Article 12: Mid-City Communities Planned District

("Mid-City Communities Planned District" added 3-27-2007 by O-19598 N.S.)

Division 1: General Rules

("General Rules" added 3-27-2007 by O-19598 N.S.)

§1512.0101 Purpose and Intent

The purpose of the Mid-City Communities Planned District is to assist in implementing the goals and objectives of the adopted community plans for older, developed communities generally located east of Interstate 5 and south of Interstate 8 and to assist in implementation of the General Plan of The City of San Diego. These adopted community plans include the Greater North Park Community Plan and the Uptown Community Plan.

Additionally, the purpose of the Mid-City Communities Planned District is to accommodate commercial establishments that provide a full range of consumer goods and services and which are of a scale and design that is compatible with surrounding and planned development.

The intent of the alternating scheme of commercial zones is to provide for distinctive nodes of high intensity, pedestrian-oriented development (CN "Commercial Node" zones), interspersed with linear areas of multiple (commercial and residential) uses with either an automobile orientation (CL "Commercial Linear" zones) or pedestrian-orientation (CV "Commercial Village" zones). In addition, businesses and professional offices and allied services are provided for in areas adjacent to commercial or institutional areas (NP "Neighborhood Professional Commercial Office" zones). In order to facilitate the economic development of commercial establishments, a provision is made for commercial expansion off of main corridors (CN-T, CL-T, CV-T and NP-T zones).

It is also the purpose of the Mid-City Communities Planned District to encourage the development of quality multiple residential structures within the Greater North Park and Uptown communities, which relate in scale and design to the surrounding neighborhood, and provide an attractive street environment (MR zones). For the facility-deficient neighborhoods shown on Map Number B-4104, it is also the purpose of this Division to limit residential development until adequate public facilities are available.
More detailed purpose and intent statements are located within the sections describing each of the zones.

("Purpose and Intent" added 3-27-2007 by O-19598 N.S.; effective 4-26-2007.)
(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)

§1512.0102 Boundaries

The regulations which follow shall apply in the following community plan areas in the City of San Diego, California, designated on the following Map Drawings, and described in the appended boundary description filed in the office of the City Clerk under the following Document Numbers:

Table 1512-01A
Mid-City Communities Planned District Boundaries

Community Plan Area	Map Drawing Number	Document Number
Greater North Park	C-738	OO-16972
Uptown	C-868	OO-18115

("Boundaries" added 3-27-2007 by O-19598 N.S.; effective 4-26-2007.)

§1512.0103 Applicable Regulations

The following provisions of the Land Development Code apply to the Mid-City Communities Planned District, except where this division states otherwise. Where there is a conflict, the provisions of this division apply:

Chapter 11 (Land Development Procedures);

Chapter 12 (Land Development Reviews) except Article 6, Division 6 (Planned Development Permit Procedures);

Chapter 13 (Zones);

Chapter 14, Article 1 (Separately Regulated Use Regulations);

Chapter 14, Article 2, Division 1 (Grading Regulations);

Chapter 14, Article 2, Division 2 (Drainage Regulations);

Chapter 14, Article 2, Division 3 (Fence Regulations);

Chapter 14, Article 2, Division 4 (Landscape Regulations);

Chapter 14, Article 2, Division 5 (Parking Regulations);

Chapter 14, Article 2, Division 6 (Public Facility Regulations);

Chapter 14, Article 2, Division 8 (Refuse and Recyclable Materials Storage Regulations);

Chapter 14, Article 2, Division 12 (Sign Regulations);

Chapter 14, Article 3 (Supplemental Development Regulations) except Division 4 (Planned Development Permit Regulations);

Chapter 14, Article 4 (Subdivision Regulations);

Chapter 14, Article 5 (Building Regulations);

Chapter 14, Article 6 (Electrical Regulations); and

Chapter 14, Article 7 (Plumbing and Mechanical Regulations)
Other provisions of the Land Development Code are superseded unless specifically referenced in this section.
("Applicable Regulations" added 3-27-2007 by O-19598 N.S.; effective 4-26-2007.)

§1512.0110 Definitions

The definitions in Land Development Code Section 113.0103 apply except where a conflict exists with the definitions set forth in the Mid-City Communities Planned District. Where such a conflict exists, the definitions in this Planned District apply.

(a) Enclosed Parking is, for purposes of the Mid-City Communities Planned District, a parking area within a building serving a primary permitted use which is completely walled and roofed, except that one side may be open if that side does not face a street.

(b) Gross Floor Area

The total horizontal area expressed in square feet, of all floors of a building included within the surrounding walls, including shafts, enclosed exterior stairwells, and aboveground parking structures.

Gross floor area shall include:

(1) Enclosed exterior stairwells, aboveground parking structures and exterior elevator shafts.

(2) The floor area of mezzanines and other similar interior balconies.

(3) Exterior balconies, entrances, porches, canopies, rigid awnings, stoops, openly supported terraces, openly supported stairways, and sun baffles or shades which are constructed and maintained with less than 40 percent of the vertical surface permanently open.

(4) Half stories (attics) as described in Land Development Code Section 113.0210 when not used for parking, basements as defined in Land Development Code Section 113.0103, and cellars.

(5) Penthouses shall be included in gross floor area, except when meeting the following criteria:

(A) The enclosure must be used exclusively for housing elevator mechanical equipment or stairs;

(B) The height of enclosures above the roofline is no more than 13 feet for an elevator shaft nor more than 9 feet for a stairwell;

(C) The total plan area of an enclosure or enclosures is not more than 10 percent of the roof plan area of the building.

(c) Improved Park Acreage is, for the purposes of the Mid-City Communities Planned District:

(1) City-owned improved parkland, or

(2) Improved recreational area owned by a governmental entity for which there is a joint use agreement with the City of San Diego for public recreational use, or

(3) Other improved park or recreational use area that is open to the public at no cost. However, construction of the 39th Street Park (4 acres), Park De La Cruz (6.93 acres), or Teralta Park (4 acres) shall not qualify as Improved Park Acreage, except to the extent these parks are expanded beyond the acres specified in this definition.

("Definitions" added 3-27-2007 by O-19598 N.S.; effective 4-26-2007.)