

STRIKEOUT ORDINANCE

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

(O-2004-105)

ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO AMENDING CHAPTER 10, ARTICLE 3, DIVISION 7, BY AMENDING SECTION 103.0709(a)(7); AMENDING CHAPTER 10, ARTICLE 3, DIVISION 7, BY ADDING SECTION 103.0712(b)(6)(D); AMENDING CHAPTER 10, ARTICLE 3, DIVISION 7, BY AMENDING SECTION 103.0712(b)(8); AMENDING CHAPTER 10, ARTICLE 3, DIVISION 7, BY AMENDING SECTION 103.0717(b); AMENDING CHAPTER 10, ARTICLE 3, DIVISION 7, BY ADDING SECTION 103.0718; AMENDING CHAPTER 10, ARTICLE 3, DIVISION 9, BY AMENDING SECTION 103.0906(a); AMENDING CHAPTER 10, ARTICLE 3, DIVISION 9, BY ADDING SECTION 103.0926(h); AMENDING CHAPTER 10, ARTICLE 3, DIVISION 9, BY ADDING SECTION 103.0929(b)(5); AMENDING CHAPTER 10, ARTICLE 3, DIVISION 9, BY ADDING SECTIONS 103.0929(g), 103.0929(h), and 103.0929(i); AMENDING CHAPTER 10, ARTICLE 3, DIVISION 11, BY ADDING SECTION 103.1102(a)(6)(F); AMENDING CHAPTER 10, ARTICLE 3, DIVISION 11, BY ADDING SECTION 103.1102(b)(6)(O); AMENDING CHAPTER 10, ARTICLE 3, DIVISION 11, BY ADDING SECTION 103.1107(a)(4); AMENDING CHAPTER 10, ARTICLE 3, DIVISION 11, BY ADDING SECTIONS 103.1107(h), 103.1107(i), 103.1107(j); AMENDING CHAPTER 10, ARTICLE 3, DIVISION 17, BY AMENDING SECTION 103.1707(d)(1); AMENDING CHAPTER 10, ARTICLE 3, DIVISION 17, BY ADDING SECTIONS 103.1707(m)(4), 103.1707(m)(5), and 103.1707(m)(6); AMENDING CHAPTER 10, ARTICLE 3, DIVISION 17, APPENDIX A; AMENDING CHAPTER 10, ARTICLE 3, DIVISION 19.1, BY AMENDING SECTION 103.1915; AMENDING CHAPTER 10, ARTICLE 3, DIVISION 21, BY AMENDING SECTION 103.2109(h)(1); AMENDING CHAPTER 10, ARTICLE 3, DIVISION 21, BY AMENDING SECTION 103.2109(i)(3); AMENDING CHAPTER 10, ARTICLE 3, DIVISION 21, APPENDIX A; AMENDING CHAPTER 10, ARTICLE 3, DIVISION 22, BY ADDING SECTION 103.2203(d)(1)(G); AMENDING CHAPTER 10, ARTICLE 3, DIVISION 22, BY AMENDING APPENDIX A; AMENDING CHAPTER 11, ARTICLE 3, DIVISION 1, BY AMENDING SECTION 113.0103; AMENDING CHAPTER 12, ARTICLE 6, DIVISION 5 BY ADDING SECTION 126.0502(d)(6); AMENDING CHAPTER 13, ARTICLE 1, DIVISION 5, BY AMENDING SECTION 131.0522; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 5, BY AMENDING SECTION 131.0531(c); AMENDING CHAPTER 13, ARTICLE 1, DIVISION 5, BY AMENDING SECTION 131.0550; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 5, BY AMENDING SECTION 131.0554; AMENDING CHAPTER 13, ARTICLE 1,

DIVISION 5, BY ADDING SECTION 131.0557; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 6, BY AMENDING SECTION 131.0622; AMENDING CHAPTER 14, ARTICLE 1, DIVISION 5, BY ADDING SECTION 141.0505; AMENDING CHAPTER 14, ARTICLE 2, DIVISION 4, BY AMENDING SECTION 142.0404; AMENDING CHAPTER 14, ARTICLE 2, DIVISION 4, BY ADDING SECTION 142.0405(c)(4); AMENDING CHAPTER 14, ARTICLE 2, DIVISION 4, BY AMENDING SECTION 142.0405(d); AND AMENDING CHAPTER 14, ARTICLE 2, DIVISION 4, BY AMENDING SECTION 142.0406(c), ALL PERTAINING TO LARGE RETAIL ESTABLISHMENTS.

§103.0709 Golden Hill Development Permit

(a) [No change]

(1) through (6) [No change]

(7) A large retail establishment with a minimum size of 100,000 square feet except when such development only involves the expansion of an existing facility or the reconstruction of a facility due to fire, natural disaster, or act of the public enemy. In addition, the establishment shall not exceed 150,000 square feet in size (excluding a garden center).

§103.0712 Commercial Zones (GH-CN and GH-CC)

(a) [No change]

(b) Property Development Regulations

(1) through (5) [No change]

(6) Yard and Setback Requirements. Commercial and Mixed Commercial Residential Development.

(A) through (C) [No change]

(D) Large retail establishments shall have a minimum front and street side setback of 8 feet.

(7) [No change]

(8) Other Regulations

(A) through (D) [No change]

(E) Pedestrian access and pathways shall be designed to provide an interconnected network for pedestrian travel between buildings within the same development.

(F) A large retail establishment in the GH-CC zone shall incorporate at least four architectural features from the following menu as components of the design theme:

(i) Pilasters

(ii) Trellises

(iii) Awnings or extended covered entries

(iv) Arcades

(v) Varied roof lines or roof cornices

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

(vii) A minimum of 25 percent of street wall area transparent with clear glass visible into a commercial use.

(viii) Clerestory windows

§103.0717 Permitted Uses

(a) [No change]

(1) through (9) [No change]

(b) Commercial Zones

[No change in first paragraph.]

TABLE IN SECTION 103.0717

PERMITTED USES	GH-CN	GH-CC
Antique Shops	X	X
Apparel Stores	X	X
Art Stores and Galleries		X
Auto Parts and Accessories No Service or Installation	X	
Auto Repair		X(1)
Bakeries	X	X
Banks, including Branch Banks, and other similar conventional financial institution, excluding check cashing and money exchanging uses or facilities	X	X
Barbers and Beauty Shops	X	X
Bicycle Shops	X	X
Book Stores, excluding Adult Bookstores as defined in Land Development Code Section 113.0103	X	X
Business and professional office uses (not including hiring halls). (Such uses may include accountants, advertising agencies, architects, attorneys, chiropractors, contractors, doctors, engineers, financial institutions, insurance agencies, medical clinics, (no overnight patients), photographers, physical therapists licensed by the State of California, real estate brokers, secretarial and phone answering services, securities brokers, surveyors and graphic artists.)	X(2)	X(2)
Cocktail lounges and similar establishments		X
Computer Stores		X
Confectioneries	X	X
Day Care Centers licensed by the County and/or State, whichever applies	X	X
Delicatessens	X	X
Drug Stores	X(3)	X
Dry Cleaning and Laundry Establishments and self service laundry establishments (no truck Delivery of finished cleaning	X	X
Florists	X(6)	X(6)
Food Stores	X(3)	X

PERMITTED USES	GH-CN	GH-CC
Gift Shops	X	X
Gymnasiums and Health Studios		X
Hardware Stores		X(4)
Hobby Shops	X	X
Holistic Health Practitioners	X	X
Interior Decorators	X	X
Jewelry Stores	X	X
<u>Large Retail Establishments</u>		<u>X</u>
Liquor Stores		X
Music Stores	X	X
Nurseries - Plants	X(6)	X(6)
Office Supply Store		X
Photographic Studios and Retail Outlets	X	X
Printing, Graphics and Copy Shops		X
Radio, Television and Home Appliance Repair Shops		X(5)
Private Postal Service		X
Residential development in accordance with the density levels as described in Section 103.0712(A) and the regulations of this district	X	X
Restaurants	X(6)(7)	X(6)
Shoe Stores and Shoe Repair Shops	X	X
Stationeries	X	X
Studios for the Teaching of Art, Dancing and Music	X	X
Toy Stores		X
Pushcarts, Subject to the Provisions of the Land Development Code Section 141.0619	X	X
Residential Development in accordance with the guidelines established herein	X	X
Travel Bureaus		X
Variety Stores	X	X
Video Sales and Rental, excluding Adult Videos and Arcade Games		X
Any other uses which the Planning Commission may find to be similar in character to the uses, including accessory uses, enumerated in this Section and consistent with the purpose and intent of this Ordinance. The adopted resolution embodying	X	X

PERMITTED USES	GH-CN	GH-CC
such findings shall be filed in the office of the City Clerk.		
Accessory uses to be appropriate in character and placement in relationship to a primary use. Such uses not to exceed ten percent (10%) of the gross floor area of the primary use.	X	X

Footnotes to Table in Section 103.0717 [No change]

§103.0718 Design Incentives

Large retail establishments may receive only one of the following two incentives:

- (a) An additional maximum of 10,000 square feet of gross floor area over the maximum 150,000 square feet allowed (excluding a garden center) in the Commercial--Community (CC) zones and applicable planned districts if any one of the following design components are incorporated as part of the development:
 - (1) 25 percent of required parking for the entire building is provided in structures or underground; or
 - (2) 5,000 square feet of public plaza area; or
 - (3) Sustainable building measures in accordance with Council Policy 900-14, Private-Sector/Incentives for discretionary projects.
- (b) An additional maximum of 20,000 square feet of gross floor area over the maximum 150,000 square feet allowed (excluding a garden center) in the Commercial--Community (CC) zones and applicable planned districts if any one of the following design components are incorporated as part of the development:

- (1) 50 percent of required parking for the entire building is provided in structures or underground; or
- (2) 5,000 square feet of *liner buildings*; or
- (3) Mixed-use development within the same premises as permitted by the applicable zone

§103.0906 Permit Application, Review and Issuance

- (a) Barrio Logan Planned District Permit

[No change in first, second, third and fourth paragraphs.]

A Barrio Logan Planned District Permit (Process Three) is required for a large retail establishment with a minimum size of 100,000 square feet except when such development only involves the expansion of an existing facility or the reconstruction of a facility due to fire, natural disaster, or act of the public enemy. In addition, the establishment shall not exceed 150,000 square feet in size (excluding a garden center).

§103.0926 Subdistrict “B” Permitted Uses

[No change in first paragraph.]

- (a) through (g) [No change]

- (h) *Large Retail Establishment*

§103.0929 Subdistrict “B” - Property Development Regulations

[No change in first paragraph.]

- (a) [No change]

- (b) Minimum Yards

(1) through (4) [No change]

- (5) Large retail establishments shall have a minimum front and street side setback of 8 feet.

(c) through (f) [No change]

- (g) Pedestrian access and pathways shall be designed to provide an interconnected network for pedestrian travel between buildings within the same development.

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

- (1) Pilasters
- (2) Trellises
- (3) Awnings or extended covered entries
- (4) Arcades
- (5) Varied roof lines or roof cornices
- (6) A minimum of three material changes, such as glazing, tile, stone or varied pattern/texture shall be provided in street (facing) wall surfaces, where no one material shall cover less than 10 percent of the wall area or more than 60 percent of the wall area.
- (7) A minimum of 25 percent of street wall area transparent with clear glass visible into a commercial use.
- (8) Clerestory windows

- (i) Large retail establishments may receive Design Incentives as described under section 131.0557 under Commercial Base Zones.

§103.1102 Administrative Regulations

- (a) [No change]

(1) through (5) [No change]

(6) The following projects shall be required to obtain an Otay Mesa Development District Permit in accordance with Section 103.1102(b):

(A) through (E) [No change]

(F) A large retail establishment with a minimum size of 100,000 square feet except when such development only involves the expansion of an existing facility or the reconstruction of a facility due to fire, natural disaster, or act of the public enemy. In addition, the establishment shall not exceed 150,000 square feet in size (excluding a garden center).

§103.1103 Permitted Uses

(a) [No change]

(b) Commercial Subdistricts

(1) through (5) [No change]

(6) Retailing of consumer convenience goods and dispensing of consumer services from the following establishments:

(A) through (N) [No change]

(O) *Large Retail Establishments*

§103.1107 Property Development Regulations

[No change in first paragraph.]

(a) Lot Development

(1) through (3) [No change]

(4) Large retail establishments shall have a minimum front and street side setback of 8 feet.

- (b) through (g) [No change]
- (h) Pedestrian access and pathways shall be designed to provide an interconnected network for pedestrian travel between buildings within the same development.
- (i) A large retail establishment shall incorporate at least four architectural features from the following menu as components of the design theme:
- (1) Pilasters
 - (2) Trellises
 - (3) Awnings or extended covered entries
 - (4) Arcades
 - (5) Varied roof lines or roof cornices
 - (6) A minimum of three material changes, such as glazing, tile, stone or varied pattern/texture shall be provided in street (facing) wall surfaces, where no one material shall cover less than 10 percent of the wall area or more than 60 percent of the wall area.
 - (7) A minimum of 25 percent of street wall area transparent with clear glass visible into a commercial use.
 - (8) Clerestory windows
- (j) Large retail establishments may receive Design Incentives as described under section 131.0557 under Commercial Base Zones.

§103.1707 Commercial Zone Regulations - CSF, CSR and CT

[No change in first paragraph.]

(a) through (c) [No change]

(d) Yard Requirements

- (1) Yard requirements for properties in the respective commercial categories shall be as shown in Table II below:

TABLE II OF SECTION 103.1707
COMMERCIAL ZONES MINIMUM YARD DIMENSIONS
(Linear Feet)

Zone	Front Yard Min.	Side Yard Int.	Side Yard Street	Rear Yard
CSF-1,2,3	20 ⁽³⁾	0 ⁽¹⁾	10 ^{(2),(3)}	0 ⁽¹⁾
CSR-1,2,3	0 ⁽³⁾	0 ⁽¹⁾	10 ^{(2),(3)}	0 ⁽¹⁾
CT-1,2,3	15 ⁽³⁾	0 ⁽¹⁾	15 ⁽³⁾	0 ⁽¹⁾

Footnotes:

(1) and (2) [No changes]

(3) Large retail establishments shall have a minimum front and street side setback of 8 feet.

(e) through (l) [No changes]

(m) Special Regulations

(1) through (3) [No changes]

(1) Pedestrian access and pathways shall be designed to provide an interconnected network for pedestrian travel between buildings within the same development.

(5) A large retail establishment shall incorporate at least four architectural features from the following menu as components of the design theme:

- (A) Pilasters
- (B) Trellises
- (C) Awnings or extended covered entries
- (D) Arcades
- (E) Varied roof lines or roof cornices
- (F) A minimum of three material changes, such as glazing, tile, stone or varied pattern/texture shall be provided in street (facing) wall surfaces, where no one material shall cover less than 10 percent of the wall area or more than 60 percent of the wall area.
- (G) A minimum of 25 percent of street wall area transparent with clear glass visible into a commercial use.
- (H) Clerestory windows
- (6) Large retail establishments may receive Design Incentives as described under section 131.0557 under Commercial Base Zones.

Appendix A: Uses
Southeastern San Diego Planned District

(Added 8-3-1987 by O-16921 N.S.)
(Amended 3-15-1993 by O-17898 N.S.)
(Amended 11-22-1999 by O-18719 N.S.)
(Amended 4-7-1998 by O-18494 N.S.; effective 1-1-2000.)

Legend: P = Permitted
 - = Not Permitted
 L = subject to Limitations
 SP = Special Permit
 Special Permit for Alcohol Sales and Distribution - See Appendix C

Permitted Uses	Residential Zones	Commercial Zones	Industrial Zones

	SF	MF	1	2	3	I-1	I-2
Commercial							
Establishments engaged in the retail, wholesale, service or office uses for the following unless otherwise indicated:							
Advertising, Secretarial & Telephone answering services	-	-	-	P	P	P	P
Agencies for tickets, travel & car rental	-	-	-	P	P	P	P
Ambulance service	-	-	-	P	-	P	P
Animal Hospital	-	-	-	SP	-	SP	-
Antique Shop	-	-	-	P	-	P	-
Apparel shops	-	-	P	P	P	-	-
Art stores and Art galleries	-	-	-	P	P	-	-
Automobile & truck sales, Rental agencies (usable vehicles only)	-	-	-	P	-	P	-
Automobile wash establishments	-	-	-	P	-	P	-
Automobile paint & repair shops (including body and fender work) (a)	-	-	-	-	-	SP	-
Automobile service stations/gas stations	-	-	S P	SP	SP	SP	SP
Bakeries and Bakery Products	-	-	P	P	-	P	-
Banks, Savings & Loan	-	-	P	P	P	P	P
Barber shops	-	-	P	P	P	-	-
Beauty Shops	-	-	P	P	P	-	-
Bicycle shops	-	-	P	P	-	-	-
Boat sales agencies	-	-	-	P	-	P	-
Book stores	-	-	P	P	P	-	-
Building materials stores (b)	-	-	-	P	-	P	-
Business machine sales display & service	-	-	-	P	-	P	-
Catering Services	-	-	-	P	P	-	-
Cleaning & dyeing works (including rugs, carpets, and upholstery) (a)(c)	-	-	-	P	-	P	-
Cocktail lounges	-	-	-	SP	SP	SP	-

Permitted Uses	Residential Zones		Commercial Zones				Industrial Zones
	SF	MF	1	2	3	I-1	I-2
Communication facilities	-	-	-	P	-	P	-
Confectioneries	-	-	-	P	-	P	-
Curtain, drapery and upholstery shops	-	-	-	P	-	P	-
Custom shop for curtains, draperies, floor coverings, upholstery and wearing apparel	-	-	-	P	-	P	-
Dairy stores, including drive-ins	-	-	P	-	-	-	-
Delicatessens	-	-	P	P	P	P	-
Drafting and blue print services	-	-	-	P	-	P	-
Drug stores	-	-	P	P	-	-	-
Dry cleaning establishments (no truck delivery of finished cleaning)	-	-	P	P	-	-	-
Electronic data processing, tabulating, and record keeping services	-	-	-	P	-	P	-
Employment agencies	-	-	-	P	-	P	-
Equipment and tool rental establishments (no man-ridden equipment)	-	-	-	P	-	P	-
Feed stores	-	-	-	P	-	P	-
Financial institutions	-	-	-	P	-	P	-
Florist	-	-	P	P	P	-	-
Florist supplies	-	-	-	P	-	P	-
Food stores	-	-	P	P	-	-	-
Frozen food lockers	-	-	-	P	-	P	-
Furniture stores	-	-	-	P	-	P	-
Gift shops	-	-	P	P	P	-	-
Greeting card shops	-	-	P	P	P	-	-
Gymnasium and Health studios	-	-	-	P	-	P	-
Hardware stores	-	-	-	P	-	P	-
Hobby shops	-	-	P	P	-	-	-
Hospital/Veterinary Clinic	-	-	-	SP	-	SP	-

Permitted Uses	Residential Zones		Commercial Zones				Industrial Zones
	SF	MF	1	2	3	I-1	I-2
Hotels, Motels, and Time-share projects (f)	-	-	-	-	P	-	-
Ice delivery stations	-	-	-	P	-	P	-
Interior decorators	-	-	-	P	-	P	-
Jewelry stores	-	-	P	P	-	-	-
Labor unions (non hiring halls) & trade associations	-	-	-	P	-	P	-
Laundromats	-	-	P	P	P	-	-
<u>Large Retail Establishments</u>	-	-	-	<u>P</u>	-	-	-
Leather goods and Luggage shops	-	-	-	P	-	-	-
Liquor stores	-	-	-	SP	SP	-	-
Lithography shops	-	-	-	P	-	P	-
Locksmith shops	-	-	-	P	-	P	-
Medical, dental, biological, and X-ray laboratories	-	-	-	P	-	P	-
Medical appliance sales	-	-	-	P	-	P	-
Motor vehicle, parts and accessories, retail sale of new items only	-	-	-	P	-	P	-
Moving and Household storage facilities	-	-	-	-	-	P	-
Music stores, video stores	-	-	-	P	-	-	-
Newspaper plants	-	-	-	-	-	SP	-
Nurseries (plants)	-	-	-	P	-	P	-
Office furniture and equipment sales	-	-	-	P	-	P	-
Paint and wallpaper stores	-	-	-	P	-	-	-
Parking lots - commercial	-	-	-	SP	SP	SP	-
Pawn shops	-	-	-	P	-	-	-
Pet stores	-	-	P	P	-	-	-
Pharmacies	-	-	P	P	-	-	-
Photographic equipment, supplies and film processing stores	-	-	-	P	-	-	-
Photographic studios and retail outlets	-	-	-	P	-	-	-

Permitted Uses	Residential Zones		Commercial Zones				Industrial Zones
	SF	MF	1	2	3	I-1	I-2
Plumbing shops (b)	-	-	-	P	-	P	-
Post office	-	-	S P	SP	SP	SP	SP
Private clubs, fraternal organizations and lodges	-	-	-	SP	SP	-	-
Public-body operated buildings and uses	-	-	-	SP	-	SP	SP
Radio, Television and home appliance repair shops	-	-	-	P	-	P	-
Radio and Television broadcasting studios	-	-	-	SP	-	SP	-
Recreational facilities (2,500 sq.ft. maximum floor area)	-	-	-	P	P	P	-
Recreational facilities; including bowling lanes, miniature golf courses, skating rinks, gymnasiums, and health centers	-	-	-	SP	SP	SP	-
Restaurants, drive-thru and drive-in	-	-	-	P	-	-	-
Restaurants and bars with incidental entertainment and dancing	-	-	-	SP	SP	-	-
Restaurants (excluding sale of intoxicating beverages drive-in & drive-thru, and incidental entertainment)	-	-	P	P	P	P	-
Rug and carpet stores	-	-	-	P	-	-	-
Shoe stores	-	-	P	P	-	-	-
Shoe repair shops	-	-	P	P	-	-	-
Sporting goods stores	-	-	P	P	-	-	-
Stationers	-	-	P	P	-	-	-
Studios for teaching art, dancing and music	-	-	S P	SP	SP	SP	-
Theaters	-	-	-	SP	SP	-	-
Trade and Business schools	-	-	-	P	-	P	-
Trailer sales agencies	-	-	-	P	-	P	-
Travel Bureaus	-	-	P	P	P	-	-

Permitted Uses	Residential Zones		Commercial Zones				Industrial Zones
	SF	MF	1	2	3	I-1	I-2
Variety stores	-	-	-	P	-	-	-
Wedding chapels	-	-	-	P	-	-	-
Wholesaling or warehousing of goods and merchandise associated with the primary on-site use provided that the floor area occupied for such use per establishment does not exceed 25% of the building gross floor area (a)	-	-	-	P	-	P	-

References:

(a) through (f) [No changes]

Footnotes:

¹An application for a Southeastern San Diego Planned District Ordinance Permit may be approved, conditionally approved or denied in accordance with Process 4, notwithstanding §103.1703 that requires an application for a Southeastern San Diego Planned District Ordinance Permit to be acted upon in accordance with Process 3. [No change]

[No changes to other portions of Appendix A.]

§103.1915 Property Development Regulations

(m) For large retail establishments, pedestrian access and pathways shall be designed to provide an interconnected network for pedestrian travel between buildings within the same development.

(n) A large retail establishment shall incorporate at least four architectural features from the following menu as components of the design theme:

(1) Pilasters

(2) Trellises

- (3) Awnings or extended covered entries
- (4) Arcades
- (5) Varied roof lines or roof cornices
- (6) A minimum of three material changes, such as glazing, tile, stone or varied pattern/texture shall be provided in street (facing) wall surfaces, where no one material shall cover less than 10 percent of the wall area or more than 60 percent of the wall area.
- (7) A minimum of 25 percent of street wall area transparent with clear glass visible into a commercial use.
- (8) Clerestory windows

§103.2109 Commercial Zones (MV-CO, MV-CV, MV-CR)

(a) through (g) [No change]

(h) Street and Major Pedestrian Path Orientation

- (1) All commercial and multiple use structures shall contain an identifiable pedestrian entrance from the street into the project. Attention should be given to safe pedestrian passage through parking areas. Pedestrian access and pathways shall be designed to provide an interconnected network for pedestrian travel between buildings within the same development.

(i) Architectural Design

- (1) [No change]
- (2) [No change]

- (3) A large retail establishment shall incorporate at least four architectural features from the following menu as components of the design theme:
- (A) Pilasters
 - (B) Trellises
 - (C) Awnings or extended covered entries
 - (D) Arcades
 - (E) Varied roof lines or roof cornices
 - (F) A minimum of three material changes, such as glazing, tile, stone or varied pattern/texture shall be provided in street (facing) wall surfaces, where no one material shall cover less than 10 percent of the wall area or more than 60 percent of the wall area.
 - (G) A minimum of 25 percent of street wall area transparent with clear glass visible into a commercial use.
 - (H) Clerestory windows

Appendix A: Permitted Uses

(Added 7-9-1990 by O-17482 N.S.)

(Amended 6-24-1991 by O-17657 N.S.)

(Amended 4-7-1998 by O-18490 N.S.; effective 1-1-2000.)

Legend: P = Permitted
- = Not Permitted

L = Subject to Limitations - Uses shall be limited to twenty-five percent (25%) of the gross floor area of permitted uses within the project area. Variances to increase this percentage may be requested.

CUP = Conditional Use Permit

1. Except in the MVR-1 Zone, where a CUP is required for more than 6 children.
2. Permitted in the MVR-3, 4 and 5 Zones only.

3. Neighborhood Commercial uses are limited to twenty-five percent (25%) of the ground floor area of residential developments in the MVR-4 and MVR-5 zones, and are not permitted in the MVR-1, 2 or 3 Zones.

* Not on ground floor.

COMMERCIAL	MV- CO	MV- CV	MV- CR
Accessory Uses	L	L	L
Advertising, Secretarial & Telephone answering services	P		L
Antique shops		P	P
Apparel shops	L	L	P
Art Stores and Galleries	L	P	P
Automobile & truck sales, Rental agencies (usable vehicles only including automobile paint, repair, body and fender work)			P
Automobile wash			CUP
Automobile paint & repair (including body and fender work)			CUP
Bakeries	L	P	P
Barber shops	L	P	P
Beauty shops	L	P	P
Bicycle shops including rental and repair	L	P	P
Boat sales/rentals agencies	P		
Book stores	L	P	P
Building materials stores			P
Business machine sales display & service	L		P
Childcare Facilities	P	P	P
Churches, Temples or buildings of a permanent nature used for religious purposes	CUP	CUP	CUP
Cleaning & dyeing works (including rugs, carpets, and upholstery) 5,000 sq. ft. or less enclosed			P
Confectioneries	L	P	P
Curtain and drapery shops			P
Custom shops for curtains, draperies, floor coverings upholstery and wearing apparel			P
Dairy stores	L	L	P
Drug stores	L	L	P
Dry cleaning establishments (no truck delivery of finished cleaning)	L	L	P

COMMERCIAL	MV- CO	MV- CV	MV- CR
Dry cleaning & laundry agencies and self-service dry cleaning & laundry establishments	L	L	P
Dry goods stores			P
Electronic data processing, tabulating, and record keeping services	P		L
Employment agencies	P		P
Equipment and tool rental establishments (no man-ridden equipment)			P
Financial institutions over 5,000 sq. ft.	L		P
Financial institutions 5,000 sq. ft. or less	P	P	P
Florists 5,000 sq. ft. or less	P	P	P
Food stores	L	L	P
Foreign Language Schools	P		P
Frozen food lockers			P
Furniture stores			P
Gift Shops	L	P	P
Gymnasium and health studios	P	P	P
Hardware stores			P
Hobby shops		P	P
Hotels, motels, and time-share projects		P	P
Interior Decorators (office & sales)	P		P
Jewelry stores	L	P	P
<u>Large Retail Establishments</u>			<u>P</u>
Leather goods and luggage shops		L	P
Liquor stores		P	P
Lithography shops			P
Locksmith shops	P		P
Medical, dental, biological, and X-ray laboratories	P		
Medical appliance sales			P
Music stores		P	P

COMMERCIAL	MV- CO	MV- CV	MV- CR
Newspaper plants	CUP		CUP
Nurseries (plants)	L	L	P
Office furniture and equipment sales	L		P
Offices; business and professional	P	P*	P*
Paint and wallpaper stores			P
Palm Readers, psychic readers	P	L	P
Parking lots/structures	P	P	P
Pet shops			P
Pharmacies	L	L	P
Photographic equipment, supplies and film processing stores	L	P	P
Photographic studios	L		P
Physical Therapists	P		P
Plumbing shops 5,000 sq. ft. or less; enclosed			P
Post offices	P	P	P
Private clubs, fraternal organizations and lodges	P	P*	P
Professional Schools	P		P
Public utility electric substations, gas regulators and communications equipment buildings	P	P	P
Pushcarts	Subject to Land Development Code Section 141.0619		
Radio, television and home appliance repair shops			P
Recreational facilities enclosed; including bowling lanes, skating rinks, gymnasiums, and health centers	P	P	P
Recreation Facilities - Open Air	CUP	CUP	CUP

COMMERCIAL	MV- CO	MV- CV	MV- CR
Recycling Collection Center	L	L	P
Restaurants	P	P	P
Schools, public, private and nursery	P		P
Shoe stores		P	P
Shoe repair shops	P	P	P
Sporting goods stores	L	P	P
Stationers	L	P	P
Studios for teaching or art, dancing and music	P	L	P
Theaters, Nightclubs and bars of 5,000 sq. ft. or less	P	P	P
Theaters, nightclubs and bars over 5,000 sq. ft.	CUP	CUP	CUP
Tire sales, repair and recapping establishments (if entirely within an enclosed building)			P
Trade and business schools	P		P
Trailer sales agencies			P
Transportation terminals	P	P	P
Travel bureaus	P	P	P
Union Hall (social activities) + trade associations	P		P
Union Meeting Hall, hiring hall and office			P
Variety stores	L	L	P
Video Sales and Rentals	L	L	P
Wedding chapels	CUP	CUP	CUP
Wholesaling or warehousing of goods and merchandise, provided that the floor area occupied for such use per establishment does not exceed 5,000 sq. ft. For automobile dealership, the area shall not exceed 15,000 sq. ft.			P
Any other use which the Planning Commission may find, in accordance with Process Four, to be similar in character to the uses, including accessory uses, enumerated in this section and consistent with the purpose and intent of this planned district. The adopted resolution embodying such finding shall be filed in the office of the City Clerk.			

§103.2203 Applicable Requests

(a) through (c) [No change]

(d) San Ysidro Development Permit

- (1) A San Ysidro Development Permit shall be required for:
- (A) through (F) [No change]
- (G) A large retail establishment with a minimum size of 100,000 square feet except when such development only involves the expansion of an existing facility or the reconstruction of a facility due to fire, natural disaster, or act of the public enemy. In addition, the establishment shall not exceed 150,000 square feet in size (excluding a garden center).

[No changes to the remainder of this section.]

§103.2204 Commercial Zone Regulations - CSF, CSR and CT

(a) through (b) [No change]

Appendix A: Permitted Uses San Ysidro Planned District

(Added 10-1-1990 by O-17548 N.S.)

(Amended 4-7-1998 by O-18493 N.S.; effective 1-1-2000.)

Legend: P = Permitted
 - = Not Permitted
 L = Subject to Limitations
 SP= Special Permit

	COMMERCIAL CATEGORIES			INDUSTRIAL ZONES	EXPLANATION OF "L" LIMITATIONS
	1	2	3	I-1	
PERMITTED USES					
COMMERCIAL					
Establishments engaged in the retail, wholesale, service or office uses for the following unless otherwise indicated					
Advertising, secretarial & telephone answering services	-	P	P	P	
Agencies for tickets, travel & car rental	-	P	P	P	
Ambulance service	-	P	-	P	
Animal hospital	-	SP	-	SP	
Antique shops	-	P	P	-	
Apparel shops	P	P	P	-	

Art stores and art galleries	-	P	P	-	
Automobile & truck sales, rental agencies (usable vehicles only)	-	L	L	P	CT-2-3 only
Automobile wash establishment	-	P	L	-	CSF-3 only
Automobile paint & repair	-	SP	-	SP	CSF and CT Zones only
Automobile service stations/gas stations	SP	SP	SP	SP	
Bakeries and bakery products	P	P	-	P	
Banks, savings, & loans	P	P	P	P	
Barber shops	P	P	P	-	
Beauty shops	P	P	P	-	
Bicycle shops	P	P	-	-	
Boat sales agencies	-	P	-	P	
Book stores	P	P	P	-	
Building materials stores (2)	-	P	-	P	
Business machine sales display & service	-	P	L	-	CSF-3 only
Catering services	-	P	P	P	
Cleaning & dyeing works (including rugs, carpets, and upholstery) (3) (4)	-	P	-	P	
Cocktail lounges	-	SP	SP	-	
Communication facilities	-	P	-	P	
Confectioneries	P	P	P	P	
Curtain, drapery and upholstery shops	-	P	-	P	
Custom shop for curtains, draperies, floor coverings, upholstery and wearing apparel	-	P	-	P	
Dairy stores, including drive-ins	L	L	L	-	Drive-ins in CSF or CT zones only
Delicatessens	P	P	P	P	
Drafting and blueprint services	-	P	-	P	
Drug stores	P	P	-	-	
Dry cleaning establishments (no truck delivery of finished cleaning)	P	P	P	P	
Dry cleaning & laundry agencies and self-service dry cleaning & laundry establishments	P	P	P	P	
Electronic data processing, tabulating, and record keeping services	-	P	-	P	
Employment agencies	-	P	-	P	
Equipment and tool rental establishments (no man-ridden equipment)	-	P	-	P	
Feed stores	-	P	-	P	
Financial institutions	-	P	-	P	
Florists	P	P	P	-	
Florist supplies	-	P	P	P	
Food stores	P	P	P	-	
Frozen food lockers	-	P	-	P	
Funeral parlors	-	P	-	-	
Furniture stores	-	P	-	P	
Gift shops	P	P	P	-	
Greeting card shops	P	P	P	-	
Gymnasium and health studios	-	P	P	P	
Hardware stores	-	P	-	P	
Hobby shops	P	P	-	-	
Hospital/veterinary clinic	-	SP	-	SP	
Hotels, motels, and time-share projects (5)	-	-	P	-	
Ice delivery stations	-	P	-	P	
Interior decorators	-	P	-	P	
Jewelry stores	P	P	P	-	
Labor unions (no hiring halls) & trade associations	-	P	-	P	
<u>Large Retail Establishments</u>	-	P	-	-	
Laundromats	P	P	P	-	

Leather goods and luggage shops	-	P	P	-	
Liquor stores	-	SP	SP	-	
Lithography shops	-	P	-	P	
Locksmith shops	-	P	-	P	
Medical, dental, biological, and X-ray laboratories	-	P	-	P	
Medical appliance sales	-	P	-	P	
Mexican insurance	-	L	L	-	See Map Drawing No. C-801.2, Sheet 2
Money exchange	-	L	L	-	See Map Drawing No. C-801.2, Sheet 2
Motor vehicle, parts and accessories, retail sale of new items only	-	P	-	P	
Moving and household storage facilities	-	-	-	P	
Music stores, video stores	P	P	P	-	
Newspaper plants	-	-	-	SP	
Nurseries (plants)	-	P	-	P	
Office furniture and equipment sales	-	P	-	P	
Offices: business and professional (6)	P	P	P	P	
Paint and wallpaper stores	-	P	-	-	
Parking lots - commercial	-	SP	SP	SP	
Pawn shops	-	P	-	-	
Pet stores	P	P	-	-	
Pharmacies	P	P	P	-	
Photographic equipment, supplies and film processing stores	-	P	P	-	
Photographic studios and retail outlets	-	P	P	-	
Plumbing shops (2)	-	P	-	P	
Post offices	SP	SP	SP	SP	
Private clubs, fraternal organizations and lodges	-	SP	SP	SP	
Public-body operated buildings and uses	-	SP	SP	SP	
Radio, television and home appliance repair shops	-	P	-	P	
Radio and television broadcasting studios	-	SP	-	SP	
Recreational facilities (2,500 sq. ft. maximum floor area)	-	P	P	P	
Recreational facilities; including bowling lanes, miniature golf courses, skating rinks, gymnasiums, and health centers	-	SP	SP	SP	
Restaurants, drive-thru and drive-in	-	L	-	-	CSF or CT Zones only
Restaurants and bars with incidental entertainment and dancing	-	SP	SP	-	
Restaurants (excluding sale of intoxicating beverages, drive-in & drive-thru, and incidental entertainment)	P	P	P	P	
Rug and carpet stores	-	P	P	-	
Shoe stores	P	P	P	-	
Shoe repair shops	P	P	-	-	
Sporting goods stores	P	P	P	P	
Stationers	P	P	-	-	
Studios for teaching of art, dancing and music	SP	SP	SP	SP	
Theaters	-	SP	SP	-	
Trade and business schools	-	P	-	P	
Trailer sales agencies	-	P	-	P	
Travel bureaus	P	P	P	-	
Variety stores	-	P	P	-	
Wedding chapels	-	P	-	-	
Wholesaling or warehousing of goods and merchandise associated with the primary on-site use provided that the floor area occupied for such use per establishment does not exceed					

25% of the building gross floor area (3).

- P - P

[No changes to footnotes (1) through (6).]

§113.0103 Definitions

Abutting property through Freeway [No change]

Garden center is defined as an area immediately contiguous to a *large retail establishment* that is not fully enclosed on all sides.

Geotechnical report through Land use plans [No change]

Large retail establishment is defined as one retail single-tenant establishment greater than 50,000 square feet of *gross floor area*.

Lateral access [No change]

Liner building is defined as a separately leased or owned structure that is either detached or attached to a large retail establishment within the same premises, located facing the street frontage, and with a separate individual main entrance leading directly to the outside.

Local Coastal Program through Mining waste [No change]

Mixed-use development means a development in which two (2) or more land uses are permitted.

[No changes to remainder of Section 113.0103]

§126.0502 When a Site Development Permit Is Required

(a) [No Change]

(b) [No Change]

- (c) [No Change]
- (d) A Site Development Permit decided in accordance with Process Four is required for the following types of development.
- (1) – (5) [No Change]
- (6) Development of a *large retail establishment* in the CC (Commercial--Community) zones with a minimum size of 100,000 square feet except when such development only involves the expansion of an existing facility or the reconstruction of a facility due to fire, natural disaster, or act of the public enemy. In addition, the establishment shall not exceed 150,000 square feet in size (excluding a *garden center*) in the CC zones.
- (e) [No Change]

§131.0531 Development Regulations Tables of Commercial Zones

The following development regulations apply in each of the commercial zones as shown in Tables 131-05C, 131-05D, and 131-05E.

- (a) [No Change]
- (b) [No Change]
- (c) CC Zones

Table 131-05E
Development Regulations of CC Zones

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones																		
	1st & 2nd >> 3rd >> 4th >>	CC-																		
		1-	2-	4-	5-	1-	2-	4-	5-	1-	2-	4-	5-	3-	4-	5-	3-	4-	5-	
		1				2				3				4				5		
Max permitted residential density ⁽¹⁾		1,500				1,500				1,500				1,500				1500		
Supplemental residential regulations [See Section 131.0540]		applies				applies				applies				applies				applies		
Lot area																				
Min Lot Area (sq. ft.)		5,000				5,000				5,000				2,500				2,500		

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones																		
	1st & 2nd >>	CC-																		
		3rd >>	1-	2-	4-	5-	1-	2-	4-	5-	1-	2-	4-	5-	3-	4-	5-	3-	4-	5-
			4th >>	1				2				3				4				5
Max Lot Area (ac)		--				--				--				--				--		
Lot dimensions																				
Min Lot Width (ft)		50				50				100				25				25		
Min <i>street frontage</i> (ft)		50				50				100				25				25		
Min Lot Depth (ft)		100				100				--				--				--		
Max Lot Depth (ft)		150				150				--				--				--		
Setback requirements																				
Min Front <i>setback</i> (ft)		-- ⁽⁵⁾				-- ⁽⁵⁾				-- ⁽⁵⁾				-- ⁽⁵⁾				-- ⁽⁵⁾		
Max Front <i>setback</i> (ft)		100 ^(2,3)				100 ^(2,3)				--				10 ⁽²⁾				10 ⁽²⁾		
[See Section 131.0543(a)(1)]																				
Min Side <i>setback</i> (ft)		10				10				10				10				10		
Optional Side <i>setback</i> (ft)		0				0				0				0				0		
[See Section 131.0543(b)]																				
Side <i>Setback</i> abutting residential [See Section 131.0543(c)]		applies				applies				applies				applies				applies		
Min <i>Street</i> Side <i>setback</i> (ft)		--(5)				--(5)				--(5)				--(5)				--(5)		
Max <i>Street</i> Side <i>setback</i> (ft)		--				--				--				10 ⁽²⁾				10 ⁽²⁾		
[See Section 131.0543(a)(1)]																				
Min Rear <i>setback</i> (ft)		10				10				10				10				10		
Optional Rear <i>setback</i> (ft)		0				0				0				0				0		
[See Section 131.0543(b)]																				
Rear <i>Setback</i> abutting residential [See Section 131.0543(c)]		applies				applies				applies				applies				applies		
Max <i>structure height</i> (ft)		30				60				45				30				100		
Min <i>lot coverage</i> (%)		--				--				--				35				35		
Max <i>floor area ratio</i>		0.75 ⁽⁴⁾				2.0 ⁽⁴⁾				0.75 ⁽⁴⁾				1.0 ⁽⁴⁾				2.0 ⁽⁴⁾		
<i>Floor Area Ratio</i> bonus for mixed use/ Minimum percentage of bonus required for residential use [See Section 131.0546(a)]		0.75/75				--				0.75/75				0.5/50				2.0/50		
Pedestrian paths [See Section 131.0550]		applies				applies				applies				applies				applies		
Transparency [See Section 131.0552]		---				---				---				applies				applies		
Building articulation [See Section 131.0554]		applies				applies				applies				applies				applies		
Parking <i>lot orientation</i> [See Section 131.0556]		applies				applies				applies				-				-		
Design Incentives [See Section 131.0557]		applies				applies				applies				applies				applies		

Footnotes for Table 131-05E

1 [No Change]

2 [No Change]

3 [No Change]

4 [No Change]

5 Large retail establishments shall have a minimum front and street side setback of 8 feet with encroachments allowed for building articulation elements as defined in Section 131.0554.

§131.0550 Pedestrian Paths

Where pedestrian paths are required in Tables 131-05C, 131-05D, or 131-05E, the number, location, and design of the paths shall be in accordance with the following.

- (a) [No Change]
- (b) [No Change]
- (c) [No Change]
- (d) Pedestrian access and pathways shall be designed to provide an interconnected network for pedestrian travel between buildings within the same development.

§131.0554 Building Articulation

Where building articulation is required by Tables 131-05C, 131-05D, or 131-05E, the following regulations apply.

- (a) [No Change]
 - (1) [No Change]
 - (2) [No Change]
- (b) [No Change]
- (c) [No Change]
- (d) [No Change]
 - (1) [No Change]
 - (2) [No Change]
 - (3) [No Change]
 - (4) [No Change]
- (e) A large retail establishment shall incorporate at least four architectural features from the following menu as components of the design theme:
 - (1) Pilasters
 - (2) Trellises
 - (3) Awnings or extended covered entries
 - (4) Arcades

- (5) Varied roof lines or roof cornices
- (6) A minimum of three material changes, such as glazing, tile, stone or varied pattern/texture shall be provided in street (facing) wall surfaces, where no one material shall cover less than 10 percent of the wall area or more than 60 percent of the wall area.
- (7) A minimum of 25 percent of street wall area transparent with clear glass visible into a commercial use or a minimum of 25 percent of street wall area covered with display windows.
- (8) Clerestory windows

§131.0557 **Design Incentives**

Large retail establishments may receive only one of the following two incentives:

- (a) An additional maximum of 10,000 square feet of gross floor area over the maximum 150,000 square feet allowed (excluding a garden center) in the CC (Commercial--Community) zones and applicable planned districts if any one of the following design components are incorporated as part of the development:
 - (1) 25 percent of required parking for the entire building is provided in structures or underground; or
 - (2) 5,000 square feet of public plaza area; or
 - (3) Sustainable building measures in accordance with Council Policy 900-14, Private-Sector/Incentives for discretionary projects.

- (b) An additional maximum of 20,000 square feet of *gross floor area* over the maximum 150,000 square feet allowed (excluding a *garden center*) in the CC (Commercial--Community) zones and applicable planned districts if any one of the following design components are incorporated as part of the development:
- (1) 50 percent of required parking for the entire building is provided in structures or underground; or
- (2) 5,000 square feet of *liner buildings*; or
- (3) *Mixed-use development* within the same premises as permitted by the applicable zone

§131.0622 Use Regulations Table for Industrial Zones

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

Legend for Table 131-06B [No change]

Table 131-06B
Use Regulations Table for Industrial Zones

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone designator	Zones							
	1st & 2nd >>	IP-		IL-			IH-		IS-
	3rd >>	1-	2-	1-	2-	3-	1-	2-	1-
	4th >>	1	1	1	1	1	1	1	1
Retail Sales									
Building Supplies & Equipment		-	-	p ⁽⁶⁾	P	P	-	p ⁽⁶⁾	P
Food, Beverages and Groceries		-	-	-	-	P	-	-	-
Consumer Goods, Furniture, Appliances, Equipment		-	-	-	p ⁽²⁾	P	-	-	p ⁽³⁾
Pets & Pet Supplies		-	-	-	-	P	-	-	-
Sundries, Pharmaceuticals, & Convenience Sales		-	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁵⁾	P	p ⁽⁵⁾	p ⁽⁵⁾	p ⁽⁴⁾
Wearing Apparel & Accessories		-	-	-	p ⁽³⁾	p ⁽³⁾	-	-	p ⁽³⁾
Separately Regulated Retail Sales Uses									
Agriculture Related Supplies & Equipment		-	-	-	P	P	P	P	P

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone designator	Zones							
	1st & 2nd >>	IP-		IL-			IH-		IS-
	3rd >>	1-	2-	1-	2-	3-	1-	2-	1-
	4th >>	1	1	1	1	1	1	1	1
Alcoholic Beverage Outlets		-	-	-	-	L	-	-	-
Plant Nurseries		-	-	-	-	P	-	P	P
Swap Meets & Other Large Outdoor Retail Facilities		-	-	C	C	C	C	C	C
<u>Large Retail Establishment</u>		-	-	-	<u>L</u>	<u>L</u>	-	-	-

§141.0505 **Large Retail Establishment**

A large retail establishment no greater than 150,000 square feet in gross floor area is permitted as a limited use in the zones indicated with an “L” in the Use Regulations Table in Chapter 13, Article 1, Division 6 (Industrial Zones), subject to the following regulations:

(a) The following development regulations shall be applied in addition to the development regulations of the base zone. When there is a conflict between the base zone regulations and these regulations, the more restrictive shall apply:

- (1) Section 131.0550 - Pedestrian Paths
- (2) Section 131.0554 - Building Articulation

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

[No change in first paragraph.]

Table 142-04C

Street Yard and Remaining Yard Planting Requirements

Type of Development Proposal	Type of Yard	Planting Area Required (Percentage of total yard area unless otherwise noted below) ⁽¹⁾	Plant Points Required (Number of plant points required per square foot of total <i>street yard</i> or <i>remaining yard</i> area) or required trees ⁽¹⁾
Single Dwelling Unit Residential Development in RM zones or Multiple Dwelling Unit Residential Development in any Zone	Street Yard	50% ⁽²⁾	0.05 points
	Remaining Yard	40 Square Feet per Tree	For single <i>structures</i> on a single <i>lot</i> , provide a minimum of 60 points, located in the <i>remaining yard</i> ⁽²⁾ For more than one <i>structure</i> on a single <i>lot</i> , provide one tree on each side and in the rear of each <i>structure</i> ⁽²⁾
Commercial Development in any Zone or Industrial Development in RM Zones or Commercial Zones	Street Yard	25% ⁽³⁾	0.05 points to be achieved with trees only ⁽³⁾
	Remaining Yard	30% ⁽³⁾	0.05 points
Industrial Development in any zone other than RM or Commercial Zones	Street Yard	25% ⁽⁴⁾	0.05 points
	Remaining Yard	See Section 142.0405 (d)	0.05 points
<u>Large Retail Establishments in Commercial--Community Zones</u>	<u>Street Yard</u>	<u>100%⁽³⁾ of minimum building front and street side setbacks (except access points and with encroachments allowed into the landscaped area for building articulation elements as defined in Section 131.0554)</u> <u>25% of the balance of street yard</u>	<u>0.05 points, exclusive of palms</u>
	<u>Remaining Yard</u>	<u>30%⁽³⁾</u>	<u>0.05 points</u>
<u>Large Retail Establishments in Industrial--Light Zones</u>	<u>Street Yard</u>	<u>25%⁽⁴⁾</u>	<u>0.05 points, exclusive of palms</u>
	<u>Remaining Yard</u>	<u>30%</u>	<u>0.05 points</u>

Footnotes to Table 142-04C [No change]

§142.0405 Additional Yard Planting Area and Point Requirements

(a) through (b) [No change]

(c) Additional commercial *yard* requirements:

(1) through (3) [No change]

(4) Façade Planting Area for large retail establishments. Within the street yard, a façade planting area, as shown in **Diagram XXX-**

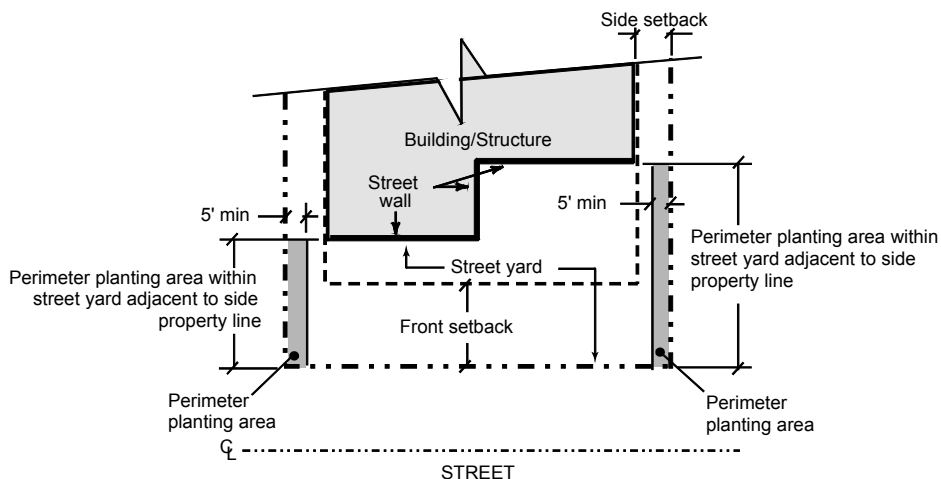
XXX shall be provided between the vehicular use area and the street wall. This façade planting area shall be planted with a minimum of 20 points in trees only for every 30 linear feet of building street wall.

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

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

Diagram 142-04A

Industrial Perimeter Planting Area [No change]



- (2) Facade Planting Area. Within the *street yard*, a facade planting area, as shown in Diagram 142-04B, shall be provided that abuts

the *street wall* and is at least equal to 50 percent of the length as determined by adding the lines connecting the outermost points of the structure along the street wall as shown in Diagram 142-04C, and that has a width of at least 9 feet measured perpendicularly to the building. This requirement shall not apply to large retail establishments.

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

§142.0406 Vehicular Use Area Planting Area and Point Requirements

- (a) [No change]
- (b) [No change]
- (c) A *vehicular use area* located within the *street yard* shall be separated from the curb in the *public right-of-way* by a required planting area totaling at least 8 feet in width, measured perpendicularly to the *public right-of-way*. This planting area shall meet the following requirements:
 - (1) The planting area shall extend along, and directly abut, the entire length of the *vehicular use area* except at vehicle or pedestrian access points.
 - (2) The planting area shall be planted to screen the *vehicular use area* with densely foliated, evergreen species that achieve a minimum height of 30 inches within 2 years of installation over at least 80 percent of the length of the required planting area. The *screening* may also be achieved through the use of berms, solid fencing, walls, plant material, or any combination of these that provides an equivalent *screen*.
 - (3) The width of this planting area may be reduced to 3 feet if a solid wall of at least 3 feet in height is provided for the entire length of the *vehicular use area* for sites under 5 acres. Sites that are between 5 and 10 acres are required to provide the planting area buffer that is 8 feet. For sites over 10 acres, a planting area buffer

must be 12 feet in width with a potential reduction to 8 feet with a 3 feet high wall. The remaining planting area shall be located between the wall and curb within the *public right-of-way* and planted with the equivalent of 1 shrub for every 10 feet of wall length. These shrubs shall achieve at least 18 inches in height of maturity.

- (4) A point score in excess of that required for a *vehicular use area* may be used to reduce the planting area required for that *vehicular use area* at a rate of one square foot of area reduction for each excess point provided. The maximum planting area reduction allowed by this section is 25 percent of the total *vehicular use area* required.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

Draft: 09/10/04
Planning
O-2004-105