

**STRIKEOUT ORDINANCE**

**OLD LANGUAGE: ~~STRIKEOUT~~**  
**NEW LANGUAGE: UNDERLINE**

(O-2004-105)

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

ADOPTED ON \_\_\_\_\_

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO AMENDING CHAPTER 11, ARTICLE 3, DIVISION 1, BY AMENDING SECTION 113.0103; AMENDING CHAPTER 12, ARTICLE 6, DIVISION 4 BY ADDING SECTION 126.0402(j); AMENDING CHAPTER 12, ARTICLE 6, DIVISION 5 BY ADDING SECTION 126.0502(d)(6); AMENDING CHAPTER 12, ARTICLE 7, DIVISION 1 BY AMENDING SECTION 127.0103(a), TABLE 127-01A; AMENDING CHAPTER 12, ARTICLE 7, DIVISION 1 BY ADDING SECTION 127.0106(e); AMENDING CHAPTER 13, ARTICLE 1, DIVISION 5, BY AMENDING SECTION 131.0522, TABLE 131-05B; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 6, BY AMENDING SECTION 131.0622, TABLE 131-06B; AMENDING CHAPTER 14, ARTICLE 2, DIVISION 4, BY AMENDING SECTION 142.0404; AMENDING CHAPTER 14, ARTICLE 2, DIVISION 4, BY ADDING SECTION 142.0405(c)(4); AMENDING CHAPTER 14, ARTICLE 2, DIVISION 4, BY AMENDING SECTION 142.0405(d); AMENDING CHAPTER 14, ARTICLE 2, DIVISION 4, BY AMENDING SECTION 142.0406(c)(3); AMENDING CHAPTER 14, ARTICLE 2, DIVISION 4, BY AMENDING SECTION 142.0412; AMENDING CHAPTER 14, ARTICLE 3, DIVISION 3, BY AMENDING SECTION 143.0302, TABLE 143-03A; AMENDING CHAPTER 14, ARTICLE 3, DIVISION 3, BY ADDING SECTION 143.0355; AMENDING CHAPTER 14, ARTICLE 3, DIVISION 4 BY ADDING SECTION 143.0410(a)(3)(H); AND AMENDING CHAPTER 15, ARTICLE 1, DIVISION 2, BY AMENDING SECTION 151.0253, TABLE 151-02F, ALL PERTAINING TO LARGE RETAIL ESTABLISHMENTS.

**§113.0103 Definitions**

*Abutting property through Land use plans* [No change.]

Large retail establishment means one single-tenant retail establishment 50,000 square feet or greater of gross floor area or one multiple tenant retail establishment 50,000 square feet or greater of gross floor area where the multiple tenants share common check stands, a controlling interest, storage areas, warehouses, or distribution facilities.

*Lateral access through Yard*

[No change.]

**§126.0402 When a Neighborhood Development Permit Is Required**

(a) through (i) [No change.]

(j) A Neighborhood Development Permit is required for the development and new construction of a large retail establishment in the CC (Commercial--Community) zones, CR (Commercial--Regional) zones, IL-2-1 (Industrial--Light), IL-3-1 (Industrial--Light) and all planned districts, except in the Centre City Planned District, with a minimum size of 50,000 square feet as described in Section 143.0302.

**§126.0502 When a Site Development Permit Is Required**

(a) through (c) [No change.]

(d) A Site Development Permit decided in accordance with Process Four is required for the following types of development.

(1) through (5) [No change.]

(6) Development and new construction of a large retail establishment in the CC (Commercial--Community) zones and planned districts with a minimum size of 100,000 square feet as described in Section 143.0302.

(e) [No change.]

**§127.0103 Review Process for Previously Conforming Premises and Uses**

[No change in first paragraph.]

(a) *Previously Conforming Structural Envelope*

**Table 127-01A**  
**Review Process for Previously Conforming Structural Envelope**

<b>Type of <i>Development</i> Proposal</b>	<b>Applicable Sections</b>	<b>Required Development Permit/Decision Process</b>
Maintenance, repair or alteration (less than or equal to 50% of <i>market value</i> of entire <i>structure</i> or improvement) through Reconstruction (following fire, natural disaster, act of the public enemy) for nonresidential <i>structures</i> .	[No change.]	[No change.]
Expansion/enlargement, where new construction conforms with all current development regulations.	127.0106(a), (b) <u>and</u> (e)	CP/Process 1
Expansion/enlargement where new construction requests a reduction of up to 20% from required <i>setbacks</i> .	[No change.]	[No change.]

(b) [No change.]

(c) [No change.]

**§127.0106 Expansion or Enlargement of Previously Conforming Structures**

(a) through (d) [No change.]

(e) Proposed expansion or enlargement of a *previously conforming large retail establishment* shall not result in a structure that is greater than 150,000 square feet in building size (excluding a contiguous unenclosed area such as a garden center) except in the CR zones and Centre City Planned District. See Section 143.0355(f) for supplemental regulations for the expansion or enlargement of *previously conforming large retail establishment* structures.

§131.0522 Use Regulations Table of Commercial Zones

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

Use Categories/Subcategories <small>[See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]</small>	Zone Designator		Zones									
	1st & 2nd >>		CN <sup>(1,11)</sup> -			CR-		CO <sup>(11)</sup> -		CV <sup>(11)</sup> -		CP-
	3rd >>		1-			1-	2-	1-		1-		1-
	4th >>		1	2	3	1	1	1	2	1	2	1
<b>Open Space through Institutional</b> <b>[No change.]</b>												
<b>Retail Sales</b>												
Building Supplies & Equipment	P		P <sup>(12)</sup>	P <sup>(12)</sup>								
Food, Beverages and Groceries	P		P <sup>(12)</sup>	P <sup>(12)</sup>			P		P			
Consumer Goods, Furniture, Appliances, Equipment	P		P <sup>(12)</sup>	P <sup>(12)</sup>			P <sup>(3)</sup>					
Pets & Pet Supplies	P		P <sup>(12)</sup>	P <sup>(12)</sup>								
Sundries, Pharmaceutical, & Convenience Sales	P		P <sup>(12)</sup>	P <sup>(12)</sup>			P		P			
Wearing Apparel & Accessories	P		P <sup>(12)</sup>	P <sup>(12)</sup>					P			
<b>Separately Regulated Retail Sales Uses</b>												
Agriculture Related Supplies & Equipment				P	P							
Alcoholic Beverage Outlets			L	L	L		L		L			
Plant Nurseries			P	P	P							
Swap Meets & Other Large Outdoor Retail Facilities				C	C					C <sup>(10)</sup>		
<b>Commercial Services through Signs</b> <b>[No change.]</b>												

Use Categories/Subcategories <small>[See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]</small>	Zone Designator		Zones																
	1st & 2nd >>		CC-																
	3rd >>		1-			2-			3-			4-			5-				
	4th >>		1	2	3	1	2	3	4	5	1	2	3	4	5	1	2	3	4
<b>Open Space through Institutional</b> <b>[No change.]</b>																			
<b>Retail Sales</b>																			
Building Supplies & Equipment			P <sup>(12)</sup>	P <sup>(12)</sup>							P <sup>(12)</sup>						P <sup>(12)</sup>		
Food, Beverages and Groceries			P <sup>(12)</sup>	P <sup>(12)</sup>			P <sup>(12)</sup>			P <sup>(12)</sup>							P <sup>(12)</sup>		
Consumer Goods, Furniture, Appliances, Equipment			P <sup>(12)</sup>	P <sup>(12)</sup>			P <sup>(12)</sup>			P <sup>(12)</sup>							P <sup>(12)</sup>		
Pets & Pet Supplies			P <sup>(12)</sup>	P <sup>(12)</sup>			P <sup>(12)</sup>			P <sup>(12)</sup>							P <sup>(12)</sup>		
Sundries, Pharmaceutical, & Convenience Sales			P <sup>(12)</sup>	P <sup>(12)</sup>			P <sup>(12)</sup>			P <sup>(12)</sup>							P <sup>(12)</sup>		
Wearing Apparel & Accessories			P <sup>(12)</sup>	P <sup>(12)</sup>			P <sup>(12)</sup>			P <sup>(12)</sup>							P <sup>(12)</sup>		
<b>Separately Regulated Retail Sales Uses</b>																			
Agriculture Related Supplies & Equipment													P				P		
Alcoholic Beverage Outlets			L	L			L			L							L		
Plant Nurseries			P	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																		
	1st & 2nd >>		CC-																		
	3rd >>		1-			2-			3-			4-					5-				
	4th >>		1	2	3	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	
Swap Meets & Other Large Outdoor Retail Facilities			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	
<b>Commercial Services through Signs [No change.]</b>																					

Footnotes to Table 131-05B

<sup>1</sup> through <sup>10</sup> [No change.]

<sup>11</sup> Large retail establishments are not permitted.

<sup>12</sup> New construction of a large retail establishment is subject to Section 143.0302. Expansion or enlargement of an existing structure to 50,000 square feet or greater requires a construction permit in accordance with Section 127.0103(a) and is subject to Section 143.0355(f).

### §131.0622 Use Regulations Table for Industrial Zones

The uses allowed in the industrial zones are shown in Table 131-06B.

**Table 131-06B  
Use Regulations Table for Industrial 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								
	1st & 2nd >>		IP <sup>(15)</sup> -			IL-			IH <sup>(15)</sup> -		IS <sup>(15)</sup> -
	3rd >>		1-	2-	1-	2-	3-	1-	2-	1-	
	4th >>		1	1	1	1	1	1	1	1	
<b>Open Space through Institutional [No change.]</b>											
<b>Retail Sales</b>											
Building Supplies & Equipment	-	-	P <sup>(6,15)</sup>	P <sup>(16)</sup>	P <sup>(16)</sup>	-	P <sup>(6)</sup>	P			
Food, Beverages and Groceries	-	-	-	-	P <sup>(16)</sup>	-	-	-			
Consumer Goods, Furniture, Appliances, Equipment	-	-	-	P <sup>(2,16)</sup>	P <sup>(16)</sup>	-	-	P <sup>(3)</sup>			
Pets & Pet Supplies	-	-	-	-	P <sup>(16)</sup>	-	-	-			
Sundries, Pharmaceuticals, & Convenience Sales	-	P <sup>(5)</sup>	P <sup>(5,15)</sup>	P <sup>(5,16)</sup>	P <sup>(16)</sup>	P <sup>(5)</sup>	P <sup>(5)</sup>	P <sup>(4)</sup>			
Wearing Apparel & Accessories	-	-	-	P <sup>(3,16)</sup>	P <sup>(3,16)</sup>	-	-	P <sup>(3)</sup>			
<b>Separately Regulated Retail Sales Uses</b>											
Agriculture Related Supplies & Equipment	-	-	-	P	P	P	P	P			
Alcoholic Beverage Outlets	-	-	-	-	L	-	-	-			
Plant Nurseries	-	-	-	-	P	-	P	P			
Swap Meets & Other Large Outdoor Retail Facilities	-	-	C	C	C	C	C	C			

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone designator	Zones							
	1st & 2nd >>	IP <sup>(15)-</sup>		IL-			IH <sup>(15)-</sup>		IS <sup>(15)-</sup>
	3rd >>	1-	2-	1-	2-	3-	1-	2-	1-
	4th >>	1	1	1	1	1	1	1	1
<b>Commercial Services through Signs</b>	<b>[No change.]</b>								

Footnotes for Table 131-06B

<sup>1</sup> through <sup>14</sup> [No change.]

<sup>15</sup> Large retail establishments are not permitted.

<sup>16</sup> New construction of a large retail establishment is subject to Section 143.0302. Expansion or enlargement of an existing structure to 50,000 square feet or greater requires a construction permit in accordance with Section 127.0103(a) and is subject to Section 143.0355(f).

#### §142.0404 Street Yard and Remaining Yard Planting Area and Point Requirements

[No change in first paragraph.]

**Table 142-04C**

Street Yard and Remaining Yard Planting Requirements

Type of Development Proposal	Type of Yard	Planting Area Required (Percentage of total yard area unless otherwise noted below) <sup>(1)</sup>	Plant Points Required (Number of plant points required per square foot of total street yard or remaining yard area) or required trees <sup>(1)</sup>
Single Dwelling Unit Residential Development in RM zones or Multiple Dwelling Unit Residential Development in any Zone	Street Yard	50% <sup>(2)</sup>	0.05 points
	Remaining Yard	40 Square Feet per Tree	For single structures on a single lot, provide a minimum of 60 points, located in the remaining yard <sup>(2)</sup> For more than one structure on a single lot, provide one tree on each side and in the rear of each structure <sup>(2)</sup>
Commercial Development in any Zone or Industrial Development in RM Zones or Commercial Zones	Street Yard	25% <sup>(3)</sup>	0.05 points to be achieved with trees only <sup>(3)</sup>
	Remaining Yard	30% <sup>(3)</sup>	0.05 points
Industrial Development in any zone other than RM or Commercial Zones	Street Yard	25% <sup>(4)</sup>	0.05 points
	Remaining Yard	See Section 142.0405 (d)	0.05 points
<u>Large Retail Establishments in Commercial--Community and Commercial--Regional Zones</u>	Street Yard	100% <sup>(3)</sup> of minimum building front and street side setbacks (except access points and with encroachments allowed into the	<u>0.05 points, exclusive of palms</u>

<b>Type of Development Proposal</b>	<b>Type of Yard</b>	<b>Planting Area Required</b> (Percentage of total <i>yard</i> area unless otherwise noted below) <sup>(1)</sup>	<b>Plant Points Required</b> (Number of plant points required per square foot of total <i>street yard</i> or <i>remaining yard</i> area) <b>or required trees</b> <sup>(1)</sup>
		<u>landscaped area for building articulation elements as defined in Section 143.0355(a)(b)</u>  25% of the balance of <i>street yard</i>	
	<i>Remaining Yard</i>	30% <sup>(3)</sup>	0.05 points
<u>Large Retail Establishments in Industrial--Light Zones</u>	<i>Street Yard</i>	25% <sup>(4)</sup>	0.05 points, exclusive of palms
	<i>Remaining Yard</i>	30%	0.05 points

Footnotes to Table 142-04C [No change.]

**§142.0405 Additional Yard Planting Area and Point Requirements**

(a) and (b) [No change.]

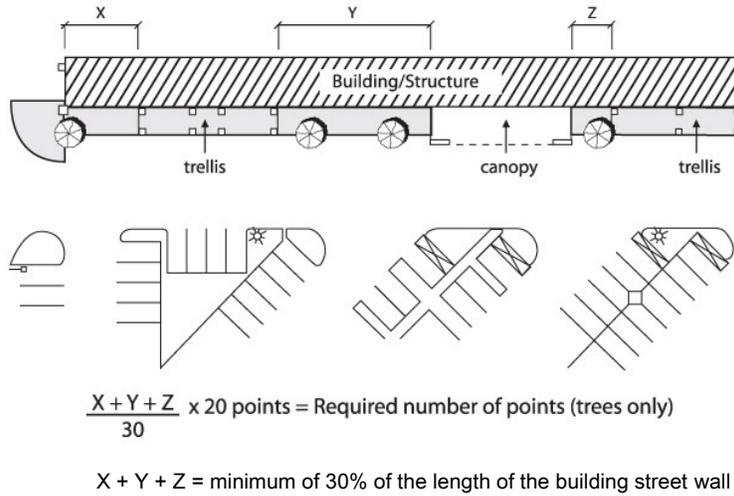
(c) Additional commercial *yard* and large retail establishment requirements:

(1) through (3) [No change.]

(4) Façade Planting Area for large retail establishments. Within the street yard, a façade planting area, as shown in Diagram 142-04A shall be provided between the vehicular use area and the street wall. This façade planting area shall be planted with a minimum of 20 points (trees only) at a linear rate of 30 feet of building street wall wherever trellises, arcades, awnings or extended covered entries do not occur which shall be a minimum of 30 percent of the length of the building street wall.

**Diagram 142-04A**

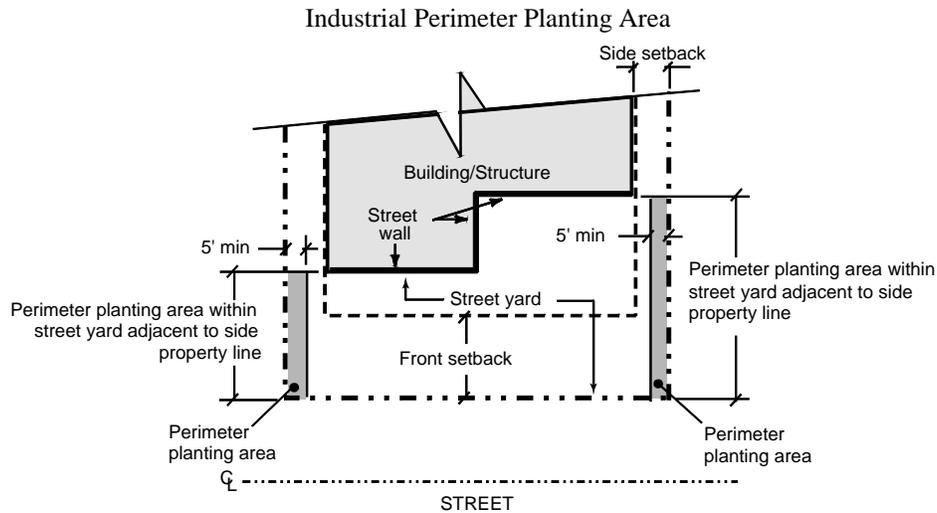
**Façade Planting Area for Large Retail Establishments**



(d) Additional industrial *yard* and *large retail establishment* requirements:

- (1) Perimeter Planting Area. Within the *street yard* for industrial zones or industrial *development*, a 5-foot-wide perimeter planting area adjacent to each side *property line*, as shown in Diagram 142-04A, shall be provided for the full depth of the *street yard* except where vehicular access (maximum 25 feet) and pedestrian access (maximum 6 feet) points cross perpendicular to a side *property line*. This planting area shall be planted with a combination of trees and shrubs that achieves 0.2 points per square foot of the required area. Where loading docks are placed along more than 25 percent of the *street wall* length in the IL and IH zones, the perimeter planting area points required shall be increased to 0.5 points per square foot of area.

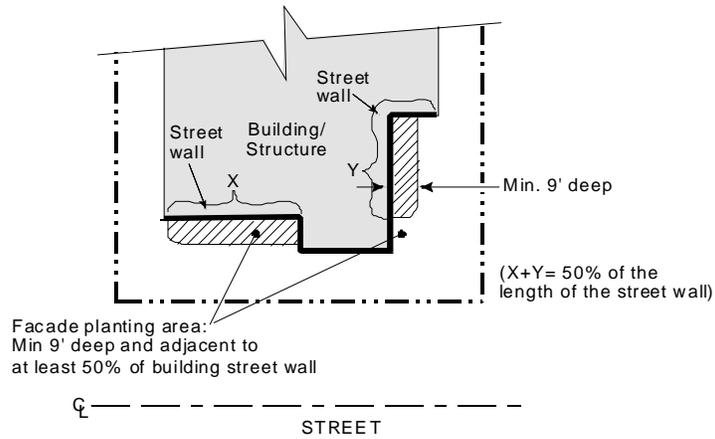
**Diagram 142-04A**



- (2) Facade Planting Area. Within the *street yard*, a facade planting area, as shown in Diagram 142-04B, shall be provided that abuts the *street wall* and is at least equal to 50 percent of the length as determined by adding the lines connecting the outermost points of the structure along the street wall as shown in Diagram 142-04C, and that has a width of at least 9 feet measured perpendicularly to the building. This requirement shall not apply to large retail establishments.

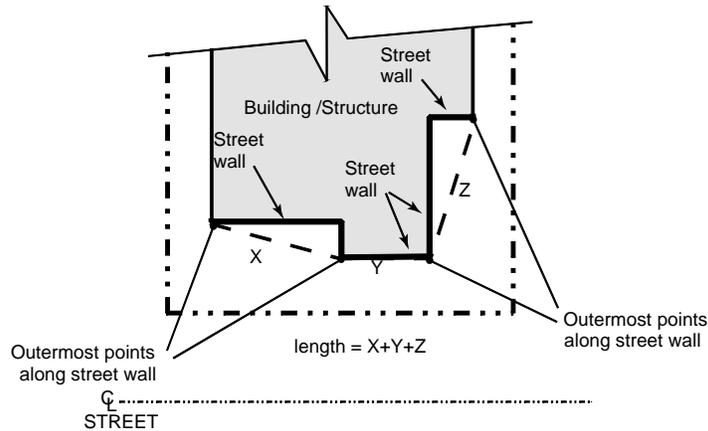
**Diagram 142-04BC**

Industrial Facade Planting Areas



**Diagram 142-04CD**

Industrial Facade Area Street Wall Length



(A) and (B) [No change.]

(3) and (4) [No change.]

[No changes to remainder of section 142.0405(d)(2)]

**§142.0406 Vehicular Use Area Planting Area and Point Requirements**

(a) and (b) [No change.]

(c) A *vehicular use area* located within the *street yard* shall be separated from the curb in the *public right-of-way* by a required planting area totaling at

least 8 feet in width, measured perpendicularly to the *public right-of-way*.

This planting area shall meet the following requirements:

(1) and (2) [No change.]

(3) The width of this planting area may be reduced to 3 feet if a solid wall of at least 3 feet in height is provided for the entire length of the *vehicular use area* for sites under 5 acres. Sites that are between 5 and 10 acres are required to provide the planting area buffer that is 8 feet. For sites over 10 acres, a planting area buffer must be 12 feet in width with a potential reduction to 8 feet with a 3 feet high wall. The remaining planting area shall be located between the wall and curb within the *public right-of-way* and planted with the equivalent of 1 shrub for every 10 feet of wall length. These shrubs shall achieve at least 18 inches in height of maturity.

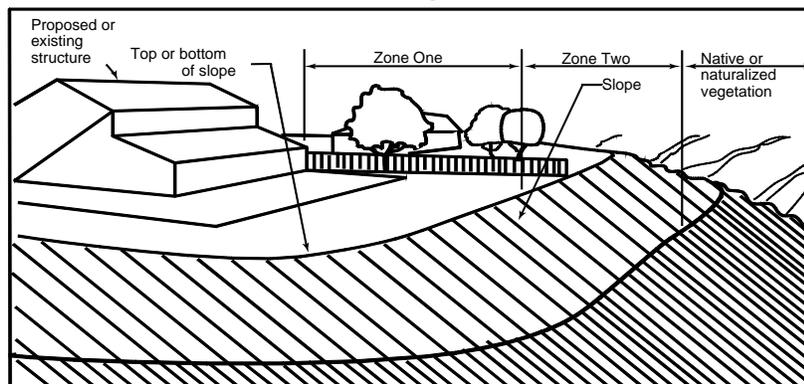
(4) [No change.]

**§142.0412 Brush Management**

(a) through (l) [No change.]

**Diagram 142-04DE**

Brush Management Zones



[No changes to remainder of section 142.0412]

**§143.0302 When Supplemental Neighborhood Development Permit and Site Development Permit Regulations Apply**

[No change to first paragraph.]

**Table 143-03A  
Supplemental Neighborhood Development Permit or Site Development Permit  
Regulations Applicability**

Type of Development Proposal	Applicable Sections	Required Development Permit/Decision Process
Affordable/In-Fill Housing Projects with Deviations through Clairemont Mesa Height Limit Overlay Zone [No change.]	[No change.]	[No change.]
New construction of a <i>Large Retail Establishment</i> in CC Zones and planned districts, except in the Centre City Planned District, with a building size starting at 50,000 to 99,999 square feet	143.0303, 143.0305, 143.0355, 143.0375	NDP/Process Two
New construction of a <i>Large Retail Establishment</i> in CC Zones and planned districts, except in the Centre City Planned District, with a building size starting at 100,000 square feet. Buildings shall not exceed 150,000 square feet (excluding a contiguous unenclosed area such as a garden center)	143.0303, 143.0305, 143.0355, 143.0375	SDP/Process Four
New construction of a <i>Large Retail Establishment</i> in the Centre City Planned District with a building size starting at 100,000 square feet	143.0303, 143.0305, 143.0355, 143.0375	SDP/Process Four
New construction of a <i>Large Retail Establishment</i> in IL-2-1, IL-3-1 Zones with a building size starting at 50,000 square feet. Buildings shall not exceed 150,000 square feet (excluding a contiguous unenclosed area such as a garden center)	143.0303, 143.0305, 143.0355, 143.0375	NDP/Process Two
New construction of a <i>Large Retail Establishment</i> in CR Zones with a building size starting at 50,000 square feet	143.0303, 143.0305, 143.0355, 143.0375	NDP/Process Two

**§143.0355 Supplemental Neighborhood Development Permit and Site Development Permit Regulations for Large Retail Establishments**

The following supplemental regulations apply to Neighborhood Development Permits and Site Development Permits for *large retail establishments*. The purpose of these regulations is to provide standards for the evaluation of *large retail establishments* in terms of design, bulk and scale. The intent of these

regulations is to preserve community character, create a more pedestrian scale environment, promote walkable communities, transit-oriented developments and diversity of uses per the adopted General Plan Strategic Framework Element and City of Villages strategy.

(a) Minimum Setbacks

- (1) Large retail establishments shall have a minimum front and street side setback of 8 feet. Architectural features as defined in Section 143.0355(b) are permitted to encroach a maximum of 4 feet into the required front and street side yards.

(b) Building Articulation

- (1) A large retail establishment shall incorporate architectural features from at least four of the following eight categories as components of the design theme:

(A) Pilasters

(B) Trellises

(C) Awnings or extended covered entries

(D) Arcades

(E) Varied roof lines or roof cornices

(F) A minimum of three material changes, such as glazing, tile, stone or varied pattern/texture shall be provided in street (facing) wall surfaces, where no one material shall cover less than 10 percent of the wall area or more than 60 percent of the wall area.

(G) A minimum of 25 percent of street wall area transparent with clear glass visible into a commercial use or a minimum of 25 percent of street wall area covered with display windows.

(H) Clerestory windows

(c) Pedestrian Paths

Pedestrian access and pathways shall be designed to provide an interconnected network for pedestrian travel between buildings within the same development. See Section 131.0550 for specific regulations.

(d) Design Incentives

(1) Large retail establishments may receive only one of the following two incentives over the maximum 150,000 square feet allowed (excluding a contiguous unenclosed area such as a garden center):

(A) An additional maximum of 10,000 square feet of gross floor area in the CC (Commercial--Community) zones, IL-2-1 (Industrial--Light), IL-3-1 (Industrial--Light), and planned districts if any one of the following design components is incorporated as part of the development:

(i) Structured or underground parking for at least 25 percent of the required parking for the entire building;

or

(ii) At least 5,000 square feet of indoor or outdoor public space area. The public space area shall be a lunch or

eating area, recreational area or similar public use and shall remain open during normal business hours; or

(iii) Sustainable building measures in accordance with Council Policy 900-14, Private-Sector/Incentives for discretionary projects.

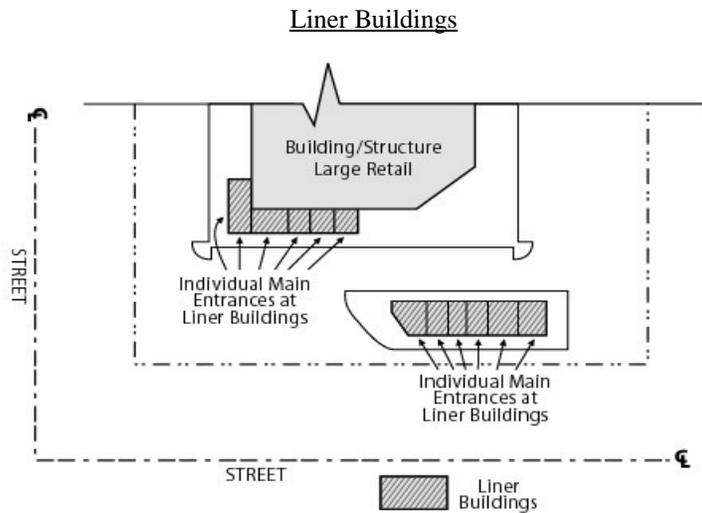
(B) An additional maximum of 20,000 square feet of gross floor area in the CC (Commercial--Community) zones, IL-2-1 (Industrial--Light), IL-3-1 (Industrial--Light), and planned districts if any one of the following design components is incorporated as part of the development:

(i) Structured or underground parking for at least 50 percent of the required parking for the entire building;  
or

(ii) A minimum total of 5,000 square feet of liner buildings where these additional separately leased or owned buildings with separate individual main entrances are located facing the street frontage to help create a pedestrian scale environment. These liner buildings can be either detached from or attached to the large retail establishment within the same premises as shown in Diagram 143-03A; or

(iii) Mixed-use development within the same premises as permitted by the applicable zone.

**Diagram 143-03A**



(e) Landscaping Requirements

See Sections 142.0404, 142.0405 and 142.0406.

(f) Expansion or Enlargement of Existing Structures

Existing structures to be expanded or enlarged to 50,000 square feet or greater shall not result in a building that exceeds 150,000 square feet (excluding a contiguous unenclosed area such as a garden center) except in the CR zones and Centre City Planned District and these existing structures to be expanded or enlarged shall comply with the following regulations in addition to applicable regulations found under Section 127.0103 (Review Process for Previously Conforming Premises and Uses).

- (1) The landscape requirements for previously conforming properties under Section 142.0410; and
- (2) Minimum setback requirements under Section 143.0355(a); and
- (3) Pedestrian path requirements under Section 143.0355(c).

**§143.0410 General Development Regulations for Planned Development Permits**

[No change to first paragraph.]

(a) [No change.]

(1) and (2) [No change.]

(3) A Planned Development Permit may not be used to request deviations from any of the following regulations:

(A) through (G) [No change.]

(H) Supplemental regulations identified under Section 143.0355 (Supplemental Neighborhood Development Permit and Site Development Permit Regulations for Large Retail Establishments).

**§151.0253 Supplemental Development Regulations**

[No change to first paragraph.]

**Table 151-02F**

**Supplemental Development Regulations Applicability**

<b>Type of Development Proposal</b>	<b>Applicable Sections</b>	<b>Required Development Permit/Decision Process<sup>(1)</sup></b>
Residential and mixed commercial/residential development in facility deficient neighborhoods shown on Map B-4104 under circumstances outlined in Section 151.0253(a)	151.0243(a)	Site Development Permit/Process 3
Residential development in a commercial zone on El Cajon Boulevard or University Avenue that is not part of a mixed-use (commercial-residential) project under circumstances outlined in Section 151.0253(b)	Section 151.0253(b) and Land Development Code Sections 126.0603, 126.0604, 126.0605 and 143.0410	Planned Development Permit/Process 3
Commercial development that varies from the required architectural features contained in Section 151.0244	Section 151.0253(c) and Land Development Code Sections 126.0603, 126.0604, 126.0605 and 143.0410	Planned Development Permit/Process 3
Commercial and Industrial establishments exceeding 5,000 square feet gross floor area subject to the criteria contained in Section 151.0253	Section 151.0253(d) and Land Development Code Sections 126.0603, 126.0604, 126.0605 and 143.0410	Planned Development Permit/Process 3

<u>New construction of a <i>Large Retail Establishment</i> with a building size starting at 50,000 to 99,999 square feet</u>	<u>143.0303, 143.0305, 143.0355, 143.0375</u>	<u>Neighborhood Development Permit/Planned Development Permit/Process 3</u>
<u>New construction of a <i>Large Retail Establishment</i> with a building size starting at 100,000 square feet. Building shall not exceed 150,000 square feet (excluding a contiguous unenclosed area such as a garden center)</u>	<u>143.0303, 143.0305, 143.0355, 143.0375</u>	<u>Site Development Permit/Process 4</u>
Residential development that varies from the required architectural features contained in Section 151.0232	Section 151.0253(e) and Land Development Code Sections 126.0603, 126.0604, 126.0605 and 143.0410	Planned Development Permit/Process 3
Warehouses, Wholesale Distribution, and Light Manufacturing uses exceeding 10,000 square feet up to a maximum of 30,000 square feet, subject to the criteria contained in Section 151.0253(f)	Section 151.0253(f) and Land Development Code Sections 126.0603, 126.0604, 126.0605 and 143.0410	Planned Development Permit/Process 3

(a) [No change.]

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