

**University Heights Planning Committee**  
**Recommendations for the Uptown Community Plan: Land Use, Zoning, and Heights**

<b>Area</b>	<b>Description of Map Areas</b>	<b>Recommended Zoning</b>	<b>Recommended Heights</b>	<b>Planning Area</b>
1	Single Family  Refer to UH Map as there have been a number of changes increasing the Single Family designation	R -1-7 add Maryland/ Lincoln/Johnson/Hayes; east/west streets: Madison/Monroe/Meade/ Van Buren; Tyler east to Cleveland. The west end of Adams to alley-keeping commercial use from alley to Park Blvd.	1–2 Stories - conforms to built environment	Uptown
2	Low Medium Multi-Family Refer to UH Map	MR-3000 (2 on 1 lot) with second dwelling unit built behind to retain a sf character to the street front. No lot consolidation. Areas have remained stable within this designation.	1-2 Stories – conforms to built environment	Uptown
3	Medium Multi-Family Res. Refer to UH Map	MR-1500 (15-29 DU/Ac)  No lot consolidation	30’ Height Limit – conforms to built environment	Uptown
4	Medium High Multi-Family Res. North side Washington St.: Normal St. to Maryland St.  Refer to UH Map	MR-1000 (29-44 DU/Ac) If lot consolidation, then discretionary.	30’ Height Limit (2-3 stories). Not suitable for Mixed-use in this area because of the traffic constraints.	Uptown
5	Park Blvd. Commercial Area – Adams Ave. to Lincoln Ave. both sides. Recommended Conservation Area. Refer to UH Map	MR-1500 Mixed-Use (CN-3 or CV-3 Zone that would provide and add to best neighborhood uses currently in place.) East side is in NP Planning Area and both sides should reflect a mirror image.	30’ Height Limit –The height of new construction should relate to the height of existing development. Abrupt variances in scale between large commercial & adjacent residential should be avoided.	Uptown

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6	San Diego Unified School District/Ed Center – Proposed Historic District with Teachers Training Bldg. Annex 1 as site for future UH Branch Library	Institutional Overlay Zone with underlying zone MR-3000; Site has a number of historically significant buildings. A Historic Survey is on file with City.	30’ Height Limit – conforms to built environment.	Uptown
7	El Cajon Blvd. east from Park Blvd. to Texas St. both sides	MR-1000 Mixed- Use Residential	3 – 4 Stories Set-back 2 <sup>nd</sup> Floor	North Park
8	East of Park Blvd. from Lincoln on the South to Adams on the North – (all North to South Sts) Georgia, Alabama, Mississippi, Louisiana. Florida from Meade to Adams Ave.	MR- 3000	1 – 2 Stories	North Park
9	Florida St. - North of El Cajon Blvd. to Meade Ave. on the east side.	MR-2500	1 – 2 Stories	North Park