

**Proposed Residential Zones
for Southeastern San Diego Community**

Zone	Additional Characteristics	Density (du/ac)	Minimum Lot Area (sq.ft.)	Maximum Height (ft.)	Commercial Allowed	FAR	Land Use Designation
RX Zones	Provide for both attached and detached <i>single dwelling units</i> on smaller <i>lots</i> than are required in RS zones. Provide an alternative to <i>multiple dwelling unit developments</i> where <i>single dwelling unit developments</i> could be developed at similar densities. Provides for a wide variety of residential <i>development</i> patterns.						
RX-1-1	Single dwelling units	14	4,000	30	---	0.80	Residential – Low Medium
RX-1-2	Single dwelling units	14	3,000	30	---	0.80	Residential – Low Medium
RS Zones	Provide for appropriate regulations for the <i>development</i> of <i>single dwelling units</i> that accommodate a variety of <i>lot</i> sizes and residential dwelling types and which promote neighborhood quality, character, and livability. It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties.						
RS-1-7	No Common wall construction	9	5,000	24/30	----	Varies	Residential - Low
RM Zones	Provide for <i>multiple dwelling unit development</i> at varying densities. The RM zones individually accommodate <i>developments</i> with similar densities and characteristics. Each of the RM zones is intended to establish <i>development</i> criteria that consolidates common development regulations, accommodates specific dwelling types, and responds to locational issues regarding adjacent land uses.						
RM-1-1	Multiple dwelling units	15	6,000	30	---	.75	Residential Low
RM-2-5	Multiple dwelling units	29	6,000	40	---	1.35	Residential Medium
RM-3-7	Multiple dwelling units with limited commercial	44	7,000	40	Yes ²	1.80	Residential High

¹ Thirty-five feet is based on raised floor in 3-story structure. Height lessens with slab floor and with two story structure.

² Current regulations - only in mixed-use development of 25 du or more; ground floor only; and a maximum of 25% of the GFA of the ground floor.

Provide a footnote in the development table to refer to a new section that is **specific to Southeastern San Diego** that allows

- Commercial on 100% of ground floor,
- On ground floor only, and
- Does not have a unit threshold prior to commercial development.

**Proposed Commercial, Industrial and Open Space Zones
for Southeastern San Diego Community**

Zone	Purpose of Zone	Density (du/ac)	Min. Lot Area (sq.ft.)	Max. Height (ft.)	Max. FAR	Residential Allowed	Land Use Designation
CN Zones	Provide residential areas access to a limited number of convenient retail and personal service uses. Intended to provide areas for smaller scale, lower intensity <i>developments</i> that are consistent with the character of the surrounding residential areas. May include residential <i>development</i> . CN zones will be primarily located along local and selected collector <i>streets</i> .						
CN-1-3	<i>Development</i> with a pedestrian orientation	29	5,000 (max. 10 ac)	30	1.0/1.75	Yes	Neighborhood Commercial
CN-1-4	<i>Development</i> with a pedestrian orientation	44	5,000 (max. 10 ac)	60	1.0/2.2	Yes	
CO Zones	Provide areas for employment uses with limited, complementary retail uses and some allow medium to high <i>density residential development</i> . Apply in larger activity centers or in specialized areas where a full range of commercial activities is not desirable.						
CO-2-1	Office uses with a neighborhood scale and orientation with no residential use	---	5,000	45	0.75	No	Office Commercial
CC Zones	Accommodate community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale. Provide for a range of <i>development</i> patterns from pedestrian-friendly commercial <i>streets</i> to shopping centers and auto-oriented strip commercial <i>streets</i> . Some CC zones allow residential <i>development</i> . Primarily located along collector <i>streets</i> , major <i>streets</i> , and public transportation lines.						
	CC-2 - allows community-serving uses with no residential uses						
CC-2-3	<i>Development</i> with an auto orientation	---	5,000	45	1.5	No	Community Commercial – Residential Prohibited
	CC-3 - allows a mix of pedestrian-oriented, community serving commercial uses and residential uses						
CC-3-4	<i>Development</i> with a pedestrian orientation and community serving commercial uses	29	2,500	30	1.5	Yes	Community Commercial – Residential Permitted
CC-3-6	<i>Development</i> with a pedestrian orientation with a high residential density	44	2,500	45	1.5	Yes	Community Commercial – Residential Permitted

Zone	Purpose of Zone	Density (du/ac)	Min. Lot Area (sq.ft.)	Max. Height (ft.)	Max. FAR	Residential Allowed	Land Use Designation
IL Zones	Provide for a wide range of manufacturing and distribution activities. The <i>development</i> standards of this zone are intended to encourage sound industrial <i>development</i> by providing an attractive environment free from adverse impacts associated with some heavy industrial uses. The IL zones are intended to permit a range of uses, including nonindustrial uses in some instances.						
IL-2-1	Light industrial and office uses with limited commercial	---	15,000	---	2.0	No	Light Industry
IL-3-1	Light industrial, office, and commercial uses	---	15,000	---	2.0	No	Business Park
OP Zones	Protect lands for outdoor recreation, education, and scenic and visual enjoyment; to control urban form and design; and to facilitate the preservation of <i>environmentally sensitive lands</i> . It is intended that these zones be applied to lands where the <i>primary uses</i> are parks or open space or to private land where <i>development</i> must be limited to implement open space policies of adopted <i>land use plans</i> or applicable federal and state regulations and to protect the public health, safety, and welfare						
OP-1-1	Developed, active parks	---	----	---	----	No	Park

§131.0540 Maximum Permitted Residential Density and Other Residential Regulations

The following regulations apply to all residential *development* within commercial zones in the Land Development Code:

- (a) Residential *Development* as a Permitted Use. Residential *development* is permitted in commercial zones only where it is identified in Table 131-05B.
- (b) Mixed-Use or Multi-Use Requirement. Residential *development* is permitted only when a commercial *structure* exists on the *premises* or is a part of the proposed *development*.
- (c) Ground *Floor* Restriction. Residential use and residential parking are prohibited on the ground *floor* in the front half of the *lot*, except in the CC-3-4, where these uses are prohibited on the ground *floor* in the front 30 feet of the *lot* as shown in Diagram 131-05A.
- (d) Residential *Development*. Where residential *development* is permitted, the development regulations of the RM-1-1, RM-2-5, and RM-3-7 zones as appropriate according to the maximum permitted residential *density* apply, except that the lot area, lot dimensions, *setback*, *floor area ratio*, and *structure height* requirements of the applicable commercial zone apply.
- (e) Non owner occupants must reside on the premises for a minimum of 7 consecutive calendar days.