

Article 2: Overlay Zones
Division 12: Mission Trails Design District

§132.1201 Purpose of the Mission Trails Design District

- (a) The purpose of the Mission Trails Design District is to provide supplemental development regulations for property surrounding Mission Trails Regional Park and the San Diego River Park. The intent of these regulations is to ensure that *development* along the edges of Mission Trails Regional Park and the San Diego River Park enhance the park’s natural qualities and promotes the aesthetic and functional quality of park/urbanization relationships, while recognizing the right to reasonable *development* within the Design District.
- (b) The Master Development Plan for Lake Murray, Cowles and Fortuna Mountains Regional Park (renamed Mission Trails Regional Park) that was adopted in 1976 by the City Council recommends the creation of a transitional buffer on the periphery of the park. The Design District is intended to provide guidelines for design and review of *development* proposals surrounding the park to enhance the transition from cityscape to parkscape.

§132.1202 Where the Mission Trails Design District Applies

- (a) This overlay zone applies to those portions of the Navajo, Tierrasanta, and East Elliott communities that are within the boundaries shown on Map No. C-916, filed in the office of the City Clerk as Document No. OO-15566. These areas are shown generally on Diagram 132-12A.
- (b) Table 132-12A shows the supplemental regulations and the type of permit required by this division, if any, for specific types of *development* proposals in this overlay zone.

Table 132-12A
Mission Trails Design District Applicability

Type of <i>Development</i> Proposal	Supplemental Development Regulations	Required Permit Type/ Decision Process
(1) Interior or exterior repairs or modifications	Exempt from this <u>Division</u>	No permit required by this <u>Division</u>
(2) Any <i>development</i> of new structures, expansion of existing structures, or grading on property zoned RS, RX, or RT within the Navajo or Tierrasanta communities as shown on Map No. C-916, <u>or more than 235 feet from the edge of the current</u>	Exempt from this <u>Division</u>	No permit required by this <u>Division</u>

**Table 132-12A
Mission Trails Design District Applicability**

Type of <i>Development</i> Proposal	Supplemental Development Regulations	Required Permit Type/ Decision Process
<u>100-year floodway as mapped by the Federal Emergency Management Agency.</u>		
(3) Any other <i>development</i> of new structures, alteration of existing structures, or grading in the Mission Trails Design District	Refer to the design criteria and standards in the Mission Trails Design Guidelines of the Land Development Manual Refer to the <u>Mission Trails Design District Design Manual and the San Diego River Park Master Plan</u>	Site Development Permit/ Process Three
(4) <u>Any <i>development</i> of new structures, expansion or alteration of existing structures, or grading on property within 235 feet of the edge of the current 100-year floodway as mapped by the Federal Emergency Management Agency.</u>	<u>Refer to the Mission Trails Design District Design Manual and the San Diego River Park Master Plan</u>	<u>Site Development Permit/ Process Three</u>

§132.1205 Supplemental Design Criteria

Except for property located within a RE, RS, RX, or RT Zone in the Navajo or Tierrasanta communities, as shown on Map No. C-916 and “*development*” that does not require a construction permit, all proposed *development* shall comply with the design criteria and standards of the Mission Trails Design Guidelines in the Land Development Manual. Additionally, all *development* that requires a construction permit and within 235’ of the current 100-year floodway as mapped by the Federal Emergency Management Agency, shall comply with the design criteria and standards of the Mission Trails Design District Design Manual in the Land Development Manual and the San Diego River Park Master Plan.

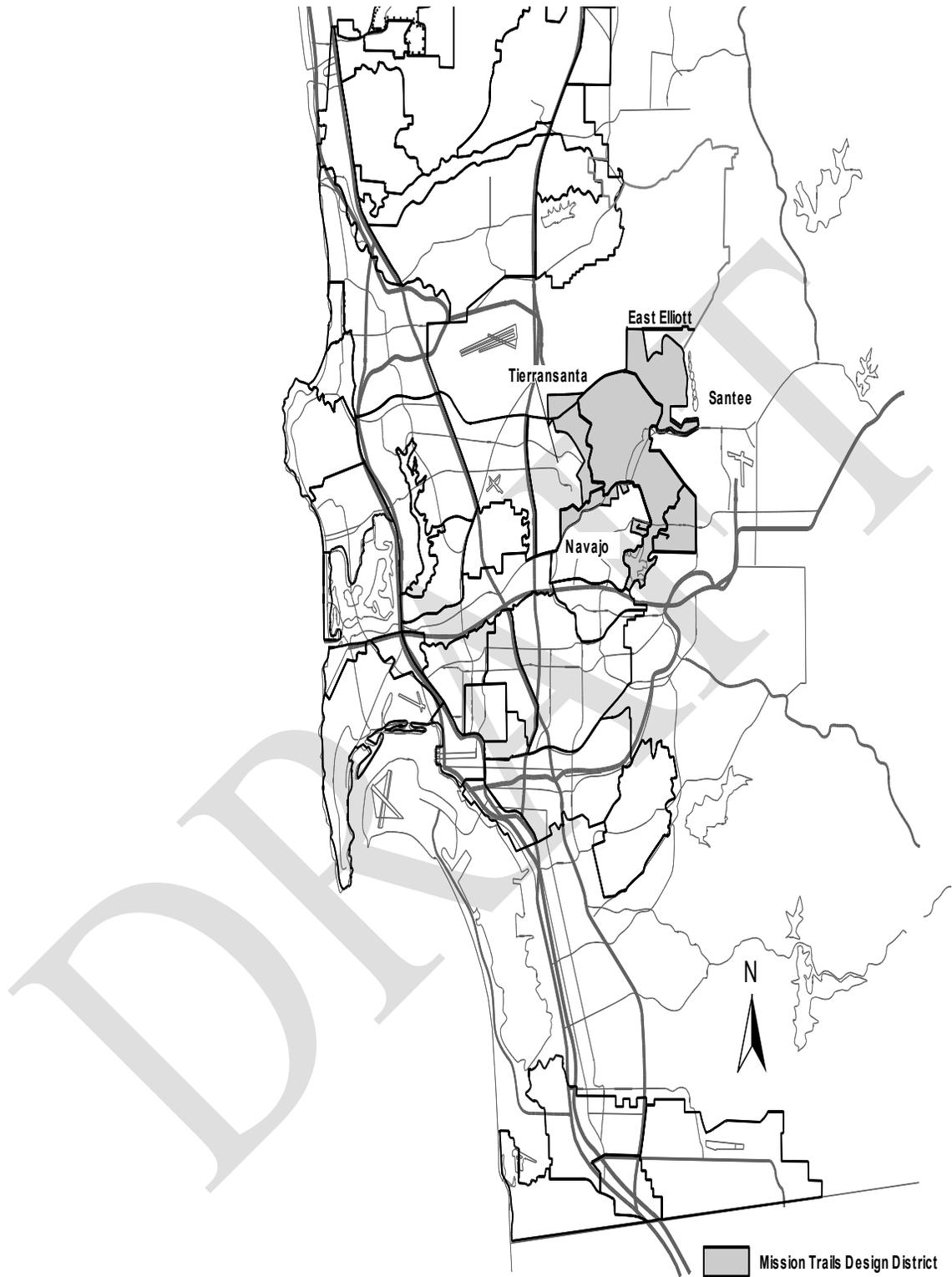


DIAGRAM 132-12A

Mission Trails Design District

This is a reproduction of Map No. C-667.1 for illustration purposes only.