

STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck Out~~

NEW LANGUAGE: Double Underline

ORDINANCE NUMBER O-21593 (NEW SERIES)

DATE OF FINAL PASSAGE JANUARY 13, 2023

AN ORDINANCE AMENDING CHAPTER 13, ARTICLE 1, DIVISION 7 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 131.0704 AND 131.0707, TABLE 131-07A; AMENDING CHAPTER 13, ARTICLE 2, DIVISION 14 BY AMENDING SECTION 132.1402 AND TABLE 132-14A AND BY ADDING DIAGRAM 132-14U, ALL RELATING TO THE MIRA MESA COMMUNITY PLAN UPDATE.

§131.0704 Purpose of the EMX (Employment Mixed-Use) Zones

The purpose of the EMX zones is to provide a mix of uses with a focus on non-residential uses with opportunities for residential *development*. The EMX zones allow for a broad mix of uses, including office, research and development, industrial, and retail. Non-residential *development* shall be the *primary use*. The *secondary use* can be non-residential or residential. If the *secondary use* is non-residential, it must be a different non-residential use than the *primary use*.

Development that contains a research and development use within Prime Industrial Land and Prime Industrial Land - Flex identified in a land use plan does not require a secondary use.

The EMX zones are differentiated in Table 131-07B based on *floor area ratio* and *structure height*.

§131.0707 Use Regulations Table for Mixed-Use Zones

The uses allowed in the mixed-use zones are shown in Table 131-07A.

Legend for Table 131-07A

[No change in text.]

Table 131-07A
Use Regulations Table for Mixed-Use Zones

Use Categories/Subcategories	Zone Designator	Zones					
		RMX			EMX		
		1	2	3	1	2	3
[See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	1st >>	RMX			EMX		
	2nd >>	1	2	3	1	2	3
Open Space through Separately Regulated Residential Uses, Boarder & Lodger Accommodations		[No change in text.]					
Continuing Care Retirement Communities		L	L	L	<u>L(1,9)</u>	<u>L(1,9)</u>	<u>L(1,9)</u>
Employee Housing:							
6 or Fewer Employees		N	N	N	<u>L(1)</u>	<u>L(1)</u>	<u>L(1)</u>
12 or Fewer Employees		-	-	-	<u>L(1)</u>	<u>L(1)</u>	<u>L(1)</u>
Greater than 12 Employees		-	-	-	<u>C(1)</u>	<u>C(1)</u>	<u>C(1)</u>
Fraternities, Sororities and Student Dormitories		C	C	C	<u>C(1)</u>	<u>C(1)</u>	<u>C(1)</u>
Garage, Yard, & Estate Sales through <i>Movable Tiny Houses</i>		[No change in text.]					
<i>Permanent Supportive Housing</i>		L	L	L	<u>L(1)</u>	<u>L(1)</u>	<u>L(1)</u>
Residential Care Facilities:							
6 or Fewer Persons		P	P	P	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>
7 or More Persons		C	C	C	<u>C(1)</u>	<u>C(1)</u>	<u>C(1)</u>
Transitional Housing:							
6 or Fewer Persons		P	P	P	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>
7 or More Persons		L	L	L	<u>L(1)</u>	<u>L(1)</u>	<u>L(1)</u>
Watchkeeper Quarters through Separately Regulated Commercial Services Uses, Assembly and Entertainment Uses, Including Places of Religious Assembly		[No change in text.]					
Bed & Breakfast Establishments:							
1-2 Guest Rooms		P	P	P	<u>P(1,9)</u>	<u>P(1,9)</u>	<u>P(1,9)</u>
3-5 Guest Rooms		P	P	P	<u>P(1,9)</u>	<u>P(1,9)</u>	<u>P(1,9)</u>
6+ Guest Rooms		P	P	P	<u>P(1,9)</u>	<u>P(1,9)</u>	<u>P(1,9)</u>
Boarding Kennels/Pet Day Care through Distribution and Storage, Equipment & Materials Storage Yards		[No change in text.]					
Moving & Storage Facilities		P	P	P	<u>P(9)</u>	<u>P(9)</u>	<u>P(9)</u>
Distribution Facilities		-	-	-	<u>P(9)</u>	<u>P(9)</u>	<u>P(9)</u>

Use Categories/Subcategories	Zone Designator	Zones					
	[See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	1st >>	RMX			EMX	
2nd >>		1	2	3	1	2	3
Separately Regulated Distribution and Storage Uses through <i>Signs</i>, Separately Regulated <i>Signs</i> Uses, Theater <i>Marquees</i>		[No change in text.]					

Footnotes for Table 131-07A

¹ through ⁸ [No change in text.]

⁹ Not allowed on sites designated as Prime Industrial Land – Flex in a *land use plan*.

§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 132-14U.

**Table 132-14A
Community Plans with Property in the Community Plan Implementation Overlay Zone**

Community Plan	Map Number Showing Boundaries of CPIOZ Area
Barrio Logan (See Diagram 132-14T) through Midway-Pacific Highway (See Diagram 132-14D) [No change in text.]	[No change in text.]
<u>Mira Mesa (See Diagram 132-14U)</u>	<u>C-1025</u>

Community Plan	Map Number Showing Boundaries of CPIOZ Area
Mission Valley (See Diagram 132-14R) through Uptown (See Diagram 132-14K) [No change in text.]	[No change in text.]

(b) [No change in text.]

DIAGRAM 132-14A through DIAGRAM 132-14T

[No change in text.]

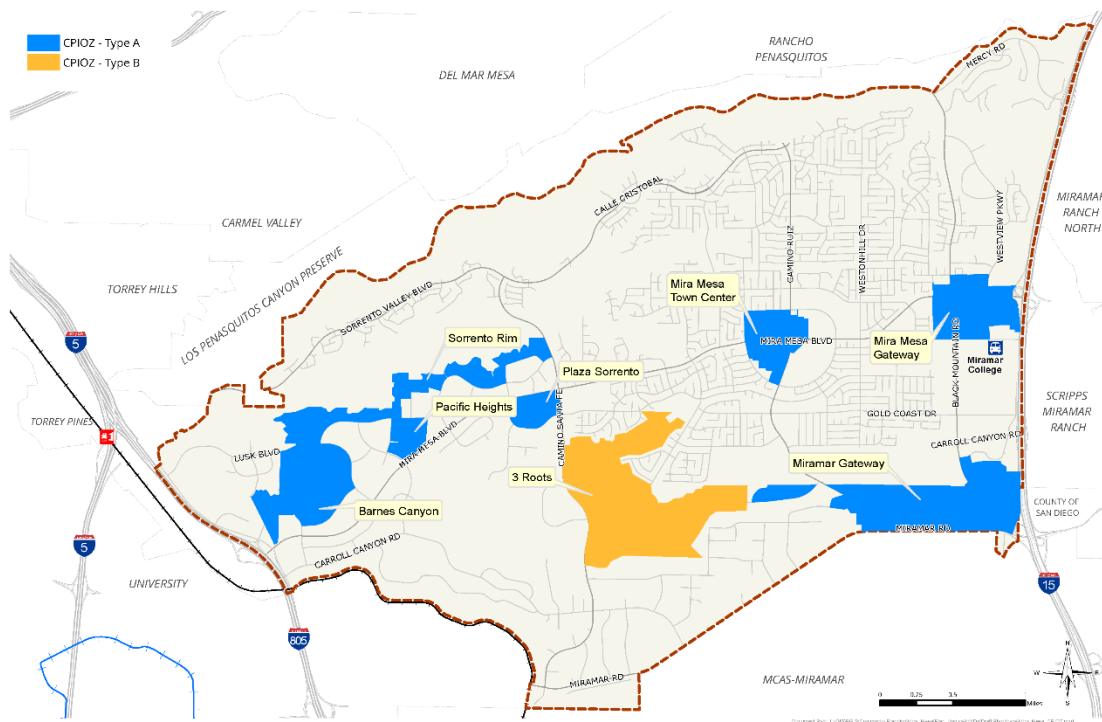


DIAGRAM 132-14U

Mira Mesa Community Plan Implementation Overlay Zone

This is a reproduction of Map. No. C-1025 for illustration purposes only.

JLM:hm
November 18, 2022
Or.Dept: Planning
Doc. No.: 3140085