

Chapter 15 Planned Districts

Article 16: Old Town San Diego Planned District

(“Old Town San Diego Planned District” added 3-27-2007 by O-19586 N.S.)

Division 1

(“General Rules” added 3-27-2007 by O-19586 N.S.)

*(Retitled from “Division 1: General Rules” to “Division 1” on 11-20-2018
by O-21015 N.S.; effective 12-20-2018.)*

§1516.0101 Purpose and Intent

The purpose of the Old Town San Diego Planned District (Planned District) is to facilitate development and improvements to sites, structures, and infrastructure that retain, simulate, and enhance the distinctive character of the Old Town San Diego historic area that existed prior to 1872; protect and preserve historical resources, important archaeological sites, traditional cultural properties (tribal cultural resources), and early San Diego descendant resources; and implement the Old Town San Diego Community Plan. The intent is to create an exciting and viable community which includes residential, commercial, visitor-oriented, and public uses; emphasize the area's proud Indigenous, Spanish, Mexican, and American heritage and importance as California's birthplace; and support heritage tourism through historic preservation and development that simulates and complements the ambiance and character of the built and natural environment that existed in Old Town San Diego and other early California settlements prior to 1872. Development of land in Old Town San Diego must adhere to the requirements of this Division to preserve and enhance the unique village character and atmosphere of Old Town San Diego prior to 1872. The provisions of this Division are consistent with the objectives and policies of the Old Town San Diego Community Plan and the City of San Diego General Plan.

(“Purpose and Intent” added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)

(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)

(Amended 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

§1516.0102 Boundaries

The regulations of this Division shall apply to the Old Town San Diego Planned District, as designated on Map No. C-993 and as shown generally on Diagram 1516-01A.

(“Boundaries and Subareas” added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)

(Retitled from “Boundaries and Subareas” to “Boundaries” and amended 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

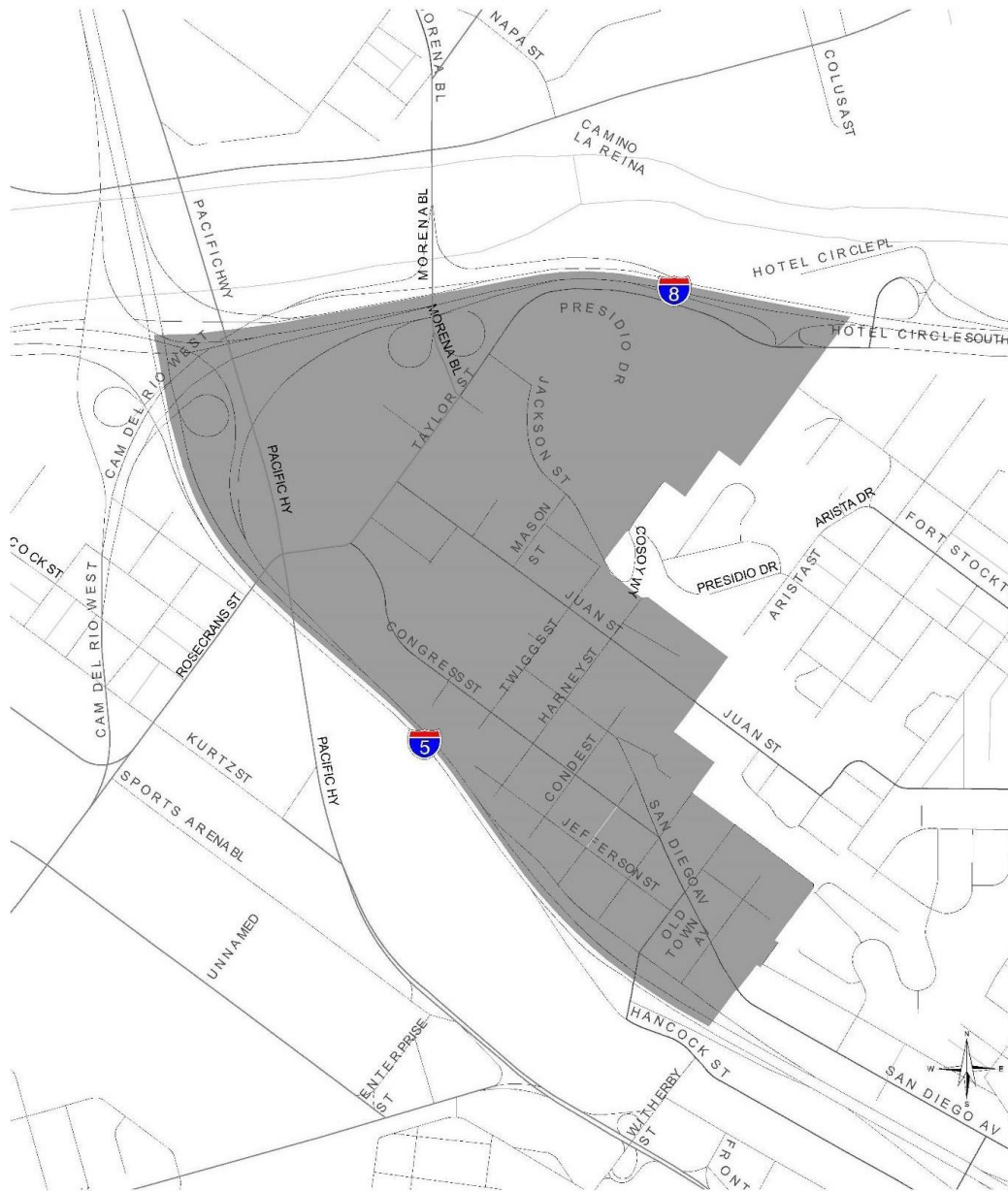


DIAGRAM 1516-01A

Old Town San Diego Planned District

This is a reproduction of Map No. C-993 for illustration purposes only.

(Added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

§1516.0104 Applicable Regulations

Unless otherwise specified in this Division, the following provisions of the Land Development Code apply in the Planned District:

Chapter 11 (Land Development Procedures);

Chapter 12 (Land Development Reviews);

Chapter 13 (Zones);

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

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

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

Chapter 14, Article 2, Division 3 (Fence Regulations), except Section 142.0370 (Construction Materials for Fences and Retaining Walls);

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 3 (Supplemental Development Regulations);

Chapter 14, Article 4 (Subdivision Regulations);

Chapter 14, Article 5 (Building Regulations); Chapter 14, Article 6 (Electrical Regulations); and

Chapter 14, Article 7 (Plumbing and Mechanical Regulations)

Where there is a conflict between these provisions of the Land Development Code and this Division, this Division applies, except as it relates to *parking standards transit priority area*, in which case the *parking standards transit priority area* parking ratio shall apply.

(“Applicable Regulations” added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)

(Amended 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

(Amended 12-17-2021 by O-21401 N.S.; effective 1-16-2022.)

[Editors Note: Amendments as adopted by O-21401 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-21401-SO.pdf]

§1516.0105 Definitions

The following definitions apply to this Division. Definitions in Chapter 11, Article 3, Division 1 of the Land Development Code also apply, unless they conflict with definitions in this Section 1516.0105, in which case definitions in this Section 1516.0105 shall apply.

Architectural features means the architectural elements embodying style, design, general arrangement and components of all of the outside surfaces of an improvement or structure, including the type of building materials and the type and style of all windows, doors, lights, signs, and other fixtures appurtenant to the improvement or structure.

Architectural style means the characteristic form and detail of buildings from a particular historical period or school of architecture.

Business operations sign means a sign that provides information about business operations or incidental business services on site and is visible from the public right-of-way, such as “Open/Closed”, hours of operation, credit cards accepted, and ATM available.

Directional sign means a sign that provides direction at the building or parcel level to commercial or residential properties or direction to elements of properties such as entrances or parking areas and includes address numbers.

Historical identification sign means a type of *identification sign* that is installed as part of the creation of a replica historical structure or restoration of a historical structure that existed prior to 1872, including recreations of signs that existed prior to 1872.

Identification sign means a sign that states the name of the business owner or occupant of the commercial premises upon which the sign is placed, or otherwise identifies such premises, or describes goods offered, manufactured or produced, or services rendered on the premises. *Identification signs* can be wall signs, ground signs, or hanging projecting signs.

Minor in scope means an alteration to an existing structure by an addition of floor area constituting 20 percent or less of the gross floor area of the structure; removal, destruction, demolition, or alteration of 20 percent or less of a structure's exterior walls, on a cumulative basis; repair, renewal, or replacement of any exterior wall finish or material where the existing material type or color is altered; repair, renewal, or replacement of any building windows where the existing window type, material, or color is altered; or removal, destruction, demolition, or alteration of 20 percent or less of the capacity of the lateral or vertical load resisting system of the structure, as determined by the Building Official or designee.

Major in scope means an alteration to an existing structure by an addition of floor area constituting more than 20 percent of the gross floor area of the structure; removal, destruction, demolition, or alteration of more than 20 percent of a structure's exterior walls, on a cumulative basis; or removal, destruction, demolition, or alteration of more than 20 percent of the capacity of the lateral or vertical load resisting system of the structure, as determined by the Building Official or designee.

Miscellaneous sign means pennants, flags, bulletin boards, and inflatable displays.

Pedestrian orientation means the characteristics of an area where the location and access to buildings, types of uses permitted on the street level, and storefront design cater to persons traveling by non-automobile modes of transportation.

Sidewalk directional sign means a freestanding, movable *directional sign*, such as A-frame and sandwich board signs, often placed near sidewalks.

Site design means the building orientation in relation to the site, sidewalks, and public right-of-way.

Temporary sign means a sign designed to be displayed for a specific purpose for a limited period of time, such as a sign announcing an event and banners.

Wayfinding sign means a sign that provides guidance at the block level to destinations, such as parking facilities; guides vehicular circulation; or defines pedestrian and bicycle routes.

*(“Definitions” added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)
(Amended 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)*

§ 1516.0106 Administrative Regulations

- (a) Any permit or any work within the Old Town San Diego Planned District, including erection of any new building or structure, or repainting of exterior surfaces, remodeling or repair, alteration, addition to or demolition of any existing building or structure, or relocation of any structure may be reviewed by the City Manager.
- (b) City projects within the Planned District that include the construction of new facilities, exterior modifications and additions to existing facilities, and improvements within the public right-of-way shall be subject to this Division.
- (c) Nothing in this Division supersedes, changes, amends, or in any way alters the manner, method or requirements of the review procedures for any historical site designated by the Historical Resources Board.

*(Renumbered from former Section 1516.0201 and amended 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)
(Amended 7-22-2024 by O-21836 N.S.; effective 10-5-2024.)*

[Editors Note: Amendments as adopted by O-21836 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-21836-SO.pdf]

§ 1516.0107 Administration and Permits

(a) Required Permit Types and Decision Processes

Table 1516-01A shows the required permit, decision process, and applicable regulations that are unique to the Old Town Planned District for specific types of development proposals. For types of development proposals that are not listed in Table 1516-01A, refer to the regulations in Chapter 12 and Chapter 14 for required permits, decision processes, and applicable regulations. Permits shall be obtained prior to the commencement of any grading or development within the Planned District which requires a permit.

(b) Permit Application

Permit applications shall be made in accordance with the Development Services Department Project Submittal Manual and shall include the following:

- (1) Descriptions, illustrations, and samples for proposed exterior building materials and improvements that define and show the exterior appearance, color, and texture of materials; and
- (2) Submission of any other information the City Manager or designee deems necessary to evaluate the project for compliance with applicable laws and regulations.

(c) Supplemental Finding

A permit required in accordance with Section 1516.0107 may be approved or conditionally approved only if the decision maker makes, in addition to the findings for the applicable permit type and decision process, the supplemental finding that the proposed development is compatible with the purpose and intent of this Division and the special character of the Old Town San Diego community, as defined in Section 156.0124, Architectural and Urban Design Requirements and Section 1516.0125, Architectural Periods and Features.

Table 1516-01A
Type of Development Proposal and Applicable Regulations

	Type of Development Proposal	Applicable Sections	Required Permit /Decision Process
1.	<ul style="list-style-type: none"> Interior building modifications or interior repairs Interior alterations that do not require any building permit 	Exempt from this Division	No permit required by this Division
2.	<ul style="list-style-type: none"> Renewal of roof coverings of any building permitted by the California Building Code and the California Residential Code, where the existing roofing material, roof structure, or roof diaphragm is not altered Repair, renewal, or replacement of any exterior wall finish or material where the existing material type or color is not altered Repair, renewal, or replacement of any building windows where the existing window type, material, or color is not altered 	Exempt from this Division	No permit required by this Division
3.	<ul style="list-style-type: none"> Signs 	1516.0139, 1516.0140, and Appendix E	Sign Permit/Process One
4.	<ul style="list-style-type: none"> Re-roofing (where the existing roofing material, roof structure, or roof diaphragm is altered) Repainting or recoloring of exterior surfaces where the existing exterior building color is altered Any addition to or alteration of any non-historical structure which is <i>minor in scope</i> 	1516.0124, 1516.0125, 1516.0126, 1516.0131, 1516.0132, Appendix A, Appendix B, Appendix C, Appendix D, and Appendix F	Ministerial Permit/Process One

	Type of Development Proposal	Applicable Sections	Required Permit /Decision Process
	<ul style="list-style-type: none"> New construction of any non-habitable accessory structure that does not exceed 100 square feet in gross floor area and that would not be visible from the public right-of-way Conversion of existing habitable or non-habitable areas to an <i>Accessory Dwelling Unit</i> or <i>Junior Accessory Dwelling Unit</i>, or the construction of an attached or detached <i>Accessory Dwelling Unit</i> or <i>Junior Accessory Dwelling Unit</i>, in accordance with Section 141.0302 and the applicable Sections of this Division. 		
5.	<ul style="list-style-type: none"> New construction of any building or primary structure New construction of any habitable accessory structure New construction of any non-habitable accessory structure that exceeds 100 square feet in gross floor area New construction of any non-habitable accessory structure that would be visible from the public right-of-way Walls or fences Any addition to or alteration of any non-historical structure which is <i>major in scope</i> 	1516.0124, 1516.0125, 1516.0126, 1516.0127, 1516.0128, 1516.0130-1516.0138, Appendix A, Appendix B, Appendix C, Appendix D, and Appendix F	Neighborhood Development Permit (NDP)/Process Two
6.	Development projects on locations where an archaeological site has been identified	1516.0108	Site Development Permit (SDP)/Process Three

	Type of Development Proposal	Applicable Sections	Required Permit /Decision Process
7.	Grading or any improvement which could directly affect an archaeological resource, tribal cultural resource, or early San Diego descendant resource	143.0201-143.0280, 1516.0108	Varies

(“Administration and Permits” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

(Amended 1-27-2022 by O-21416 N.S.; effective 2-26-2022.)

(Amended 3-11-2022 by O-21439 N.S.; effective 4-10-2022.)

§ 1516.0108 Cultural and Historical Resources Procedures

Within the Old Town San Diego Planned District, the identification, preservation and treatment of historical resources, which include historical buildings, historical structures, historical objects, historical landscapes, historical districts, important archaeological sites, traditional cultural properties, and designated historical resources shall be consistent with the requirements of the Historical Resources Regulations in Chapter 14, Article 3, Division 2.

(a) Improvements to Historical Resources

Improvements to designated historical resources and historical resources identified in accordance with Section 143.0212 are not subject to the design requirements of this Division if the improvements have been determined to be consistent with the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties, as required by the Historical Resources Regulations.

(b) Important Archaeological Sites, Traditional Cultural Properties (Tribal Cultural Resources) and early San Diego descendant Resources

In addition to the Historical Resources Regulations, the following regulations are intended to protect and preserve the high cultural sensitivity of archaeological, tribal cultural, and early San Diego descendant resources within Old Town San Diego, and are required for all ground-disturbing activities within the Planned District.

- (1) Prior to issuance of any permit for a project that could directly affect an archaeological, tribal cultural, or early San Diego descendant resource, the City shall determine the potential for the presence or absence of buried archaeological, tribal cultural or early San Diego descendant resources and the appropriate treatment in accordance with the adopted Old Town San Diego Community Plan Mitigation Framework, the Land Development Manual - Historical Resources Guidelines, or applicable best practices for the treatment of archaeological, tribal and early San Diego descendant resources in place at the time of application submittal.
- (2) Treatment of archaeological, tribal cultural, or early San Diego descendant resources shall be in consultation with qualified City staff and comply with all applicable local, state, and federal requirements.

(“Cultural and Historical Resources Procedures” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

§ 1516.0109 Intent of Zones in the Old Town San Diego Planned District

Three types of zones within the Planned District are established.

- (a) Old Town San Diego Residential zones are intended to preserve and provide areas for residential development at various densities in specific areas of the community.
- (b) Old Town San Diego Commercial zones are intended to accommodate community and visitor-serving commercial services, residential, and retail uses.
- (c) Old Town San Diego Open Space-Park zones are intended to provide public parks and recreational facilities that preserve, protect, and enhance the community’s natural, cultural, and historic resources.

(“Intent of Zones in the Old Town San Diego Planned District” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

§ 1516.0110 Purpose of the Old Town San Diego Residential Zones (OTRS; OTRM)

- (a) The purpose of the OTRS (Residential - Single Unit) zone is to accommodate single dwelling units with a neighborhood scale and orientation. OTRS-1-1 requires minimum 5,000 square foot lots.
- (b) The purpose of the OTRM (Residential - Multiple Unit) zones is to provide for multiple dwelling unit development at varying densities with a neighborhood scale and orientation.
 - (1) OTRM-1-1 permits a maximum density of one dwelling unit for each 3,000 square feet of lot area.
 - (2) OTRM-2-1 permits a maximum density of one dwelling unit for each 1,750 square feet of lot area.
 - (3) OTRM-2-2 permits a maximum density of one dwelling unit for each 1,000 square feet of lot area.

(“Purpose of the Old Town San Diego Residential Zones (OTRS; OTRM)” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

§ 1516.0111 Use Regulations for Old Town San Diego Residential Zones

- (a) The uses permitted in Old Town San Diego residential zones may be further limited by the following:
 - (1) Use limitations applicable to the Airport Land Use Compatibility Overlay Zone (Chapter 13, Article 2, Division 15);
 - (2) The presence of environmentally sensitive lands, pursuant to Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations); and
 - (3) Any other applicable provision of the San Diego Municipal Code.
- (b) Within Old Town San Diego residential zones, no premises shall be used or maintained except for the purposes or activities listed in Table 1516-01B. It is unlawful to establish, maintain, or use any premises for any purpose or activity not listed in this Section 1516.0111 or Table 1516-01B.
- (c) All uses or activities permitted in the Old Town San Diego residential zones shall be conducted entirely within an enclosed building unless the use or activity is traditionally conducted outdoors.

- (d) Accessory uses in the Old Town San Diego residential zones may be permitted in accordance with Section 131.0125.
- (e) Temporary uses in the Old Town San Diego residential zones may be permitted with a Temporary Use Permit in accordance with Chapter 12, Article 3, Division 4.
- (f) For any use that cannot be readily classified, the City Manager shall determine the appropriate use category and use subcategory pursuant to Section 131.0110.

(“Use Regulations for Old Town San Diego Residential Zones” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

§ 1516.0112 Use Regulations for Old Town San Diego Residential Zones

The uses allowed in the Old Town San Diego Residential zones are shown in Table 1516-01B:

Legend for Table 1516-01B

Symbol in Table 1516-01B	Description of Symbol
P	Use or use category is permitted. Regulations pertaining to a specific use may be referenced.
L	Use is permitted with limitations, which may include location limitations or the requirement for a use or development permit. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
N	Neighborhood Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
C	Conditional Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
-	Use or use category is not permitted.

Table 1516-01B
Use Regulations for Old Town Residential Zones

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >> 3rd >> 4th >>	OTRS-	OTRM-		
		1-	1-	2-	
		1	1	1	2
Open Space					
Active Recreation		P	P	P	
Passive Recreation		P	P	P	
Natural Resources Preservation		P	P	P	
Park Maintenance Facilities		-	-	-	
Agriculture					
Agricultural Processing		-	-	-	
Aquaculture Facilities		-	-	-	
Dairies		-	-	-	
Horticulture Nurseries & Greenhouses		-	-	-	
Raising & Harvesting of Crops		-	-	-	
Raising, Maintaining & Keeping of Animals		-	-	-	
Separately Regulated Agriculture Uses					
Agricultural Equipment Repair Shops		-	-	-	
Commercial Stables		-	-	-	
Community Gardens		L	L	L	
Equestrian Show & Exhibition Facilities		-	-	-	
Open Air Markets for the Sale of Agriculture-Related Products & Flowers		-	-	-	
Residential					
Mobilehome Parks		-	-	-	

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>	OTRS-	OTRM-		
	3rd >>	1-	1-	2-	
	4th >>	1	1	1	2
Multiple Dwelling Units		-	P ¹	P ¹	
Rooming House [See Section 131.0112(a)(3)(A)]		-	-	-	
Shopkeeper Units		-	-	-	
Single Dwelling Units		P ⁽²⁾⁽³⁾	P ⁽³⁾	P ⁽³⁾	
Separately Regulated Residential Uses					
<i>Accessory Dwelling Units</i>		L	L	L	
Boarder & Lodger Accommodations		N	N	L	
Continuing Care Retirement Communities		-	-	-	
Employee Housing:					
6 or Fewer Employees		-	-	-	
12 or Fewer Employees		-	-	-	
Greater than 12 Employees		-	-	-	
Fraternities and Sororities		-	-	-	
Garage, Yard, & Estate Sales		L	L	L	
Guest Quarters		L	L ⁽⁴⁾	-	
Home Occupations		L	L	L	
Housing for Senior Citizens		C	C	C	
<i>Junior Accessory Dwelling Units</i>		L	-	-	
Live/Work Quarters		-	-	-	
<i>Movable Tiny Houses</i>		L	L	L	
Residential Care Facilities:					
6 or fewer persons		P	P	P	
7 or more persons		-	-	-	
Student Housing		-	-	-	
Transitional Housing:					
6 or fewer persons		P	P	P	
7 or more persons		-	-	-	

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Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>	OTRS-	OTRM-		
	3rd >>	1-	1-	2-	
	4th >>	1	1	1	2
Watchkeeper Quarters		-	-	-	
Institutional					
Separately Regulated Institutional Uses					
Airports		-	-	-	
Botanical Gardens & Arboretums		-	-	-	
Cemeteries, Mausoleums, Crematories		-	-	-	
Correctional Placement Centers		-	-	-	
Educational Facilities:					
Kindergarten through Grade 12		-	-	-	
Colleges / Universities		-	-	-	
Vocational / Trade School		-	-	-	
Energy Generation & Distribution Facilities		-	-	-	
Exhibit Halls & Convention Facilities		-	-	-	
Flood Control Facilities		L	L	L	
Historical Buildings Used for Purposes Not Otherwise Allowed		C	C	C	
Homeless Facilities:					
Congregate Meal Facilities		-	-	-	
Emergency Shelters		-	-	-	
Homeless Day Centers		-	-	-	
Hospitals		-	-	-	
Intermediate Care Facilities & Nursing Facilities		-	-	-	
Interpretive Centers		C	C	C	

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >> 3rd >> 4th >>	OTRS-	OTRM-		
		1-	1-	2-	
		1	1	1	2
Museums		C	C	C	
Major Transmission, Relay, or Communications Switching Stations		-	-	-	
Placemaking on Private Property		L ⁽⁵⁾	L ⁽⁵⁾	L ⁽⁵⁾	
Satellite Antennas		N ⁽⁶⁾	N ⁽⁶⁾	N ⁽⁶⁾	
Social Service Institutions		-	-	-	
Solar Energy Systems		L	L	L	
Wireless Communication Facility:					
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a non-residential use		-	-	-	
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a residential use		-	-	-	
Wireless communication facility in the public right-of-way with above ground equipment		-	-	-	
Wireless communication facility outside the public right-of-way		-	-	-	
Retail Sales					
Building Supplies & Equipment		-	-	-	
Food, Beverages and Groceries		-	-	-	
Consumer Goods, Furniture, Appliances, Equipment		-	-	-	
Pets & Pet Supplies		-	-	-	
Sundries, Pharmaceuticals, & Convenience Sales		-	-	-	

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>	OTRS-	OTRM-		
	3rd >>	1-	1-	2-	
	4th >>	1	1	1	2
Wearing Apparel & Accessories		-	-	-	
Separately Regulated Retail Sales Uses					
Agriculture Related Supplies & Equipment		-	-	-	
Alcoholic Beverage Outlets		-	-	-	
<i>Cannabis Outlets</i>		-	-	-	
Farmers' Markets		-	-	-	
Weekly Farmers' Markets		-	-	-	
Daily Farmers' Market Stands		-	-	-	
Plant Nurseries		-	-	-	
Retail Farms		-	-	-	
Retail Tasting Stores		-	-	-	
Swap Meets & Other Large Outdoor Retail Facilities		-	-	-	
Commercial Services					
Building Services		-	-	-	
Business Support		-	-	-	
Eating & Drinking Establishments		-	-	-	
Financial Institutions		-	-	-	
Funeral & Mortuary Services		-	-	-	
Instructional Studios		-	-	-	
Maintenance & Repair		-	-	-	
Off-Site Services		-	-	-	
Personal Services		-	-	-	

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>	OTRS-	OTRM-		
	3rd >>	1-	1-	2-	
	4th >>	1	1	1	2
Radio & Television Studios		-	-	-	
Tasting Rooms		-	-	-	
Visitor Accommodations		-	-	-	
Separately Regulated Commercial Services Uses					
Adult Entertainment Establishments:		-	-	-	
Adult Book Store		-	-	-	
Adult Cabaret		-	-	-	
Adult Drive-In Theater		-	-	-	
Adult Mini-Motion Picture Theater		-	-	-	
Adult Model Studio		-	-	-	
Adult Motel		-	-	-	
Adult Motion Picture Theater		-	-	-	
Adult Peep Show Theater		-	-	-	
Adult Theater		-	-	-	
Body Painting Studio		-	-	-	
Massage Establishment		-	-	-	
Sexual Encounter Establishment		-	-	-	
Assembly and Entertainment Uses, Including Places of Religious Assembly		-	-	-	
Bed & Breakfast Establishments:					
1-2 Guest Rooms		-	-	-	
3-5 Guest Rooms		-	-	-	
6+ Guest Rooms		-	-	-	

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>	OTRS-	OTRM-		
	3rd >>	1-	1-	2-	
	4th >>	1	1	1	2
Boarding Kennels / Pet Day Care		-	-	-	
Camping Parks		-	-	-	
Child Care Facilities:					
Child Care Centers		-	-	-	
Large Family Child Care Homes		-	-	-	
Small Family Child Care Homes		L	L	L	
Eating and Drinking Establishments with a Drive-in or Drive-through Component		-	-	-	
Fairgrounds		-	-	-	
Golf Courses, Driving Ranges, and Pitch & Putt Courses		-	-	-	
Helicopter Landing Facilities		-	-	-	
Massage Establishments, Specialized Practice		-	-	-	
Mobile Food Trucks		-	-	-	
Nightclubs & Bars over 5,000 square feet in size		-	-	-	
Parking Facilities as a Primary Use:					
Permanent Parking Facilities		-	-	-	
Temporary Parking Facilities		-	-	-	
Private Clubs, Lodges and Fraternal Organizations		-	-	-	
Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size		-	-	-	

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>	OTRS-	OTRM-		
	3rd >>	1-	1-	2-	
	4th >>	1	1	1	2
Pushcarts on Private Property		-	-	-	
Recycling Facilities:					
Large Collection Facility		-	-	-	
Small Collection Facility		-	-	-	
Large Construction & Demolition Debris Recycling Facility		-	-	-	
Small Construction & Demolition Debris Recycling Facility		-	-	-	
Drop-off Facility		-	-	-	
Green Materials Composting Facility		-	-	-	
Mixed Organic Composting Facility		-	-	-	
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic		-	-	-	
Large Processing Facility Accepting All Types of Traffic		-	-	-	
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic		-	-	-	
Small Processing Facility Accepting All Types of Traffic		-	-	-	
Reverse Vending Machines		-	-	-	
Tire Processing Facility		-	-	-	
Sidewalk Cafes		-	-	-	

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>	OTRS-	OTRM-		
	3rd >>	1-	1-	2-	
	4th >>	1	1	1	2
Sports Arenas & Stadiums		-	-	-	
Theaters That Are Outdoor or over 5,000 Square Feet in Size		-	-	-	
Urgent Care Facilities		-	-	-	
Veterinary Clinics & Animal Hospitals		-	-	-	
Zoological Parks		-	-	-	
Offices					
Business & Professional		-	-	-	
Government		-	-	-	
Medical, Dental, & Health Practitioner		-	-	-	
Regional & Corporate Headquarters		-	-	-	
Separately Regulated Office Uses					
Real Estate Sales Offices & Model Homes		-	-	-	
Sex Offender Treatment & Counseling		-	-	-	
Vehicle & Vehicular Equipment Sales & Service					
Commercial Vehicle Repair & Maintenance		-	-	-	
Commercial Vehicle Sales & Rentals		-	-	-	
Personal Vehicle Repair & Maintenance		-	-	-	
Personal Vehicle Sales & Rentals		-	-	-	
Vehicle Equipment & Supplies Sales & Rentals		-	-	-	
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses					
Automobile Service Stations		-	-	-	

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>	OTRS-	OTRM-		
	3rd >>	1-	1-	2-	
	4th >>	1	1	1	2
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a Primary Use		-	-	-	
Distribution and Storage					
Equipment and Materials Storage Yards		-	-	-	
Moving and Storage Facilities		-	-	-	
Distribution Facilities		-	-	-	
Separately Regulated Distribution and Storage Uses					
Impound Storage Yards		-	-	-	
Junk Yards		-	-	-	
Temporary Construction Storage Yards Located Off-Site		N	N	N	
Industrial					
Heavy Manufacturing		-	-	-	
Light Manufacturing		-	-	-	
Marine Industry		-	-	-	
Research & Development		-	-	-	
Testing Labs		-	-	-	
Trucking & Transportation Terminals		-	-	-	
Separately Regulated Industrial Uses					
<i>Cannabis Production Facilities</i>		-	-	-	
Hazardous Waste Research Facility		-	-	-	
Hazardous Waste Treatment Facility		-	-	-	
Marine Related Uses Within the Coastal Overlay Zone		-	-	-	

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >> 3rd >> 4th >>	OTRS-	OTRM-		
		1-	1-	2-	
		1	1	1	2
Mining and Extractive Industries		-	-	-	
Newspaper Publishing Plants		-	-	-	
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises		-	-	-	
Very Heavy Industrial Uses		-	-	-	
Wrecking & Dismantling of Motor Vehicles		-	-	-	
Signs					
Allowable Signs		P	P	P	
Separately Regulated Signs Uses					
Community Entry Signs		N ⁽⁷⁾	N ⁽⁷⁾	N ⁽⁷⁾	
Comprehensive Sign Program					
Neighborhood Identification Signs		N ⁽⁷⁾	N ⁽⁷⁾	N ⁽⁷⁾	
Revolving Projecting Signs		-	-	-	
Signs with Automatic Changing Copy		-	-	-	
Theater Marquees		-	-	-	

Footnotes for Table 1516-01B

- ¹ Non-owner occupants must reside on the premises for at least seven consecutive calendar days.
- ² A Residential High Occupancy Permit is required in accordance with Section 123.0502 for a single dwelling unit when the occupancy of the dwelling unit would consist of six or more persons eighteen years of age and older residing in the dwelling unit for a period of 30 or more consecutive days.
- ³ Development of a small lot subdivision is permitted in accordance with Section 143.0365.
- ⁴ A guest quarter or habitable accessory building is permitted in accordance with Section 141.0307 only as an accessory use to a single dwelling unit.

- ⁵ Placemaking on private property in OTRS and OTRM zones shall not include commercial services or assembly and entertainment uses as accessory uses.
- ⁶ Only one exterior receiving antenna per dwelling unit is permitted. Any satellite antennas as described in Land Development Code Section 141.0405 shall be screened from view and are subject to approval by the City Manager.
- ⁷ Sign design and placement shall conform to the regulations in Sections 1516.0139 and 1516.0140.

(“Use Regulations for Old Town San Diego Residential Zones” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

(Amended 1-8-2020 by O-21163 N.S.; effective 2-9-2020.)

(Amended 8-12-2020 by O-21223 N.S.; effective 10-8-2020.)

(Amended 3-11-2022 by O-21439 N.S.; effective 4-10-2022.)

(Amended 5-23-2022 by O-21458 N.S.; effective 6-22-2022.)

[Editors Note: Amendments as adopted by O-21458 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-21458-SO.pdf]

(Amended 7-22-2024 by O-21836 N.S.; effective 10-5-2024.)

[Editors Note: Amendments as adopted by O-21836 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-21836-SO.pdf]

§ 1516.0113 Development Regulations for Old Town San Diego Residential Zones

- (a) Within the Old Town San Diego residential zones, no structure or improvement shall be constructed, established, or altered, nor shall any premises be used unless the premises complies with Table 1516-01C, the regulations and standards in this Division, and any applicable development regulations in Chapter 13, Article 2 (Overlay Zones) and Chapter 14 (General and Supplemental Regulations).
- (b) A Neighborhood Development Permit or Site Development Permit is required for the types of development identified in Table 143-03A.
- (c) The regulations in this Division apply to all development in the Old Town San Diego residential zones whether or not a permit or other approval is required, except where specifically identified.

(“Development Regulations for Old Town San Diego Residential Zones” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

§ 1516.0114 Development Regulations Table for Old Town San Diego Residential Zones

Table 1516-01C
Development Regulations for OTR Zones

Development Regulations	Zone Designator		Zones		
	1st & 2nd>>	OTRS-	OTRM-		
	3rd >>	1-	1-	2-	2-
	4th >>	1	1	1	2
Max permitted density		1 ⁽¹⁾	3,000 ⁽²⁾	1,750 ⁽²⁾	1,000 ⁽²⁾
Min lot area (sf)		5,000	3,000	2,500	2,500
Min lot dimensions					
Lot width (ft)		-	-	-	-
Street frontage (ft)		-	-	-	-
Lot width (corner) (ft)		-	-	-	-
Lot depth (ft)		-	-	-	-
Setback requirements					
Min Front setback (ft)		15 ⁽³⁾	5	5	5
Min Side setback (ft)		4	5	5	5
Min Street side setback (ft)		10 ⁽³⁾	15 ⁽³⁾	15 ⁽³⁾	15 ⁽³⁾
Min Rear setback (ft)		4	5	5	5
Setback requirements for resubdivided corner lots [See Section 113.0246(f)]		applies	applies	applies	applies
Max structure height (ft)		30	30	30	40
Max number of building stories [See also Section 1516.0125(d)]		2	2	2	3
Maximum structure footprint (sf)					
1-story		6,000	6,000	6,000	6,000
2-story		8,000	8,000	8,000	8,000
3-story		12,000	12,000	12,000	12,000
Max lot coverage		-	-	-	-
Lot Coverage for sloping lots [See Section 1516.0132]		applies	-	-	-
Max floor area ratio		0.6	0.7 ^(5,6)	1.0 ⁽⁶⁾	1.2 ⁽⁴⁾⁽⁶⁾
Max paving/hardscape		-	-	-	-

Development Regulations	Zone Designator		Zones			
	1st & 2nd>>	OTRS-	OTRM-			
	3rd >>	1-	1-	2-	2-	
	4th >>	1	1	1	2	
Accessory uses and structures [See Section 1516.0131 and 141.0307]		applies	applies	applies	Applies	
Ground-floor Heights		-	-	-	-	
Pedestrian Paths		-	applies	applies	applies	
Transparency [See Section 1516.0127(b)]		applies	applies	applies	applies	
Lot consolidation regulations		-	-	-	-	
Garage regulations		-	-	-	-	
Building spacing [See Section 1516.0133]		applies	applies	applies	applies	
Max third story dimensions		-	-	-	-	
Storage requirements [See Section 1516.0127(f)]		applies	applies	applies	applies	
Private exterior open space		-	-	-	-	
Common open space [See Section 1516.0127(c)]		-	applies	applies	applies	
Architectural projections and		-	-	-	-	
Supplemental requirements		-	-	-	-	
Bedroom regulations(4)		applies	-	-	-	
Refuse and Recyclable Material Storage [See Section 142.0805]		applies	applies	applies	applies	
Visibility Area [See Section 113.0273]		-	-	-	-	

Footnotes for Table 1516-01C

- ¹ For the OTRS zone (Residential - Single Unit) the maximum permitted density is no more than one dwelling unit on a lot as determined in accordance with Section 113.0222.
- ² For the OTRM zones (Residential – Multiple Unit) the maximum permitted density is one dwelling unit per specified square foot of lot area as determined in accordance with Section 113.0222.

- ³ For lots where at least one-half of the front 50 feet of the lot depth has a minimum slope gradient of 25 percent, the setback closest to the street frontage may be reduced to a minimum of 6 feet.
- ⁴ Single dwelling units on lots less than 10,000 square feet shall be limited to a maximum of six bedrooms.
- ⁵ For development that consist of 3 to 7 dwelling units, the maximum floor area ratio shall be 1.0. For development within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a premises that is designated as a historical resource consistent with Chapter 12, Article 3, Division 2 of the San Diego Municipal Code, the maximum floor area ratio does not increase.
- ⁶ For development that consist of 8 to 10 dwelling units, the maximum floor area ratio shall be 1.25. For development within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a premises that is designated as a historical resource consistent with Chapter 12, Article 3, Division 2 of the San Diego Municipal Code, the maximum floor area ratio does not increase.

*(“Development Regulations Table for Old Town San Diego Residential Zones” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)
(Amended 3-7-2023 by O-21618 N.S.; effective 5-6-2023.)*

§ 1516.0115 Purpose of the Old Town San Diego Commercial Zones (OTCC; OTMCR)

- (a) The OTCC-1-1 zone is intended to accommodate development with a *pedestrian orientation* and allows community-serving uses with no residential uses.
- (b) The following zones allow a mix of pedestrian-oriented community-serving commercial uses and residential uses:
 - (1) OTCC-2-1 is intended to accommodate development with a *pedestrian orientation* and permits a maximum density of one dwelling unit for each 1,750 square feet of lot area, with an active frontage requirement.
 - (2) OTCC-2-2 is intended to accommodate development with a *pedestrian orientation* and permits a maximum density of one dwelling unit for each 1,750 square feet of lot area.
 - (3) OTCC-2-3 is intended to accommodate development with a *pedestrian orientation* and permits a maximum density of one dwelling unit for each 1,200 square feet of lot area.

- (c) The following zones allow a mix of pedestrian-oriented community and visitor-serving commercial and residential uses:
 - (1) OTCC-3-1 is intended to accommodate development with a *pedestrian orientation* and permits a maximum density of one dwelling unit for each 1,750 square feet of lot area.
 - (2) OTCC-3-2 is intended to accommodate development with a *pedestrian orientation* and permits a maximum density of one dwelling unit for each 1,750 square feet of lot area.
- (d) The following zones allow a mix of pedestrian-oriented community and visitor-serving commercial uses and residential uses, or stand-alone residential uses:
 - (1) OTMCR-1-1 is intended to accommodate development with a *pedestrian orientation* and permits a maximum density of one dwelling unit for each 1,000 square feet of lot area.
 - (2) OTMCR-1-2 is intended to accommodate development with a *pedestrian orientation* and permits a maximum density of one dwelling unit for each 800 square feet of lot area.
 - (3) OTMCR-1-3 is intended to accommodate development with a *pedestrian orientation* and permits a maximum density of one dwelling unit for each 600 square feet of lot area.

(“Purpose of the Old Town San Diego Commercial Zones (OTCC; OTMCR)” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

§ 1516.0116 Use Regulations for Old Town San Diego Commercial Zones

- (a) The uses permitted in Old Town San Diego commercial zones may be further limited by the following:
 - (1) Use limitations applicable to the Airport Land Use Compatibility Overlay Zone (Chapter 13, Article 2, Division 15);
 - (2) The presence of environmentally sensitive lands, pursuant to Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations); and
 - (3) Any other applicable provision of the San Diego Municipal Code.
- (b) Within the Old Town San Diego commercial zones, no premises shall be used or maintained except for one or more of the purposes or activities listed in Table 1516-01D. It is unlawful to establish, maintain, or use any premises for any purpose or activity not listed in this Section 1516.0116 or Table 1516-01D.
- (c) All uses or activities permitted in the Old Town San Diego commercial zones shall be conducted entirely within an enclosed building unless the use or activity is traditionally conducted outdoors.
- (d) Accessory uses in the Old Town San Diego commercial zones may be permitted in accordance with Section 131.0125.
- (e) Temporary uses in the Old Town San Diego commercial zones may be permitted with a Temporary Use Permit in accordance with Chapter 12, Article 3, Division 4.
- (f) For any use that cannot be readily classified, the City Manager shall determine the appropriate use category and use subcategory pursuant to Section 131.0110.

(“Use Regulations for Old Town San Diego Commercial Zones” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

§ 1516.0117 Use Regulations Table for Old Town San Diego Commercial Zones

The uses allowed in the Old Town San Diego Commercial zones are shown in Table 1516-01D:

Legend for Table 1516-01D

Symbol in Table 1516-01D	Description of Symbol
P	Use or use category is permitted. Regulations pertaining to a specific use may be referenced.
L	Use is permitted with limitations, which may include location limitations or the requirement for a use or development permit. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
N	Neighborhood Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
C	Conditional Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
-	Use or use category is not permitted.

Table 1516-01D
Use Regulations for Old Town San Diego Commercial Zones

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones								
	1st & 2nd >> 3rd >> 4th >>	OTCC-						OTMCR-		
		1-	2-			3-		1		
		1	1	2	3	1	2	1	2	3
Open Space										
Active Recreation		-	-			-		-		
Passive Recreation		P	P			P		P		
Natural Resources Preservation		-	-			-		-		
Park Maintenance Facilities		-	-			-		-		
Agriculture										
Agricultural Processing		-	-			-		-		
Aquaculture Facilities		-	-			-		-		
Dairies		-	-			-		-		
Horticulture Nurseries & Greenhouses		-	-			-		-		
Raising & Harvesting of Crops		-	-			-		-		
Raising, Maintaining & Keeping of Animals		-	-			-		-		
Separately Regulated Agriculture Uses										
Agricultural Equipment Repair Shops		-	-			-		-		
Commercial Stables		-	-			-		-		
Community Gardens		L	L			L		L		
Equestrian Show & Exhibition Facilities		-	-			-		-		
Open Air Markets for the Sale of Agriculture-Related Products & Flowers		-	-			-		-		
Residential										
Mobilehome Parks		-	-			-		-		
Multiple Dwelling Units		-	P			P		P		
Rooming House [See Section 131.0112(a)(3)(A)]		-	-			-		-		
Shopkeeper Units		-	P			P		P		
Single Dwelling Units		-	-			-		-		
Separately Regulated Residential Uses										
Accessory Dwelling Units		-	L			L		L		
Boarder & Lodger Accommodations		-	L			L		L		
Continuing Care Retirement Communities		-	-			-		L		
Employee Housing:										
6 or Fewer Employees		-	-			-		-		

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones								
	1st & 2nd >> 3rd >> 4th >>	OTCC-						OTMCR-		
		1-	2-			3-		1		
		1	1	2	3	1	2	1	2	3
12 or Fewer Employees		-	-			-		-		
Greater than 12 Employees		-	-			-		-		
Fraternities and Sororities		-	-			-		-		
Garage, Yard, & Estate Sales		-	-			-		-		
Guest Quarters		-	-			-		-		
Home Occupations		-	L			L		L		
Housing for Senior Citizens		-	-			C		C		
Junior Accessory Dwelling Units		-	-			-		-		
Live/Work Quarters		-	L			L		L		
Residential Care Facilities:										
6 or Fewer Persons		-	-			-		P		
7 or More Persons		-	-			-		L		
Student Housing		-	-			-		-		
Transitional Housing:										
6 or Fewer Persons		-	-			-		-		
7 or More Persons		-	-			-		L		
Watchkeeper Quarters		L	-			-		-		
Institutional										
Separately Regulated Institutional Uses										
Airports		-	-			-		-		
Botanical Gardens & Arboretums		-	-			-		-		
Cemeteries, Mausoleums, Crematories		-	-			-		-		
Correctional Placement Centers		-	-			-		-		
Educational Facilities:										
Kindergarten through Grade 12		-	-	C	C	C		C		
Colleges / Universities		C	-	-	P	-		C		
Vocational / Trade School		-	-			-		-		
Energy Generation & Distribution Facilities		-	-			-		-		
Exhibit Halls & Convention Facilities		-	-			-		-		
Flood Control Facilities		L	-	L	L	L		L		

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>	OTCC-						OTMCR-			
	3rd >>	1-	2-			3-		1			
	4th >>	1	1	2	3	1	2	1	2	3	
Historical Buildings Used for Purposes Not Otherwise Allowed		C	C			C		C			
Homeless Facilities:											
Congregate Meal Facilities		-	-			-		-			
Emergency Shelters		-	-			-		-			
Homeless Day Centers		-	-			-		-			
Hospitals		-	-			-		-			
Intermediate Care Facilities & Nursing		-	-			-		-			
Interpretive Centers		P	P			P		P			
Museums		P	P			P		P			
Major Transmission, Relay, or Communications Switching Stations		-	-			-		-			
Placemaking on Private Property		L ⁽¹⁾	L ⁽¹⁾			L ⁽¹⁾		L ⁽¹⁾			
Satellite Antennas		N ⁽²⁾	N ⁽²⁾			N ⁽²⁾		N ⁽²⁾			
Social Service Institutions		-	-			-		-			
Solar Energy Systems		L	L			L		L			
Wireless Communication Facility:											
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a non-residential use		-	-			-		-			
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a residential use		-	-			-		-			
Wireless communication facility in the public right-of-way with above ground equipment		-	-			-		-			
Wireless communication facility outside the public right-of-way		-	-			-		-			
Retail Sales											
Building Supplies & Equipment		-	-			-		-			
Food, Beverages and Groceries		P ⁽³⁾	P ⁽³⁾			P ⁽³⁾		P ⁽³⁾			
Consumer Goods, Furniture, Appliances, Equipment		P ⁽³⁾	P ⁽³⁾			P ⁽³⁾		P ^(3,4)			

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones								
	1st & 2nd >> 3rd >> 4th >>	OTCC-						OTMCR-		
		1-	2-			3-		1		
		1	1	2	3	1	2	1	2	3
Pets & Pet Supplies		p ⁽³⁾	-	p ⁽³⁾	p ⁽³⁾	p ⁽³⁾		p ⁽³⁾		
Sundries, Pharmaceutical, & Convenience Sales		p ⁽³⁾	-	p ⁽³⁾	p ⁽³⁾	p ⁽³⁾		p ⁽³⁾		
Wearing Apparel & Accessories		p ⁽³⁾	p ⁽³⁾			p ⁽³⁾		p ⁽³⁾		
Separately Regulated Retail Sales Uses										
Agriculture Related Supplies & Equipment		-	-			-		-		
Alcoholic Beverage Outlets		L	L			-		-		
Cannabis Outlets		-	-			-		-		
Farmers' Markets										
Weekly Farmers' Markets		L	L			L		L		
Daily Farmers' Market Stands		L	L			L		L		
Plant Nurseries		-	-			-		-		
Retail Farms		-	-			-		-		
Retail Tasting Rooms		L	L			L		L		
Swap Meets & Other Large Outdoor Retail Facilities		-	-			-		-		
Commercial Services										
Building Services		-	-			-		-		
Business Support		-	-			P		P		
Eating & Drinking Establishments		p ⁽⁵⁾	p ⁽⁵⁾			p ⁽⁵⁾		p ^(4,5)		
Financial Institutions		P	P			P		P		
Funeral & Mortuary Services		-	-			-		-		
Instructional Studios		P	P	P	P	P		P		
Maintenance & Repair		-	-			-		-		
Off-site Services		-	-			-		-		
Personal Services		P	-	P	P	P		P		
Radio & Television Studios		-	-			-		-		
Tasting Rooms		-	-			-		-		
Visitor Accommodations		P	-			P		P		
Separately Regulated Commercial Services Uses										
Adult Entertainment Establishments:										
Adult Book Store		-	-			-		-		
Adult Cabaret		-	-			-		-		

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones								
	1st & 2nd >> 3rd >> 4th >>	OTCC-						OTMCR-		
		1-	2-			3-		1		
		1	1	2	3	1	2	1	2	3
Adult Drive-In Theater		-	-			-		-		
Adult Mini-Motion Picture Theater		-	-			-		-		
Adult Model Studio		-	-			-		-		
Adult Motel		-	-			-		-		
Adult Motion Picture Theater		-	-			-		-		
Adult Peep Show Theater		-	-			-		-		
Adult Theater		-	-			-		-		
Body Painting Studio		-	-			-		-		
Massage Establishment		-	-			-		-		
Sexual Encounter Establishment		-	-			-		-		
Assembly and Entertainment Uses, Including Places of Religious Assembly		C	C	C	C	C		C		
Bed & Breakfast Establishments:										
1-2 Guest Rooms		-	-			P		P		
3-5 Guest Rooms		-	-			P		P		
6+ Guest Rooms		-	-			P		P		
Boarding Kennels/Pet Day Care		-	-			N		N		
Camping Parks		-	-			-		-		
Child Care Facilities:										
Child Care Centers		-	-			L	L	L		
Large Family Child Care Homes		-	-			L	L	L		
Small Family Child Care Homes		-	-			L	L	L		
Eating and Drinking Establishments with a Drive-in or Drive-through Component		-	-			-		-		
Fairgrounds		-	-			-		-		
Golf Courses, Driving Ranges, and Pitch & Putt Courses		-	-			-		-		
Helicopter Landing Facilities		-	-			-		-		
Massage Establishments, Specialized Practice		-	-			L		-		
Mobile Food Trucks		-	-			L ⁽⁶⁾	L ⁽⁶⁾	L ⁽⁶⁾		
Nightclubs & Bars Over 5,000 Square Feet in Size		-	-			-		-		
Parking Facilities as a Primary Use:										

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones								
	1st & 2nd >> 3rd >> 4th >>	OTCC-						OTMCR-		
		1-	2-			3-		1		
		1	1	2	3	1	2	1	2	3
Permanent Parking Facilities		C	-	C	C	C		C		
Temporary Parking Facilities		C	-	C	C	C		C		
Private Clubs, Lodges and Fraternal Organizations		-	-			C	-	-		
Privately Operated, Outdoor Recreation Facilities Over 40,000 Square Feet in Size		-	-			-		-		
Pushcarts on Private Property		L	-			L		L		
Recycling Facilities:										
Large Collection Facility		-	-			-		-		
Small Collection Facility		-	-			-		-		
Large Construction & Demolition Debris Recycling Facility		-	-			-		-		
Small Construction & Demolition Debris Recycling Facility		-	-			-		-		
Drop-off Facility		-	-			-		-		
Green Materials Composting Facility		-	-			-		-		
Mixed Organic Composting Facility		-	-			-		-		
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic		-	-			-		-		
Large Processing Facility Accepting All Types of Traffic		-	-			-		-		
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic		-	-			-		-		
Small Processing Facility Accepting All Types of Traffic		-	-			-		-		
Reverse Vending Machines		-	-			-		-		
Tire Processing Facility		-	-			-		-		
Sidewalk Cafes		-	-			-		-		

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones								
	1st & 2nd >> 3rd >> 4th >>	OTCC-						OTMCR-		
		1-	2-			3-		1		
		1	1	2	3	1	2	1	2	3
Sports Arenas & Stadiums		-	-			-		-		
Theaters that are Outdoor or Over 5,000 Square Feet in Size		C	C			C		C		
Urgent Care Facilities		N	-			N		-		
Veterinary Clinics & Animal Hospitals		L	-			L		N		
Zoological Parks		-	-			-		-		
Offices										
Business & Professional		P	P			P		P		
Government		P	P			P		P		
Medical, Dental & Health Practitioner		P	P			P		P		
Regional & Corporate Headquarters		P	P			P		P		
Separately Regulated Office Uses										
Real Estate Sales Offices & Model Homes		L	L			L		-		
Sex Offender Treatment & Counseling		-	-			-		-		
Vehicle & Vehicular Equipment Sales & Service										
Commercial Vehicle Repair & Maintenance		-	-			-		-		
Commercial Vehicle Sales & Rentals		-	-			-		-		
Personal Vehicle Repair & Maintenance		-	-			-		-		
Personal Vehicle Sales & Rentals		-	-			-		-		
Vehicle Equipment & Supplies Sales & Rentals		-	-			-		-		
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses										
Automobile Service Stations		-	-			-		-		
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a Primary Use		-	-			-		-		
Distribution and Storage										
Equipment & Materials Storage Yards		-	-			-		-		
Moving & Storage Facilities		-	-			-		-		
Distribution Facilities		-	-			-		-		

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones								
	1st & 2nd >> 3rd >> 4th >>	OTCC-						OTMCR-		
		1-	2-			3-		1		
		1	1	2	3	1	2	1	2	3
Separately Regulated Distribution and Storage Uses										
Impound Storage Yards		-	-			-		-		
Junk Yards		-	-			-		-		
Temporary Construction Storage Yards Located Off-site		N	N			N		N		
Industrial										
Heavy Manufacturing		-	-			-		-		
Light Manufacturing		-	-			-		-		
Marine Industry		-	-			-		-		
Research & Development		-	-			-		-		
Testing Labs		-	-			-		-		
Trucking & Transportation Terminals		-	-			-		-		
Separately Regulated Industrial Uses										
Cannabis Production Facilities		-	-			-		-		
Hazardous Waste Research Facility		-	-			-		-		
Hazardous Waste Treatment Facility		-	-			-		-		
Marine Related Uses Within the Coastal Overlay Zone		-	-			-		-		
Newspaper Publishing Plants		-	-			-		-		
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises		-	-			-		-		

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones								
	1st & 2nd >>	OTCC-						OTMCR-		
	3rd >>	1-		2-		3-		1		
	4th >>	1		1	2	3		1	2	3
Very Heavy Industrial Uses		-		-				-		
Wrecking & Dismantling of Motor Vehicles		-		-				-		
Signs										
Allowable Signs		P		P				P		
Separately Regulated Signs Uses										
Community Entry Signs		N ⁽⁷⁾		N ⁽⁷⁾				N ⁽⁷⁾		
Neighborhood Identification Signs		N ⁽⁷⁾		N ⁽⁷⁾				N ⁽⁷⁾		
Comprehensive Sign Program		N ⁽⁷⁾		N ⁽⁷⁾				N ⁽⁷⁾		
Revolving Projecting Signs		-		-				-		
Signs with Automatic Changing Copy		-		-				-		
Theater Marquees		-		-				-		

Footnotes for Table 1516-01D

- ¹ Placemaking projects in OTCC and OTMCR zones shall not include retail sales or commercial services uses except as accessory uses to serve the placemaking use, and shall operate only between the hours of 7:00 a.m. and 10:00 p.m., unless a separate Temporary Use Permit is obtained.
- ² Only one exterior receiving antenna per dwelling unit is permitted. Any satellite antennas as described in Land Development Code Section 141.0405 shall be screened from view and are subject to approval by the City Manager.
- ³ Development of a large retail establishment is subject to Section 143.0302.
- ⁴ The sale of alcoholic beverages is not permitted as a primary use.
- ⁵ Eating and drinking establishments abutting residential development located in a residential zone may operate only between 6:00 a.m. and 12:00 midnight. All uses or activities shall be conducted entirely within an enclosed building and front onto the primary street with no uses or commercial activities conducted outdoors in the rear yard adjacent to residentially-zoned properties.
- ⁶ This use is only permitted as a limited use subject to a mobile food truck permit in accordance with Section 123.0603 and the separately regulated use regulations in Section 141.0612.
- ⁷ Sign design and placement shall conform to the regulations in Sections 1516.0139 and 1516.0140.

(“Use Regulations Table for Old Town San Diego Commercial Zones” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

(Amended 1-8-2020 by O-21163 N.S.; effective 2-9-2020.)

(Amended 3-11-2022 by O-21439 N.S.; effective 4-10-2022.)

(Amended 5-23-2022 by O-21458 N.S.; effective 6-22-2022.)

[Editors Note: Amendments as adopted by O-21458 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-21458-SO.pdf]

(Amended 7-22-2024 by O-21836 N.S.; effective 10-5-2024.)

[Editors Note: Amendments as adopted by O-21836 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-21836-SO.pdf]

§ 1516.0118 Development Regulations for Old Town San Diego Commercial Zones

- (a) Within the Old Town San Diego commercial zones, no structure or improvement shall be constructed, established, or altered, nor shall any premises be used unless the premises complies with Table 1516-01E, the regulations and standards in this Division, and applicable development regulations in Chapter 13, Article 2 (Overlay Zones) and Chapter 14 (General and Supplemental Regulations).
- (b) A Neighborhood Development Permit or Site Development Permit is required for the types of development identified in Table 143-03A.
- (c) The regulations in this Division apply to all development in the Old Town San Diego commercial zones whether or not a permit or other approval is required, except where specifically identified.

(“Development Regulations for Old Town San Diego Commercial Zones” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

§ 1516.0119 Development Regulations Table for Old Town San Diego Commercial Zones

Table 1516-01E
Development Regulations for OTCC and OTMCR Zones

Development Regulations	Zone	Zones								
	1st & 2nd >> 3rd >>	OTCC-						OTMCR-		
		1-	2-	2-	2-	3-	3-	1-		
		1	1	2	3	1	2	1	2	3
Max Permitted Residential Density⁽¹⁾		--	1,750	1,750	1,200	1,750	1,750	1,000	800	600
Mixed-Use Requirement [See Section 1516.0135]		--	applies	applies	applies	applies	applies	--	--	--
Active Ground Floor Use Requirement [See Section 1516.0137]		applies	applies	applies	applies	applies	applies	--	applies	--
Lot Area										
Min Lot Area (sf)		--	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Max Lot Area (ac)		--	--	--	--	--	--	--	--	--
Lot Dimensions										
Min Lot Width (ft)		50	50	50	100	100	100	--	--	--
Min Street Frontage (ft)		--	--	--	--	--	--	--	--	--
Min Lot Depth (ft)		--	--	--	--	--	--	--	--	--
Max Lot Depth (ft)		--	--	--	--	--	--	--	--	--
Setback Requirements⁽²⁾										
Min Front Setback (ft)		0	0	0	0	0	0	0	0	0
Max Front Setback (ft)		10	10	10	10	10	10	10	10	10
Min Side Setback (ft)		5	5	5	5	5	5	5	5	5
Optional Side Setback (ft)		--	--	--	--	--	--	--	--	--
Side Setback Abutting Residential		10	10	10	10	10	10	10	10	10
Min Street Side Setback (ft)		10	0	0	10	10	10	10	10	10
Max Front Setback (ft)		--	--	--	--	--	--	--	--	--
Min Rear Setback (ft)		5	5	5	5	5	5	5	5	5

Development Regulations	Zone	Zones								
	1st & 2nd >> 3rd >>	OTCC-						OTMCR-		
		1-	2-	2-	2-	3-	3-	1-		
		1	1	2	3	1	2	1	2	3
Rear Setback Abutting Residential		10	10	10	10	10	10	10	10	10
Max Structure Height (ft)		45	30	30	36	36	45	30	36	45
Max Number of Stories [See also Section 1516.0125(d)]		3	2	2	3	3	3	2	3	4
Min Lot Coverage (%) ⁽²⁾		35	35	35	35	35	35	35	35	35
Max Floor Area Ratio		2.0	1.0 ⁽³⁾	1.0 ⁽³⁾	1.2 ⁽³⁾	1.3	1.3	1.2 ⁽³⁾	2.0	2.0
Floor Area Ratio Bonus for Residential Mixed Use [See Section 1516.0136]		--	0.2	0.2	0.2	--	--	--	0.2	1.0
Minimum Floor Area Ratio for Residential Use [See Section 1516.0136]		--	0.2	0.2	0.2	--	--	--	--	0.2
Floor Area Ratio Bonus for Structured Parking [See Section 1516.0138]		1.0	--	--	--	--	--	--	--	1.0
Ground-Floor Height [See Section 1516.0134]		applies	--	--	--	--	applies	--	--	applies
Building spacing [See Section 1516.0133]		applies	applies	applies	applies	applies	applies	applies	applies	applies
Pedestrian Paths [See Section 1516.0127(d)]		applies	applies	applies	applies	applies	applies	applies	applies	applies
Transparency [See Section 1516.0127(b)]		applies	applies	applies	applies	applies	applies	applies	applies	applies
Building Articulation [See Section 1516.0127(a)]		applies	applies	applies	applies	applies	applies	applies	applies	applies

Development Regulations	Zone	Zones								
	1st & 2nd >> 3rd >>	OTCC-						OTMCR-		
		1-	2-	2-	2-	3-	3-	1-		
		1	1	2	3	1	2	1	2	3
Maximum Structure Footprint (sf)										
1-story		6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
2-story		8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
3-story		12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Common open space [See Section 1516.0127(c)]		applies	applies	applies	applies	applies	applies	applies	applies	applies
Parking Lot Orientation		--	--	--	--	--	--	--	--	--
Refuse and Recyclable Material Storage [See Section 142.0805]		applies	applies	applies	applies	applies	applies	applies	applies	applies
Loading Dock and Overhead Door Screening Regulations [See Section 142.1030]		applies	applies	applies	applies	applies	applies	applies	applies	applies
Visibility Area [See Section 113.0273]		--	--	--	--	--	--	--	--	--

Footnotes for Table 1516-01E

- ¹ One dwelling unit per specified minimum square feet of lot area as determined in accordance with Section 113.0222.
- ² Placemaking on private property shall not be subject to setback or minimum lot coverage regulations in accordance with Section 141.0421.
- ³ For development that consist of 3 to 7 dwelling units, the maximum floor area ratio shall be 1.0. For development within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a premises that is designated as a historical resource consistent with Chapter 12, Article 3, Division 2 of the San Diego Municipal Code, the maximum floor area ratio does not increase.
- ⁴ For development that consist of 8 to 10 dwelling units, the maximum floor area ratio shall be 1.25. For development within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a premises that is designated as a historical resource consistent with Chapter 12, Article 3, Division 2 of the San Diego Municipal Code, the maximum floor area ratio does not increase.

*("Development Regulations Table for Old Town San Diego Commercial Zones"
added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)
(Amended 3-7-2023 by O-21618 N.S.; effective 5-6-2023.)*

§ 1516.0120 Purpose of the Old Town San Diego Open Space-Park Zones (OTOP)

The OTOP zones are differentiated based on the uses allowed as follows:

- (a) OTOP 1-1 allows parks for passive uses with some active uses.
- (b) OTOP 2-1 allows parks for passive uses with some active uses that cater to visitors.

(“Purpose of the Old Town San Diego Open Space-Park Zones (OTOP)” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

§ 1516.0121 Use Regulations for Old Town San Diego Open Space-Park Zones

- (a) The uses permitted in the Old Town San Diego Open Space-Park zones may be further limited by the following:
 - (1) Use limitations applicable to the Airport Land Use Compatibility Overlay Zone (Chapter 13, Article 2, Division 15);
 - (2) The presence of environmentally sensitive lands, pursuant to Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations); and
 - (3) Any other applicable provision of the San Diego Municipal Code.
- (b) Within the Old Town San Diego Open Space-Park zones, no structure or improvement, or portion thereof, shall be constructed, established, or altered, nor shall any premises be used or maintained, except for one or more of the purposes or activities listed in Table 1516-01F. It is unlawful to establish, maintain, or use any premises for any purpose or activity not listed in Section 1516.0121 or Table 1516-01F.

- (c) All uses or activities permitted in Old Town San Diego Open Space-Park zones shall be conducted entirely within an enclosed building unless the use or activity is traditionally conducted outdoors.
- (d) Accessory uses in Old Town San Diego Open Space-Park zones may be permitted in accordance with Section 131.0125.
- (e) Temporary uses in Old Town San Diego Open Space-Park zones may be permitted with a Temporary Use Permit in accordance with Chapter 12, Article 3, Division 4.
- (f) For any use that cannot be readily classified, the City Manager shall determine the appropriate use category and use subcategory pursuant to Section 131.0110.

*(“Use Regulations for Old Town San Diego Open Space-Park Zones” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)
(Amended 7-22-2024 by O-21836 N.S.; effective 10-5-2024.)*

[Editors Note: Amendments as adopted by O-21836 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
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§ 1516.0122 Use Regulations Table for Old Town San Diego Open Space-Park Zones

The uses allowed in the Old Town San Diego Open Space-Park zones are shown in Table 1516-01F:

Legend for Table 1516-01F

Symbol in Tables 1516-01F	Description of Symbol
P	Use or use category is permitted. Regulations pertaining to a specific use may be referenced.
L	Use is permitted with limitations, which may include location limitations or the requirement for a use or development permit. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
N	Neighborhood Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
C	Conditional Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
-	Use or use category is not permitted.

Table 1516-01F
Use Regulations for Old Town San Diego Open Space-Park Zones

Use Categories/ Subcategories [See Section 131.0112 for Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones	
	1st & 2nd >>	OTOP-	
	3rd >>	1-	2-
	4th >>	1	1
Open Space			
Active Recreation		P ⁽¹⁾	P ⁽¹⁾
Passive Recreation		P	P
Natural Resources Preservation		P	P
Park Maintenance Facilities		-	-
Agriculture			
Agricultural Processing		-	-
Aquaculture Facilities		-	-
Dairies		-	-
Horticulture Nurseries & Greenhouses		-	-
Raising & Harvesting of Crops		-	-
Raising, Maintaining & Keeping of Animals		-	-
Separately Regulated Agriculture Uses			
Agricultural Equipment Repair Shops		-	-
Commercial Stables		-	-
Community Gardens		N	N
Equestrian Show & Exhibition Facilities		-	-
Open Air Markets for the Sale of Agriculture- Related Products & Flowers		-	-
Residential			
Mobilehome Parks		-	-

Use Categories/ Subcategories [See Section 131.0112 for Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones	
	1st & 2nd>>	OTOP-	
	3rd >>	1-	2-
	4th >>	1	1
Multiple Dwelling Units		-	-
Rooming House [See Section 131.0112(a)(3)(A)]		-	-
Shopkeeper Units		-	-
Single Dwelling Units		-	-
Separately Regulated Residential Uses			
<i>Accessory Dwelling Units</i>		-	-
Boarder & Lodger Accommodations		-	-
Continuing Care Retirement Communities		-	-
Employee Housing:			
6 or Fewer Employees		-	-
12 or Fewer Employees		-	-
Greater than 12 Employees		-	-
Fraternities and Sororities		-	-
Garage, Yard, & Estate Sales		-	-
Guest Quarters		-	-
Home Occupations		-	-
Housing for Senior Citizens		-	-
<i>Junior Accessory Dwelling Units</i>		-	-
Live/Work Quarters		-	-
Residential Care Facilities:			
6 or fewer persons		-	-
7 or more persons		-	-
Student Housing		-	-
Transitional Housing:			
6 or fewer persons		-	-
7 or more persons		-	-

Use Categories/ Subcategories [See Section 131.0112 for Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones	
	1st & 2nd >>	OTOP-	
	3rd >>	1-	2-
	4th >>	1	1
Watchkeeper Quarters		-	-
Institutional			
Separately Regulated Institutional Uses			
Airports		-	-
Botanical Gardens & Arboretums		P	P
Cemeteries, Mausoleums, Crematories		-	-
Correctional Placement Centers		-	-
Educational Facilities:			
Kindergarten through Grade 12		-	-
Colleges / Universities		-	-
Vocational / Trade School		-	-
Electric Vehicle Charging Stations		N	N
Energy Generation & Distribution Facilities		-	-
Exhibit Halls & Convention Facilities		-	-
Flood Control Facilities		-	-
Historical Buildings Used for Purposes Not Otherwise Allowed		C	C
Homeless Facilities:			
Congregate Meal Facilities		-	-
Emergency Shelters		-	-
Homeless Day Centers		-	-
Hospitals		-	-
Intermediate Care Facilities & Nursing Facilities		-	-
Interpretive Centers		P ⁽¹⁾	P ⁽¹⁾

Use Categories/ Subcategories [See Section 131.0112 for Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones	
	1st & 2nd >>	OTOP-	
	3rd >>	1-	2-
	4th >>	1	1
Museums		P ⁽¹⁾	P ⁽¹⁾
Major Transmission, Relay, or Communications Switching Stations		-	-
Placemaking on Private Property		L ⁽²⁾	L ⁽²⁾
Satellite Antennas		N ⁽³⁾	N ⁽³⁾
Social Service Institutions		-	-
Solar Energy Systems		L	L
Wireless Communication Facility:			
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a non-residential use		-	-
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a residential use		-	-
Wireless communication facility in the public right-of-way with above ground equipment		-	-
Wireless communication facility outside the public right-of-way		-	-
Retail Sales			
Building Supplies & Equipment		-	-

Use Categories/ Subcategories [See Section 131.0112 for Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones	
	1st & 2nd >>	OTOP-	
	3rd >>	1-	2-
	4th >>	1	1
Food, Beverages and Groceries		-	P ⁽¹⁾
Consumer Goods, Furniture, Appliances, Equipment		-	P ⁽¹⁾
Pets & Pet Supplies		-	-
Sundries, Pharmaceuticals, & Convenience Sales		-	-
Wearing Apparel & Accessories		-	P ⁽¹⁾
Separately Regulated Retail Sales Uses			
Agriculture Related Supplies & Equipment		-	-
Alcoholic Beverage Outlets		-	-
<i>Cannabis Outlets</i>		-	-
Farmers' Markets			
Weekly Farmers' Markets		-	P ⁽¹⁾
Daily Farmers' Market Stands		-	P ⁽¹⁾
Plant Nurseries		-	-
Retail Farms		-	-
Retail Tasting Stores		-	P ⁽¹⁾
Swap Meets & Other Large Outdoor Retail Facilities		-	-
Commercial Services			
Building Services		-	-
Business Support		-	-
Eating & Drinking Establishments		-	P ⁽¹⁾
Financial Institutions		-	-

Use Categories/ Subcategories [See Section 131.0112 for Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones	
	1st & 2nd >>	OTOP-	
	3rd >>	1-	2-
	4th >>	1	1
Funeral & Mortuary Services		-	-
Instructional Studios		-	P ⁽¹⁾
Maintenance & Repair		-	-
Off-Site Services		-	-
Personal Services		-	P ⁽¹⁾
Radio & Television Studios		-	-
Tasting Rooms		-	-
Visitor Accommodations		-	P ⁽¹⁾
Separately Regulated Commercial Services Uses			
Adult Entertainment Establishments:			
Adult Book Store		-	-
Adult Cabaret		-	-
Adult Drive-In Theater		-	-
Adult Mini-Motion Picture Theater		-	-
Adult Model Studio		-	-
Adult Motel		-	-
Adult Motion Picture Theater		-	-
Adult Peep Show Theater		-	-
Adult Theater		-	-
Body Painting Studio		-	-
Massage Establishment		-	-

Use Categories/ Subcategories [See Section 131.0112 for Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones	
	1st & 2nd >>	OTOP-	
	3rd >>	1-	2-
	4th >>	1	1
Sexual Encounter Establishment		-	-
Assembly and Entertainment Uses, Including Places of Religious Assembly		-	P ⁽¹⁾
Bed & Breakfast Establishments:			
1-2 Guest Rooms		-	P ⁽¹⁾
3-5 Guest Rooms		-	P ⁽¹⁾
6+ Guest Rooms		-	P ⁽¹⁾
Boarding Kennels/ Pet Day Care		-	-
Camping Parks		-	-
Child Care Facilities:			
Child Care Centers		-	-
Large Family Child Care Homes		-	-
Small Family Child Care Homes		-	-
Eating and Drinking Establishments with a Drive-in or Drive-through		-	-
Fairgrounds		-	-
Golf Courses, Driving Ranges, and Pitch & Putt Courses		C	-
Helicopter Landing Facilities		-	-
Massage Establishments, Specialized Practice		-	-

Use Categories/ Subcategories [See Section 131.0112 for Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones	
	1st & 2nd >>	OTOP-	
	3rd >>	1-	2-
	4th >>	1	1
Mobile Food Trucks		-	-
Nightclubs & Bars over 5,000 square feet in size		-	-
Parking Facilities as a Primary Use:			
Permanent Parking Facilities		-	-
Temporary Parking Facilities		-	-
Private Clubs, Lodges and Fraternal Organizations		-	-
Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size		C ⁽¹⁾	C ⁽¹⁾
Pushcarts on Private Property		L	L
Recycling Facilities:			
Large Collection Facility		-	-
Small Collection Facility		-	-
Large Construction & Demolition Debris Recycling		-	-
Small Construction & Demolition Debris Recycling		-	-
Drop-off Facility		-	-
Green Materials Composting Facility		-	-
Mixed Organic Composting Facility		-	-

Use Categories/ Subcategories [See Section 131.0112 for Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones	
	1st & 2nd>>	OTOP-	
	3rd >>	1-	2-
	4th >>	1	1
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial		-	-
Large Processing Facility Accepting All Types of Traffic		-	-
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial		-	-
Small Processing Facility Accepting All Types of Traffic		-	-
Reverse Vending Machines		-	-
Tire Processing Facility		-	-
Sidewalk Cafes		-	-
Sports Arenas & Stadiums		-	-
Theaters That Are Outdoor or over 5,000 Square Feet in Size		P ⁽¹⁾	P ⁽¹⁾
Urgent Care Facility		-	-
Veterinary Clinics & Animal Hospitals		-	-
Zoological Parks		-	-
Offices			
Business & Professional		-	P ⁽¹⁾
Government		-	P ⁽¹⁾
Medical, Dental, & Health Practitioner		-	P ⁽¹⁾

Use Categories/ Subcategories [See Section 131.0112 for Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones	
	1st & 2nd>>	OTOP-	
	3rd >>	1-	2-
	4th >>	1	1
Regional & Corporate Headquarters		-	-
Separately Regulated Office Uses			
Real Estate Sales Offices & Model Homes		-	-
Sex Offender Treatment & Counseling		-	-
Vehicle & Vehicular Equipment Sales & Service			
Commercial Vehicle Repair & Maintenance		-	-
Commercial Vehicle Sales & Rentals		-	-
Personal Vehicle Repair & Maintenance		-	-
Personal Vehicle Sales & Rentals		-	-
Vehicle Equipment & Supplies Sales & Rentals		-	-
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses			
Automobile Service Stations		-	-
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a Primary Use		-	-
Distribution and Storage			
Equipment & Materials Storage Yards		-	-
Moving & Storage Facilities		-	-
Distribution Facilities		-	-
Separately Regulated Distribution and Storage Uses			

Use Categories/ Subcategories [See Section 131.0112 for Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones	
	1st & 2nd >>	OTOP-	
	3rd >>	1-	2-
	4th >>	1	1
Impound Storage Yards		-	-
Junk Yards		-	-
Temporary Construction Storage Yards Located off-site		-	-
Industrial			
Heavy Manufacturing		-	-
Light Manufacturing		-	-
Marine Industry		-	-
Research & Development		-	-
Testing Labs		-	-
Trucking & Transportation Terminals		-	-
Separately Regulated Industrial Uses			
<i>Cannabis Production Facilities</i>		-	-
Hazardous Waste Research Facility		-	-
Hazardous Waste Treatment Facility		-	-
Marine Related Uses Within the Coastal Overlay Zone		-	-
Mining and Extractive Industries		-	-
Newspaper Publishing Plants		-	-
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises		-	-
Very Heavy Industrial Uses		-	-

Use Categories/ Subcategories [See Section 131.0112 for Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones	
	1st & 2nd>>	OTOP-	
	3rd >>	1-	2-
	4th >>	1	1
Wrecking & Dismantling of Motor Vehicles		-	-
Signs			
Allowable Signs		P ⁽⁴⁾	P ⁽⁴⁾
Separately Regulated Signs Uses			
Community Entry Signs		-	-
Neighborhood Identification Signs		-	-
Comprehensive Sign Program		-	-
Revolving Projecting Signs		-	-
Signs with Automatic Changing Copy		-	-
Theater Marquees		-	-

Footnotes for Table 1516-01F

- ¹ This use is permitted only if consistent with an approved park general development plan or master plan and is subject to any requirements identified in the plan. Vending in certain public places must comply with the provisions of Sections 63.0102(b)(13) and 63.0102(b)(14).
- ² Placemaking on private property in OTOP zones at locations adjacent to residentially zoned property shall not include commercial services or assembly and entertainment uses as accessory uses.
- ³ Only one exterior receiving antenna per dwelling unit is permitted. Any satellite antennas as described in Land Development Code Section 141.0405 shall be screened from view and are subject to approval by the City Manager.
- ⁴ Sign design and placement shall conform to the regulations in Sections 1516.0139 and 1516.0140.

*(“Use Regulations Table for Old Town San Diego Open Space-Park Zones” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)
(Amended 1-8-2020 by O-21163 N.S.; effective 2-9-2020.)
(Amended 3-11-2022 by O-21439 N.S.; effective 4-10-2022.)*

(Amended 5-23-2022 by O-21458 N.S.; effective 6-22-2022.)

[Editors Note: Amendments as adopted by O-21458 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-21458-SO.pdf]

(Amended 7-22-2024 by O-21836 N.S.; effective 10-5-2024.)

[Editors Note: Amendments as adopted by O-21836 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-21836-SO.pdf]

§ 1516.0123 Development Regulations for Old Town San Diego Open Space-Park Zones

- (a) Within the Old Town San Diego Open Space-Park zones, no structure or improvement shall be constructed, established, or altered, nor shall any premises be used, unless the premises comply with an approved park general development plan or master plan, the Old Town San Diego Community Plan, and any applicable development regulations in Chapter 13, Article 2 (Overlay Zones) and Chapter 14 (General and Supplemental Regulations).
- (b) A Neighborhood Development Permit or Site Development Permit is required for the types of development identified in Table 143-03A.
- (c) The regulations in this Division apply to all development in Old Town San Diego Open Space-Park zones whether or not a permit or other approval is required, except where specifically identified.

(“Development Regulations for Old Town San Diego Open Space-Park Zones” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

§ 1516.0124 Architectural and Urban Design Requirements

- (a) All development within the Planned District shall comply with the requirements of this Division regarding *architectural features*, *site design*, streetscape, landscape, parking, accessory buildings, sign requirements, and the supplemental regulations to ensure the preservation and enhancement of the distinctive character and atmosphere of Old Town San Diego prior to 1872.
- (b) The accepted architectural periods are pre-1872 Spanish, Mexican, and Early American. The architectural periods and their representative features are described in Section 1516.0125 and in the following Appendices:
 - (1) Appendices A, B, and C provide visual references and descriptions of *architectural features*, *site design*, and streetscape features.
 - (2) Appendix D provides the lists of acceptable plant and tree species for landscaping.
 - (3) Appendix E provides visual references and descriptions related to sign design.
 - (4) Appendix F provides the list of acceptable exterior building colors.
- (c) Development within the Mason and Heritage Sub-Districts, as designated in Diagram 1516-01B, shall be exempt from the architectural and urban design requirements in Section 1516.0124 and the architectural periods and features requirements in Section 1516.0125 that conflict with the predominant period of development reflected in existing structures in each Sub-District (for the Mason Sub-District, 1938 to 1955, and for the Heritage Sub-District, 1837 to 1901).

(“Architectural and Urban Design Requirements” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

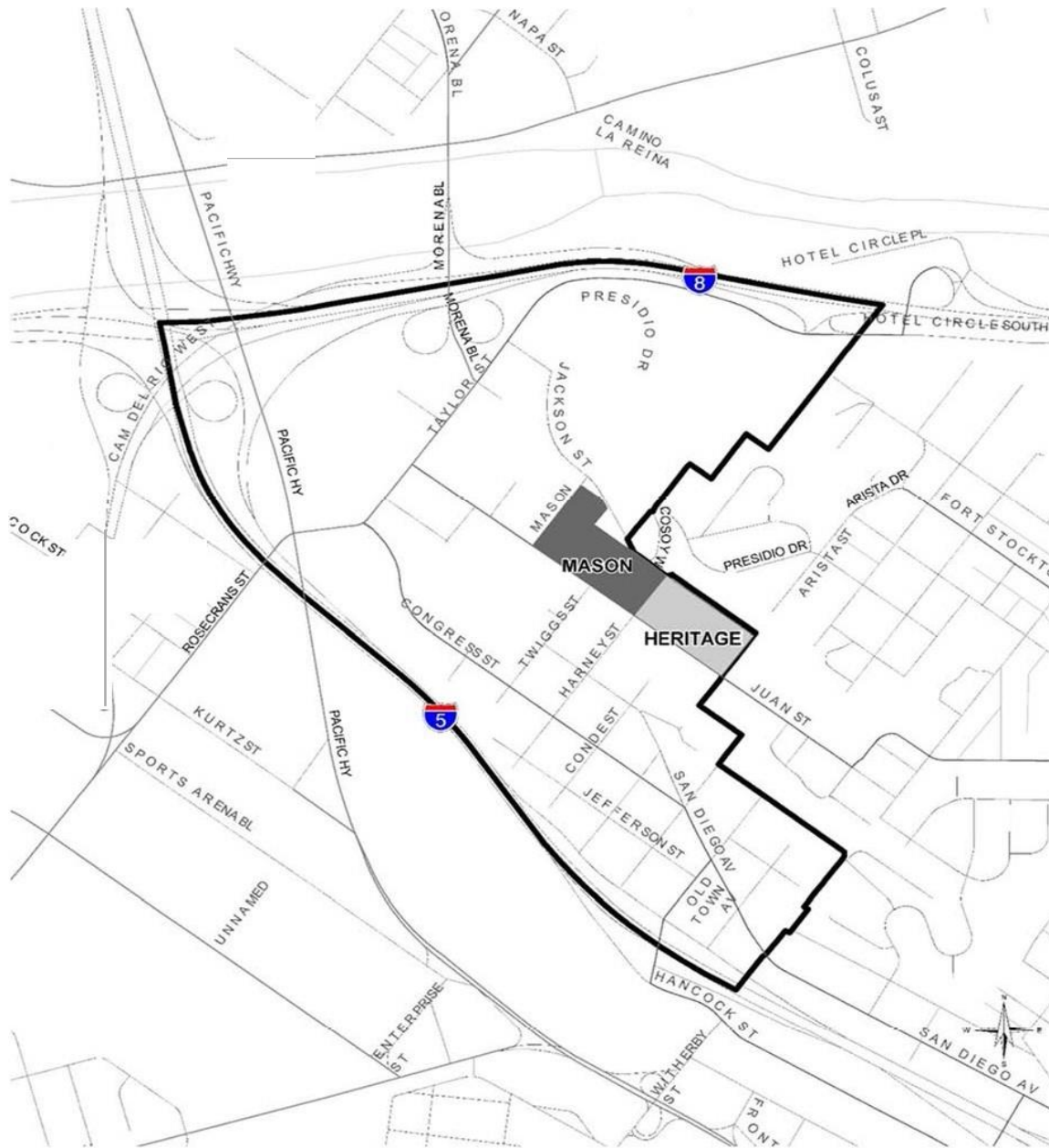


DIAGRAM 1516-01B

Old Town San Diego Sub-Districts

This is a reproduction of Map No. C-993 for illustration purposes only

(Added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

§ 1516.0125 Architectural Periods and Features

- (a) All development within the Planned District shall conform to the *architectural features* of one of the three following architectural periods that characterized Old Town San Diego prior to 1872:
 - (1) Spanish Period (1769-1821),
 - (2) Mexican Period (1821-1846), or
 - (3) Early American Period (1846-1872).
- (b) All development within the Planned District shall include all of the following defining *architectural features* from the particular architectural period:
 - (1) Spanish Period (1769-1821)
 - (A) rectangular building forms,
 - (B) gable roofs with a low to medium pitch (minimum pitch of 3 ½ inches: 12 inches),
 - (C) terracotta tile roofs or composite shingles that simulate the appearance of wood shingles,
 - (D) extended eaves with option for porticos,
 - (E) board and batten doors or paneled doors (with inset rectangular panels) of wood or other material with wooden appearance, with optional minimal glazing,
 - (F) inset windows (minimum depth of 6 inches) of casement type with divided lights and window height that is greater than width, and
 - (G) exterior walls that have a period-appropriate texture, including smooth or textured plastered finish, smooth or textured stucco finish, or other materials that evoke a smooth or textured plaster finish.

- (2) Mexican Period (1821-1846)
 - (A) rectangular building forms, arcade(s), and courtyard(s),
 - (B) gable roofs with a low to medium pitch (minimum pitch of 3 ½ inches: 12 inches),
 - (C) terracotta tile or simulated wood shingle roof covering,
 - (D) extended eaves with option for balconies, balconies with portico, or portico,
 - (E) board and batten doors or paneled doors (with inset rectangular panels) of wood or other material with wooden appearance, with optional glazing,
 - (F) inset windows (minimum depth of 6 inches) of casement, or single-hung, or double-hung sash type, with divided lights and window height that is greater than width, and
 - (G) exterior walls that have a period-appropriate texture, including smooth or textured plastered finish, smooth or textured stucco finish, or other materials that evoke a smooth or textured plaster finish.
- (3) Early American Period (1846-1872)
 - (A) rectangular building forms,
 - (B) symmetrical gable roof, exposed or concealed by a flat false front, or hip roof with simulated wood shingle roof covering, or flat roof with parapet,
 - (C) exterior finish in horizontal or vertical board siding (wood or simulated wood), brick, or other characteristic exterior building materials,
 - (D) paneled doors (with inset rectangular panels) of wood or other material with wooden appearance, with optional glazing featuring rectangular divided lights,
 - (E) molded frames around doors and windows, and

- (F) single-hung or double-hung sash windows with divided lights and window height that is greater than width.

(c) Maximum Structure Footprint

Structures shall not exceed the maximum structure footprint identified in Tables 1516-01C and 1516-01E.

(d) Maximum Number of Stories

Structures shall not exceed the maximum number of stories identified in Tables 1516-01C and 1516-01E.

(e) Exterior Building Colors

All exterior building colors shall be selected from among those listed in Appendix F, or be a tint (color plus white) or shade (color plus black) of those permitted colors. All exterior building walls shall be painted or colored a single primary color. One or more accent colors may be used to highlight building features such as eaves, lintels, and door and window frames. Accent colors used on Spanish Period or Mexican Period buildings shall be limited to two per building.

(f) Eclectic Architectural Periods and Features Prohibited

Use of architectural designs, forms, materials, textures and colors from different architectural periods for any single structure is prohibited, unless a clear historical precedent in Old Town San Diego can be documented.

(“Architectural Periods and Features” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

§ 1516.0126 Previously Conforming Buildings and Structures

Previously conforming buildings and structures shall conform with the requirements of this Division regarding acceptable architectural periods and features as follows:

- (a) Non-historic structures with *architectural features* that are not consistent with one of the three acceptable architectural periods described in Section 1516.0125 shall be brought into conformance if proposed development would remove, destroy, demolish, or alter 50 percent or more of the structure's building facade, on a cumulative basis, or remove, destroy, demolish, or alter 30 percent or more of the capacity of the lateral or vertical load resisting system of the structure, as determined by the Building Official.
- (b) Remodels, additions, and alterations that include street frontage along San Diego Avenue and that would remove, destroy, demolish, or alter 20 percent or more of a structure's exterior walls, on a cumulative basis, or remove, destroy, demolish, or alter 20 percent or more of the capacity of the lateral or vertical load resisting system of the structure as determined by the Building Official, shall be designed to be consistent with one of the three acceptable architectural periods described in Section 1516.0125.
- (c) Remodels, additions, and alterations that involve only a portion of non-historic structures with *architectural features* that are not consistent with one of the three acceptable architectural periods described in Section 1516.0125 and that are not visible from the public right-of-way shall be designed to be consistent with the *architectural style* of the existing structure.
- (d) Development within the Mason and Heritage Sub-Districts, as designated in Diagram 1516-01B, shall be exempt from the architectural periods conformance requirements of this Section 1516.0126.
- (e) Nothing in this Section 1516.0126 shall be construed to supersede the City's Historical Resources Regulations (Chapter 14, Article 3, Division 2).

("Previously Conforming Buildings and Structures" added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

§ 1516.0127 Site and Building Design

Site design encompasses the building orientation in relation to the site, sidewalks, and public right-of-way. Appendix B provides a visual reference and descriptions of Old Town San Diego *site design* features. All development shall conform to the *site design* requirements in Section 1516.0127.

(a) Pedestrian-Oriented Building Design

- (1) Structures shall be oriented toward the public right-of-way.
- (2) Street walls of buildings within the OTCC-1-1, OTCC-2-1, OTCC-2-2, OTCC-2-3, OTCC-3-1, OTCC-3-2, OTMCR-1-2, and OTMCR-1-3 zones that are oriented to the street corridors specified in Section 1516.0127(a)(3) shall incorporate design features to promote pedestrian activity, such as prominent and visible entrances; high-quality building materials that convey historical authenticity, such as brick, wood door frames, wood window frames, exposed wood lintels at window and door heads, wood window shutters, exposed wooden posts, beams, purlins, rafters, and rafter tails; decorative building elements that convey historical authenticity, such as exterior stairs with stepped low wall, brackets supporting architectural elements, cornice molding, cornice molding supported on brackets, window grills, architectural period-appropriate railings, wood fences, and adobe-style walls; porches, arcades, or other building projections that highlight pedestrian entrances; and publicly accessible pedestrian spaces, such as sidewalk cafes or plazas.
- (3) The following street corridors shall incorporate design features to promote pedestrian activity:
 - (A) San Diego Avenue between Twiggs Street and Ampudia Street,
 - (B) Congress Street between the Old Town San Diego Transit Center and Ampudia Street,
 - (C) Twiggs Street between Congress Street and Juan Street,
 - (D) Harney Street between Congress Street and Juan Street,
 - (E) Taylor Street between Juan Street and Presidio Drive,

- (F) Juan Street between Taylor Street and Wallace Street,
 - (G) Old Town Avenue between Moore Street and San Diego Avenue, and
 - (H) Rosecrans Street between Interstate 5 and Pacific Highway.
- (4) Development shall reduce the perceived scale of buildings by utilizing building modulation, facade articulation, offsetting planes, “altito” roof effect, overhangs, porticos, or porches.
- (b) Transparency
 - (1) For residential developments, a minimum of 20 percent of street wall area shall be transparent with clear glass visible into a residential use. Windows or other transparent materials that provide visibility into a garage or similar area do not count toward the required transparency.
 - (2) For commercial and mixed-use developments, a minimum of 40 percent of street wall area shall be transparent with clear glass visible into a commercial or residential use. Windows or other transparent materials that provide visibility into a garage or similar area do not count toward the required transparency.
- (c) Common Open Space
 - (1) Development within all zones, except for OTRS and OTOP zones, shall provide a common open space area either at grade, podium, or roof level by the incorporation of one or more of the following:
 - (A) courtyards,
 - (B) plazas,
 - (C) patios,
 - (D) paseos, or
 - (E) porches.
 - (2) Common open space areas shall follow the design style that is consistent with the architectural period, as described in Section 1516.0125, of the existing or proposed development on the premises.

- (3) Common open space areas shall be provided as a percentage of the lot area in accordance with Table 1516-01G.
- (4) All common open space areas shall:
 - (A) have a minimum width of 6 feet,
 - (B) contain a combination of hardscape and landscape features,
 - (C) be accessible to all users of the development through a common corridor, and
 - (D) contain no enclosed buildings.
- (5) Commercial development projects shall incorporate a plaza or courtyard as part of the required common open space as specified in Table 1516-01G. Courtyards or plazas shall be accessible to the public from the street during business hours.
- (6) Paving materials in common open spaces shall meet accessibility requirements and be consistent with or simulate those used in the architectural period, described in Section 1516.0125, of the existing or proposed development on the premises.

Table 1516-01G
Common Open Space

Lot Size (sf)	Common Open Space (Percentage of Lot Area)	Plaza or Courtyard (Percentage of Common Open Space)¹
Less than 5,000	N/A	N/A
5,001 to 7,500	5	N/A
7,501 to 10,000	10	50
10,001 to 30,000	15	50
>30,000	20	50

Footnote for Table 1516-01G

- ¹ The requirement for a plaza or courtyard as a percentage of common open space applies only to commercial zones. (Section 1516.0127(c)(5)). Lots with street frontages less than 75 feet are exempt from this requirement.

(d) Pedestrian Paths and Walkways

- (1) Each residential entrance and each commercial tenant space shall be accessible from an abutting public street by a pedestrian path that is at least 4 feet wide.
- (2) The path shall be continuous, clear of obstructions, easily identifiable as a pedestrian path, and visually distinguishable from other hardscaping.
- (3) Pedestrian paths shall be separated from vehicular access areas by wheelstops, curbs, landscaping, or other physical barriers, except when crossing driveways or aisles.
- (4) Building entrances located at the front or street side property line, where the building setback is zero, qualify as a required pedestrian path.
- (5) Paving materials in paths and walkways shall meet accessibility requirements and be consistent with or simulate those used in the architectural period, described in Section 1516.0125, of the existing or proposed development on the premises.

(e) Fences and Walls

- (1) Fences and walls shall be compatible with the design style of the existing or proposed development on the premises.
- (2) Walls shall be made of brick or contemporary building materials simulating adobe, and fences shall be made of wood, wrought iron, or contemporary building materials simulating wood or wrought iron.
- (3) Fences and walls shall not exceed a height of 4 feet on:
 - (A) San Diego Avenue between Twiggs Street and Ampudia Street,
 - (B) Congress Street between the Taylor Street and Ampudia Street,
 - (C) Twiggs Street between Congress Street and Juan Street,

- (D) Harney Street between Congress Street and Juan Street,
- (E) Taylor Street between Congress Street and Presidio Drive,
- (F) Juan Street between Taylor Street and Wallace Street, and
- (G) Old Town Avenue between Moore Street and San Diego Avenue.

(f) Mechanical Equipment, Utilities, and Storage

- (1) All mechanical equipment, such as cooling or heating units, utility meters, transformers, communications equipment, and building service areas shall be screened from the public right-of-way to the maximum extent feasible. Screening shall be consistent with the architectural period, described in Section 1516.0125, of the existing or proposed development on the premises.
- (2) Satellite antennas shall be screened from view. All screening shall be consistent with the architectural period, described in Section 1516.0125, of the existing or proposed development on the premises.
- (3) Storage of merchandise, material or equipment shall be permitted only as an accessory use in accordance with Section 131.0125 and shall be completely enclosed within a structure that is architecturally integrated with the primary buildings so as not to be visible from the public right-of-way. Enclosures shall be consistent with the architectural period, described in Section 1516.0125, of the existing or proposed development on the premises.

(g) Building and Site Lighting

Building and site lighting shall be French Quarter lantern, millhouse, or gooseneck style, as illustrated in Appendices B and E. Building and site lighting shall be installed along street frontages and pedestrian paths, and shall not exceed a height of 12 feet.

(“Site and Building Design” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

§ 1516.0128 Streetscape

All development within the Planned District shall conform to the following streetscape requirements.

- (a) Streetscape improvements shall be consistent with Old Town San Diego's pre-1872 character and shall support the community's *pedestrian orientation*. Appendix C provides a visual reference and examples of appropriate streetscape elements.
- (b) Driveways and Curb Cuts
 - (1) Driveways shall be perpendicular to the street and shall not exceed a width of 14 feet for projects with less than six residential units or 20 feet for all other projects, to be measured at the property line. There shall be no less than 75 feet of lot frontage, measured at the property line, between driveways serving the same premises.
 - (2) One existing driveway and curb cut per lot may be maintained; the remaining driveways shall be removed and the sidewalk and curbs reconstructed to match the adjacent sidewalk and curb areas.
 - (3) Driveway entrances across the sidewalk shall continue the paving pattern utilized in the adjacent sidewalk areas.
 - (4) No building encroachments into the public right-of-way shall be permitted including underground parking garages.
- (c) Sidewalks
 - (1) All existing and new sidewalks shall maintain or expand their present width.
 - (2) All new or replaced sidewalks shall meet the following requirements:
 - (A) The minimum sidewalk width along San Diego Avenue shall be 8 feet.
 - (B) The minimum sidewalk width along all streets, except San Diego Avenue, shall be 6 feet.

- (3) The minimum clear path of travel along all sidewalks shall be 4 feet wide. A clear path, free of all obstructions to the flow of pedestrian traffic, shall be provided in the public right-of-way and shall be maintained at all times. Obstructions include traffic signals or signs, light standards, parking meters, phone booths, newspaper stands, bus stops, trash receptacles, benches, trees, and similar objects.
 - (4) Sombrero Buff-colored concrete with a broom finish shall be utilized for sidewalks, curbs and gutters.
 - (5) Sidewalks shall be scored with a rectangular scoring pattern.
- (d) Street Lighting
 - (1) Pedestrian-scale lighting in the French Quarter lantern style, as shown in Appendix C, shall be required every 75 to 95 feet on Congress Street, San Diego Avenue, and Taylor Street.
 - (2) Pedestrian-scale lighting shall be required on every diagonal corner of an intersection.
- (e) Street Furniture

Street furniture shall support the scale and design context of Old Town San Diego's pre-1872 character and allow for a clear pedestrian path of travel.

 - (1) Planters and pots shall be made of cast stone, glazed or unglazed clay, wood, or masonry.
 - (2) Benches shall be made of wrought iron, cast iron, wood, or a combination of these materials.
 - (3) Newspaper and magazine corrals shall be made of wrought iron, cast iron, wood, or a combination of these materials.
 - (4) Trash receptacles shall resemble wood barrels.

("Streetscape" added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

§ 1516.0129 Landscaping

- (a) Landscaping and street trees shall incorporate elements typical of early California natural landscapes and pre-1872 Spanish, Mexican, and early American gardens as specified in Appendix D.
- (b) Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations) shall apply with the following exceptions:
 - (1) Plant materials shall utilize the species included in Appendix D, Tables 1 and 2. The use of native drought-tolerant species and species that were introduced to California prior to 1872 is preferred.
 - (2) Existing street trees shall be preserved, unless the tree poses a potential danger to persons or property due to age, disease, storm, fire, or other injury. New street trees shall be selected from the corridor-specific street tree species listed in Appendix D, Table 3.
 - (3) The removal of any tree over 50 feet tall or over 50 years old requires prior approval from the City Manager, unless the tree poses a potential danger to persons or property due to age, disease, storm, fire, or other injury.

(“Landscaping” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

§ 1516.0130 Parking

- (a) Off-street parking spaces and facilities shall be provided before the use requiring such parking spaces and facilities commences operation and shall be maintained in good condition. Parking shall be provided in accordance with Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).
- (b) Parking Requirement Exemptions
 - (1) Property that has frontage on San Diego Avenue and does not have secondary street access shall not be required to provide parking on-site.
 - (2) Lots of 6,250 square feet or less in Old Town San Diego commercial zones shall be exempt from all parking requirements.

(c) Parking Orientation

- (1) Surface parking shall be located behind buildings or at the interior of the block, except when such an orientation is infeasible due to unique topography or physical constraints.
- (2) Below grade parking and partially below grade parking is permitted within any of the sub-districts, and is exempt from the floor area ratio calculation.
- (3) Above grade parking structures are permitted only within the Taylor District, and are exempt from the floor area ratio calculation. Above grade parking structures must be enclosed on all sides by facades that are consistent with one of the three acceptable architectural periods described in Section 1516.0125.

(d) Parking Access

All required parking facilities shall have convenient access to a public street or alley.

(“Parking” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

§ 1516.0131 Accessory Buildings for Old Town San Diego Residential Zones

- (a) Accessory buildings shall be designed to be consistent with one of the three acceptable architectural periods described in Section 1516.0125.
- (b) Multiple accessory buildings are permitted on the premises. However, the square footage of all non-habitable accessory buildings excluding garages shall not exceed 25 percent of the allowable gross floor area of the premises.
- (c) Non-habitable accessory buildings or garages shall not be used for living or sleeping purposes. A non-habitable accessory building or garage may have electrical, gas, water, and sewer connections for the following purposes:
 - (1) lighting, washing machines, dryers, laundry tubs, and hot water heaters,
 - (2) a one-half bathroom, limited to a water closet and a lavatory sink, and

- (3) a shower, provided the property owner signs an agreement processed through the City Manager stating that the building will not be used for living or sleeping purposes and recorded with the County Recorder.
- (d) Non-habitable accessory buildings or garages may encroach into a required side or rear yard if the lot size does not exceed 10,000 square feet and the accessory building or garage meets all the following conditions:
 - (1) does not share a common wall with the primary dwelling unit (but may be attached via a non-structural design element),
 - (2) complies with setback requirements above the first story,
 - (3) does not exceed a maximum length of 30 feet within any given setback, and
 - (4) does not exceed 525 square feet in gross floor area.
- (e) Habitable accessory buildings may be permitted:
 - (1) to a single dwelling unit in accordance with Section 141.0307, or
 - (2) to a multiple dwelling unit to provide common area facilities for the property owners, tenants, and their guests in accordance with the underlying base zone.

(“Accessory Buildings for Old Town San Diego Residential Zones” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)
(Amended 3-11-2022 by O-21439 N.S.; effective 4-10-2022.)

§ 1516.0132 Lot Coverage for Sloping Lots

The maximum permitted lot coverage is 50 percent on any premises where more than 50 percent of the premises contains steep hillsides.

(“Lot Coverage for Sloping Lots” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

§ 1516.0133 Building Spacing

Development involving multiple buildings on any premises shall have a minimum separation of 6 feet between the exterior walls of the separate buildings and a minimum separation of 9 feet where the buildings are greater than one story.

(“Building Spacing” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

§ 1516.0134 Ground-Floor Height

Structures with commercial uses on the ground floor shall have a minimum ground-floor height of an average of 15 feet, but not be less than 13 feet, measured from the average grade of the adjoining sidewalks, in increments of no more than 100 feet along a development frontage, to the finished elevation of the second floor.

(“Ground-Floor Height” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

§ 1516.0135 Mixed Use Requirement

Residential development within the commercial zones indicated in Table 1516-01E is permitted only when a commercial structure exists on the premises or is a part of the proposed development.

(“Mixed Use Requirement” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

§ 1516.0136 Floor Area Ratio Bonus for Mixed Use

For residential uses that are developed as a part of a mixed-use development in certain OTCC and OTMCR zones, a floor area ratio bonus is provided as shown in Table 1516-01E, which also specifies the minimum floor area ratio that must be applied to residential use.

(“Floor Area Ratio Bonus for Mixed Use” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

§ 1516.0137 Active Ground Floor Use Requirement

Within the commercial zones indicated in Table 1516-01E, uses that are accessible to the general public and that generate a high level of pedestrian activity shall meet the following ground floor requirements:

- (a) Within the OTCC-2-1 zone, Retail Sales, Eating & Drinking Establishments, Financial Institutions, Interpretive Centers, and Museums uses shall be in the front 30 percent of the lot.
- (b) Within the OTCC-1-1, OTCC-2-2, OTCC-2-3, OTCC-3-1, and OTCC-3-2 zones, Retail Sales, Commercial Services, Offices, Educational Facilities, Interpretive Centers, and Museums uses shall be in the front 30 feet of the lot.
- (c) Within the OTMCR-1-2 zone, for lots with frontage on Congress Street, Retail Sales, Commercial Services, Offices, Educational Facilities, Interpretive Centers, and Museums uses shall be within 30 feet of the property line along Congress Street.

(“Active Ground Floor Use Requirement” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

§ 1516.0138 Floor Area Ratio Bonus for Parking Structure

For sites in the OTCC-1-1 and OTMCR-1-3 zones where at least 80 percent of the number of the proposed on-site parking spaces is provided in a parking structure that is below grade, above grade, or a combination thereof, and the parking structure is shielded from view from the public right-of-way by other structures or by facades that are consistent with the architectural periods described in Section 1516.0125, a floor area ratio bonus is provided as indicated in Table 1516-01E.

(“Floor Area Ratio Bonus for Parking Structure” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

§ 1516.0139 Sign Requirements

(a) Purpose and Intent

It is the purpose and intent of the sign requirements of Sections 1516.0139 and 1516.0140 (hereafter Old Town San Diego Sign Requirements) to establish a coherent, unifying design theme reflective of Old Town San Diego's pre-1872 historical character and to limit visual clutter by regulating the type, location, size, design, and operation of signs. Signs located on buildings or sites and visible from the public right-of-way shall complement existing signs and shall be consistent with the *architectural style* of the buildings or sites where they are placed.

(b) Applicability and Boundaries

- (1) The Old Town San Diego Sign Requirements apply to the Planned District, except Presidio Regional Park and Old Town San Diego State Historic Park.
- (2) Officially adopted and recognized national, state and local flags, flags of international organizations, official military flags and historically significant flags are exempt from the Old Town San Diego Sign Requirements.

(c) Supplemental Regulations

The following sign regulations from Land Development Code Chapter 14, Article 2, Division 12 shall also apply:

- (1) Locational Regulations, Sections 142.1210(b)(1) through 142.1210(b)(3), and 142.1210(b)(5);
- (2) Structural Regulations, Section 142.1210(c); and
- (3) Sign Maintenance Regulations, Section 142.1210(d).

(d) Permit Application Requirements

- (1) All proposed signs, except *temporary signs* and *business operations signs*, require a Sign Permit (Process One).

- (2) Plans required as part of the sign permit application shall include the following, in addition to the application requirements of Land Development Code Chapter 11, Article 2, Division 1:
 - (A) street front elevational drawing or photo-simulation at 1/4" or 1/8" = 1'-0" scale, showing the sign in its context and showing all dimensions, and for projecting signs, dimensioned side views at 1/4" or 1/8" = 1'-0" scale,
 - (B) detailed drawings of the sign to adequately describe its construction and method of attachment to the building,
 - (C) color and material information, either shown on the drawings specified above or on a color board keyed to the drawings, and
 - (D) color photomontage "mock-up" (minimum 8-1/2" x 11" sheet) showing the proposed sign in context with the building.

(e) Types of Permitted Signs

The types of signs permitted are *identification signs, historical identification signs, business operations signs, directional signs, sidewalk directional signs, wayfinding signs, community entry signs and neighborhood identification signs, temporary signs, and miscellaneous signs.*

(f) Maximum Size, Number, and Placement Requirements for Signs

Signs shall comply with the maximum size, number, and placement requirements in Table 1516-01H.

(g) General Sign Placement Requirements

Signs shall not obstruct or adversely affect the architectural or historical features of buildings or sites.

- (1) Signs affixed to building facades shall not project above the nearest parapet or eave of the building.
- (2) Signs affixed parallel to building facades shall not project more than 12 inches from the building facade.
- (3) Signs affixed to a building shall not project into the public right-of-way.

- (4) Signs affixed to the underside of covered walkways or verandas shall be affixed to the framework of the walkway or veranda in a way that does not allow movement by wind or passerby and shall remain out of the public right-of-way.

Table 1516-01H
Sign Maximum Size, Maximum Number, and Placement Requirements

Sign Type	Maximum Size	Maximum Number Allowed ⁽¹⁾	Placement
Primary <i>identification sign</i>	16 square feet	1	Front or primary facade of a building
Secondary <i>identification sign</i>	12 square feet	3	Side or rear wall of establishment
Historical <i>identification sign</i>	Proposed size must be supported with documentation of <i>identification sign</i> of same size that existed prior to 1872	2	Proposed placement must be supported with documentation of <i>identification sign</i> of same placement that existed prior to 1872
Hanging projecting sign	6 square feet	1	Front or primary facade of a building
Freestanding <i>identification sign</i> ⁽²⁾	1 1/2 square feet for each individual business, up to a total of 12 square feet	1	No higher than 5 feet above the average adjacent grade and securely attached to ground; individual signs on the freestanding <i>identification sign</i> must be securely attached to the sign's framework
Business operations sign	1 square foot	4	Within building against exterior window or on door

Sign Type	Maximum Size	Maximum Number Allowed ⁽¹⁾	Placement
<i>Directional sign</i>	6 square feet	2 per building; 1 per business	On the building facade no more than 8 feet above adjacent grade
<i>Wayfinding sign</i>	12 square feet	2 per parcel	Shall not obstruct public right-of-way; not to exceed 10 feet in height when located on a separate freestanding ground structure; no greater than 8 feet above the finished grade when located on buildings or structures; may be permitted in public right-of-way with appropriate City permits
<i>Sidewalk directional sign</i>	6 square feet	1	Along the primary frontage of a building where the primary facade of the building is set back 2 feet or more from the property line; prohibited in the public right-of-way
Community entry sign	See Section 141.1101	See Section 141.1101	See Section 141.1101
Neighborhood identification sign	See Section 141.1102	See Section 141.1102	See Section 141.1102
<i>Temporary sign</i>	4 square feet; larger signs shall be consistent with Section 1516.0139(a)	4	May be permitted in public right-of-way with appropriate City permits
<i>Miscellaneous sign</i>	24 square feet	1 per facade	Prohibited in public right-of-way

Footnote for Table 1516-01H

- ¹ Number allowed per building unless otherwise noted.
- ² Limited to buildings that house more than one business.

(h) Sign Shape

Signs shall take one of the following basic shapes. Examples of the sign shapes can be found in Appendix E.

a. Rectangular

- i. Horizontal rectangular shapes that have a minimum length to width ratio of 4:1 and as the sign increases in length, the height remains the same, as in 6:1, 8:1, 10:1, and 12:1; ornate left and right edge designs may be incorporated;
- ii. Horizontal rectangular shapes with an integrated upper cap or arch that have a minimum length to width ratio of 4:1 and as the sign increases in length, the height remains the same, as in 6:1, 8:1, 10:1, and 12:1;
- iii. Horizontal rectangular shapes that follow a length to height ratio of 2:1 and as the sign increases in length, the height changes proportionally, as in 2:1, 4:2;
- iv. Vertical rectangular shapes that follow a minimum height to width ratio of 2:1 where, as the sign increases in height, the width remains the same, as in 3:1, 4:1, and 5:1; ornate designs may be incorporated on top or bottom edge, or both;

- b. Tombstone shapes which are vertical and generally rectangular with an arched top;
- c. Square shapes, limited to hanging projecting signs;
- d. Arched or curved shapes, with or without integrated upper cap;
- e. Shield shapes, limited to signs smaller than 6 square feet;

- f. Oval shapes, limited to signs smaller than 6 square feet; or
- g. Representative shapes, such as two-dimensional cutouts in the shape or symbol of a good or service offered on the premises, or an arrow for a *directional sign* or *wayfinding sign*.

(i) Sign Formats, Materials, and Supporting Structures

The body of a sign and its supporting structure shall comply with the following format and material restrictions.

- (1) Sign bodies shall be limited to the following formats and materials:
 - (A) re-sawn timber or rough-sawn timber planks or panel, or a material with the appearance of timber planks or panel, with painted background and lettering and molding frame, if any, composed of smooth wood or material with wood appearance mitered with a 45 degree or 90 degree angle;
 - (B) signs directly painted on building facades or windows;
 - (C) flat vinyl, acrylic, or painted metal panel that simulates the appearance of a timber panel, limited to *wayfinding signs*, community entry signs, and neighborhood identification signs;
 - (D) wrought iron, or material with the appearance of wrought iron, limited to community entry signs; or
 - (E) cardboard, paper, canvas, sailcloth, or material of similar appearance, limited to *temporary signs*.
- (2) Mounting formats and supporting structure materials for signs shall be limited to the following:
 - (A) attached to a building or canopy structure directly or with use of metal straps in a manner that prevents the movement of the sign by wind or passerby;
 - (B) suspension from a wrought-iron support, limited to hanging projecting signs, *directional signs*, and *wayfinding signs*;

- (C) suspension from or mounting on a wood sign post, limited to freestanding *identification signs* and *directional signs*;
 - (D) mounting on a wood frame, limited to *sidewalk directional signs*;
 - (E) mounting on a frame made of painted cast-iron, painted cast-metal, or other painted metal that simulates the appearance of cast-metal fixtures common pre-1872, limited to *sidewalk directional signs*;
 - (F) mounting on a sign post made of painted cast-iron, painted cast-metal, or other painted metal that simulates the appearance of cast-metal fixtures common pre-1872, limited to *wayfinding signs* and neighborhood identification signs; or
 - (G) mounting on a column with plaster, wood, or masonry, limited to *wayfinding signs* and community entry signs.
- (3) All metal wire cables, supports, straps, braces, and bolts used in mounting or attaching signs shall be galvanized steel. Metal straps and braces shall be at least 1/8" thick.

(j) Unpermitted Sign Formats, Materials, and Supporting Structures

The following formats and materials for the body of a sign and its supporting structure are not permitted:

- (1) contemporary finish materials, including those made of exposed unpainted plastics, exposed unpainted aluminum, porcelain enamel, stainless steel, PVC piping, or sheet metal; and
- (2) reflecting or retroreflecting surfaces except for automobile-oriented *wayfinding signs*.

(k) Colors for Sign Backgrounds, Lettering, and Details

Sign colors shall be consistent with those used pre-1872 as shown in Tables 1516-01I and 1516-01J.

- (1) Background, lettering, and detail colors shall be limited to those listed in Table 1516-01I.

- (2) Background and lettering color combinations shall be limited to those listed in Table 1516-01J. Tints and shades of those color combinations are also permitted. A tint is created by adding white to a color. For example, red plus white makes pink, carnation, or salmon, depending on how much white is added. A shade is created by adding black to a color. For example, red plus black makes dark red.
 - (3) Colored lettering shall be separated from colored backgrounds by means of gold, black, or white outline at the perimeter of the letters. Signs using white or black backgrounds do not require letter outlines.
 - (4) Fluorescent paint, reflective paint, or luminous paint are prohibited.
- (1) Sign Lettering Typefaces and Design, Symbols, and Graphical Designs
 - (1) Lettering and symbols shall cover the majority of a sign's surface area.
 - (2) With the exception of hanging projecting signs, lettering shall constitute the primary content of the sign based on a sign's surface area.
 - (3) Typefaces shall be from the Roman, sans serif, and block letter families. Examples of the typeface families are shown in Appendix E.
 - (4) Each line of text shall use a different typeface. Differentiation in typeface can be achieved by:
 - (i) adding serifs to plain block styles, varying letter weight, italicizing, using three-dimensional effects, and by using lower case type styles;
 - (ii) varied scale of words between lines;
 - (iii) change in words direction and alignment such as rotation, arching, curving, or "S" curving;

- (iv) utilization of letter blocking and letter shadow. Letter blocking is a method of depicting flat letters on a painted sign that creates the appearance of depth. Letter shadow is a component of letter blocking and is the use of painted shadows that simulate the shadows that would be cast by three dimensional letters. Letter blocking shall be limited to a single line of text and shall be developed in only one direction of the line of type.
- (5) Graphical designs may be used as embellishment to complement lettering and fill empty space around lettering. Symbols and graphical designs shall constitute secondary content, except for hanging projecting signs. The area covered by symbols and graphical designs shall not exceed 30 percent of a sign's surface area and 2 1/4 square feet.
 - (i) Symbols shall be limited to common symbols used on signs pre-1872. Refer to Table 1516-01K.
 - (ii) Business or corporate logos are permitted, provided that they represent a business establishment that occupies the premises where the sign is located and, with the exception of registered trademarks, they are redesigned with the permitted colors specified in Table 1516-01I.
 - (iii) Use of two-dimensional cutouts of wood or a material with the appearance of wood as features on signs is permitted but shall be limited to common symbols used on signs pre-1872. Refer to Table 1516-01K.
 - (iv) Pin striping or curvilinear accent lines may be used to fill empty space on a sign.
- (m) Sign Illumination
 - (1) Sign lighting shall be indirect, using a light source separate from the sign.
 - (2) The primary source of sign lighting shall be a period-appropriate lighting fixture.

- (i) Period-appropriate lighting fixtures are French Quarter lanterns (building-mounted or post-mounted, and gas-lit or electric bulb-lit), millhouse lamps, and gooseneck lamps. Illustrations of French Quarter lanterns, millhouse lamps, and gooseneck lamps can be found in Appendices B and E.
 - (ii) Modern lighting components, except for bulbs, shall not be visible.
- (3) Supplemental sources of sign lighting shall be hidden from view, such as by placing the lighting source underneath the eaves of a building.
- (n) Unpermitted Sign Illumination
 - (1) Use of internal illumination of any type, including light emitting diodes (LED), fluorescent tubing, and neon, is prohibited.
 - (2) Use of fluctuating external illumination, including light that flashes, blinks, or changes hue, color, or intensity, is prohibited.

(“Sign Requirements” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

(Amended 1-27-2022 by O-21416 N.S.; effective 2-26-2022.)

(Amended 7-22-2024 by O-21836 N.S.; effective 10-5-2024.)

[Editors Note: Amendments as adopted by O-21836 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-21836-SO.pdf]

§ 1516.0140 Specific Sign Design Requirements by Sign Type

Additional design and material requirements apply to the following sign types.

(a) *Identification signs*

- (1) *Identification signs* shall not identify goods or services not available on the premises upon which the sign is placed.
- (2) *Identification signs* printed on awnings are permitted if the text and symbols are consistent with a pre-1872 historical character. Refer to Table 1516-01K for permitted non-text symbols.

(b) *Business operations signs*

Brand names, logos, and symbols, with the exception of registered trademarks, on *business operations signs* shall be redesigned with the permitted colors specified in Table 1516-01I.

(c) *Directional signs*

- (1) *Directional signs* shall not contain advertising content, including brand names, logos, and symbols, unless commonly used prior to 1872. Refer to Table 1516-01K for permitted non-text symbols. However, when incorporated into *directional signs*, building identification nameplates, building occupant nameplates, and address numbers may include pictorial and decorative designs.
- (2) *Directional signs* shall be in the representative shape of an arrow or incorporate a hand symbol.
- (3) Plastic *sidewalk directional signs* are prohibited.

(d) *Wayfinding signs*

- (1) *Wayfinding signs* shall not contain advertising content, including brand names, logos, and symbols, unless commonly used prior to 1872. Refer to Table 1516-01K for permitted non-text symbols.
- (2) *Wayfinding signs* shall be in the representative shape of an arrow or incorporate a hand symbol.

(e) *Temporary signs*

Temporary signs shall be posted no earlier than three weeks prior to the advertised event, and shall be removed no later than one week after the event.

(f) *Miscellaneous signs*

Inflatable displays are prohibited.

Table 1516-01I
Permitted Sign Colors for Backgrounds, Lettering, and Details

Color ⁽¹⁾	Associated Pantone Color	CMYK Code (Approximate)
Bronze Green	5815	0 / 0 / 91 / 79
Burnt Sienna	1675	0 / 67 / 100 / 28 or 0 / 91 / 100 / 23
Burnt Umber	469	0 / 52 / 100 / 62
Carmine Red	188	0 / 97 / 100 / 50
Carnation	486	0 / 47 / 41 / 0
Chrome Yellow	116	0 / 16 / 100 / 0
Crimson Lake Red	186	0 / 100 / 81 / 4
Emerald Green	347	100 / 0 / 86 / 3
French Ultramarine	72	100 / 88 / 0 / 5
Gold (Gold Leaf or Gilt)	871	10 / 20 / 100 / 25
Gray ⁽²⁾	Tints of Black 3 or Black 6	Tints of 60 / 0 / 60 / 91 or 100 / 35 / 0 / 100
Indian Red	1817	0 / 90 / 100 / 66
Ivory Black	Black 3	60 / 0 / 60 / 91
Lead (Flake) White	P 1-1	0 / 0 / 2 / 0
Light Red	1795	0 / 94 / 100 / 0
Prussian Blue	288	100 / 67 / 0 / 23
Purple (Violet)	2685	96 / 100 / 0 / 0
Purple-Brown (Caput Mortuum)	5185	80 / 100 / 85 / 25
Raw Sienna	145	0 / 47 / 100 / 8
Rose Madder Red	193	0 / 100 / 66 / 13
Scarlet Lake Red	185	0 / 91 / 76 / 0
Stone (Gray-Yellow)	452	24 / 18 / 42 / 0
Vandyke Brown	1405	0 / 36 / 100 / 63
Vegetable Black	Black 6	100 / 35 / 0 / 100
Venetian Red	174	0 / 70 / 100 / 36
Vermillion Red	179	0 / 79 / 100 / 0
Yellow Ochre	131	0 / 32 / 100 / 9
Zinc White	179-1	0 / 0 / 0 / 0 or 0 / 0 / 0 / 2

Footnotes for Table 1516-01I

- ¹ Tints and shades of the listed colors are also permitted.
- ² Permitted for letter shadow only.

Table 1516-01J
Permitted Sign Background and Lettering Color Combinations

Background Color	Letter Color
Black ⁽¹⁾	<ul style="list-style-type: none"> • White (most common) • Gold • Emerald green with white outline • Carnation • Purple with white outline
Black gold marble (painted surface simulating marble stone)	<ul style="list-style-type: none"> • White
Blue (any permitted, untinted)	<ul style="list-style-type: none"> • White. A black letter shadow can add strength to the lettering
Bronze Green	<ul style="list-style-type: none"> • Gold with a vermillion or emerald green letter blocking
Green marble (painted surface simulating marble stone)	<ul style="list-style-type: none"> • Carnation lettering with gilt outline, with gilt or yellow letter blocking and black letter shadow
Indian Red	<ul style="list-style-type: none"> • Any permitted color that is complementary and contrasts with the background color. Letter blocking and shadow recommended.
Light tints of permitted colors	<ul style="list-style-type: none"> • Blue with gilt letter blocking and gilt outline
Light-colored wood (painted surface simulating wood)	<ul style="list-style-type: none"> • Any permitted color that is legible against both the light and dark colors used in the painted wood graining.
Non-green or black gold marble (painted surface simulating marble stone)	<ul style="list-style-type: none"> • Emerald green letters with carnation letter blocking • Vermillion lettering and purple-brown undersides on letter blocking; gold outline
Purple (Violet)	<ul style="list-style-type: none"> • Any permitted color that is complementary and contrasts with the background color. Letter blocking and shadow recommended.
Red (any permitted)	<ul style="list-style-type: none"> • Gold leaf letters with black letter blocking with carmine letter shadow

Background Color	Letter Color
Rosewood (painted surface simulating wood)	<ul style="list-style-type: none">• Gold, with yellow ochre and white letter blocking and letter shadow
Stone	<ul style="list-style-type: none">• Any permitted color except yellow• With black lettering, the letter blocking should be white on the illuminated side and stone color (shade darker than the background) on the bottom. The letter shadow should be created using burnt umber (for background areas shaded from imaginary light source), yellow ochre (for background areas with some illumination from imaginary light source), and white (for background areas directly lit by imaginary light source).
Vandyke Brown	<ul style="list-style-type: none">• Any permitted color that is complementary and contrasts with the background color. Letter blocking and shadow recommended.
White	<ul style="list-style-type: none">• Black (most common)• Any permitted color except yellow. Letter blocking may be red, green, or blue.• Gold. Letter blocking may be any permitted color except yellow (blue, red, and green most common).• Red

Footnote for Table 1516-01J

- ¹ Letter blocking and shadow not permitted on black backgrounds.

Table 1516-01K
Permitted Non-Text Symbols for Use on Signs

Business Type	Symbol
Auction House	Elephant
Barbershop	Barber Pole
Book and Stationery Store	Book
Boot/Shoe Dealer	Mens Boot
Broom Maker/Dealer	Broom and Brushes
Carpet Dealer	Rugs
China Dealer	Pitcher
Cigar Dealer	Wooden Indian
Cooper	Barrel
Dry Goods	Blankets
Fire Department	Fire Fighting Equipment
Fresh Produce	Fruit and Vegetables
Furniture	Furniture
Gunsmith	Rifle
Haberdasher	Top Hat
Hardware Dealer	Agriculture Implements/Hardware
Hospitality Related Businesses	Deer or Elk Horns
Leather Goods	Glove
Meat Store	Steer
Newspaper/Post Office	Writing Desk
Optician/Optomtrist	Eye Glasses
Perfume/Lamp Oil	Whale or Pig
Pharmacist	Mortar with Pestle
Photographer	Camera
Saloon	Pitcher or Elephant
Sewing Machines	Sewing Machine
Stable	Horse
Stage Office	Stage Coach
Star Themed Businesses	Five-Pointed Star
Stone Cutter	Stone Monuments
Tack and Harness Shop	Saddle
Tailor	Mens Coat or Shirt
Tinsmith	Tinware
Watchmaker/Jeweler	Pocket Watch

*(“Specific Sign Design Requirements by Sign Type” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)
(Amended 7-22-2024 by O-21836 N.S.; effective 10-5-2024.)*

[Editors Note: Amendments as adopted by O-21836 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

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