Article 6: Planned Districts  
(Added 4-3-2006 by O-19471 N.S.)

Division 3: The Centre City Planned District  
(Added 4-3-2006 by O-19471 N.S.)

§156.0301 Purpose and Applicability

(a) Purpose

The purpose of the Centre City Planned District is to establish land use regulations and design and development criteria to implement the Downtown Community Plan. This Division is intended to establish regulations that will:

(1) Result in a distinctive world-class downtown, drawing on the City’s magnificent waterfront setting, its outstanding climate, and its location as a transportation hub.

(2) Establish downtown San Diego as the physical and symbolic heart of metropolitan San Diego, and the regional administrative, commercial, and cultural center.

(3) Create an intense yet livable downtown that contributes to the area’s vitality and its economic success, and allows residents to live close to work, transit, and culture.

(4) Reinforce transit, with a pedestrian emphasis, while accommodating vehicles.

(5) Link together a collection of unique, diverse, and memorable neighborhoods within downtown, with a full complement of uses, distinctive streetscapes, character, and scale.

(6) Reconnect downtown’s neighborhoods to the waterfront, Balboa Park, and the surrounding neighborhoods.
(b) Boundaries and Applicability

This Division applies to all property located in the Centre City Planned District shown in Figure A. Where lands are subject to the jurisdiction of other agencies and organizations, including the United States Government, State of California, San Diego Unified Port District, or County of San Diego, any superseding land use authority of those agencies shall apply.

(Added 4-3-2006 by O-19471 N.S; effective 5-3-2006)
(Renumbered from 151.0301 to 156.0301 by SDMC 11.0207 effective 4-26-2007.)

§156.0302 Definitions

The following definitions apply to this Article. Where not otherwise specified, the definitions found in Chapter 11, Article 3, Division 1 of the Land Development Code shall apply. Each word or phrase that is defined in this Division or in Chapter 11, Article 3, Division 1 of the Land Development Code appears in the text in italicized letters.

Active commercial uses mean commercial uses that are accessible to the general public, that generate walk-in clientele, and that contribute to a high level of pedestrian activity. Active commercial uses include retail shops, eating and drinking establishments, commercial recreation and entertainment, personal and convenience services, financial institutions, cultural institutions, and galleries. Active commercial uses are listed in Table 156.0308-A as being permitted on Main Streets.

Alternative Interim Uses means uses permitted under the base land use regulations of this Division but which are not identified as active commercial uses within the Neighborhood Mixed-Use Center Land Use District, or the Main Street and Commercial Street Overlay Districts.

Base floor area ratio (Base FAR) means the minimum and maximum development potential permitted for a site, which is expressed as a ratio of the amount of gross floor area to the size of the parcel. The minimum base FAR is the minimum floor area which must be built on a site in a new development. Maximum base FAR is the maximum floor area permitted to be built without bonuses or transfers.

Bed and breakfast means a visitor-serving establishment with up to twenty rooms for overnight stays that serves breakfast every morning.
*Blank wall* means any *street wall* area that is not transparent, including solid doors and mechanical area wall(s).

*Bona-fide eating establishment* means a place that is primarily used for serving individually prepared meals to guests for compensation. A *bona-fide eating establishment* contains suitable *kitchen* facilities on the *premises* and adequate seating for patrons.

*Bonus floor area ratio (Bonus FAR)* means the additional *floor area ratio* that may be earned by meeting certain requirements listed in Section 156.0309(e).

*Brewery Tasting Room* means an establishment which is licensed by the California Department of Alcoholic Beverage Control under a Type 1 or Type 23 duplicate license to sell malt beverages the licensee produces for on-site and off-site consumption.

*Brewpub* means a *bona-fide eating establishment* which is licensed by the California Department of Alcoholic Beverage Control to manufacture and sell alcoholic beverages on the *premises* for on-site or off-site consumption.

*Brewpub Tasting Room* means an establishment which is licensed by the California Department of Alcoholic Beverage Control to manufacture and sell alcoholic beverages on the *premises* for on-site or off-site consumption.

*Building base* means the lower portion of a building located immediately above *grade*.

*Building materials* mean all materials visible from the exterior of a *development*, including materials used for walls, roofs, windows, doors, and architectural or decorative features applied to the *building façade*.

*Certificate of transfer* means a document prepared in a form acceptable to the City Manager and the City Attorney that is recorded to certify the *transfer of development rights* between sites.

*Commercial streets* mean certain *streets* in the Centre City Planned District that are subject to a land use overlay as illustrated in Figure D of this Division.

*Common indoor open space* means a usable indoor area commonly accessible to all residents and users of the building for passive or active recreation.

*Common outdoor open space* means usable outdoor area commonly accessible to all residents and users of the building for passive or active recreation.
Community Gardens are premises that are used for crop cultivation by individuals or collectively, and may be divided into multiple plots.

Covenants, Conditions, and Restrictions (CC&Rs) mean recorded documents specifying rights and restrictions on a site.

Courtyard means an open space unobstructed to the sky, located at or above-grade level and bounded on two or more sides by building walls.

Cultural institution or cultural use means a non-profit institution recognized as a 501(c), displaying or preserving objects of interest in the arts or sciences. Cultural uses include libraries, museums, non-profit art galleries, and interpretive centers.

Design Review means the formal review of a proposed development through the established process relevant to the size and nature of the proposed development.

Disposition and Development Agreement (DDA) means an agreement that was executed between the former Redevelopment Agency and a developer in which the Redevelopment Agency conveyed property to said developer to implement the Redevelopment Plan pursuant to a specified scope of development.

Employment uses mean those non-residential uses which provide employment opportunities and include those uses specifically designated in Table 156-0308A.

Eco-roof means an open space area on top of a building roof that is landscaped and maintained according to the requirements of Section 156.0309(e)(4).

Floor area ratio bonus (FAR bonus). See Bonus Floor Area Ratio.

Floor plate means the amount of gross floor area located on a single floor in the tower of a building.

Group living means residential or institutional uses licensed by the State of California that provide supportive residential facilities to specified sections of the population.

Home occupations have the same meaning as in Land Development Code Section 141.0308.

LEED® means the Leadership in Energy and Environmental Design green building certification system developed by the United States Green Building Council that provides third-party verification that a building or community was designed and built using strategies aimed at improving performances across a wide range of sustainability metrics.
Live entertainment means live performances by musicians, singers, dancers, disc jockeys, or similar entertainers, and may include dancing by customers of an establishment.

Living unit means an enclosed space of between 150 and 400 net square feet which is used as a primary residence for a minimum period of one month at a time.

Living unit development means a development containing more than twelve living units.

Logo means an identifying symbol using graphics, color schemes, figures, hieroglyphics, numerals, letters, or words.

Main streets mean certain streets in the Centre City Planned District that are subject to a land use overlay as illustrated in Figure D of this Division.

Mass and scale means the visual perception of the organization of the GFA of the structure compared to adjoining development.

Mid-zone means the portion of a building above the building base and below the tower.

Mixed-use development means development that includes two or more land uses.

Mobile food trucks are motorized vehicles that function as transportable retail food and beverage facilities, as described in Section 141.0612. Mobile food trucks do not include pushcarts as defined in Section 141.0619 of the San Diego Municipal Code.

Outdoor Activities are temporary uses that include farmer's markets and other markets, arts and cultural events, social or community events.

Outfield Park has the same meaning as in San Diego Municipal Code section 59.0102.

Owner Participation Agreement (OPA) means an agreement that was executed between the former Redevelopment Agency and a property owner specifying terms of a redevelopment action as it affects the owner’s property.

Pedestrian entrance means a functional entrance or door that is accessible to the general public from an enclosed occupied space. This does not include entrances to mechanical equipment or storage areas, emergency exits, or decorative nonfunctional doors and entrances.
Performance Path means a way to demonstrate that a development has exceeded the California Green Building Standards Code (CALGreen) by achieving a targeted level of performance in an existing voluntary green building rating system.

PETCO Park has the same meaning as in San Diego Municipal Code Section 59.0102.

Prescriptive Path means a way to demonstrate that a development has improved performance in one or more green buildings options that exceed the California Green Building Standards Code (CALGreen) by selecting from a list of eligible program Sustainability Indicators.

Private open space means an area connected or immediately adjacent to a dwelling unit. Private open space may include a balcony, porch, at-grade or above-grade patio or roof deck used exclusively by the occupants of the dwelling unit and their guests.

Public open space means an area owned by the City of San Diego intended for use by the general public, or an area on private property for which a public park, open space, or similar easement or covenant has been recorded in favor of the City of San Diego for use by the general public.

Pushcart has the same meaning as in Land Development Code Section 141.0619

Redevelopment Agency means the Redevelopment Agency of the City of San Diego that exercises governmental functions prescribed by the Community Redevelopment Law of the California Health and Safety Code pursuant to Resolution No. 147378.

Redevelopment Plan means the plan for the Centre City Redevelopment Project, which was adopted on May 11, 1992, by the City Council pursuant to Ordinance No. O-17767, and any subsequent amendments thereto.

Receiving site refers to a site where gross floor area is transferred from a sending site in accordance with the Transfer of Development Rights procedures in Section 156.0309(g).

Reflective glass means a glazing material which obscures vision, reflects surroundings, and has zero or minimal transparent qualities to the exterior.

Residential care facilities have the same meaning as in Land Development Code Section 141.0312.
**Screen or screening** means partial or full enclosure of a space or area by solid materials that are compatible with the materials and architectural design of the development in order to block views of the area from nearby development or public rights-of-way.

**Sending site** refers to a site where gross floor area is transferred to a receiving site in accordance with the Transfer of Development Rights procedures in Section 156.0309(g).

**Senior housing or senior unit** means a housing development as defined in State of California Civil Code Section 51.3.

**Sensitive receptor** means any of the following land uses: residential, educational facilities for kindergarten to grade 12, child care facilities, hospitals, intermediate care facilities, and nursing facilities.

**Setback** is the horizontal distance between the property line and the nearest front, side, or rear building wall.

**Stepback** means the distance measured from a property line to the building walls of the upper floors of a building above a specified height.

**Street wall** means the building façade along a property line adjacent to any public street. The street wall may include arcades, colonnades, recessed entrances, private open space, or urban open space.

**Structured parking** means all parking facilities that serve a primary use or that are open to the general public.

**Sustainability Indicator** means one of the key performance categories that can be tracked to demonstrate the condition of a significant sustainability impact over time.

**Sustainability Measures** means specific voluntary best practice design measures that make a development more sustainable than it would be under standard development requirements.

**Tenant improvements** mean interior or minor exterior improvements to an existing building. Tenant improvements may include finishing or remodeling of interior space to accommodate a new tenant or occupant, the installation of ancillary mechanical equipment, or the installation of replacement doors or windows to serve a specified use.
Tower means that portion of a building located above the building base or the mid-zone, if applicable, to the top of the building.

Transfer of development rights (TDR) means the program whereby gross floor area may be transferred between sites for the purpose of establishing public parks or preserving designated historical resources.

Transitional housing has the same meaning as in Land Development Code Section 141.0313.

Transportation demand management (TDM) means a series of measures that encourage use of alternative forms of transportation to alleviate traffic demand on area roadways.

Upper tower means the upper 20 percent of a tower, measured above the building base or mid-zone to the top of the building, including mechanical penthouses.

Urban open space means any usable space accessible to the general public which is 1,000 square feet or greater in size and includes plazas or parks.

(Amended 9-7-2007 by O-19664 N.S; effective 10-7-2007.)
(Renumbered from former Section 156.0304 and amended 5-6-2010 by O-19947 N.S.; effective 6-5-2010.)
(Amended 12-7-2011 by O-20117 N.S.; effective 1-6-2012.)
(Amended 6-26-2012 by O-20176 N.S.; effective 7-26-2012.)
(Amended 2-26-2013 by O-20351 N.S.; effective 5-16-2014.)
(Amended 5-15-2014 by O-20368 N.S.; effective 6-14-2014.)
(Amended 4-3-2014 by O-20357 N.S.; effective 10-15-2014.)
(Amended 6-21-2019 by O-21084 N.S.; effective 8-8-2019.)

[Editors Note: Amendments as adopted by O-21084 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.
Click the link to view the Strikeout Ordinance highlighting changes to prior language http://docs.sandiego.gov/municode_strikeout_ord/O-21084-SO.pdf ]

(Amended 8-9-2019 by O-21114 N.S.; effective 9-8-2019.)
§156.0304 Administration and Permits

(a) Administration

The City Manager is responsible for the administration of planning and zoning for the City of San Diego within the Centre City Planned District. The City Manager shall administer this Article to ensure compliance with the regulations and procedures of this Article, the Downtown Design Guidelines, the Downtown Community Plan, the Centre City Streetscape Manual, and any policies or guidelines adopted by the City of San Diego to implement the Downtown Community Plan.

(b) Permit Required

The following permits are subject to the development review and permit procedures in this Article: Neighborhood Development Permits, Neighborhood Use Permits, Conditional Use Permits, Coastal Development Permits, Site Development Permits, Planned Development Permits, and Variances.

(1) A permit is not required for modifications, repairs, or other alterations that do not require any permit issued by the City of San Diego.

(2) Tenant improvements exceeding $250,000 in value shall include public improvements consistent with the Centre City Streetscape Manual.

(3) All development in the Centre City Planned District shall comply with and incorporate the historical resources mitigation measures listed in the Mitigation, Monitoring, and Reporting Program (MMRP) listed as Appendix A in the Downtown Community Plan.

(c) Overview of Decision Process

Applications for development within the Centre City Planned District shall be decided in accordance with one of the five decision processes as outlined in Chapter 11, Article 2, Division 5 and as described below. The type of development proposed in the application determines the applicable process.
(1) Process One

An application for a permit or approval processed in accordance with Process One may be approved or denied by a staff person designated by the City Manager pursuant to Section 111.0205, based upon criteria outlined in this Article, the Downtown Community Plan, the Downtown Design Guidelines, the Centre City Streetscape Manual, and any policies or guidelines adopted by the City of San Diego to implement the Downtown Community Plan. A public hearing will not be held and a Process One decision may not be appealed except as otherwise set forth in Section 141.0418(c).

(2) Process Two

An application for a permit or approval processed in accordance with Process Two may be approved, conditionally approved, or denied by a staff person designated by the City Manager pursuant to Section 111.0205 and in accordance with Section 112.0503. A public hearing will not be held. An applicant or any person who has filed an application for appeal may appeal Process Two decisions in accordance with Section 112.0504.

(3) Process Three

(i) An application for a permit or approval processed in accordance with Process Three may be approved, conditionally approved, or denied by a Hearing Officer in accordance with Section 112.0505. Applicants or interested persons may appeal Process Three decisions in accordance with Section 112.0506.

(ii) Development that does not comply with all base zone regulations, all development regulations, requires a variance, or that proposes to exceed limited deviations allowed by the regulations in Chapter 14, as described in Section 143.0410, shall be processed in accordance with Process Three as set forth in Section 156.0304(c)(3)(i), except that if the development is affordable housing, an infill project, and/or a sustainable building described in Section 143.0915, it may be permitted with a Neighborhood Development Permit decided in accordance with Section 126.0603.
(4) Process Four

An application for permit or approval processed in accordance with Process Four may be approved, conditionally approved, or denied by the Planning Commission in accordance with Section 112.0507 of the Land Development Code. Applicants or interested persons may appeal Process Four decisions in accordance with Section 112.0508 of the Land Development Code.

(5) Process Five

An application for permit or approval processed in accordance with Process Five may be approved, conditionally approved, or denied by the City Council in accordance with Section 112.0509 of the Land Development Code.

(d) City Facilities Exemption

City of San Diego Capital Improvement Program Projects, including fire stations, police department facilities, and structures within public open space areas, shall be exempt from the requirement to obtain a development permit with the exception of Coastal Development Permits and Site Development Permits for historical resources. These projects shall be presented to the officially recognized community planning group as an informational item prior to a decision being made on the project.

(Amended 9-7-2007 by O-19664 N.S.; effective 10-7-2007.)
(Renumbered from former Section 156.0303 and amended 5-6-2010 by O-19947 N.S.; effective 6-5-2010.)
(Amended 12-7-2011 by O-20117 N.S.; effective 1-6-2012.)
(Amended 5-7-2012 by O-20152 N.S.; effective 6-6-2012.)
(Amended 5-7-2012 by O-20154 N.S.; effective 6-6-2012.)
(Amended 5-7-2012 by O-20155 N.S.; effective 6-6-2012.)
(Amended 5-15-2014 by O-20368 N.S.; effective 6-14-2014.)

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http://docs.sandiego.gov/municode_strikeout_ord/O-20368-SO.pdf ]

(Amended 6-21-2019 by O-21084 N.S.; effective 8-8-2019.)
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(Amended 8-9-2019 by O-21114 N.S.; effective 9-8-2019.)

§156.0305 Rules of Calculation and Measurement

The Rules of Measurement provided in Chapter 11, Article 3, Division 2 of this Code shall apply to the Centre City Planned District.

(a) When this Division cites lot areas for regulatory purposes, such lot areas shall be approximate and reflect the following examples:

(1) Single lot of record = 5,000 square feet, plus or minus ten percent.

(2) Two lots of record = 10,000 square feet, plus or minus ten percent.

(b) Gross floor area shall be calculated in accordance with Section 113.0234, with the following modifications:

(1) Underground parking structures count as gross floor area where, at any point, the vertical distance from final proposed grade to the finished floor elevation immediately above is more than 3 feet, 6 inches.

(2) Phantom floors, as defined in Section 113.0234(b)(4) shall not count as gross floor area in either residential or commercial buildings.

(3) Roof decks shall not be counted as gross floor area pursuant to Section 113.0234(b)(5) unless the perimeter walls enclosing the area exceed 6 feet in height for non-transparent materials or 8 feet for transparent materials.
(4) Notwithstanding Section 113.0234(d)(2), interior modifications involving the addition of actual floor area count as gross floor area except where:

(A) The addition is within the structural envelope of a building for which building permits were issued prior to May 3, 2006; or

(B) The addition consists of a mezzanine that is within the structural envelope of a building and is less than one-half of the floor area immediately below.

(5) Mechanical penthouses do not count against gross floor area when architecturally integrated into the overall building design.

(Amended 9-7-2007 by O-19664 N.S; effective 10-7-2007.)
(Amended 5-6-2010 by O-19947 N.S; effective 6-5-2010.)
(Amended 12-7-2011 by O-20117 N.S.; effective 1-6-2012.)
(Amended 5-15-2014 by O-20368 N.S.; effective 6-14-2014.)

[Editors Note: Amendments as adopted by O-19947 N. S., O-20117 N. S. and O-20368 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies them as Local Coastal Program Amendments. Click the link to view the Strikeout Ordinance highlighting changes to prior language
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(Amended 8-9-2019 by O-21114 N.S.; effective 9-8-2019.)
§156.0306 Other Applicable Planning, Zoning, and Development Regulations

When not otherwise specified in this Article, the following chapters of this Code apply. In case of conflict with any other provisions of this Code, the regulations of this Article shall apply. The Downtown Community Plan, Gaslamp Quarter Planned District Ordinance, and this Article constitute the Local Coastal Program for the Downtown Community Plan Area.

Chapter 11  Land Development Procedures
Chapter 12  Land Development Reviews
Chapter 13  Zones
Chapter 14  General Regulations
Chapter 14  Article 1, Division 1, General Rules for Separately Regulated Uses
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 7, Off-site Development Regulations
Chapter 14  Article 2, Division 8, Refuse and Recyclable Materials Storage Regulations
Chapter 14  Article 2, Division 9, Mechanical and Utility Equipment Screening
Chapter 14  Article 2, Division 10, Loading Area Regulations
Chapter 14  Article 2, Division 11, Outdoor Storage Display, and Activity Regulations
Chapter 14  Article 2, Division 12, Sign Regulations
Chapter 14  Article 3, Supplemental Development Regulations
Chapter 14 Article 4, Subdivision Regulations
Chapter 14 Article 5, Building Regulations
Chapter 14 Article 6, Electrical Regulations
Chapter 14 Article 7, Plumbing Regulations
Chapter 15 Article 1, Planned Districts

Downtown Design Guidelines. The Downtown Design Guidelines supplement the regulations set forth in this Article and are intended to provide a best practice framework for the design of downtown’s major streets, buildings, and public realm. The Downtown Design Guidelines are not regulatory but provide guidance to the design of new development and shall be utilized in the permit review processes outlined in Section 156.0304.

Where there is a conflict between the Downtown Design Guidelines and this Article, the regulations of this Article shall govern. The Downtown Design Guidelines are filed in the office of the City Clerk as Document No. RR-307143.

The Downtown Design Guidelines may be amended in one of the following ways:

(a) Minor amendments to the Downtown Design Guidelines shall be approved by the City Manager and shall be filed in the office of the City Clerk as errata sheets to Document No. RR-307143. Minor amendments include changes to clarify language or concepts, to reformat or reorganize language, or to reflect new technology or techniques.

(b) Major amendments to the Downtown Design Guidelines shall be approved by the City Council. Major amendments include any changes that do not qualify as minor amendments as provided in Section 156.0306(a). Major amendments shall be reviewed by the Planning Commission prior to approval by the City Council.

(Amended 5-6-2010 by O-19947 N.S.; effective 6-5-2010.)
(Amended 12-7-2011 by O-20117 N.S.; effective 1-6-2012.)
(Amended 5-15-2014 by O-20368 N.S.; effective 6-14-2014.)

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§156.0307 Land Use Districts

Twelve land use districts, shown in Figure B, define geographic areas that are subject to specific land use classifications. In addition, twelve overlay districts, shown in Figures C, D, and F, establish areas where additional requirements apply. Permitted land use classifications within each land use district are shown on Table 156-0308-A. Specific requirements for minimum percentages of active commercial uses and commercial uses on the ground-floor along street frontages are provided.

(a) Base Districts

The purpose of each base district is as follows:

(1) Core (C). This district serves as a high-intensity office and employment center. The district operates as a center of regional importance and as a primary hub for businesses, communications, offices, and hotels with fewer restrictions on building bulk and tower separation than in other districts. Mixed-use development shall be accommodated as an important component of the area’s vitality. Retail, educational, entertainment, residential, civic, governmental, and cultural uses are permitted. Within the C District, a minimum of 40 percent of the ground-floor street frontage shall contain commercial uses.

(2) Neighborhood Mixed-Use Center (NC). This district ensures development of distinctive centers around plazas, parks, and main streets that provide a focus to the neighborhoods by supporting a mix of residential and non-residential developments that contain active commercial uses on the ground floor along Main Streets.

A broad array of compatible uses, including retail, eating and drinking establishments, residential, office, educational, indoor recreation, and cultural uses are permitted. Building volume restrictions apply to allow sunlight to reach streets and public spaces, and design standards seek to establish pedestrian-oriented development.
Employment/Residential Mixed-Use (ER). This district provides synergies between educational institutions and residential neighborhoods, or transition between the C District and residential neighborhoods. The ER district also encompasses Horton Plaza. A variety of uses are permitted in this district, including office, residential, hotel, research and development, educational, and medical facilities.

Ballpark Mixed-Use (BP). This district accommodates mixed-use developments that support major sporting facilities and visitor attractions. A broad array of other uses are also permitted, including eating and drinking establishments, hotels, offices, research and development facilities, cultural institutions, residential uses, live/work spaces, and parking facilities.

Waterfront/Marine (WM). This district permits a range of maritime-related uses, including ocean related industry, major tourist and local visitor attractions, trade, office, eating and drinking establishments, retail, parking facilities, cultural institutions, and hotels.

Mixed Commercial (MC). This district accommodates a diverse array of uses, including residential, artist studios, live/work spaces, hotels, offices, research and development, and retail. Commercial and service uses, including light industrial and repair, warehousing and distribution, transportation, and communication services that are essential for the livelihood of businesses and residents of the downtown area are also permitted.

Residential Emphasis (RE). This district accommodates primarily residential development. Small-scale businesses, offices, services, and ground-floor active commercial uses are allowed, subject to size and area limitations.

Within the RE District, at least 80 percent of the gross floor area must be occupied by residential uses. Non-residential uses may occupy no more than 20 percent of the gross floor area. Small lots of 5,000 square feet or less may apply for a deviation to the percentage requirements of the RE District through the Conditional Use Permit process.

Industrial (I). This district permits a range of industrial uses, including light manufacturing, transportation services, repair and storage, and energy-generation facilities.
(9) Transportation (T). This district accommodates uses related to trolley, passenger and freight rail operations, maintenance and repair, and associated activities.

(10) Convention Center/Visitor (CC). This district provides an area for convention centers, hotels, and parks and open spaces for visitor uses.

(11) Public/Civic (PC). This district provides a center for government, civic uses, cultural institutions, educational facilities, and public and support services, and it accommodates residential uses. Within the PC District, a minimum of 40 percent of the ground-floor street frontage shall contain commercial uses.

(12) Park/Open Space (OS). This district provides areas for public parks and open spaces. Below-ground parking facilities, eating and drinking establishments, arts and cultural uses, and community centers are also permitted.

(b) Overlay Districts

The following Overlay Districts apply as illustrated in Figures C, D, and F:

(1) Airport Environs Overlay Zone (AEOZ). This overlay district provides supplemental regulations for the property surrounding San Diego International Airport (SDIA) at Lindbergh Field consistent with the Airport Land Use Compatibility Plan (ALUCP) adopted by the San Diego County Regional Airport Authority. The compatibility of specific land uses with the operations of SDIA is regulated pursuant to Chapter 13, Article 2 of the Land Development Code. Within the Centre City Planned District, the most recently adopted ALUCP shall determine land use compatibility.
(2) Airport Approach Overlay Zone (AAOZ). This overlay district provides supplemental regulations for the properties surrounding the approach path for San Diego International Airport (SDIA) at Lindbergh Field, consistent with the Airport Land Use Compatibility Plan (ALUCP) most recently adopted by the San Diego County Regional Airport Authority. The heights of buildings in this overlay zone are regulated by Chapter 13, Article 2 of this Code. Applicants for development proposals that meet the Notice Criteria for the Federal Aviation Administration (FAA) Obstruction Evaluation shall submit a Determination of No Hazard to Air Navigation to the City Manager prior to issuance of a building permit.

(3) Coastal Zone Overlay (CZ). This overlay district applies to lands near San Diego Bay in order to protect and enhance the quality of public access and coastal resources. Development within this overlay District requires a Process Two Coastal Development Permit in accordance with Chapter 12, Article 6, Division 7 of the Land Development Code.

(4) Commercial Street Overlay (CS). On commercial streets, a minimum of 60 percent of the ground-floor street frontage shall contain commercial uses. This requirement shall only apply along the east side of Park Boulevard. Uses appropriate for commercial streets are identified in Table 156-0308-A, under Main Street/Commercial Street overlays. Alternative Interim Uses may be permitted pursuant to Section 156.0315(e).

(5) County Administration Center Design Zone Overlay (CAC). This overlay district ensures that new development surrounding the historic County Administration Center on Pacific Highway is sympathetic in scale, character, and height to this important landmark. New development shall conform to the Design Guidelines for the Pacific Highway–County Administration Center Design Zone on file in the Development Services Department.
Employment Overlay (E). To ensure adequate opportunities for employment based commercial uses, at least 50 percent of the gross floor area within each development in this overlay district shall be dedicated to employment uses such as professional office, education, cultural uses, retail, hotel, or similar commercial uses. Residential uses in this district shall not exceed 50 percent of the gross floor area within any development. The 50 percent residential limitation may be exceeded through the Affordable Housing Regulations of Chapter 14, Article 3, Division 7. Development approved through an OPA or DDA may phase development build-out, allowing non-employment phases to precede employment phases, subject to strict performance standards established by set timeframes for employment use construction plan completion, plan submittal, and other requirements to ensure timely completion. In order to meet the 50 percent employment use requirement, a development may not include any employment area for which building permits have been obtained and construction commenced before May 3, 2006. In the E District, existing floor area dedicated to employment use or similar commercial use shall not be converted to any non-employment use. Uses appropriate for the E overlay are identified in Table 156-0308-A, under Employment Overlay.

Fine Grain Development Overlay (FG). The FG District requires that development incorporate design standards that exhibit architectural form and variety at a less than full block scale to ensure a pedestrian scale and diverse building designs.

Large Floorplate Overlay (LF). The LF District allows larger floor plates and bulkier buildings at upper levels to accommodate employment uses. The development regulations within this overlay district accommodate these larger floor plates.

Limited Vehicle Access Overlay. No curb cuts are permitted on the streets designated on Figure E, except as provided in Section 156.0313(1)(4).

Little Italy Sun Access Overlay (LISA). The LISA District maintains adequate sunlight and air to sidewalks and residential areas of Little Italy, as designated in Figure F, during the winter solstice (on or about December 21) between 10:30 a.m. and 1:30 p.m. The LISA Overlay establishes a building envelope, as illustrated in Figure N, which applies to the whole block.
(11) *Main Street Overlay (MS).* On designated *main streets*, a minimum of 80 percent of the *ground-floor street frontage* shall contain *active commercial uses*. Those uses which are appropriate for locations along *main streets* are identified in Table 156-0308-A, under *Main Street/Commercial Street* overlays. On *lots* of 10,000 square feet or less, the percentage of *active commercial uses* may be reduced to 50 percent of the *street frontage*. *Alternative Interim Uses* may be permitted pursuant to Section 156.0315(e).

(12) *Park/Open Space Overlay (P).* This overlay district identifies locations of existing and future *public park* sites designated in the Downtown Community Plan.

(13) *Park Sun Access Overlay (PSA).* This overlay district ensures adequate sunlight to future park sites designated in the Downtown Community Plan by controlling the height of new *development* to the south and west as illustrated in Figure M.

(14) *Industrial Buffer Overlay (IB).* This overlay district establishes a buffer zone to protect industrial lands by minimizing potential land use incompatibilities that could result from proximity to *sensitive receptors*. *Sensitive receptors* are prohibited within the IB Overlay District.

(Amended 9-7-2007 by O-19664 N.S; effective 10-7-2007.)
(Amended 5-6-2010 by O-19947 N.S; effective 6-5-2010.)
(Amended 12-7-2011 by O-20117 N.S.; effective 1-6-2012.)
(Amended 6-26-2012 by O-20176 N.S.; effective 7-26-2012.)
(Amended 2-26-2013 by O-20351 N.S.; effective 5-16-2014.)
(Amended 5-15-2014 by O-20368 N.S.; effective 6-14-2014.)

**Editors Note:** Amendments as adopted by O-19947 N. S., O-20117 N. S. O-20176 N.S., O-20351 N.S and O-20368 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies them as Local Coastal Program Amendments. Click the links to view the Strikeout Ordinances highlighting changes to prior language [http://docs.sandiego.gov/municode_strikeout_ord/O-20176-SO.pdf](http://docs.sandiego.gov/municode_strikeout_ord/O-20176-SO.pdf) [http://docs.sandiego.gov/municode_strikeout_ord/O-20351-SO.pdf](http://docs.sandiego.gov/municode_strikeout_ord/O-20351-SO.pdf) [http://docs.sandiego.gov/municode_strikeout_ord/O-20368-SO.pdf](http://docs.sandiego.gov/municode_strikeout_ord/O-20368-SO.pdf)

(Amended 6-21-2019 by O-21084 N.S; effective 8-8-2019.)
§156.0308 Base District Use Regulations

(a) Permitted Land Uses

The uses allowed and level of review required in the Centre City Planned District base districts and overlay districts are shown in Table 156-0308-A, below. The “Additional Regulations” column references additional regulations applicable to certain uses, which are found in this Article or in the Land Development Code.

(b) Previously Conforming Land Uses and Structures

Land uses and structures that were legally established under previous regulations but that do not conform to the land use regulations of this Article may continue to exist and operate pursuant to Chapter 12, Article 7, Division 1 of the Land Development Code, with the exception that the gross floor area of previously conforming uses and structures may be expanded up to 100 percent through a Neighborhood Use Permit. Within the Residential Emphasis District, previously conforming uses may be placed next to conforming commercial uses without complying with the 80 percent residential land use requirement for new development.
Table 156-0308-A: CENTRE CITY PLANNED DISTRICT USE REGULATIONS

**LEGEND:** P = Permitted by Right; C = Conditional Use Permit Required; -- = Use Not Permitted; L = Limited Use; N = Neighborhood Use Permit Required; S = Site Development Permit Required; MS = Main Street; CS = Commercial Street; E = Employment Overlay

<table>
<thead>
<tr>
<th>Use Categories/ Subcategories</th>
<th>C</th>
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<th>ER</th>
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## Table 156-0308-A: CENTRE CITY PLANNED DISTRICT USE REGULATIONS

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**Table 156-0308-A: CENTRE CITY PLANNED DISTRICT USE REGULATIONS**

**LEGEND:** P = Permitted by Right; C = Conditional Use Permit Required; -- = Use Not Permitted; L = Limited Use; N = Neighborhood Use Permit Required; S = Site Development Permit Required; MS = Main Street; CS = Commercial Street; E = Employment Overlay

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<th>Use Categories/Subcategories</th>
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**Separately Regulated Retail Sales Uses**

- **Marijuana Outlets**
  - C
  - MS, CS, E

- **Off-Site Alcohol Beverage Sales**
  - C
  - MS, CS, E

**Commercial Services**

- **Animal Grooming & Veterinary Offices**
  - P
  - CS, E

- **Assembly & Entertainment**
  - P
  - CS, E

- **With Live Entertainment**
  - N/ C
  - N/ C
  - MS, CS, E

- **With Outdoor Use Area**
  - N

- **Building Services**
  - P
  - CS, E

- **Business Support**
  - P
  - CS, E

- **Eating & Drinking Establishments**

- **Bona-Fide Eating Establishments**
  - P
  - MS, CS, E

- **Brewpubs**
  - P
  - MS, CS, E

- **Non-Bona Fide Eating Establishments w/ Alcohol**
  - N
  - MS, CS, E

- **Brewery Tasting Rooms**
  - C
  - MS, CS, E

- **Brewpub Tasting Rooms**
  - N
  - MS, CS, E
### Table 156-0308-A: CENTRE CITY PLANNED DISTRICT USE REGULATIONS

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## Table 156-0308-A: CENTRE CITY PLANNED DISTRICT USE REGULATIONS

**LEGEND:** P = Permitted by Right; C = Conditional Use Permit Required; -- = Use Not Permitted; L = Limited Use; N = Neighborhood Use Permit Required; S = Site Development Permit Required; MS = Main Street; CS = Commercial Street; E = Employment Overlay

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### Table 156-0308-A: CENTRE CITY PLANNED DISTRICT USE REGULATIONS

**LEGEND:**  
P = Permitted by Right; C = Conditional Use Permit Required;  
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### Table 156-0308-A: CENTRE CITY PLANNED DISTRICT USE REGULATIONS

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**Footnotes for Table 156-0308-A**

1. Not permitted on state or federal tidelands.
2. Commercial use floor area contributes to 20 percent commercial use allowance and is subject to locational limits of districts.
3. Requires active ground-floor uses along street frontages.
4. Limited to 20 percent gross floor area above grade.
5 Uses designated with CS, MS, or E must meet minimum percentages specified in sections 156.0307(b) (4), (6), and (10).

6 Notwithstanding any other Section of the Municipal Code, the required quarter mile separation between human service agencies shall not apply to multiple uses on the same premises.

7 These districts include properties that may be within state tidelands or under the ownership of the United States government, County of San Diego, or Port of San Diego. Lands west of the mean high tide line are under the jurisdiction of the Port of San Diego, and this Table is for planning purposes only. Lands owned by the United States are regulated by the federal government and may be subject to development agreement(s) executed with the City of San Diego. Lands owned by the County of San Diego are regulated by the County of San Diego and the California Coastal Commission, except for private development which is also subject to the Centre City Planned District Ordinance.

8 Structured parking facilities incorporated into a development as an accessory use shall be permitted by right and do not require a Conditional Use Permit.

9 Educational facilities and cultural institutions are not permitted within the Airport Approach Zone as delineated in the Airport Land Use Compatibility Plan for the San Diego International Airport.

10 Sidewalk cafes permitted pursuant to Section 141.0621 may reduce the continuous pavement walkway clearance to a minimum of four feet when the face-of-curb to property line distance is twelve feet or less.

11 Not permitted in the NC Zone in the Little Italy Neighborhood of the Downtown Community Plan Area.

(Amended 9-7-2007 by O-19664 N.S; effective 10-7-2007.)
(Amended 5-6-2010 by O-19947 N.S; O-19949 N.S.; effective 6-5-2010.)
(Amended 12-7-2011 by O-20117 N.S.; effective 1-6-2012.)
(Amended 6-26-2012 by O-20176 N.S.; effective 7-26-2012.)
(Amended 3-25-2014 by O-20356 N.S.; effective 4-24-2014.)
(Amended 5-15-2014 by O-20368 N.S.; effective 6-14-2014.)

[Editors Note: Amendments as adopted by O-19947 N.S., O-19949 N.S., O-20117 N.S., O-20176 N.S., and O-20368 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies them as Local Coastal Program Amendments. Click the links to view the Strikeout Ordinances highlighting changes to prior language http://docs.sandiego.gov/municode_strikeout_ord/O-20176-SO.pdf and http://docs.sandiego.gov/municode_strikeout_ord/O-20368-SO.pdf ]

(Amended 4-3-2014 by O-20357 N.S.; effective 10-15-2014.)
(Amended 4-5-2016 by O-20634 N.S.; effective 5-5-2016.)
(Amended 8-4-2016 by O-20704 N.S.; effective 8-27-2016.)
(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.)
(Amended 8-9-2019 by O-21114 N.S. and O-21117 N.S.; effective 9-8-2019.)
§156.0309  **FAR Regulations and TDRs**

(a)  **Base Minimum and Maximum FARs**

The minimum and maximum base FARs for each site within the Centre City Planned District are illustrated in Figure H; these FARs set parameters for the general bulk and intensity of development. All development proposals must meet the minimum FAR specified in Figure H with the exception of capital improvement program projects or development limited by the density/intensity limits under the safety zones of the San Diego International Airport – Lindberg Field Airport Land Use Compatibility Plan.

(b)  **Airport Approach Overlay Zone**

Within the Little Italy and Cortez neighborhoods of the Downtown Community Plan, which lie within the approach path as shown in the Airport Land Use Compatibility Plan (ALUCP) for San Diego International Airport (SDIA) at Lindbergh Field, adopted by the San Diego County Regional Airport Authority, new development may not intensify human occupancy of the site to greater than 110 percent of the average intensity of existing uses (exclusive of large assemblies) within a quarter mile radius of the development site. However, no increase in density is allowed within the runway protection zone. As an alternative to the above density criterion, a compatible land use within these neighborhoods may be limited to a maximum FAR of 2.0 and a maximum building height of 36 feet. Properties that are intersected by the airport approach/departure zone boundary shall be exempt from this density criterion.
(c) **Development Permit FAR**

The approval and recordation of a development permit establishes the distribution of gross floor area within the development. The development may consist of one or more individually-owned lots, but the permitted FAR for any individual lots remain subject to the FAR limits within the development boundaries as defined by the development permit.

(d) **Ballpark Mixed-Use District**

Within the Ballpark Mixed-Use District, illustrated in Figure B, a FAR of 6.5 shall apply.

To facilitate ancillary development near PETCO Park pursuant to Proposition C passed by the voters in 1998 and Ordinance No. O-18613, transfers may be approved of any portion of the floor area permitted pursuant to this Section from PETCO Park to any other property within the district, if: (1) the property to which the applicable floor area is transferred is developed pursuant to a common plan or program with the property from which the floor area is transferred as approved by the City Council; and (2) appropriate CC&Rs are recorded to memorialize the reallocation of permitted floor areas.

The district-wide FAR provisions shall not apply to the block bounded by Park Boulevard and J, K, and 13th Streets.

(e) **FAR Bonuses**

Development may exceed the maximum base FAR for the site established by Figure H if the applicant provides certain public benefits or development amenities. Table 156-0309-A shows the maximum amount of FAR bonus that may be earned by providing benefits or amenities, and Figure J shows the maximum FAR bonus that may be purchased for a site through the FAR Payment Bonus Program (exclusive of bonuses for affordable housing as described in Section 156.0309(e)(1)). Applicants utilizing the FAR bonus program shall have CC&Rs recorded on the property, ensuring that the benefits or amenities provided to earn the bonus are maintained in perpetuity, or in the case of affordable housing, for the duration specified in Section 156.0309(e)(1)(B)(iv).

The public benefits and development amenities that may earn a FAR bonus are the following:
<table>
<thead>
<tr>
<th>Amenity</th>
<th>FAR Bonus (to be added to maximum Base FAR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable Housing</td>
<td>See (1) below</td>
</tr>
<tr>
<td><em>Urban Open Space</em></td>
<td></td>
</tr>
<tr>
<td>10% of site</td>
<td>See (2) below 1.0</td>
</tr>
<tr>
<td>20% of site</td>
<td>See (2) below 2.0</td>
</tr>
<tr>
<td>Three-bedroom units</td>
<td>5% of total units 0.5/1.0 – See (3) below</td>
</tr>
<tr>
<td></td>
<td>10% of total units 1.0/2.0 – See (3) below</td>
</tr>
<tr>
<td>Eco-Roofs</td>
<td>Up to 1.0 – See (4) below</td>
</tr>
<tr>
<td>Employment Uses</td>
<td>See (5) below</td>
</tr>
<tr>
<td>Public Parking</td>
<td>See (6) below</td>
</tr>
<tr>
<td>FAR Payment Bonus Program</td>
<td>See (7) below and Figure J</td>
</tr>
<tr>
<td>Green Building</td>
<td>Up to 2.0 – See (8) below</td>
</tr>
</tbody>
</table>

(1) Affordable Housing. An applicant proposing a residential development that is entitled to a density bonus pursuant to Chapter 14, Article 3, Division 7 of the Land Development Code may increase the permitted FAR as specified below, except as set forth in Section 143.0720(i)(7).

In compliance with the State Density Bonus Law (California Government Code Section 65915), applicants may earn FAR bonus subject to the following:

(A) Development utilizing the density bonus provisions of Tables 143.07A, 143.07B, and 143.07C of Chapter 14, Article 3, Division 7 shall be entitled to a percent FAR bonus equivalent to the percent density bonus cited in these tables subject to meeting all other provisions of Chapter 14, Article 3, Division 7.

(B) Development may provide either rental or for-sale affordable units, regardless of whether the market rate units within the development are for rent or sale. Development under these provisions shall be subject to the following requirements in addition to those in Chapter 14, Article 3, Division 7:
(i) The qualifying affordable housing units shall be measured as a percentage of the residential portion of the development based on the base FAR, prior to the granting of any bonuses.

(ii) The FAR bonus for development containing affordable housing shall be calculated as follows:

\[
\text{Permitted FAR} = \text{Base GSF} - \text{NR GSF} \times \text{Affordable Bonus \%} + \frac{\text{Base GSF}}{\text{Site Area}},
\]

where:

\[
\text{Permitted FAR} = \text{Base Gross Square Feet (GSF) permitted on the site (maximum base FAR from Figure H times the site area) minus the GSF of non-residential (NR) area, multiplied by affordable bonus percentage (\%), plus Base GSF permitted on the site, divided by site area. NR GSF shall not include non-residential area that is earned through one of the other FAR Bonus programs such as urban open space, eco-roofs, public parking, or FAR Payment Program.}
\]

(iii) The maximum FAR bonus earned through the provision of affordable housing shall not be restricted by and may be in addition to the maximum FAR limits shown in Figures H, K, and L (other bonuses may be utilized up to these limits as provided elsewhere in this Section).

(iv) Affordable housing units are not required to be distributed vertically throughout floors in high-rise development.

(2) Urban Open Space. Applicants that reserve a portion of their site for the development of public urban open space may qualify for a FAR bonus of 1.0 or 2.0, as specified in Table 156-0309-A, subject to the following criteria:

(A) The urban open space shall be designed to meet the criteria listed in the Downtown Design Guidelines.
(B) The *urban open space* shall be open to the general public at least between the hours of 7:00 a.m. and 9:00 p.m. every day. The *urban open space* area shall have *signs* indicating that the public is welcome and the hours of closure, if applicable.

(C) *CC&Rs* shall be recorded on the property providing for the *development* and on-going maintenance of the *urban open space* area to City standards in perpetuity. These provisions of the *CC&Rs* shall be approved by the City Manager and the City Attorney’s Office.

(3) Three-*Bedroom* Units. To encourage larger *dwelling units* and accommodate larger *families, developments* that provide three-*bedroom* units comprising a minimum of 10 percent of the total amount of residential *dwelling units* within the *development* shall be entitled to a *FAR bonus*, subject to the following criteria:

(A) There shall be at least five three-*bedroom dwelling units* within the *development*;

(B) Each *bedroom* in the *dwelling unit* used to earn the *FAR bonus* shall contain a minimum of 70 square feet, with additional area for an enclosed closet;

(C) *CC&Rs* shall be recorded on the property ensuring the number of *bedrooms* in the units used to earn the *FAR bonus* shall not be reduced;

(D) *Development* providing at least 50 percent of the *gross floor area* for residential use may earn a *FAR bonus* of 0.5 or 1.0; and

(E) *Development* providing at least 80 percent of the *gross floor area* for residential use may earn a *FAR bonus* of 1.0 or 2.0.
(4) **Eco-Roofs.** *Eco-roofs* reduce storm water run-off, lower energy consumption, counter the increased heat of urban areas, and provide visual interest. To encourage landscaped and ecologically designed roof tops, a *FAR bonus* may be earned based on the amount of *eco-roof* area. *Eco-roof* area only includes the planted or landscaped area that is designed to sustain and support vegetation. Documentation, drawings, and specifications must be provided to the City Manager prior to the issuance of a building permit that describes all plant varieties, soil depths, soil content, water retention systems, and supporting structural systems.

(A) The amount of *FAR bonus* allowed for a given *development* depends on the amount of *eco-roof* coverage in relation to the building’s footprint above 30 feet from *grade* as follows:

(i) If the total landscaped area of *eco-roof* is 10 to 30 percent of the building’s footprint, then each square foot of the *eco-roof* earns 1 square foot of additional *floor* area.

(ii) If the total landscaped area of *eco-roof* is 31 to 60 percent of the building’s footprint, then each square foot of the *eco-roof* earns 2 square feet of additional *floor* area.

(iii) If the total area of *eco-roof* exceeds 60 percent of the building’s footprint, then each square foot of the *eco-roof* earns 3 square feet of additional *floor* area.

(iv) The maximum *FAR* which may be earned for an *eco-roof* is 0.5 *FAR*. However, an *eco-roof* area that is designed to be accessible to the building occupants, and which remains accessible through the recording of *CC&Rs* pursuant to Section 156.0309(e)(4)(B), may earn a maximum *FAR* of 1.0.

(B) *CC&Rs* shall be recorded on the property providing for the *development* and perpetual maintenance of the *eco-roof* to City standards, and access by the building occupants to the *eco-roof*. These provisions of the *CC&Rs* shall be approved by the City Manager and the City Attorney's Office.

(C) All vegetation must be maintained in perpetuity.
Employment Uses. To encourage the development of employment uses in the Centre City Planned District, a FAR bonus may be earned for the provision of employment uses within the development. In the Employment Overlay District, development containing 100 percent employment uses, excluding hotel/motel uses, may increase their FAR by the maximum FAR illustrated on Figure L. In all other areas of the Centre City Planned District, any development that contains at least 50 percent employment uses, excluding hotel/motel uses, may increase their maximum FAR to the maximum FAR illustrated in Figure L.

Public Parking. One square foot of FAR bonus may be earned for every square foot of below grade parking area made permanently available for public use. A public parking easement shall be executed for such facilities, with restrictions and covenants acceptable to City Manager and the City Attorney’s Office.

FAR Payment Bonus Program. A FAR Payment Bonus Program has been established to permit applicants to purchase additional FAR. The maximum amount of FAR which may be purchased through this program shall be as shown in Figure J.

Green Building. The Centre City Green (CCG) Building Incentive Program awards development incentives for buildings that exceed the California Green Building Standards Code (CALGreen). Two different paths to earn an FAR bonus are available to applicants as follows:

(A) **Performance Path.** The Performance Path allows applicants to demonstrate a high level of building sustainability by achieving a targeted level of performance in an existing voluntary green building rating system. Approved rating systems include:

(i) CALGreen Tier I & II: As adopted by the State of California, CALGreen includes voluntary performance tiers; Tier II is a higher level of performance than Tier I.

(ii) LEED®: The US Green Building Council (USGBC) manages LEED® Core & Shell and LEED® for new construction.
(B) *Prescriptive Path* allows *applicants* to select from a menu of green building options that improve performance in one or more CCG *Sustainability Indicators*. Each prescriptive measure is assigned a point value that represents the extent of impacts to the CCG *Sustainability Indicators*. Incentives earned depend upon the combined point total of the measures selected by the *applicant*. For specific details about the green building options, see the CCG Submittal Manual adopted by the former Centre City Development Corporation Board on July 27, 2011 on file in the office of the City Clerk as Document No. OO-20117.

Performance levels determine the extent of *FAR bonuses* and are based on total points earned within the *Performance Path* or *Prescriptive Path*. The *FAR Bonus* for both the *Prescriptive* and *Performance Paths* are summarized in Table 156-0309-C.

<table>
<thead>
<tr>
<th>Performance Level</th>
<th>Prescriptive Path Requirements</th>
<th>Performance Path Requirements</th>
<th>FAR Bonus</th>
</tr>
</thead>
<tbody>
<tr>
<td>High Performance Green</td>
<td>45-59 CCG Points</td>
<td>CALGreen Tier 2 or LEED® Silver</td>
<td>1.0</td>
</tr>
<tr>
<td>Signature Green</td>
<td>60+ CCG Points</td>
<td>LEED® Gold or higher</td>
<td>2.0</td>
</tr>
</tbody>
</table>

(C) To qualify for incentives, an *applicant* must select either the *Prescriptive* or *Performance Path* (Paths cannot be combined) at the time of *development* application and complete the steps as outlined in the CCG Submittal Manual.

(D) *CC&Rs* shall be recorded on the property providing for the *development* and perpetual maintenance of all measures that are identified to earn a *FAR Bonus*. These provisions of the *CC&Rs* shall be approved by the City Manager and the City Attorney's Office.
(E) All vegetation that is an integral part of a selected path must be maintained in perpetuity.

(F) If an applicant applies for an extension of time under Section 156.0304(e)(1)(F), the development shall be subject to all applicable provisions of Section 156.0309(e)(8) at the time the application for the extension is filed.

(G) LEED® Certification Performance Guarantee.

Applicants requesting an FAR Bonus who propose to utilize the Performance Path through LEED® certification shall, prior to issuance of any building permits, provide a financial surety, deposit, or other suitable guarantee approved by the City Manager and the City Attorney’s Office to ensure that the applicant completes the LEED® certification for the development as proposed to obtain an FAR Bonus under this Section.

LEED® certification must be demonstrated through an independent report provided by the USGBC that confirms achievement of a LEED® Silver or Gold (or higher) level of performance. The financial surety, deposit, or other suitable guarantee shall be in an amount equivalent to the value which would be required to purchase an equivalent amount of FAR under the FAR Payment Bonus Program, including any subsequent amendments in effect at the time of the development permit application. Within 180 days of receiving the final Certificate of Occupancy for a development, the applicant shall submit documentation that demonstrates achievement of the applicable LEED® rating as proposed under this Section.

If the applicant fails to submit a timely report or demonstrate LEED® certification, payment shall be deducted against the financial security, deposit, or other suitable guarantee and deposited in the FAR Bonus Fund established under the FAR Payment Bonus Program. The amount of payment shall be calculated according to the following formula:
\[ P = FAR \$ \times \left( \frac{(LCP - CPE)}{LCP} \right) \]

\( P \) = the payment amount which shall be paid to the FAR Bonus Fund

\( FAR \$ \) = the amount of money which would be required to purchase FAR under the FAR Payment Bonus Program

LCP = LEED® Certification Points needed to achieve the proposed LEED® certification level (Silver or Gold)

CPE = LEED® Certification Points actually earned by the development as certified by the USGBC

All funds provided by the applicant for the LEED® certification surety, deposit, or other suitable guarantee that are not paid to the FAR Bonus Fund shall be refunded to the applicant. In the event that the applicant submits a timely report and demonstrates the necessary level of LEED® certification for the applicant’s desired FAR Bonus, the entire amount of the surety, deposit, or other suitable guarantee shall be refunded to the applicant.

(f) Exemptions from FAR Calculations

The following exemptions apply to the calculations for FAR:

(1) Historical Buildings. Any floor area within the building envelope of any designated historical resource shall not be counted as gross floor area for the purposes of calculating the FAR for the development, if the designated historical resource is preserved, rehabilitated, restored, or reconstructed and the development results in no more than minor alterations to the designated historical resource consistent with the Secretary of the Interior’s Standards and Guidelines, or the development is approved through the Site Development Permit or Neighborhood Development Permit procedures, in accordance with Chapters 11 through 14 of the Land Development Code.
Public Uses. If a development incorporates a building or portion of a building that is owned by the City of San Diego or a public school district, and it is utilized for a public purpose such as a community recreation center, fire station, public school, or other similar public use as determined by the City Manager, the floor area of that public use shall not be counted as gross floor area for the purposes of calculating the FAR for the development.

Public Parking. Above-grade parking areas permanently available for public use shall not be counted as gross floor area for the purposes of calculating the FAR for the development. A public parking easement shall be executed for such facilities with restrictions and covenants acceptable to the City Manager.

Main/Commercial Streets. All floor area located on the ground floor or ground-floor mezzanine that is directly accessible to the street and is dedicated to active commercial uses on main streets or commercial streets shall not be counted as gross floor area for the purposes of calculating the FAR for the development.

Cultural Uses. Any floor area provided within a development that is dedicated to a cultural use or other similar use as approved by the City Manager, shall not be counted as gross floor area for the purposes of calculating the FAR for the development. CC&Rs shall be recorded on the property ensuring the use of such space for similar cultural uses in perpetuity.

Transfer of Development Rights (TDR) Program

Purpose. The purpose of the TDR program is to promote the creation of additional public park land downtown to meet the needs of residents, workers, and visitors within the Centre City Planned District and to encourage the preservation, restoration, and rehabilitation of designated historical resources. The City finds that the growing concentration of development in downtown requires the creation of new park land areas for the recreational and aesthetic benefit and enjoyment of the public, and that historical resources contribute to the quality of the urban environment.
(2) Eligible Sites. Eligible receiving sites are those sites identified in Figure K. Eligible park TDR sending sites are those sites identified as future public park sites in the Downtown Community Plan and in Figure C. Eligible historical resource TDR sending sites must contain a designated historical resource and qualify under either (A) or (B) below:

(A) The sending site is located on the same block as the receiving site; or

(B) The historical resource is in need of preservation, rehabilitation, or restoration and the ability to transfer gross floor area is needed to assist in the funding of such preservation, rehabilitation, or restoration. In order to qualify as a sending site, the applicant must submit a study acceptable to the City Manager verifying the financial costs of such rehabilitation and preservation and the need for the transfer of gross floor area as a funding source.

The City Manager has sole discretion to approve any transfer of gross floor area to a receiving site. The City Manager has sole discretion to approve a transfer of gross floor area to a TDR bank to be maintained and tracked by the City.

The amount of gross floor area approved for transfer shall be determined based on the permitted transferable gross floor area, the extent of the rehabilitation and preservation costs needed for the historical resource, and the potential for appropriate future development on the sending site to achieve the goals and policies of the Downtown Community Plan and this Section.

(3) Preservation Agreement. Applicants or owners of sending sites taking part in the historical resources TDR program, shall enter into a Preservation, Rehabilitation, Restoration and Maintenance Agreement or similar agreement with the City, which guarantees the treatment of the historical resource consistent with the Secretary of the Interior’s Standards and Guidelines for the Treatment of Historic Properties. The agreement shall also require the reconstruction of the historical resource according to the Secretary of the Interior’s Standards for Historic Properties if the historical resource is destroyed by fire, natural disaster, or act of a public enemy.
(4) Allowable Transfers. All of the allowable gross floor area on a sending site may be transferred in its entirety, to a single receiving site or entity, or in separate increments to several receiving sites in accordance with the procedures of Section 156.0309(g)(7). Gross floor area may be transferred either directly from the owner of the sending site to the owner of a receiving site, or to a TDR bank maintained and tracked by the City Manager on behalf of the City. The City may acquire the gross floor area from the owner of a sending site and maintain such gross floor area for subsequent transfers to receiving sites.

(5) Permitted Transferable Gross Floor Area. The gross floor area that may be transferred shall be calculated as the permitted gross floor area based on the sending site’s size and permitted maximum base FAR, as illustrated in Figure H. For transfers involving sending sites containing designated historical resources, the gross floor area of any non-designated structure remaining on the sending site shall be deducted from the permitted transferable gross floor area.

(6) Example Calculations:

Park Example: Sending Site = 10,000 square feet

Maximum base FAR = 6

Permitted Transferable gross floor area = 60,000 square feet

Historical Resource example:

Sending Site = 10,000 square feet

Maximum base FAR = 6

Gross floor area of Non-Historical Structure = 20,000 square feet

Gross floor area of Historical Structure (exempted from FAR calculations) = 20,000 square feet

Permitted Transferable gross floor area = 40,000 square feet.

(7) Procedures. The following procedures are required for any transfer of gross floor area:
(A) **Certificate of Transfer.** The owner of a *sending site* wishing to transfer permitted *gross floor area* from the *sending site* shall execute a **certificate of transfer.** The **certificate of transfer** shall contain all of the following:

(i) The names and mailing addresses of the transferor (original owner of the *sending site*) and transferees (owner(s) of the *receiving site(s)* or the *TDR* bank) of the *gross floor area.*

(ii) Execution and acknowledgement of the transfer of the *gross floor area* by the transferor of the *gross floor area,* all parties with record title interest in the real property of the *sending site,* the transferees of the *gross floor area,* and the City Manager.

(iii) The amount of *gross floor area* transferred (in square feet); and

(iv) The addresses, legal descriptions, assessor’s parcel numbers, and land use districts of the *sending site* and *receiving site.*

(B) **Approval by the City Manager.** The City Manager shall not execute the **certificate of transfer** if a transfer of the *gross floor area* would be prohibited by any provision of this Code.

(C) **Recordation.** Each duly executed and acknowledged **certificate of transfer** containing the information required by this Section shall be recorded in the County Recorder’s office. The County Recorder shall be instructed to mail the original **certificate of transfer** to the City Manager, with copies to both the transferor and transferee of the *gross floor area.*

(D) **Property Deed.** In addition to a **certificate of transfer,** the owner(s) of a *sending site* involving a *TDR* for *public park* land shall execute a deed transferring ownership of the site to the City.
(E) Approval for Development. When the use of TDR is necessary for the approval of a building permit for a development on a receiving site, the City shall not issue any building permits for that site unless the City Manager has issued a written verification that the owner of the receiving site is entitled to the amount of gross floor area for the development based on a recorded certificate of transfer.

(Amended 9-7-2007 by O-19664 N.S; effective 10-7-2007.)
(Amended 5-6-2010 by O-19947 N.S; effective 6-5-2010.)
(Amended 12-7-2011 by O-20117 N.S; effective 1-6-2012.)
(Amended 5-7-2012 by O-20152 N.S; effective 6-6-2012.)
(Amended 5-7-2012 by O-20153 N.S; effective 6-6-2012.)
(Amended 5-7-2012 by O-20154 N.S; effective 6-6-2012.)
(Amended 5-7-2012 by O-20155 N.S; effective 6-6-2012.)
(Amended 5-15-2014 by O-20368 N.S; effective 6-14-2014.)

[Editors Note: Amendments as adopted by O-19947 N. S., O-20117 N. S. and O-20368 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies them as Local Coastal Program Amendments. Click the link to view the Strikeout Ordinance highlighting changes to prior language http://docs.sandiego.gov/munichcode_strikeout_ord/O-20368-SO.pdf ]

(Amended 7-19-2016 by O-20673 N.S; effective 8-27-2016.)

[Editors Note: Amendments as adopted by O-20673 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment. Click the link to view the Strikeout Ordinance highlighting changes to prior language http://docs.sandiego.gov/munichcode_strikeout_ord/O-20673-SO.pdf ]

(Amended 6-21-2019 by O-21084 N.S; effective 8-8-2019.)

[Editors Note: Amendments as adopted by O-21084 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment. Click the link to view the Strikeout Ordinance highlighting changes to prior language http://docs.sandiego.gov/munichcode_strikeout_ord/O-21084-SO.pdf ]

(Amended 8-9-2019 by O-21114 N.S; effective 9-8-2019.)
(Amended 1-8-2020 by O-21164 N.S; effective 2-9-2020.)
§156.0310 Development Regulations

(a) Minimum Lot Size and Lot Coverage. Minimum lot size or lot coverage requirements of the Land Development Code shall not apply in the Centre City Planned District.

(b) Minimum Building Setbacks. The City Manager may require up to a 10-foot interior property line setback where a development is adjoining an existing residential development to maintain minimum provisions for light and air.

(c) Building Height. The overall height of a building shall be measured from the average of the highest and lowest grades of the site to the top of the parapet of the highest habitable floor. Uninhabited roof structures up to 30 feet high that conceal mechanical equipment and elevator and stair overruns are not included in the measurement of the building height if they do not project above a 45-degree plane inclined inward from the top of the parapet(s) of the nearest building wall(s). The maximum heights of buildings are illustrated in Figure F, with the following additional restrictions:

(1) Within the Little Italy Sun Access Overlay, building height shall not exceed 150 feet. A maximum building envelope height shall be further defined as follows and as illustrated in Figure N:

(A) On blocks north of Cedar Street, all street frontages shall be defined by a maximum 50-foot street wall. Above the 50-foot street wall, the maximum building envelope shall be defined by:

(i) a 45-degree angle up to a maximum height of 150 feet on the east and west frontages of a block facing onto a street; and

(ii) a 15-foot stepback above the 50-foot street wall on the north and south frontages of a block facing onto a street.

[Editors Note: Amendments as adopted by O-21164 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment. Click the link to view the Strikeout Ordinance highlighting changes to prior language http://docs.sandiego.gov/municode_strikeout_ord/O-21164-SO.pdf]
(B) On the blocks between Beech Street and Cedar Street, the maximum height shall be determined in accordance with Section 156.0310(d), with an additional maximum building envelope height defined by a 45-degree angle measured from a height of 50 feet along the northern property line of a block street frontage to a maximum height of 335 feet, measured 15 feet northerly of the southern property line of a block street frontage.

(C) Street walls along each side of a building may be a maximum height of 85 feet along a maximum of 40 percent of the building frontage to provide required Fire Department access. The building shall then stepback to comply with the building envelopes described in Sections 156.0310(c)(1)(A)-(B).

(2) For sites within the Park Sun Access Overlay, building heights shall be determined by Figure M.

(3) For sites within the Airport Approach Overlay Zone, maximum building heights shall be determined by the most recently adopted Airport Land Use Compatibility Plan. Building heights shall not be limited by the former approach path for the decommissioned Runway 13-31.

(d) Building Bulk. Building bulk is divided into three main areas of the building: the building base, the mid-zone, and the tower. The mid-zone shall be applicable only in the areas within the Large Floorplate and Employment Overlay Districts, as illustrated in Figure C. The development standards for building bulk are summarized in Table 156-0310-A:
<table>
<thead>
<tr>
<th>Land Use Districts</th>
<th>Residential Emphasis (RE)</th>
<th>Neighborhood Mixed-Use Center (NC)</th>
<th>All other Land Use Districts</th>
<th>Employment (E) or Large Floorplate (LF) Overlays</th>
<th>Little Italy Sun Access Overlay (LISA)</th>
<th>Properties West of Kettner Boulevard</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building Height (feet from ground level)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Building Base/Street wall</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum</td>
<td>45</td>
<td>45</td>
<td>45</td>
<td>45</td>
<td>30/40(^1)</td>
<td>45</td>
</tr>
<tr>
<td>Maximum</td>
<td>85</td>
<td>65/85(^3)</td>
<td>85</td>
<td>85</td>
<td>50/85(^5)</td>
<td>85</td>
</tr>
<tr>
<td><strong>Mid-Zone</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>180</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Tower</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>180</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Maximum Lot Coverage</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Building Base</strong></td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
</tr>
<tr>
<td><strong>Mid-Zone</strong></td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>80%</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Tower</strong></td>
<td>50%</td>
<td>50%</td>
<td>50%</td>
<td>60%</td>
<td>50%</td>
<td>50%</td>
</tr>
<tr>
<td><strong>Tower Floor Plate Dimensions</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>North-South</td>
<td>200</td>
<td>140</td>
<td>200</td>
<td>200</td>
<td>110</td>
<td>140</td>
</tr>
<tr>
<td>East-West</td>
<td>130</td>
<td>130</td>
<td>130</td>
<td>150</td>
<td>110</td>
<td>130</td>
</tr>
<tr>
<td><strong>Tower Setbacks</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>From Public Right-of-Way</td>
<td>15(^2)</td>
<td>15(^2)/25(^3)</td>
<td>15(^1)</td>
<td>15(^2)</td>
<td>15</td>
<td>15(^2)</td>
</tr>
<tr>
<td>From Interior Property Line</td>
<td>20(^4)</td>
<td>20(^4)</td>
<td>20(^4)</td>
<td>20(^4)</td>
<td>20(^4)</td>
<td>20(^4)</td>
</tr>
</tbody>
</table>

1. See Section 156.0310(d)(1)(D)(iii).
2. See Section 156.0310(d)(3)(D) for exemptions.
3. Applied along *main streets* with a general north-south orientation, see Section 156.0310(d)(1)(E)(iv) for exemptions.
4. See Section 156.0310(d)(3)(E) for exemptions.
5. See Section 156.0310(c)(1)(A) for sites located north of Cedar Street.
Building Base

(A) Maximum Lot Coverage. The maximum lot coverage for the building base shall be 100 percent.

(B) Street Wall Frontage. A street wall containing habitable space shall be provided along 100 percent of the street frontage, with the following exceptions:

(i) Urban open space subject to the Downtown Design Guidelines;

(ii) Courtyard entrances up to 30 feet wide in residential development. Any security gating or fencing across a courtyard entrance shall be a minimum of 75 percent open to provide views into the courtyard;

(iii) Recessed entrances a maximum of 25 feet wide and a maximum of 15 feet deep;

(iv) Internal entry courts, auto courts, or auto drop-offs may be allowed behind the required street wall;

(v) Patios and balconies in front of habitable space may qualify as street wall through the Centre City Development Permit review process; or

(vi) Portions of development sites associated with documented active faults or no-build easements may be exempted from the street wall requirements.

(C) Street Wall Setback. The street wall shall be located within 5 feet of the property line adjoining any street (measured after any required public right-of-way dedication).

(D) Minimum Street Wall Height. The minimum height of the street wall shall be 45 feet in accordance with Table 156-0310-A with the following exceptions:
(i) For development involving a designated historical resource, a lower street wall height may be approved as part of the Design Review process. Street wall height and design will also be subject to the review and approval processes pertaining to historical resources contained within Chapters 11 through 14 of the Land Development Code.

(ii) For development in designated view corridor streets, the minimum street wall height may be lowered to 30 feet to comply with Table 156-0310-B.

(iii) Within the Little Italy neighborhood, the minimum street wall height may be reduced to 40 feet north of Beech Street and 30 feet north of Ivy Street.

(iv) In residential development, an exception to this minimum height may be approved for roof-top open space if the area is located over 30 feet above the sidewalk grade and measures no more than 50 feet along the street wall.

(E) Maximum Street Wall Height. The maximum height of the street wall shall be between 50 and 85 feet as specified in Table 156-0310-A, measured from the average grade of the adjoining sidewalk to the top of the parapet (may be calculated in 100 foot increments for sites with grades greater than 5 percent) subject to the following exceptions:

(i) For buildings with the highest habitable floor line at or below 75 feet, up to 50 percent of the street wall may be increased to 95 feet to accommodate taller top-floor units.

(ii) For buildings within the Large Floorplate or Employment Overlay Districts, the street wall may be extended up into the mid-zone without any building facade setbacks.

(iii) For buildings containing a tower, the street wall may be extended up into the tower without any building facade setbacks as provided in Section 156.0310(d)(3)(D).
(iv) For development within Neighborhood Mixed-Use Centers, a maximum street wall height of 65 feet applies along main streets with a north/south orientation. However, if the development does not have frontage on any other public street, the street wall height may be increased to 85 feet if determined necessary for Fire Department access.

(F) View Corridor Setbacks and Stepbacks.

Buildings shall be set back, or upper floors shall provide stepback, along those sections of view corridor streets designated in Figure G, in accordance with Table 156-0310-B. The setback or stepback shall be measured from the property line adjoining any public street (measured after any required public right-of-way dedication), or from any extensions of public right-of-way lines for streets.

(G) Sky-walks. Elevated pedestrian walkways or "skywalks," or gross floor area may not be constructed above, over, or within existing or designated view corridors unless compelling reasons exist to ensure safe pedestrian improvements and where no feasible alternatives for pedestrian access are available.
## TABLE 156-0310-B: VIEW CORRIDOR STEPBACKS

<table>
<thead>
<tr>
<th>STREET (refer to Figure G for applicable locations)</th>
<th>Required Stepback (Feet)</th>
<th>Stepback Elevation (Feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Laurel Street</td>
<td>15</td>
<td>30</td>
</tr>
<tr>
<td>Juniper Street</td>
<td>15</td>
<td>30</td>
</tr>
<tr>
<td>Ivy Street</td>
<td>15</td>
<td>30</td>
</tr>
<tr>
<td>Hawthorne Street</td>
<td>15</td>
<td>30</td>
</tr>
<tr>
<td>Grape Street</td>
<td>15</td>
<td>30</td>
</tr>
<tr>
<td>Fir Street</td>
<td>15</td>
<td>30</td>
</tr>
<tr>
<td>Date Street</td>
<td></td>
<td></td>
</tr>
<tr>
<td>– West of Pacific Hwy</td>
<td>20</td>
<td>Ground Level</td>
</tr>
<tr>
<td>– East of Pacific Hwy</td>
<td>15</td>
<td>30</td>
</tr>
<tr>
<td>Cedar Street</td>
<td></td>
<td></td>
</tr>
<tr>
<td>– West of India Street</td>
<td>15</td>
<td>Ground Level</td>
</tr>
<tr>
<td>– India Street to First Avenue</td>
<td>15</td>
<td>50</td>
</tr>
<tr>
<td>Beech Street</td>
<td></td>
<td></td>
</tr>
<tr>
<td>– West of Pacific Highway</td>
<td>20</td>
<td>Ground Level</td>
</tr>
<tr>
<td>– Pacific Highway to Kettner Boulevard</td>
<td>15</td>
<td>30</td>
</tr>
<tr>
<td>– Kettner Boulevard to Sixth Avenue</td>
<td>15</td>
<td>50</td>
</tr>
<tr>
<td>Ash</td>
<td></td>
<td></td>
</tr>
<tr>
<td>– West of Kettner Boulevard</td>
<td>25</td>
<td>50</td>
</tr>
<tr>
<td>– Kettner Boulevard to Sixth Avenue (south side only)</td>
<td>15</td>
<td>50</td>
</tr>
<tr>
<td>A Street</td>
<td>25</td>
<td>50</td>
</tr>
<tr>
<td>B Street</td>
<td>25</td>
<td>50</td>
</tr>
<tr>
<td>C Street</td>
<td>25</td>
<td>50</td>
</tr>
<tr>
<td>Broadway</td>
<td></td>
<td></td>
</tr>
<tr>
<td>– Harbor Drive to Pacific Hwy (W ½ block)</td>
<td>65</td>
<td>Ground Level</td>
</tr>
<tr>
<td>– Harbor Drive to Pacific Hwy (E ½ block)</td>
<td>55</td>
<td>Ground Level</td>
</tr>
<tr>
<td>– Pacific Hwy to Kettner Boulevard</td>
<td>40</td>
<td>Ground Level</td>
</tr>
<tr>
<td>– Between Kettner Boulevard and Park Boulevard</td>
<td>15</td>
<td>Ground Level</td>
</tr>
<tr>
<td>E Street</td>
<td>25</td>
<td>50</td>
</tr>
<tr>
<td>F Street</td>
<td>25</td>
<td>50</td>
</tr>
<tr>
<td>G Street</td>
<td>25</td>
<td>50</td>
</tr>
<tr>
<td>Pacific Highway</td>
<td>25</td>
<td>45-130</td>
</tr>
<tr>
<td>Park Boulevard (south of K Street)</td>
<td>10</td>
<td>60</td>
</tr>
<tr>
<td></td>
<td>30</td>
<td>90</td>
</tr>
</tbody>
</table>
(2) **Mid-Zone**

Maximum *lot coverage* and maximum height of the *mid-zone* shall be in accordance with Table 156-0310-A, and may be provided only within the Large Floorplate or Employment Overlay Districts, subject to the following regulations:

(A) Maximum *Lot Coverage*. The maximum *lot coverage* for the *mid-zone* shall be 80 percent of the *lot area*.

(B) Maximum Height. The maximum height of the *mid-zone* of a building is 180 feet.

(3) **Tower**

(A) Maximum *Lot Coverage*. The maximum *lot coverage* of the *tower* of the building shall be 50 percent of the *lot area*, or a maximum 60 percent of *lot area* within the Large Floorplate or Employment Overlay Districts in accordance with Table 156-0310-A.

(B) Maximum *Tower Dimensions*. The maximum *tower floor plate* dimensions shall be as specified in Table 156-0310-A. Dimensions of individual *towers* shall be measured from elevation drawings and regulate the maximum possible profile dimension for the *tower*, including *floor area* within oriel windows.

(C) *Tower Separation*. Within a single *development*, *towers* shall be separated by a minimum of 60 feet for sites of 50,000 square feet or more, or located west of Kettner Boulevard or in the Little Italy Sun Access Overlay District. For sites containing less than 50,000 square feet, except for those sites located west of Kettner Boulevard or in the Little Italy Sun Access Overlay District, *towers* shall be separated by a minimum of 40 feet.

(D) *Tower Setback* from Public Streets. *Towers* shall be set back from any *property line* adjoining a public *street* by a minimum of 15 feet, with the following exceptions:

(i) One side of any *tower* shall be exempt from this *setback* requirement, except within the Little Italy Sun Access Overlay District.
(ii) Two sides of a tower may be exempted from this setback requirement when it is determined through the Design Review process that the resulting design is improved and does not result in massing inconsistent with the neighborhood. This provision does not apply within the Little Italy Sun Access Overlay District.

(iii) In Neighborhood Mixed-Use Centers, the tower shall always be set back a minimum of 25 feet from any property line along a designated main street with a general north/south orientation.

(E) Tower Setback from Interior Property Lines. Towers shall avoid blank walls, allow glazing, and be set back from interior property lines adjoining another parcel by a minimum of 20 feet, subject to the following two exceptions:

(i) If the applicant can demonstrate that construction techniques permit glazing with views into, and out from, habitable areas within the tower, this setback may be reduced to 10 feet if any existing tower on an adjacent parcel is located a minimum of 40 feet from the proposed tower; or

(ii) If an existing tower on an adjoining parcel contains a blank, solid wall with less than a 20-foot setback from the common property line, then the proposed tower may reduce or eliminate its setback along that portion of the common property line that aligns with the tower on the adjoining parcel (creating a blank wall to blank wall condition).

(F) Upper Tower

The upper 20 percent of any tower (measured above the building base, or above the mid-zone for Employment Overlay and Large Floorplate Overlay Districts) shall achieve an articulated form and composition using architectural techniques as described in the Downtown Design Guidelines.
(e) **Ground-floor Heights**

The minimum ground-floor height for buildings, measured from the average grade of the adjoining public sidewalk, in increments of no more than 100 feet along a street frontage, to the finished elevation of the second floor, shall be the average of:

1. 12 feet for buildings containing ground-floor residential uses;
2. 15 feet for buildings containing ground-floor non-residential uses; and
3. 20 feet for buildings containing ground-floor active commercial uses within the Neighborhood Mixed-Use Centers or along main streets, with the exception of the Little Italy Neighborhood Center, which may have a minimum 15-foot ground-floor height.

(f) **Commercial Space Depth**

The minimum depths of commercial, ground-floor spaces shall be:

1. 25 feet along 75 percent of the commercial space frontage along a public street; or
2. 40 feet along 75 percent of the commercial space frontage along main streets; and
3. 15 feet along the remaining 25 percent of the commercial frontage if needed to accommodate other internal functions of the building.

(g) **Residential Development Requirements**

The following standards apply to residential developments that contain fifty or more dwelling units:

1. **Common Outdoor Open Space**
   
   Each development shall provide common outdoor open space either at grade, podium, or roof level. Common outdoor open space areas shall have a minimum dimension of 30 feet, or 40 feet when bordered by three building walls exceeding a height of 15 feet, and may contain active and passive areas and a combination of hardscape and landscape features, but a minimum of 10 percent of the common outdoor open space must be planting area.
All common outdoor open space must be accessible to all residents of the development through a common corridor. Development shall provide common outdoor open spaces as a percentage of the lot area in accordance with Table 156-0310-C.

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>% Common Outdoor Open Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>≤10,000 sf</td>
<td>10</td>
</tr>
<tr>
<td>10,001 – 30,000 sf</td>
<td>15</td>
</tr>
<tr>
<td>&gt;30,000</td>
<td>20</td>
</tr>
</tbody>
</table>

(2) **Common Indoor Space.** Each development shall provide at least one community room of at least 500 square feet for use by all residents of the development. The area should be located adjacent to, and be accessible from, common outdoor open space. This area may contain active or passive recreational facilities, meeting space, computer terminals, or other activity space, but must be accessible through a common corridor.

(3) **Private Open Space.** At least 50 percent of all dwelling units shall provide private open space on a balcony, patio, or roof terrace, with a minimum area of 40 square feet each and an average horizontal dimension of 6 feet. Balconies should be proportionately distributed throughout the development in relationship to floor levels and sizes of units. Living unit developments are exempt from this requirement.

(4) **Storage.** Each development shall provide a personal storage area in accordance with Chapter 13, Article 1, Division 4 of this Code.

(5) **Pet Open Space.** Each development shall provide a minimum area of 100 square feet for every 200 dwelling units, or portion thereof, improved for use by pets and clearly marked for such exclusive use. Such areas shall include permeable surfaces, a hose bib, and be drained to the public sewer system (except for at-grade lawn areas).
(h) **Outdoor Activities Development Regulations**

Buildings and *structures* approved under Section 156.0315(d) for use with *outdoor activities* are not required to comply with the requirements of Sections 156.0310(a)-(g).

(i) **Capital Improvement Program Projects**

*Structures* for *Capital Improvement Program Projects* are not required to comply with the requirements of Sections 156.0310(a)-(g).

(Amended 9-7-2007 by O-19664 N.S; effective 10-7-2007.)
(Amended 5-6-2010 by O-19947 N.S; effective 6-5-2010.)
(Amended 12-7-2011 by O-20117 N.S.; effective 1-6-2012.)
(Amended 5-16-2013 by O-20257 N.S.; effective 6-12-2013.)
(Amended 5-15-2014 by O-20368 N.S.; effective 6-14-2014.)

[Editors Note: Amendments as adopted by O-19947 N. S., O-20117 N.S. and O-20368 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies them as Local Coastal Program Amendments. Click the link to view the Strikeout Ordinance highlighting changes to prior language http://docs.sandiego.gov/municode_strikeout_ord/O-20368-SO.pdf ]

(Amended 6-21-2019 by O-21084 N.S.; effective 8-8-2019.)

[Editors Note: Amendments as adopted by O-21084 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment. Click the link to view the Strikeout Ordinance highlighting changes to prior language http://docs.sandiego.gov/municode_strikeout_ord/O-21084-SO.pdf ]

(Amended 8-9-2019 by O-21114 N.S.; effective 9-8-2019.)
§156.0311 Urban Design Regulations

Focusing on how buildings and the spaces between them are consciously designed and integrated, the following urban design standards are intended to create a distinct urban character for the Centre City Planned District, ensure that development is designed with a pedestrian orientation, and foster a vital and active street life.

(a) Downtown Design Guidelines. The City Council has adopted the Downtown Design Guidelines by Resolution R-307143 which are on file in the office of the City Clerk as Document No. RR-307143. The Downtown Design Guidelines contain guiding principles for the design of downtown's major streets, buildings, and the public realm. The Downtown Design Guidelines are to be used in conjunction with this Article to evaluate developments for which a development permit is applied for under this Article.

(b) Building Materials. The building base shall be clad in durable high-grade materials (stone, tile, metal, brick, glass or similar) from at least the floor slab of the second floor down to 1 inch of the finished sidewalk grade, and these materials shall wrap corners of exposed interior property line walls a minimum of 3 feet. Exit corridors, garage openings, and all recesses shall provide a finished appearance to the street with street level exterior finishes fully wrapping into the openings a minimum dimension of 10 feet.

Designated historical resources are exempt from these standards, but shall utilize materials consistent with the historical significance of the resource(s) as established through the review and approval processes for historical resources contained in Chapters 11 through 14 of the Land Development Code.

(c) Utilities. Electrical transformers and generators may be located above grade only if located on private property, outside the public right-of-way. Electrical transformers and generators shall be located below grade if within the public right-of-way. If located within a below-grade vault within the public right-of-way, the access hatch to the vault shall be located at least 6 feet back from the street curb, except that a minimum width access hatch may be located less than 6 feet from the street curb if it does not interfere with the placement of street trees. Areas housing trash, storage, or other utility services shall be located in the garage or be completely concealed from view from the public right-of-way and adjoining developments, except for utilities required to be exposed by the City or utility company.
Backflow prevention devices are to be located in a building alcove, landscaped area, or utility room within the building, outside of the public right-of-way, and completely screened from view. Utility services shall not be located above grade in the public right-of-way within the Centre City Planned District unless no feasible alternative would better protect an historical building.

(d) Transparency

(1) A minimum of 60 percent of the street-facing building façade containing non-residential uses between 3 and 12 feet above the sidewalk shall be comprised of clear, non-reflective windows that allow views of indoor space. Interior blinds, drapes, and shelving for product displays visible from the public right-of-way may obscure a maximum of 30 percent of the transparent area of each storefront or structural bay.

(2) A minimum of 25 percent of each street facing ground level residential unit between 3 and 12 feet above the sidewalk shall be comprised of clear, non-reflective windows. Windowsills may be no higher than 5 feet above the sidewalk level.

(e) Blank Walls

Blank walls on the ground level of buildings are limited in order to provide a pleasant and rich pedestrian experience.

(1) No more than 30 percent of the linear frontage of the first-story street wall may consist of blank walls. The maximum length of any continuous blank wall is 20 feet, or 40 feet if the blank wall includes artwork approved by the decision maker for the development approval(s) in accordance with Section 156.0304(c).

(2) All blank walls shall be enhanced with architectural detailing, material texture, ornamentation, or artwork.

(3) On lots of 10,000 square feet or less, the percentage of linear frontage that may be blank wall may be increased to 40 percent.

(4) On lots 5,000 square feet or less, the percentage of linear frontage that may be blank wall may be increased to 50 percent.
(5) Within the Industrial/Transportation and Mixed Commercial districts, buildings designed for warehousing, storage, or light industrial uses may increase the percentage of blank wall to 40 percent, up to a maximum length of 50 feet.

(f) Exterior Projecting Balconies

Enclosures for projecting balconies that face public streets shall be comprised of an average of at least 40 percent open or transparent materials (perforated mesh, translucent glass, or open rail) from 18 inches above the balcony walking surface to the top of the balcony enclosure.

(g) Rooftops

(1) Penthouse space, mechanical equipment, stair and elevator overruns, heliports, vertical roof attachments, and decorative roof construction are permitted to achieve distinctive building tops, provided that the building top is designed as an integral part of the architectural design.

(2) All mechanical equipment, appurtenances, and access areas shall be intentionally grouped and architecturally screened within fully covered enclosures consistent with the overall composition of the building. Mechanical enclosures shall have a screened or louvered top to improve views from above and to provide required air circulation. Multiple roof-top individual condenser units located in orderly and linear patterns may be exempted from overhead screening through the Design Review process.

(h) Encroachments into the Public Rights-of-Way

To ensure pedestrian safety and prevent excessive encroachments into the public right-of-way, the following criteria shall apply:

(1) Encroachment Agreement. An Encroachment Maintenance and Removal Agreement may be required by the City of San Diego pursuant to Chapter 12, Article 9, Division 7 of the Land Development Code.

(2) Oriel Windows. Oriel windows are subject to the following standards:

(A) Oriel windows must be at least 12 feet above the adjoining sidewalk grade.
(B) The maximum width of any oriel window is 12 feet. Such windows must be horizontally separated by at least 6 feet.

(C) Oriel windows may constitute no more than 30 percent of the building façade surface area on which they are located. If two adjacent oriel windows are connected by a balcony (open or solid railing), the entire perimeter of oriel and balconies is treated as one projecting surface for purposes of this calculation.

(D) Oriel windows (measured to finished exterior dimension) shall not project more than 4 feet into a public right-of-way.

(E) Oriel windows shall contain glass on at least two of three projecting surfaces, and vision glass shall constitute at least 70 percent of each floor-to-floor area on these surfaces.

(F) Oriel windows may contain bench seating or floor area, but shall not contain floor area for bathrooms, kitchens, closets, or bedrooms (unless the floor area within the public right-of-way is in excess of a minimum bedroom dimension of 10 feet measured inside of the property line).

(3) Other Projections. Additional encroachments such as awnings, canopies, marquees, and architectural projections may be permitted in accordance with Chapter 14, Article 2, Division 12 of this Code.

(4) Subterranean Garages and Basements. Encroachments may be permitted in accordance with to Chapter 12, Article 9, Division 7 of the Land Development Code and City Council Policy 700-18 subject to the following additional criteria:

(A) Underground encroachments extending 8 feet below the top of the sidewalk shall not be located within 6 feet from the curb face, except to accommodate access hatches to underground vaults. Such hatches shall be located to avoid interference with street tree planting.

(B) No encroachment shall be allowed to conflict with any approved plan for street tree planting and shall maintain a continuous clear zone for such planting for a depth of 8 feet.
(i) Building Identification

*Development* constructed on sites larger than 5,000 square feet shall install building identification located between 3 and 5 feet above the sidewalk level near the primary entrance or at a corner, to the following specifications:

1. The building identification shall be made of a durable permanent plaque or shall be inscribed in the most durable base material;
2. The inscription area or plaque face shall be 1 to 4 square feet in area;
3. The letters shall be at least 1 inch in height and shall be raised or incised; and
4. The text shall include the original building name and the year completed. The primary *development* entity, architect, and general contractor may be added to the extent space allows.

(j) Historical Resources

*Historical resources* should be retained and integrated into larger *development* with adaptive use, where feasible. If a proposed *development* may have a significant impact on an historical resource and the City determines that no feasible alternative exists that would preserve the historical resource on its existing site, the City will determine if relocation of the historical resource to a site within the Centre City Planned District is feasible. If full retention is not feasible, the retention and reuse of notable architectural fragments or features is strongly encouraged, especially when particular elements are identified as significant in respective neighborhood guidelines, with possible use as part of a public art program. The alteration of historical resources pursuant to this Section shall be reviewed and approved according to the regulations for historical resources contained in Chapters 11 through 14 of the Land Development Code.
Ballpark Mixed-Use District Design Guidelines

(1) Intent. The intent of these Design Guidelines is to create a memorable district that instills a strong sensory response from visitors, a district that is safe and comfortable throughout the year, and retains an association with historic activities of the J Street Corridor and the transition zone and their role in San Diego’s growth and development, nurturing positive social interaction and neighborliness on non-game days as well as days with planned events. These Design Guidelines are intended to revitalize the East Village and promote new development that is compatible with PETCO Park and the existing buildings of the J Street Corridor and the transition zone. These Design Guidelines shall be advisory, not regulatory, for all public and private development.

(2) Goals. The development of the Ballpark Mixed-Use District is meant to achieve the:

(A) Realization of the Bay-to-Park Link;

(B) Revitalization of the East Village; and

(C) Reinforcement of the South Embarcadero.

(3) Character. The following strategies form the basis of the design of buildings, streetscapes, plazas, and open spaces within the district:

(A) Scale and Feeling of Public Space. Maintain and reinforce the existing pedestrian scale appropriate to small numbers of people as well as larger crowds.

(B) Language and Vocabulary of the District. Employ elements to reinforce the spatial structure of the district, to convey the symbolism of the Ballpark Mixed-Use District, and to provide information and directions.

(C) Territoriality of Public Space. All spaces should have a sense of ownership.

(D) Composition and Juxtaposition of Elements. Buildings, streetscape improvements, and landscaping should be designed to create a memorable experience.
(E) Two sub-areas within the Ballpark Mixed-Use District should receive particular attention:

(i) The J Street Corridor. The J Street corridor (between Sixth and Eleventh Avenues) should be developed as an active commercial mixed-use district with a strong pedestrian orientation. The character of late nineteenth and early twentieth century commercial buildings should be extended eastward from the Gaslamp Quarter. The development of new buildings shall be compatible in scale and materials.

(ii) The Sixth/Seventh Avenue Transition Zone. Located immediately west of PETCO Park between L Street and the J Street Corridor, this area should create links between the Gaslamp Quarter and PETCO Park along K and L Streets.

(4) Design Guidelines

(A) Along the J Street Corridor

(i) Built-to Lines: With the exception of where plazas are planned, a street wall should be built within 5 feet of the public right-of-way along 100 percent of the building frontage.

(ii) Street Wall Façade: The street wall façade should be architecturally modulated to create visual interest and diversity, and to reinforce the pedestrian scale and character of the street.

(iii) The height of buildings along the street wall should create a building base and complement the height of older buildings in the corridor. Generally, street wall height should not exceed five stories or 60 feet in keeping with the character of existing nineteenth and early twentieth century commercial and warehouse structures.
Tower elements of the street wall which do not exceed 50 feet in width may exceed 60 feet in height so long as architectural fenestration, detailing and exterior materials create a podium appearance compatible with adjacent structures and visually break-up the appearance of the street wall. Any development with its highest occupiable floor level above 75 feet, which is greater than 50 feet wide, shall be stepped back by at least 50 feet.

(iv) Building mass and scale should complement the incremental parcelization of the street, introducing changes in building plane, fenestration rhythm, materials, or other elements at intervals of approximately 50 to 100 feet.

(v) The design of building façades should provide a well-composed treatment of recessed and large punctured openings within a solid wall. Large expanses of curtain wall are discouraged in this area.

(vi) Vertical and horizontal articulation of the facade utilizing cornices, belt courses and banding, plane changes, variation in window openings, and other architectural elements are encouraged.

(vii) Building facades should be visually terminated through the use of cornices, parapets, hip and stepped terraces, and other forms of multi-faceted tops.

(viii) Facades should introduce special treatments at major entrances, building corners, street corners, and street-end view termini.

(ix) Use of building materials that extend and complement the character of existing nineteenth and twentieth century commercial and warehouse structures (e.g., brick, metal, stucco, ornamental cement, terra cotta, wood, or steel sash) is encouraged.
(x) Large well-composed punctured window openings, in the spirit of existing commercial and warehouse structures should be provided on the building façades to extend the character and scale of these nineteenth and early twentieth century buildings. To further these objectives, buildings along this corridor should introduce high floor-to-floor dimensions (e.g., greater than 12 feet on upper floors and greater than 15 feet on the ground floor).

(xi) Vehicular Access: Curb cuts are strongly discouraged along J Street. The number and size of curb cuts for all development should be minimized.

(B) Within the Sixth/Seventh Avenue Transition Zone:

(i) Built-to Lines: With the exception of where plazas are planned, a street wall should be built within 5 feet of the public right-of-way along 100 percent of the building frontage.

(ii) Street Wall Façade: The street wall façade should be architecturally modulated to create visual interest and diversity, and to reinforce the pedestrian scale and character of the street.

(iii) Buildings should be built to a maximum height of six floors or 80 feet to complement and transition the scale of the ballpark to the Gaslamp District. Development above this height should be stepped back by 10 feet, or introduce a clear material delineation that achieves the same visual effect.

(C) Street Level Treatment and Pedestrian Entrances. All developments should provide active commercial uses along a majority of each street frontage in order to provide an active pedestrian-oriented experience. These active commercial uses should include clear, or lightly tinted, glass storefronts and windows and pedestrian entrances. Extended areas of solid walls should be minimized and mitigated through architectural articulation.
Parking Garages. Parking garages should comply with the Centre City Planned District requirements for street level uses. The garages should be set back behind multi-story residential or commercial uses where appropriate and feasible to buffer the garages from facing residential or commercial uses. The façade treatment of freestanding parking garages should create an integrated and complementary architectural expression with adjacent or attached buildings along a public right-of-way, such that parked cars are predominantly screened from public view; sloped floors are not expressed; and a visually composed façade of openings, plane changes, belt courses, cornice treatments, and other architectural devices are developed.

Mid-Block Walkways, Courts and Walls

Where site constraints, such as public utility easements or documented earthquake faults, prohibit the construction of building area on a portion of a site, development should incorporate semi-public, through-block walkways, courts, or urban open space to support ground-floor commercial activities or provide alternate circulation paths. These areas shall be designed to ensure public safety and promote maximum visibility and surveillance from adjacent uses and shall be maintained by the record owner(s).

(Amended 9-7-2007 by O-19664 N.S; effective 10-7-2007.)
(Amended 5-6-2010 by O-19947 N.S; effective 6-5-2010.)
(Amended 12-7-2011 by O-20117 N.S.; effective 1-6-2012.)
(Amended 5-15-2014 by O-20368 N.S.; effective 6-14-2014.)

[Editors Note: Amendments as adopted by O-19947 N. S., O-20117 N. S. and O-20368 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies them as Local Coastal Program Amendments. Click the link to view the Strikeout Ordinance highlighting changes to prior language http://docs.sandiego.gov/municode_strikeout_ord/O-20368-SO.pdf ]
§156.0312 Performance Standards

(a) General Standards

The following performance standards apply to all land use classifications including the use of existing structures, expansion of previously conforming land uses and proposed land uses.

1. No use, activity, or process shall produce continuous noise, vibrations, or noxious odors that are perceptible without instruments by the average person at the property lines of a site or above the site.

2. No use, activity, or process shall produce continual loading or unloading of heavy trucks at the site, exclusive of permitted industrial uses.

3. All outdoor lighting shall be shielded or directed away so that direct light or glare does not adversely impact adjacent land uses or the public right-of-way.

4. All storage and mechanical equipment shall be enclosed in a structure and completely screened from view.

5. No use shall be operated in a manner that produces off-site impacts such as noise, litter, or disruptive conduct from its tenants or patrons.

(b) Building Reflectance

In order to maximize daylight on streets and open spaces and reduce heat-island build up, materials with high light reflectance shall be used, without producing glare. Above a height of 75 feet, exterior building finishes shall be predominantly lighter colors and materials.

(c) Wind Acceleration

Wind acceleration studies may be required as part of the development review process to evaluate potential adverse impacts of wind acceleration onto public rights-of-way, urban open space areas, and other public spaces. Vertical wall surfaces 100 feet and taller shall employ changes in the horizontal canopy or volumetric step to break wind shear before reaching the ground level.
(d) **Ballpark Mixed-Use District**

The following standards apply to all *development* in this district:

1. **Light, Glare and Shadow Impacts.** All *development* proposals exceeding 75 feet in height shall include a light, glare and shadow study evaluating adverse impacts from *development* on the ballpark operations. No *development* will be allowed to produce light, glare, or shadows that will interfere with any sports activity occurring within the ballpark or enjoyment of such activities by members of the public observing from the viewing stands.

2. **Noise Impacts.** All *development* proposals shall include an acoustical analysis specifying construction standards necessary to meet the noise abatement and control requirements of San Diego Municipal Code Chapter 5, Article 9.5. The analysis also shall include anticipated or actual noise impacts from *PETCO Park*.

(Amended 5-6-2010 by O-19947 N.S; effective 6-5-2010.)

[Editors Note: Amendments as adopted by O-19947 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.]
§156.0313 Parking, Loading, Traffic and Transportation Demand Management Standards

(a) Residential Off-Street Parking Space Requirements.

The parking requirements in Table 156-0313-A and Section 156.0313(a) shall apply to residential uses. Reasonable accommodations to the parking requirements shall be granted if necessary to afford disabled persons equal housing opportunities under state or federal law, in accordance with Section 131.0466.

**TABLE 156-0313-A**

RESIDENTIAL OFF-STREET PARKING SPACE REQUIREMENTS

<table>
<thead>
<tr>
<th>Use Category</th>
<th>Minimum</th>
<th>Maximum</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling units including Permanent Supportive Housing</td>
<td>0</td>
<td>1 space per dwelling unit</td>
<td>See Section 156.0313(a)(1) for bicycle storage requirements</td>
</tr>
<tr>
<td>Living Units</td>
<td>Market rate unit</td>
<td>0</td>
<td>Market rate unit</td>
</tr>
<tr>
<td></td>
<td>50% AMI</td>
<td>0</td>
<td>50% AMI</td>
</tr>
<tr>
<td></td>
<td>At or below 40% AMI</td>
<td>0</td>
<td>At or below 40% AMI</td>
</tr>
<tr>
<td>Group Living</td>
<td>0</td>
<td>0.1 spaces per room</td>
<td></td>
</tr>
<tr>
<td>Live/Work or Shopkeeper Unit</td>
<td>0</td>
<td>1 space per unit</td>
<td></td>
</tr>
<tr>
<td>Residential Care Facilities</td>
<td>0</td>
<td>1 space per every ten beds</td>
<td></td>
</tr>
<tr>
<td>Transitional Housing Facilities</td>
<td>0</td>
<td>1 space per every 6 beds and 1 space per on-site employee</td>
<td></td>
</tr>
</tbody>
</table>
(1) Bicycle Storage. Secured bicycle storage shall be provided at a ratio of one area reasonably sized to accommodate one bicycle for every five dwelling units. Bicycle storage areas shall be enclosed with access restricted to authorized persons. Any common storage area to serve more than one dwelling unit shall provide racks or fixtures on which to lock individual bicycles.

(2) Provided Parking. If one or more off-street parking spaces are provided in a development, then the following requirements apply:

(A) The off-street parking spaces shall consist only of unbundled parking.

(B) The number of accessible off-street parking spaces shall be provided in accordance with Title 24 of the California Code of Regulations (California Building Standards Code).

(C) The number of off-street electric vehicle charging spaces shall be provided in accordance with the California Green Building Standards Code.

(D) One motorcycle parking space shall be provided for every ten parking spaces.

(3) Maximum Parking. Off-street parking spaces in tandem or within a mechanical automobile lift are not counted as additional off-street parking space. A development may exceed the maximum off-street parking spaces identified in Table 156-0313-A if all of the following apply:

(A) The development floor area ratio is no less than 80 percent of the base maximum floor area ratio; and

(B) At least 20 percent of the total off-street parking spaces provided include electric vehicle supply equipment for the ready installation of charging stations; and

(C) The development provides transportation amenities in accordance with Section 142.0528(c) worth at least four points; and

(D) All off-street parking spaces that exceed the allowed maximum shall be within an underground parking garage on the same premises.
(b) Non-Residential Off-Street Parking Space and Loading Bay Requirements

The parking requirements in Table 156-0313-B and Section 156.0313(b) shall apply to non-residential uses.

**TABLE 156-0313-B**
NON-RESIDENTIAL OFF-STREET PARKING SPACE REQUIREMENTS

<table>
<thead>
<tr>
<th>Use Category</th>
<th>Minimum</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>1.5 spaces per 1,000 square feet</td>
<td>Development containing less than 50,000 square feet of office space is exempt.</td>
</tr>
<tr>
<td>Commercial/Retail</td>
<td>1 space per 1,000 square feet</td>
<td>Development containing less than 30,000 square feet of commercial/retail space is exempt.</td>
</tr>
<tr>
<td>Warehouse &amp; Storage</td>
<td>1 space per 10,000 square feet</td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td>0.3 spaces per room</td>
<td>Development containing less than 25 guest rooms is exempt.</td>
</tr>
<tr>
<td>Single Room Occupancy Units</td>
<td>Market rate unit</td>
<td>0.5 spaces per unit</td>
</tr>
<tr>
<td></td>
<td>50% AMI</td>
<td>0.1 spaces per unit</td>
</tr>
<tr>
<td></td>
<td>At or below 40% AMI</td>
<td>None</td>
</tr>
</tbody>
</table>

(1) Motorcycle and Bicycle Parking. One motorcycle parking space and one bicycle parking space shall be provided for every twenty required vehicle spaces.
(2) Off-Street Loading.

(A) For development containing 30,000 to 100,000 square feet of commercial space, one off-street loading bay shall be provided that shall be a minimum of 30 feet deep, 14 feet wide, and 14 feet tall (measured from the inside walls). Small lots of 5,000 square feet or less in size shall be exempt.

(B) For developments containing over 100,000 square feet of commercial space:

(i) One off-street loading bay shall be provided, with the bay measuring a minimum of 35 feet deep, 14 feet wide, and 14 feet tall;

(ii) Loading bays shall provide direct access into the internal circulation system of the development;

(iii) Loading bays shall share the parking access driveway, unless separate driveways better facilitate access to the loading and parking areas and decrease potential traffic conflicts; and

(iv) Loading bay location shall not create traffic conflicts.

(c) North Embarcadero Off-Street Parking Space Requirements

The parking requirements in Table 156-0313-C shall apply to developments located west of California Street between Harbor Drive and West Laurel Street. Reasonable accommodations to the parking requirements shall be granted if necessary to afford disabled persons equal housing opportunities under state or federal law, in accordance with Section 131.0466.

(1) Bicycle Storage. Secured bicycle storage shall be provided at a ratio of one area reasonably sized to accommodate one bicycle for every five dwelling units. Bicycle storage areas shall be enclosed with access restricted to authorized persons. Any common storage area to serve more than one dwelling unit shall provide racks or fixtures on which to lock individual bicycles.
(2) Provided Parking. If one or more off-street parking spaces are provided in a development, then the following requirements apply:

(A) The off-street parking spaces shall consist only of unbundled parking.

(B) The number of accessible off-street parking spaces shall be provided in accordance with Title 24 of the California Code of Regulations (California Building Standards Code).

(C) The number of off-street electric vehicle charging spaces shall be provided in accordance with the California Green Building Standards Code.

(D) One motorcycle parking space shall be provided for every ten parking spaces.

(3) Maximum Parking. Off-street parking spaces in tandem or within a mechanical automobile lift are not counted as additional off-street parking space. A development may exceed the maximum off-street parking spaces identified in Table 156-0313-C if all of the following apply:

(A) The development floor area ratio is no less than 80 percent of the base maximum floor area ratio; and

(B) At least 20 percent of the total off-street parking spaces provided include electric vehicle supply equipment for the ready installation of charging stations; and

(C) The development provides transportation amenities in accordance with Section 142.0528(c) worth at least four points; and

(D) All off-street parking spaces that exceed the allowed maximum shall be within an underground parking garage on the same premises.
### TABLE 156-0313-C
**NORTH EMBARCADERO OFF-STREET PARKING REQUIREMENTS**

<table>
<thead>
<tr>
<th>Use Category</th>
<th>Minimum</th>
<th>Maximum</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Dwelling units including Permanent Supportive Housing</em></td>
<td>0</td>
<td>1 space per <em>dwelling unit</em></td>
<td></td>
</tr>
<tr>
<td><em>Living Units &amp; Single Room Occupancy Hotel Rooms</em></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Market rate unit</td>
<td>0</td>
<td>Market rate unit</td>
<td>0.5 spaces per unit</td>
</tr>
<tr>
<td>50% AMI</td>
<td>0</td>
<td>50% AMI</td>
<td>0.2 spaces per unit</td>
</tr>
<tr>
<td>At or below 40% AMI</td>
<td>0</td>
<td>At or below 40% AMI</td>
<td></td>
</tr>
<tr>
<td><em>Group Living</em></td>
<td>0</td>
<td>0.1 spaces per room</td>
<td></td>
</tr>
<tr>
<td><em>Live/Work or Shopkeeper Unit</em></td>
<td>0</td>
<td>1 space per unit</td>
<td></td>
</tr>
<tr>
<td><em>Residential Care Facilities</em></td>
<td>0</td>
<td>1 space per every ten beds</td>
<td></td>
</tr>
<tr>
<td><em>Transitional Housing Facilities</em></td>
<td>0</td>
<td>1 space per every 6 beds</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>and 1 space per on-site employee</td>
<td></td>
</tr>
<tr>
<td><em>Office</em></td>
<td>2 spaces per 1,000 square feet</td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Hotel</em></td>
<td>0.5 spaces per room</td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Warehouse &amp; Storage</em></td>
<td>1 space per 10,000 square feet</td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Retail</em></td>
<td>2.5 spaces per 1,000 square feet</td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Restaurant</em></td>
<td>5.0 spaces per 1,000 square feet</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
(d) Small Lot Reduction
For lots of 5,000 square feet or less, the minimum number of parking spaces required is reduced by 50 percent.

(e) Enclosed Parking
All parking provided within a development shall be enclosed and architecturally integrated into, or on top of, a structure.

(f) Below-Grade Parking
At least three levels of below-grade parking shall be provided prior to the provision of any above-grade parking, with the following exceptions:

(1) Below-grade parking is not required for parcels less than 10,000 square feet in area.

(2) For development on sites that contain designated historical resources, the City Manager may approve an exception to the below-grade parking requirements upon finding that below-grade parking is infeasible due to the location or characteristics of the historical resources.

(3) For development on sites proven to be significantly impacted by the underground water table, the City Manager may approve an exception to the below-grade parking requirements upon finding that it would create exceptional financial hardship to the property owner or applicant.

(4) Public parking garages and development located within the Ballpark Mixed-Use District are only required to provide two levels of below-grade parking prior to the provision of any above-grade parking.

(5) Only two levels of below-grade parking are required for developments in which all above-grade parking is encapsulated with habitable area along all street frontages.
(g) **Existing Buildings**

Buildings may be converted from one land use to another without providing additional parking spaces, unless the conversion is from commercial to residential use. The proposed conversion of a building to a residential use or the expansion of any building that cannot meet the parking requirements may be granted a deviation from the parking requirements by the City Manager upon approval of a Neighborhood Use Permit in accordance with Chapter 12, Article 6, Division 2 of this Code.

(h) **Structured Parking Facility Standards**

The following standards apply to all above-grade parking facilities:

1. All enclosed ground level parking areas shall be separated from the public sidewalk by habitable residential or non-residential space or utility rooms. The minimum depth of residential space, measured from the exterior building wall to the interior wall separating the habitable space from the parking area, shall be 10 feet.

   The minimum depth of commercial space, measured from the exterior building wall to the interior wall separating the commercial space from the parking area, shall be 20 feet.

2. All parking located above the ground level shall meet the following standards:

   (A) *Development* located on a site of less than 30,000 square feet does not require encapsulated parking;

   (B) *Development* located on a site of 30,000 square feet or more shall encapsulate 50 percent of the cumulative building façades directly abutting street frontages with habitable residential or non-residential uses.

   (C) Roof-top parking is allowed if all parking spaces, excluding drive aisles, are covered with a roof or trellis structure.

   (D) Parking levels located above the ground level shall be shielded from view by a solid wall or headlight-obscuring screen a minimum height of 42 inches, measured from the finished floor of the adjoining parking space.
(E) Any open areas in the exterior building façade of the structure shall be designed as an integral component of the overall architecture of the development.

(3) All interior surfaces of a parking structure visible from the exterior of the garage shall be painted.

(4) All duct work or utility functions serving above-grade parking facilities shall be screened from view.

(5) All interior lighting fixtures shall be designed so that the light source is not directly visible from the exterior of the garage. Lighting for any roof-top parking levels shall either be wall-mounted or on poles. Any poles shall be a maximum height of 15 feet, located at least 40 feet from any property line, and designed so that the light source is shielded from view from any property line. Lighting levels shall meet the requirements of the Illuminating Engineers Society’s Manual, as amended.

(6) All parking structures open to the sky shall be engineered and circulation designed to accommodate vertical expansion of three additional parking levels or the maximum amount permitted under the FAR limits applicable to the site, whichever is less.

(7) Every vehicular access point to public structured parking shall have at least one 4 by 4 foot, internally illuminated, cabinet sign, clearly visible to pedestrians and motorists with a parking symbol consisting of a white letter “P” on a green background. Additional space may be added to the sign to indicate whether the lot is full or to provide information on prices, ownership, management, hours of operation, and whether it is private or public parking. The 4 by 4 foot area shall not be reduced or encroached upon by this additional information. The 4 by 4 foot area shall not be included in calculations regarding other signs for the structure.

(i) Surface Parking Lot Standards

Surface parking lots are interim land uses and shall be designed according to the following standards:
(1) For sites with an approved Centre City Development Permit or those designated for as a public park in the Downtown Community Plan, temporary surface parking lots may be approved for a maximum period of two years. The parking lots shall be improved with appropriate paving, striping, and security lighting to City standards.

(2) For sites without an approved Centre City Development Permit or for parking lots improved and operated for a period of over two years, the following standards shall apply in addition to those listed above for temporary surface parking lots:

(A) Along all public street frontages, a minimum 36-inch high black or green vinyl-coated chain link fence is required. The fence shall provide pedestrian gaps at intervals of no more than 100 feet.

(B) One tree shall be planted for every 12 parking stalls. All trees shall be planted in at least 36 inch containers.

(3) Every vehicular access point to a public parking structure, shall have at least one 4 by 4 foot, internally illuminated, cabinet sign, clearly visible to pedestrians and motorists with a parking symbol consisting of a white letter “P” on a green background. Additional space may be added to the cabinet sign to indicate whether the lot is full, or provide information on prices, ownership, management, hours of operation, and whether it is for private or public parking. The 4 by 4 foot area shall not be reduced or encroached upon by this additional information. The 4 by 4 foot area shall not be included in calculations regarding other signs for the parking lot.

(j) Off-Site Parking Provisions

Developments may provide required off-street parking spaces at an off-site location. The off-site location shall be within 500 feet of the development served by the parking, measured property line to property line, and shall be secured by CC&Rs recorded on both properties in a form acceptable to the City Attorney’s Office that ensure the parking facility’s use without reduction in spaces in perpetuity (unless another off-site location is secured in compliance with this Section).
(k) Parking Space Standards

All parking spaces required by this Division shall meet City standards in accordance with Section 142.0560 of the Land Development Code. Parking spaces provided in excess of the number of spaces required may deviate from the standards, but the final and permanent size of any non-standard spaces for exclusive use by a dwelling unit in a residential development shall be disclosed to the resident prior to the execution of a sales or rental agreement.

(l) Vehicular Access

1. All driveways shall be perpendicular to the public sidewalk.

2. The maximum linear feet of curb cut for vehicular access shall be calculated at a ratio of 1 linear foot per 500 square feet of site area. Parcels containing 10,000 square feet or less may double this ratio (2 linear feet of curb cut per 500 feet of site area). Curb cuts that serve up to ten parking spaces shall be between 12 and 20 feet wide. Curb cuts that serve over ten parking spaces shall be between 20 and 30 feet wide.

3. All vehicular access curb cuts shall be located at least 65 feet from the curb line of the closest intersection. Curb cuts on the same parcel must be separated by at least 80 feet, with the exception of a curb cut to provide access to an off-street loading bay, which may be closer than 80 feet if the widths of both curb cuts are minimized to the extent possible. Curb cuts shall be located to minimize conflicts and maximize on-street parking. On parcels of 5,000 square feet or less, the dimensions listed above shall be reduced in half.

4. No curb cuts are permitted on the streets designated on Figure E unless driveway access is not feasible on adjacent streets due to lot size, lot configuration, or other significant factors.
(m) Driveway Slopes and Security Gates

Driveway slopes shall meet the requirements of Section 142.0560(j)(9) of the Land Development Code. There shall be a transition behind the public right-of-way not to exceed a gradient of 5 percent for a distance of 10 feet. Security gates shall be located a minimum distance of 10 feet from the front property line, and the door swing of any security gate shall not encroach into the 10 foot required minimum distance from the front property line.

(n) Centre City Cumulative Trip Generation Rates

Centre City Trip Generation Rates are as specified in the City of San Diego Land Development Manual, Appendix N.

(o) Transportation Demand Management (TDM)

To reduce single-occupant vehicle trips into the Centre City Planned District, applicants for proposed commercial and hotel development containing over 50,000 square feet of gross floor area shall achieve a minimum of 25 points by implementing TDM measures contained in Table 156-0313-D.
### TABLE 156-0313-D: TRANSPORTATION DEMAND MANAGEMENT (TDM)

<table>
<thead>
<tr>
<th>Points</th>
<th>Measure</th>
</tr>
</thead>
<tbody>
<tr>
<td>20</td>
<td>Five-year, 50% subsidy for transit passes for employee occupants</td>
</tr>
<tr>
<td>5</td>
<td>Designated shuttle stop, including signage, seating, lighting and on-going maintenance, for the publicly accessible shuttle serving the downtown area, with routing to include key destination points such as airport, hotels, and visitor-serving facilities.</td>
</tr>
<tr>
<td>15</td>
<td>&quot;Shared Use Vehicles&quot; - a minimum of 1 vehicle shall be provided for every 50,000 square feet of leasable gross floor area.</td>
</tr>
<tr>
<td>15</td>
<td>Electric, natural gas, fuel cells, fueling stations - a minimum of 1 space per 30,000 square feet of office space, a minimum of 1 space per 100 hotel rooms -a minimum of 50% of the stations shall be electric vehicle charging stations</td>
</tr>
<tr>
<td>10</td>
<td>On-site day-care</td>
</tr>
<tr>
<td>5</td>
<td>Bicycle storage - a minimum of 1 space for every 10 parking spaces</td>
</tr>
<tr>
<td>5</td>
<td>Upgraded transit stop adjacent to new development, including shelter, seating, lighting and ongoing routine maintenance through an agreement with the appropriate transit agency for the life of the improvement.</td>
</tr>
<tr>
<td>5</td>
<td>On-site shower facilities available to all tenants/employees of a building -a minimum of 1 space per 100,000 square feet of office space -a minimum of 1 space per 100 hotel rooms</td>
</tr>
<tr>
<td>5</td>
<td>Participation by building management and tenants in carpool coordination, ridesharing and car-sharing programs.</td>
</tr>
<tr>
<td>5</td>
<td>Discounted parking rates for carpools containing three or more adults - minimum 25% discount</td>
</tr>
<tr>
<td>5</td>
<td>Preferential parking for car-sharing, carpool and vanpool (minimum 5% of permitted parking)</td>
</tr>
<tr>
<td>5</td>
<td>Discounted parking rates for vehicles with CARB classifications ULEV, SULEV, PZEV, and ZEV - minimum 20% discount</td>
</tr>
</tbody>
</table>

(Amended 9-7-2007 by O-19664 N.S; effective 10-7-2007.)
(Amended 5-6-2010 by O-19947 N.S; effective 6-5-2010.)
(Amended 12-7-2011 by O-20117 N.S.; effective 1-6-2012.)
(Amended 5-16-2013 by O-20257 N.S.; effective 6-12-2013.)
(Amended 5-15-2014 by O-20368 N.S.; effective 6-14-2014.)
[Editors Note: Amendments as adopted by O-19947 N. S., O-20117 N. S. and O-20368 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies them as Local Coastal Program Amendments. Click the link to view the Strikeout Ordinance highlighting changes to prior language http://docs.sandiego.gov/municode_strikeout_ord/O-20368-SO.pdf ]

(Amended 3-25-2019 by O-21057 N.S.; effective 4-24-2019.)
(Amended 6-21-2019 by O-21084 N.S.; effective 8-8-2019.)

[Editors Note: Amendments as adopted by O-21084 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment. Click the link to view the Strikeout Ordinance highlighting changes to prior language http://docs.sandiego.gov/municode_strikeout_ord/O-21084-SO.pdf ]

(Amended 8-9-2019 by O-21114 N.S.; effective 9-8-2019.)

§156.0314 Sign Regulations

(a) Sign Regulations

(1) Application

Initial application for a sign permit shall be made to the City Manager in accordance with the requirements of Chapter 12, Article 9, Division 8 and Chapter 14, Article 2, Division 12 of this Code.
(2) Provisions

In addition to the requirements of the Land Development Code Chapter 12, Article 9, Division 8 and Chapter 14, Article 2, Division 12, the following provisions apply:

(A) Signs, inflatable displays, or banners shall not be placed on the roof of any structure.

(B) Signs (or any part of a sign) shall not be located more than 65 feet above the sidewalk, measured from the street property line closest to the sign.

(C) Exceptions to the sign regulations for a new sign on a historical resource may be granted through approval of a Neighborhood Use Permit in accordance with Chapter 12, Article 6, Division 2 of the Land Development Code. The design and size of such a sign shall be consistent with the Secretary of Interior’s Standards and Guidelines for the Preservation, Rehabilitation, Restoration, and Reconstruction of Historic Buildings based on its period of historical significance, as recommended by the Historical Resources Board.

Alterations to signs that may impact one or more historical resources shall be reviewed and approved according to the regulations for historical resources contained in Chapters 11 through 14 of the Land Development Code and may require a Neighborhood Development Permit or Site Development Permit in addition to a Neighborhood Use Permit.

(3) Logos

Logos may not be used on the upper tower of a building where more than 50 percent of the building is for residential use. Logos may be used on the upper tower of a non-residential building if the following criteria are met:

(A) The logo must be designed as an integral part of the exterior of the building.

(B) Logos may not be located on any two adjacent building façades.
(C) The maximum area of the logo is based on building height as described in Table 156-0314-A.

(D) Logos without any lettering are not subject to maximum height, only maximum square footage.

(E) The maximum height of lettering is based on building height as described in Table 156-0314-A.

<table>
<thead>
<tr>
<th>Building Height (feet)</th>
<th>Logo area (feet)</th>
<th>Lettering Height (feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>65-125</td>
<td>50</td>
<td>3</td>
</tr>
<tr>
<td>126-240</td>
<td>75</td>
<td>4</td>
</tr>
<tr>
<td>240+</td>
<td>100</td>
<td>5</td>
</tr>
</tbody>
</table>

(4) Ballpark Mixed-Use District Signs

All development proposals within the area bounded by J Street, Seventh Avenue, Tenth Avenue, Park Boulevard, and Harbor Drive (including PETCO Park, Outfield Park, and mixed-use developments directly adjacent thereto) shall include a comprehensive sign plan. All comprehensive sign plans for PETCO Park, Outfield Park, and mixed-use developments directly adjacent thereto shall be processed in accordance with Process Four.

All other signs within the Ballpark Mixed-Use District shall comply with the sign regulations in Chapter 14, Article 2, Division 12 of this Code. Signs that do not comply with all the sign regulation requirements may be approved with a comprehensive sign plan in accordance with Process Two. All comprehensive sign plans shall be consistent with the following objectives:

(A) All signs shall be sized to be complementary to, and in scale with, the buildings on which they are placed. The design of the signs should reflect and complement the use of the building to the extent possible;
(B) All signs shall be designed to be visible mainly from the immediate neighborhood, with an exception for high-rise building identification signs;

(C) Signs shall be designed and placed to be compatible with the theme, visual quality, and overall character of the Ballpark Mixed-Use District and the image of San Diego; and

(D) Signs shall also be appropriately related in size, shape, materials, letters, colors, illumination, and character of the buildings on which they will be displayed, and be compatible with existing adjacent activities so as to not create a visual distraction to PETCO Park patrons or other uses.

(Amended 9-7-2007 by O-19664 N.S; effective 10-7-2007.)
(Amended 5-6-2010 by O-19947 N.S; effective 6-5-2010.)
(Amended 12-7-2011 by O-20117 N.S.; effective 1-6-2012.)
(Amended 5-15-2014 by O-20368 N.S.; effective 6-14-2014.)

[Editors Note: Amendments as adopted by O-19947 N. S., O-20117 N. S. and O-20368 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies them as Local Coastal Program Amendments. Click the link to view the Strikeout Ordinance highlighting changes to prior language http://docs.sandiego.gov/municode_strikeout_ord/O-20368-SO.pdf ]

(Amended 6-21-2019 by O-21084 N.S.; effective 8-8-2019.)

[Editors Note: Amendments as adopted by O-21084 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment. Click the link to view the Strikeout Ordinance highlighting changes to prior language http://docs.sandiego.gov/municode_strikeout_ord/O-21084-SO.pdf ]

(Amended 8-9-2019 by O-21114 N.S.; effective 9-8-2019.)
§156.0315 Separately Regulated Uses

(a) On-Site Alcohol Beverage Sales

The sale of alcoholic beverages for on-site consumption shall be subject to the following regulations and permits, in addition to applicable state and local regulations:

(1) *Bona-fide eating establishments* that offer made-to-order food during all business hours may provide alcoholic beverages on the premises by right.

(2) Non *bona-fide eating establishments*, bars, assembly and entertainment uses, *outdoor activities* and other similar commercial establishments that provide alcoholic beverages for consumption on the premises shall be required to obtain a Neighborhood Use Permit in accordance with Process Two.

(b) Off-Site Alcohol Beverage Sales

The sale of alcoholic beverages for off-site consumption shall be subject to the following regulations and permits, in addition to applicable state and local regulations:

(1) Establishments offering alcoholic beverages for off-site consumption shall be required to obtain a Conditional Use Permit in accordance with Process Three, and shall be subject to the following regulations, except as provided in Sections 156.0315(b)(2), (3) and (4) below:

(A) No wine or distilled spirits shall be sold in containers of less than 750 milliliters.

(B) No malt beverage products shall be sold in quantities of less than a six-pack of 12-ounce bottles or other containers totaling a minimum of 64 ounces.

(C) No alcoholic beverages shall be sold except between the hours of 10:00 a.m. and 10:00 p.m.

(D) After conducting a public hearing, the Hearing Officer may approve exceptions to 156.0315(b)(1)(C) upon making the following findings:
(i) The request for an exception was provided in the public notice for the hearing; and

(ii) The proposed use and operations are compatible with existing and planned surrounding land uses.

(2) **Brewpubs** offering alcoholic beverages manufactured by the business for off-site consumption as an *accessory use* are permitted, subject to the following regulations:

(A) A *bona-fide eating establishment* shall be the *primary use* on the *premises* with made-to-order food available during all hours of operation.

(B) An accessory alcohol manufacturing operation must be operated on the *premises*.

(C) No malt beverage, wine, or similar products shall be sold in less than 16.9-ounce quantities. No distilled spirits shall be sold in less than 750 ml bottles.

(D) Off-site sales under this provision shall be limited to between the hours of 10:00 a.m. and 10:00 p.m. An exception to these hours may be approved through a Conditional Use Permit in accordance with Process Three upon making the *findings* in Section 156.0315(b)(1)(D).

(3) **Brewpub tasting rooms** offering alcoholic beverages manufactured by the business for off-site consumption as an *accessory use* shall be required to obtain a Neighborhood Use Permit in accordance with Process Two, subject to the following regulations:

(A) An alcohol manufacturing operation must be operated on the *premises*.

(B) No malt beverage, wine, or similar products shall be sold in less than 16.9-ounce quantities. No distilled spirits shall be sold in less than 750 ml bottles.

(C) Off-site sales under this provision shall be limited to between the hours of 10:00 a.m. and 10:00 p.m. An exception to these hours may be approved through a Conditional Use Permit in accordance with Process Three upon making the *findings* in Section 156.0315(b)(1)(D).
(4) **Brewery tasting rooms** offering alcoholic beverages manufactured by the business for off-site consumption shall be required to obtain a Conditional Use Permit in accordance with Process Three, subject to the following regulations:

   (A) The *gross floor area* of the establishment shall not exceed 5,000 square feet;

   (B) The establishment shall provide for on-site consumption of the products manufactured by the business;

   (C) No malt beverage shall be sold for off-site consumption in less than 16.9-ounce quantities; and

   (D) Off-site sales under this provision shall be limited to between the hours of 10:00 a.m. and 10:00 p.m. An exception to these hours may be approved through a Conditional Use Permit in accordance with Process Three, upon making the *findings* in Section 156.0315(b)(1)(D).

(c) **Live entertainment**

The provision of *live entertainment* shall comply with Chapter 3, Article 3, Division 15 of this Code, as applicable, and shall be subject to the following additional regulations and permits:

(1) **Acoustic live entertainment**

   (B) *Bona-fide eating establishments* may offer performances by live acoustic musicians, dancers, or similar performers as an *accessory use* up to 11:00 p.m., if the performance is not audible outside of the establishment.

   (C) Any other establishment offering performances by live acoustic musicians, dancers, or similar performers shall obtain a Neighborhood Use Permit in accordance with Process Two. The performances shall not be audible outside the establishment.

(2) **Non-acoustic live entertainment**

   (A) Any establishment offering performances within an enclosed building by live non-acoustic musicians, disc jockeys, or patron dancing, shall obtain a Conditional Use Permit in accordance with Process Three.
(B) If located upon or adjacent to a premises containing residential land uses, the establishment shall provide a noise impact analysis to the decision maker for consideration before approval of the Conditional Use Permit. The noise impact analysis shall be prepared by a qualified acoustical engineer and shall evaluate potential noise and vibration impacts to the surrounding neighborhood.

(3) Hotels and motels offering live entertainment in an area completely enclosed within the building and accessed solely through the lobby area are not subject to Section 156.0315(c)(1) or (2), if the live entertainment is not audible outside of the building.

(4) Live entertainment located outside of an enclosed building

(A) Establishments offering live entertainment outside of an enclosed building shall obtain a Conditional Use Permit in accordance with Process Three. The establishment shall provide a noise impact analysis to the decision maker for consideration before approval of the Conditional Use Permit. The noise impact analysis shall be prepared by a qualified acoustical engineer and shall evaluate noise and vibration impacts to the surrounding neighborhood.

(5) Sound and amplification equipment associated with live entertainment shall conform to the noise abatement and control regulations of Chapter 5, Article 9.5 of this Code.

(d) Outdoor activities

Outdoor activities include a variety of community serving uses and events and may include the use of structures and small buildings. Applicants proposing the use of any structures or small buildings shall obtain all necessary permits in accordance with state and local regulations. Outdoor activities are subject to the following additional regulations and permits:

(1) Outdoor activities shall obtain a Neighborhood Use Permit in accordance with Process Two.

(2) Outdoor activities may offer live entertainment for no more than six days per calendar year through the approval of one or more Temporary Use Permits.
(3) *Outdoor activities* shall be required to obtain a Conditional Use Permit in accordance with Process Three if *live entertainment* is offered more than six days per calendar year.

(e) *Alternative Interim Uses* within Neighborhood Mixed Use Centers and along *Main Streets* and *Commercial Streets* are permitted upon approval of a Conditional Use Permit in accordance with Process Three, when the following *findings* are made:

(1) The applicant has provided a market study or other evidence to demonstrate that *active commercial uses* are not currently economically viable in this location due to the level of development of the surrounding neighborhood.

(2) The building has been designed to accommodate *active commercial uses* in the future.

The initial term for a Conditional Use Permit permitting *Alternative Interim Uses* shall not exceed a ten-year period. Extensions may be approved in accordance with Section 126.0114, but shall not exceed an additional ten-year period.

(f) *Living Units.*

*Living unit developments* are permitted in the zones indicated in Table 156-0308-A subject to the following regulations:

(1) Each *living unit* must have at least 150 square feet of net *floor* area. The average size of all *living units* may not exceed 350 square feet. When a *living unit* exceeds 400 square feet in area, existing underlying zone density and parking standards for a one *bedroom* apartment unit apply.

(2) The maximum occupancy for a *living unit* is two persons.

(3) *Kitchen* facilities with at least a *kitchen* sink, garbage disposal, counter top, refrigerator, and microwave oven or cook-top is required in every *living unit*.

(4) A complete bathroom is not required in every *living unit*. However, a private toilet must be provided and be screened from the remainder of the unit.
Each living unit that is not provided with a private shower or bathtub must be served by a shared shower or bathtub. Shared bathing facilities must be provided at a ratio of at least one facility for every five units, or fraction thereof, which lack private bathing facilities. Each shared bathing facility must be on the same floor as the units it is intended to serve, must be directly accessible from a common area or hallway, and must have an interior lockable door.

Each living unit must be pre-wired for phone and cable television service.

Each living unit development shall include common interior space at a ratio of 5 square feet per living unit, with a minimum of 200 square feet per development or per individual common interior space if multiple spaces are provided with a single development. The indoor space shall be furnished to allow for meetings, indoor recreation (active or passive), or entertainment.

Each living unit development shall contain one living unit occupied by a resident manager.

Each living unit development shall contain either:

(A) a front desk with a full view of the entry area, staffed 24 hours a day, seven days a week; or

(B) an operational outdoor entry intercom system connected to the manager’s unit and each living unit.

Parking shall be provided in accordance with section 156.0313. All required parking for the living unit development shall be available to residents only.

Each living unit occupancy and rent shall be restricted to those persons with household income at or below 80 percent of area median income as published by the California Department of Housing and Community Development for San Diego County, as adjusted for a one-person household. The development owner shall enter into an agreement with the City of San Diego Housing Commission for the review and enforcement of such restrictions.
(12) Relocation Requirements: *Living units* are subject to the regulations contained in Chapter 14, Article 3, Division 5 of this Code for Single Room Occupancy *(SRO) hotels*. The San Diego Housing Commission shall be responsible for enforcement of the tenant notice relocation assistance requirements.

(13) *Living unit developments* are not required to comply with the residential *development* requirements of Section 156.0310(g).

(g) **Historical Resources**

All *development* proposals that may result in the alteration of an *historical resource*, or any site containing a structure over 45 years in age, shall be reviewed as provided in Chapters 11 through 14 of this Code.

(1) **Minor Alterations**

Minor alterations (as defined in Section 143.0250) to an *historical resource* shall be reviewed in accordance with Chapter 14, Article 3, Division 2 of this Code.

(2) **Substantial Alterations**

Substantial alterations (as defined in Section 143.0250) to an *historical resource* shall be reviewed in accordance with Chapter 14, Article 3, Divisions 2 and 3 of this Code and all other relevant provisions of this Code, and shall comply with all *historical resources* mitigation measures listed in Appendix A of the Downtown Community Plan.

(h) **Historical Buildings Occupied by Uses Not Otherwise Allowed**

*Historical buildings* occupied by uses not otherwise allowed may be permitted with a Conditional Use Permit in accordance with Process Three subject to the following regulations:

(1) The building must be designated as a *historical resource* by the City of San Diego Historical Resources Board before approval of the Conditional Use Permit.
(2) The use of the historical building shall be compatible with the uses in the surrounding area or shall be consistent with the purpose for which the building was originally designed. To minimize detrimental effects to neighboring properties, any separately regulated uses in a historical building shall comply with the regulations in Section 156.0315 (Centre City Planned District Ordinance Separately Regulated Uses) and Chapter 14, Article 1 (Separately Regulated Use Regulations).

(3) The historical building shall be preserved, restored, rehabilitated, reconstructed, or maintained in its original historical appearance in accordance with Chapter 14, Article 3, Division 2.

(4) Any facilities that are constructed as part of the new use shall be designed to be similar in scale and style with the historical use, and cause no more than a minor alteration to the historical building in accordance with Historical Resources Regulations unless the development is approved through a Site Development Permit or Neighborhood Development Permit in accordance with Chapters 11 through 14.

(i) Social Services Institutions, Transitional Housing or Homeless Facilities

Applicants for a Conditional Use Permit for a social service institution, transitional housing or a homeless facility may request a modification to the standard development regulations, including separation requirements, found in Chapter 14 of this Code. Any such request may be granted by the decision maker if at least one of the following findings is made:

(1) The proposed institution or facility is relocating from another location within the Centre City Planned District and the owner or permittee of the previous location rescinds any existing Conditional Use Permit or previously conforming use rights pursuant to Section 126.0110(b).

(2) The institution or facility, due to its unique operations or uses, will not adversely impact the surrounding neighborhood, and there is a demonstrated need for the institution or facility that is not being met by existing services or facilities in the Downtown Community Plan area.
(j) **Reasonable Accommodations**

The requirements of this Article may be waived, modified, or excepted if necessary to afford disabled persons equal housing opportunities in accordance with Section 131.0466.

(Amended 9-7-2007 by O-19664 N.S.; effective 10-7-2007.)
(Amended 5-6-2010 by O-19947 N.S.; effective 6-5-2010.)
(Amended 12-7-2011 by O-20117 N.S.; effective 1-6-2012.)
(Amended 5-15-2014 by O-20368 N.S.; effective 6-14-2014.)

[Editors Note: Amendments as adopted by O-19947 N. S., O-20117 N. S. and O-20368 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies them as Local Coastal Program Amendments. Click the link to view the Strikeout Ordinance highlighting changes to prior language [http://docs.sandiego.gov/municode_strikeout_ord/O-20368-SO.pdf](http://docs.sandiego.gov/municode_strikeout_ord/O-20368-SO.pdf) ]

(Amended 5-5-2015 by O-20481 N.S.; effective 6-4-2015.)
(Amended 8-9-2019 by O-21114 N.S.; effective 9-8-2019.)
(Amended 1-8-2020 by O-21161 N.S.; effective 2-9-2020.)

[Editors Note: Amendments as adopted by O-21161 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment. Click the link to view the Strikeout Ordinance highlighting changes to prior language [http://docs.sandiego.gov/municode_strikeout_ord/O-21161-SO.pdf](http://docs.sandiego.gov/municode_strikeout_ord/O-21161-SO.pdf) ]
San Diego Municipal Code

Chapter 15: Planned Districts

Figure F

Building Height and Sun Access

Notes:
- Refer to Airport Approach Overlay Zone for additional height regulations.
- Unless otherwise constrained, maximum height is 500 feet above mean sea level (MSL).

Information shown outside the Centre City Planned District Boundary is for planning purposes only.
San Diego Municipal Code

Chapter 15: Planned Districts

Figure G
View Corridors

Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.
Figure H
Base Minimum & Maximum FAR

FAR Boundary

( ) Minimum FAR Required

Maximum FAR’s shown may not be achievable after including other height and bulk restrictions contained in other sections of the Centre City Planned District Ordinance.

Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.
Figure J
Maximum FAR Through Bonus Payment

Maximum FAR’s shown may not be achievable after including other height and bulk restrictions contained in other sections of the Centre City Planned District Ordinance.

Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.
San Diego Municipal Code
Chapter 15: Planned Districts

Figure K
Bonus FAR for Specific Amenities and/or Parks TDR

Legend:
- Sending Site
- Receiving Site with Bonus FAR
- Park/Open Space Overlay

Maximum FAR’s shown may not be achievable after including other height and bulk restrictions contained in other sections of the Centre City Planned District Ordinance.

Trolley

Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.

10 acres
Figure M

Public Park Sun Access Height Limits

Note: All heights are measured relative to the datum indicated. If street dimensions are not 80 feet, the height contours shown govern.
(Amended 9-7-2007 by O-19664 N.S.; effective 10-7-2007.)
(Amended 12-7-2011 by O-20117 N.S.; effective 1-6-2012.)
(Amended 6-26-2012 by O-20176 N.S.; effective 7-26-2012.)
(Amended 5-16-2013 by O-20257 N.S.; effective 6-12-2013.)
(Amended 2-26-2013 by O-20351 N.S.; effective 5-16-2014.)
(Amended 5-15-2014 by O-20368 N.S.; effective 6-14-2014.)

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(Amended 8-9-2019 by O-21114 N.S.; effective 9-8-2019.)