



# Southeastern San Diego Existing Conditions Land Use

### Legend

- Single Family Residential
- Multi-Family Residential
- Group Quarters
- Mobile Home Park
- Commercial
- Commercial (under construction)
- Industrial; Warehouse/Storage
- Communication Utilities; Parking
- Institutional
- Schools
- Other Transportation
- Agriculture
- Park; Open Space (May include Chollas Creek Channel both natural and concreted.)
- Undeveloped
- Chollas Creek Enhancement Area
- Concrete Lined Channel

**Single Family** – single family detached housing units, on lots smaller than 1 acre.  
**Multi-Family** – Attached housing units, two or more units per structure – includes duplexes, townhouses, condominiums apartments, and SRO's in Centre City.  
**Group Quarters** – includes dormitories, convalescent or retirement homes not associated with or within a health care facility, rooming houses, or half-way houses.  
**Commercial** – includes, community, neighborhood, and specialty shopping centers, office buildings, hotels, motels, auto dealerships, wholesale trade, and store front retail, which may include mixed-use i.e. residential on top of commercial, or residential units adjacent to commercial establishments.  
**Industrial** – heavy industry, light industry, which includes: industrial parks – office/industrial uses clustered into a center. Light industry – general – usually along major streets or clustered in certain areas, which includes manufacturing uses such as lumber, furniture, paper, rubber, stone, clay, and glass; as well as light industrial uses as auto repair services and recycling centers. Warehousing/public storage – usually large buildings located near freeways, industrial or strip commercial areas.  
**Communication and Utilities/Parking** – TV and radio broadcasting stations, relay towers, electrical power generating plants, water and sewage treatment facilities and surface parking lots. Transit Centers included.  
**Institutional** – hospitals, churches, libraries, post offices, police and fire stations, and other public services, such as cultural facilities, museums, art galleries, social service agencies, humane societies, and historic sites.  
**Schools** – Includes public and private schools, colleges, and universities.  
**Park** – Community parks with recreation areas and centers containing one or more of the following activities: tennis or basketball courts, baseball diamonds, soccer fields, or swings. Smaller neighborhood parks with a high level of use are also included as active parks.  
**Private Recreation** – May include clubhouses, recreation areas, pools, tennis courts etc. within and associated with residential development if a separate parcel exists. Also includes Golf Courses.  
**Open Space** – includes wildlife and nature preserves, lands set aside for open space, and parks with limited development and access.  
**Undeveloped** – Vacant land that is either graded or not graded.



City of San Diego  
Planning Department  
November 10, 2003

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS. FOR A PARTICULAR PURPOSE. Copyright SANDAG. All Rights Reserved.

This product may contain information from the SANDAG Regional Information System which cannot be reproduced without written permission of SANDAG.

This product may contain information which has been reproduced with permission granted by Thomas Bros. Maps.

Background contains either 1999 Black and White or 2002 Color aerial orthophotograph

