved by the City Manager.
 - (2) Prior to the issuance of any building permits, a complete landscaping plan and irrigation plan shall be submitted to the City Manager for approval. This landscaping plan and irrigation plan shall be in conformance with the requirements of Sections 152.0307 and 152.0401 and with the Landscape Guidelines of the Land Development Manual.
 - (3) Minimum Planting Standards. Unless other planting requirements are specified in a landscape plan approved by the City Manager, required landscaped strips on lots used for commercial and industrial uses shall include:
 - (A) For each 15 linear feet of lot frontage, front and street side: one tree 10 feet in height or more at maturity.
 - (B) For each 100 square feet or portion thereof required front and street side yards: 5 shrubs.

- (e) Subdistrict D Landscaping Regulations

Prior to the use or occupancy of any lot or premises, a planting strip shall be required along those portions of the perimeter of the lot or premises adjoining street highways and public places except where driveways and sidewalks are located. The planting strip shall have a depth of not less than 10 feet. All required landscaped areas shall be permanently maintained in accordance with the adopted standards.

(f) Redevelopment Subdistrict Landscaping

When decorative paving or architectural landscape elements are used, they shall consist of colored concrete, clay tile, stone, interlocking pavers, planters, clay or ceramic pots containing drought resistant planting materials, fountains or trellises.

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

§152.0402 Parking Regulations

(a) General Parking Regulations for all Subdistricts

Where not otherwise specified in the Barrio Logan Planned District, parking shall be provided in accordance with Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).

(b) Subdistrict A Parking Regulations

(1) The off-street parking requirements set forth in Section 152.0402 will be imposed only upon the completion of new construction. For the purposes of this paragraph, new construction shall mean any construction, alteration(s) or enlargement(s) of a structure which activities, in the aggregate, increase the fair market value of the lot or premises upon which such construction, alteration or enlargement is undertaken by more than 50 percent of the assessed fair market value of such lot or premises for the fiscal year during which such construction, alteration or enlargement is undertaken. In calculating the number of parking spaces required for any such new construction, only the gross floor area of the new construction will be taken into consideration, and the gross floor area of any structures which existed on such affected lot or premises as of the effective date of this ordinance (July 5, 1983) shall be excluded.

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

(3) For all lots which abut an alley, all on-street parking spaces that are at least 20 feet in length measured along a full height curb shall be counted toward off-street parking requirements.

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

(c) Subdistrict B Parking Regulations

- (1) The off-street parking requirements set forth in Section 152.0402 will be imposed only upon the completion of new construction. For the purposes of this paragraph, new construction shall mean any construction, alteration(s) or enlargement(s) of a structure which activities, in the aggregate, increase the fair market value of the lot or premises upon which such construction, alteration or enlargement is undertaken by more than 50 percent of the assessed fair market value of such lot or premises for the fiscal year during which such construction, alteration or enlargement is undertaken. In calculating the number of parking spaces required for any such new construction, only the gross floor area of the new construction will be taken into consideration, and the gross floor area of any structures which existed on such affected lot or premises as of the effective date of this ordinance (July 5, 1983) shall be excluded.
- (2) For all lots which abut an alley, all on-street parking spaces that are at least 20 feet in length measured along a full height curb shall be counted toward off-street parking requirements.
- (3) Where ambiguity exists in the application of these off-street parking requirements or where any use not specified as a permitted use, is found to be a permitted use, the off-street parking requirement shall be consistent with that for similar uses in this subdistrict.

(d) Subdistrict C Parking Regulations

- (1) Where a property is served by an improved alley, at least two-thirds of the required automobile parking shall be accessed from the alley, and all on-street parking spaces at least 20 feet in length measured along a full height curb shall be counted toward off-street parking requirements.
- (2) The off-street parking requirements set forth in Section 152.0402(d) will be imposed only upon the completion of new construction. For the purposes of this paragraph, new construction shall mean any construction, alteration(s) or enlargement(s) of a structure which activities, in the aggregate, increase the fair market value of the lot or premises upon which such construction, alteration or enlargement is undertaken by more than 50 percent of the assessed fair market value of such lot or premises for the fiscal year during which such construction, alteration or enlargement is undertaken.

- (3) Parking in front setbacks is prohibited.
- (e) Subdistrict D Parking Regulations
- (1) The off-street parking requirements set forth in Section 152.0402 will be imposed only upon the completion of new construction. For the purposes of this paragraph, new construction shall mean any construction, alteration(s) or enlargement(s) of a structure which activities, in the aggregate, increase the fair market value of the lot or premises upon which such construction, alteration or enlargement is undertaken by more than 50 percent of the assessed fair market value of such lot or premises for the fiscal year during which such construction, alteration or enlargement is undertaken. In calculating the number of parking spaces required for any such new construction, only the gross floor area of the new construction will be taken into consideration, and the gross floor area of any structures which existed on such affected lot or premises as of the effective date of this ordinance (July 5, 1983) shall be excluded.
 - (2) For all lots which abut an alley, all on-street parking spaces that are at least 20 feet in length measured along a full height curb shall be counted toward the off-street parking requirements.
- (f) Redevelopment Subdistrict Parking Regulations
- (1) The parking requirements and regulations set forth in Municipal Code Section 152.0402(a) and 152.0402(f) shall be imposed only upon completion of new construction. For the purposes of this section, new development shall mean any construction, addition, establishment, erection, enlargement, move on, alteration or conversion of a building or structure. In calculating the number of parking spaces required for new construction, only gross floor area of the new construction may be taken into consideration, and the gross floor area of any structures which existed on such affected lot or premises as of March 2, 1992, shall be excluded.
 - (2) Parking spaces shall not be located on required setback areas, except that parking, if unenclosed, may encroach on rear setback area.
 - (3) Off-street loading areas shall not be used for parking.
 - (4) Tandem parking shall be permitted only for residential uses and subject to Land Development Code Section 142.0555, as amended.

- (5) Shared parking for nonresidential uses shall be permitted according to Land Development Code Section 142.0545.
- (6) Driveways shall be in conformance with Land Development Code Section 142.0560.
- (7) Where a property is served by an alley, parking shall be accessed from the alley unless physical access is not obtainable.
- (8) Where ambiguity exists in the application of these off-street parking requirements or where any use not specified as a permitted use, is found to be a permitted use, the off-street parking requirement shall be consistent with that for similar uses in this subdistrict.

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

§152.0403 Off-Site Development Impact Regulations for Subdistricts A, B and D

- (a) Within Subdistrict A artificial lighting used to illuminate a non-residential premises shall be directed away from adjacent properties.
- (b) Within Subdistricts B and D artificial lighting used to illuminate any premises shall be directed away from adjacent properties.

(“Off-Site Development Impact Regulations for Subdistricts A, B and D” added 3-27-2007 by O-19592 N.S.; effective 4-26-2007.)

§152.0404 Mechanical and Utility Equipment Screening Regulations

- (a) Subdistricts A

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

- (b) Subdistricts B, C and D

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

visual screening with construction and appearances similar to the main building.

(c) Redevelopment Subdistrict

Mechanical equipment, tanks, ducts, trash collection areas, elevator enclosures, cooling towers, mechanical ventilators and similar equipment and appurtenances shall be completely enclosed as integral parts of buildings or have an appearance similar to the main building(s).

(“Mechanical and Utility Equipment Screening Regulations” added 3-27-2007 by O-19592 N.S.; effective 4-26-2007.)

§152.0405 Outdoor Storage, Display, and Activity Regulations

The following Outdoor Storage, Display and Activity Regulations shall apply to all commercial and industrial uses in all Subdistricts of the Barrio Logan Planned District.

- (a) The following listed merchandise sold or rented on the premises may be displayed outdoors without screening walls or fences except along common property lines of abutting residentially zoned or residentially used lots.
- (1) Flowers and plants
 - (2) Food products
 - (3) Handcrafted products and goods
 - (4) Artwork and pottery
 - (5) Any other merchandise which the City Manager may find to be similar in character, type or nature to the other merchandise listed in Section 152.0405(a)(1) through (4) above and which will not cause an adverse visual impact on the neighborhood.
- (b) All other commercial and industrial uses, activities, and operations shall be conducted within an enclosed building or within an area that is completely enclosed by walls or fences a minimum of 6 feet in height. No merchandise or equipment shall be stored to a height greater than any wall or fence which encloses it; however, usable vehicles, material, installations, etc., which are integral parts of the manufacturing, industrial or service process conducted on a parcel may exceed such height. No wall or fence need be built between 2 abutting uses which are required to be enclosed.

- (c) All walls and fences required in Section 152.0405(b) or any walls or fences visible from any publicly dedicated street or alley shall be of uniform masonry construction, solid wood construction derived from Redwood, Cedar or stained Douglas Fir species, or chain link fence with Redwood slats installed at a maximum interval of one inch, provided, however, that all walls and fences required in Section 152.0405(b) any walls or fences visible from any publicly dedicated street or alley enclosing those commercial and industrial uses, activities and operations whose use activity or operation involves automotive dismantling, salvaging, recycling or uses primarily devoted to outdoor storage shall be limited to those of uniform masonry construction, or solid wood construction derived from Redwood, Cedar or stained Douglas Fir species. Landscaping treatment, consisting of creeping vines such as Bougainvillea or any similar drought tolerant, evergreen species shall be planted at a maximum of 3 foot intervals the entire exterior length of chain link fences installed to satisfy the requirements of Section 152.0405(b) and (c), except those portions abutting an alley. Landscaping shall be installed in such a manner as to allow the vines to climb the fence during growth. Gates in required walls and fences shall be constructed of either solid wood, chain link with Redwood slats (maximum 1-inch interval), or metal, except corrugated metal. In the event that a business which stores dangerous toxic chemicals outdoors elects to enclose its premises with a chain link fence, it shall provide a concrete stem wall extending 12 inches above grade surrounding the area devoted to such storage. Sharp pointed fencing not exceeding a height of 3 and 1/2 feet shall be permitted on top of a minimum 6-foot high fence, wall or gate, but shall not project beyond property lines. Required walls, fences, and gates shall be maintained in good repair.
- (d) Walls and fences required by Section 152.0405(b) shall not be located within any required front yard or street side yard, provided however, that required walls or fences for any commercial or industrial use which existed on the effective date of this ordinance shall be exempt from the minimum yard requirements if compliance with the requirements of Section 152.0405(b) and (c) is accomplished within 2 years of the effective date of this ordinance (July 5, 1983).
- (e) The City Manager may approve the use of other building materials for required walls, fences, and gates if he finds that such other building materials will be at least equal to the required materials in presenting a neat and attractive appearance. A change from the building material requirement, or to a lesser height, can be made pursuant to Land Development Code Chapter 12, Article 6, Division 8 (Variance Procedures).
- (f) No merchandise, material or equipment shall be stored on the roof of any building.

- (g) All commercial and industrial uses shall conform to the requirements of Sections 152.0405(a) through (d) and (f) within 5 years of the effective date of this ordinance (July 5, 1983).

(“Outdoor Storage, Display, and Activity Regulations” added 3-27-2007 by O-19592 N.S.; effective 4-26-2007.)

§152.0406 Sign Regulations

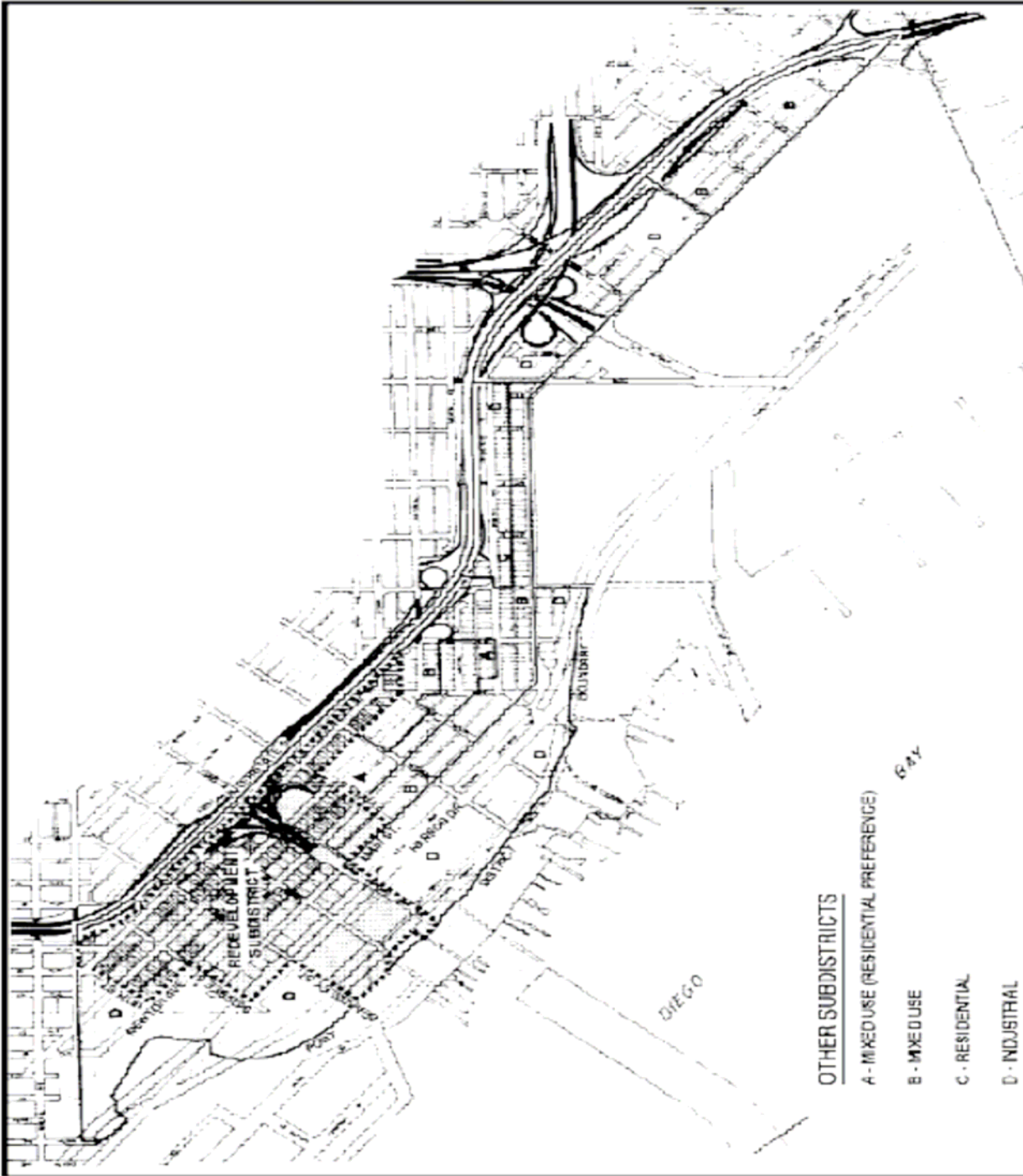
- (a) General Sign Regulations for all Subdistricts

Where not otherwise specified, all properties within the Barrio Logan Planned District shall comply with the sign regulations set forth in Land Development Code and Chapter 14, Article 2, Division 12 (Sign Regulations).

- (b) Sign Regulations-Subdistrict A

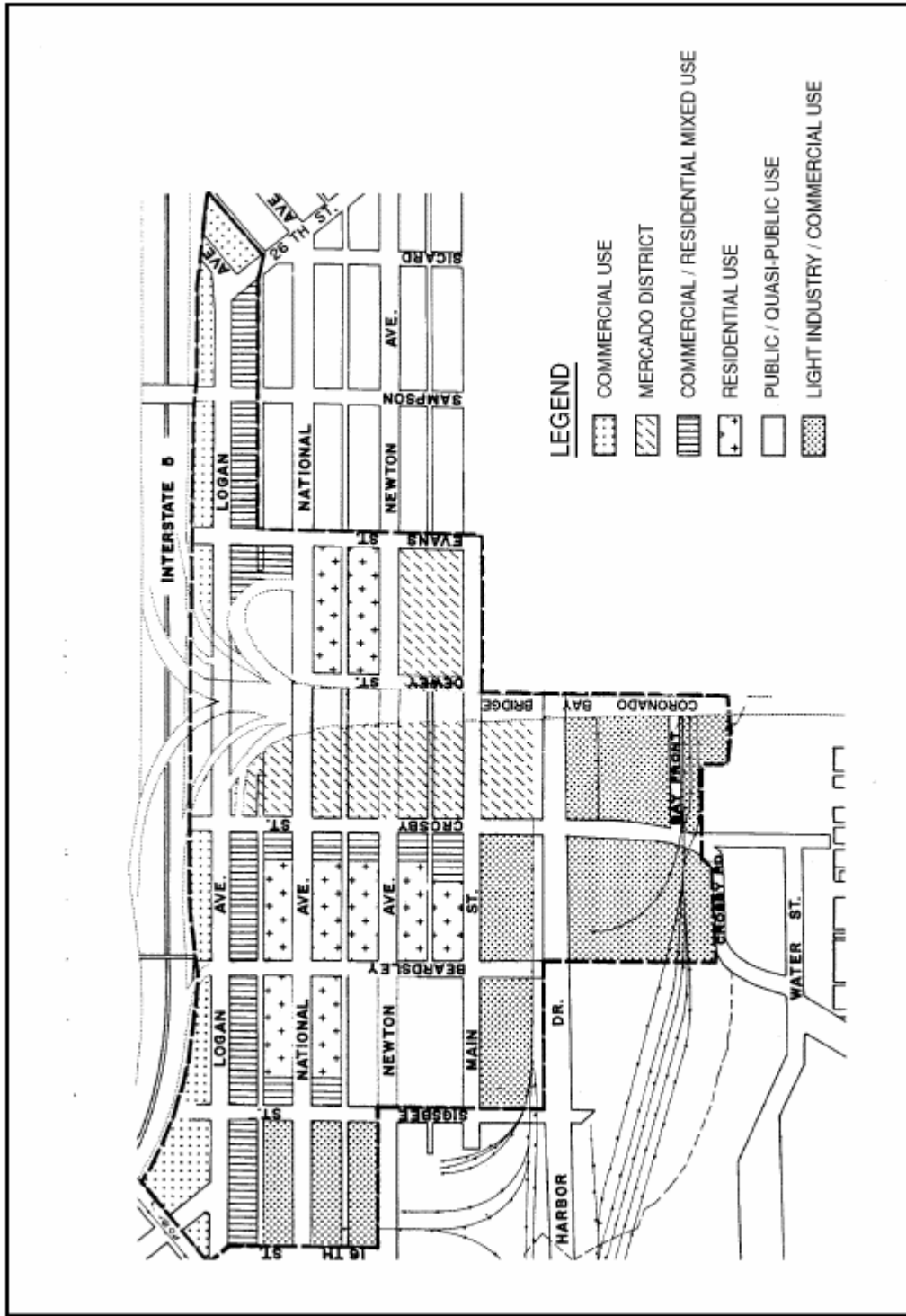
- (1) For each dwelling unit - one nameplate having a maximum area of one square foot.
- (2) For apartment houses, boarding and lodging houses, churches, temples, or buildings of a permanent nature used primarily for religious purposes - wall signs as defined in Land Development Code Section 113.0103, designating the permitted uses of the premises, provided that no such sign shall project above the parapet or eaves of the buildings to which affixed or exceed a height of 12 feet, whichever is lower. In addition, one single or double-faced freestanding sign designating the permitted uses of the premises facing or adjacent to each street abutting the property. The height of any freestanding sign shall not exceed 8 feet measured vertically from the base at ground level to the apex of the sign.
- (3) For parking lots - one single or double-faced freestanding directional sign located at each driveway. Said directional sign shall not exceed 2 square feet in total face area and 4 feet in height measured vertically from the base at ground level to the apex of the sign.
- (4) The combined total face area of all wall and freestanding signs on the premises, excluding signs designating the premises for sale, rent, or lease, shall not exceed 20 square feet.
- (5) For all premises - one single or double-faced freestanding sign with a maximum area of 8 square feet offering the premises for sale, rent or lease. Said sign shall not exceed a height of 4 feet measured vertically from the base at ground level to the apex of the sign. Such signs may be located anywhere on the premises.

- (6) Signs permitted herein may be lighted; however, none shall contain visibly moving parts or be illuminated by flashing lights.
- (7) Nonresidential uses - on- premises signs are permitted if constructed, fabricated, erected, installed, attached, fastened, placed, positioned, operated and abated in accordance with Land Development Code Chapter 12, Article 9, Division 8 (Sign Permit Procedures) and Chapter 14, Article 2, Division 12 (Sign Regulations).
(“Sign Regulations” added 3-27-2007 by O-19592 N.S.; effective 4-26-2007.)



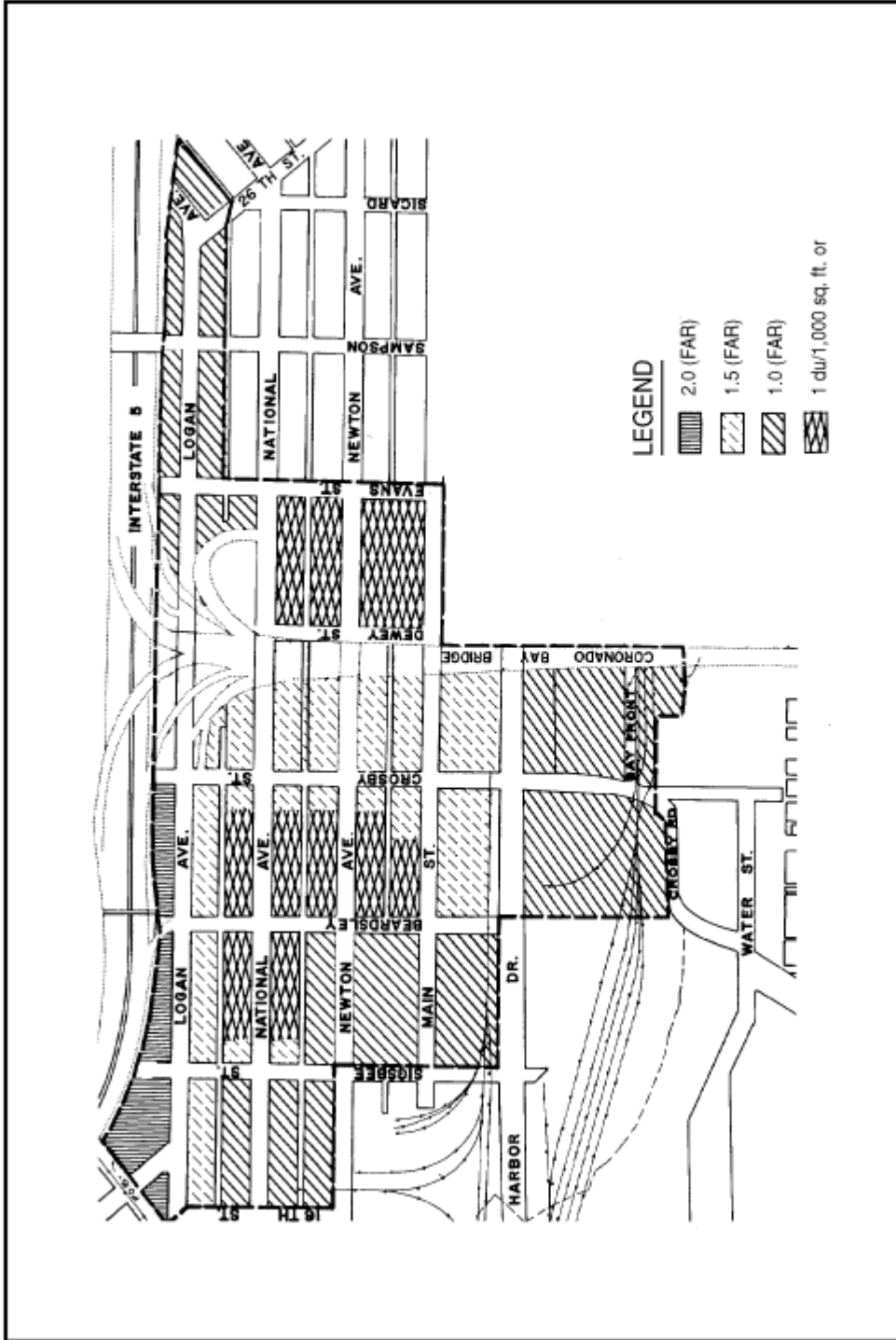
BARRIO LOGAN PLANNED DISTRICT
SUBDISTRICTS

FIGURE 1 OF
CHAPTER X, ARTICLE 3,
DIVISION 9



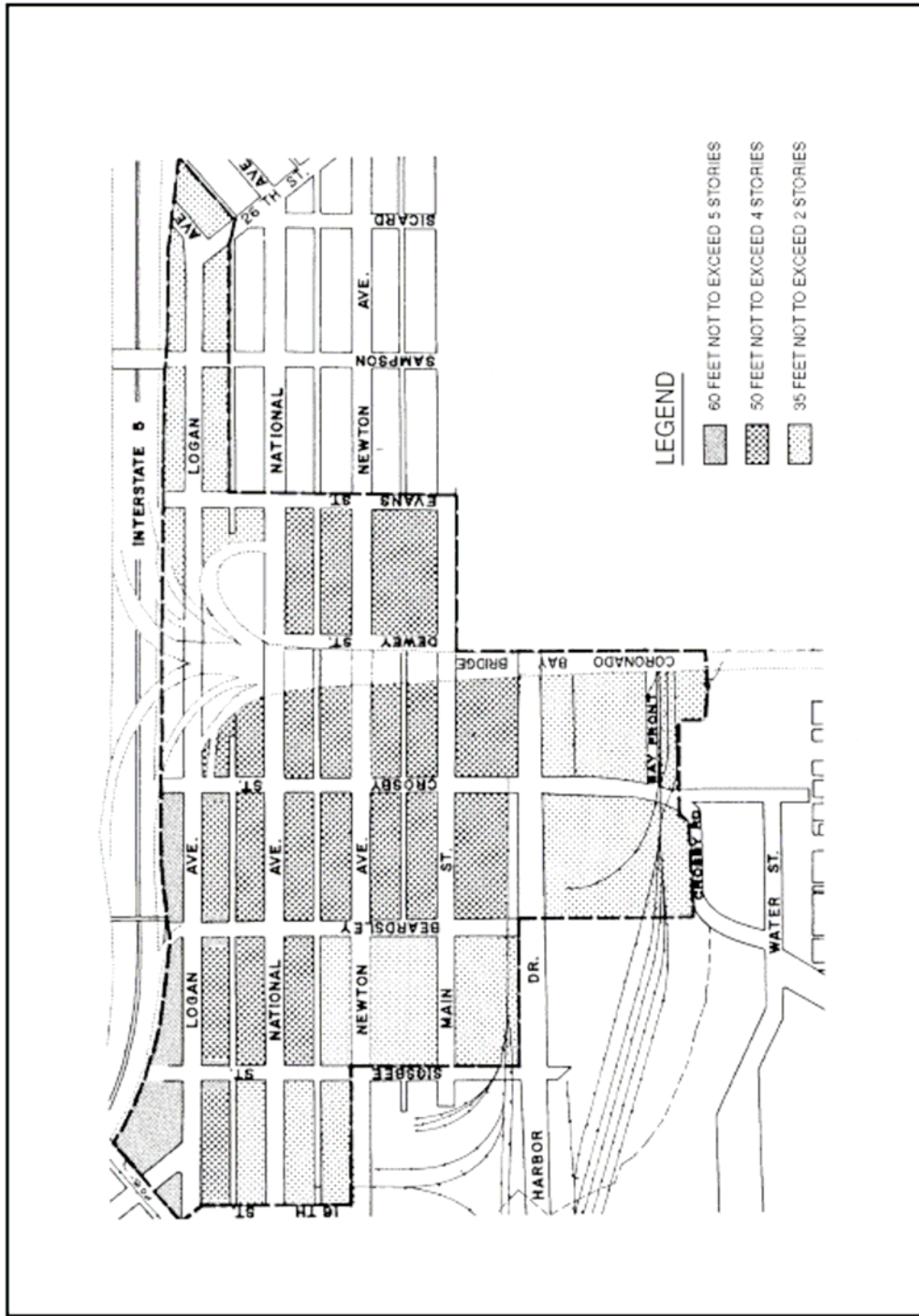
REDEVELOPMENT SUBDISTRICT - BARRIO LOGAN PLANNED DISTRICT
PERMITTED LAND USE CATEGORIES

FIGURE 2
OF SECTION
103.0956



REDEVELOPMENT SUBDISTRICT - BARRIO LOGAN PLANNED DISTRICT
MAXIMUM DENSITY AND FLOOR AREA RATIOS (FAR)

FIGURE 3 OF SECTION 103.0958



REDEVELOPMENT SUBDISTRICT - BARRIO LOGAN PLANNED DISTRICT

MAXIMUM BUILDING HEIGHTS

FIGURE 4 OF
SECTION 103.0959