

STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck Out~~
NEW LANGUAGE: Double Underline

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE AMENDING CHAPTER 13, ARTICLE 2,
DIVISION 12 OF THE SAN DIEGO MUNICIPAL CODE BY
AMENDING SECTIONS 132.1201, 132.1202, AND 132.1205,
ALL RELATING TO MISSION TRAILS DESIGN DISTRICT.

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 enhances 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) [No change in text.]

§132.1202 Where the Mission Trails Design District Applies

- (a) [No change in text.]
- (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 d Division	No permit required by this d Division
(2) <u>Any <i>development</i> of new structures, expansion of existing structures, or grading on property zoned RE, RS, RX, or RT within the Navajo or Tierrasanta communities as shown on Map No. C-916, or more than 235 feet from the edge of the current 100-year floodway as mapped by the Federal Emergency Management Agency.</u>	Exempt from this d Division	No permit required by this d Division
(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 <u>District Design Manual Guidelines of in</u> the Land Development Manual	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 in the Land Development Manual</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~~ construction permit, all proposed *development* shall comply with the design criteria and standards of the Mission Trails Design District Design Manual Guidelines in the Land Development Manual. Additionally, all *development* that requires a *construction permit* and is located within 235 feet 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.

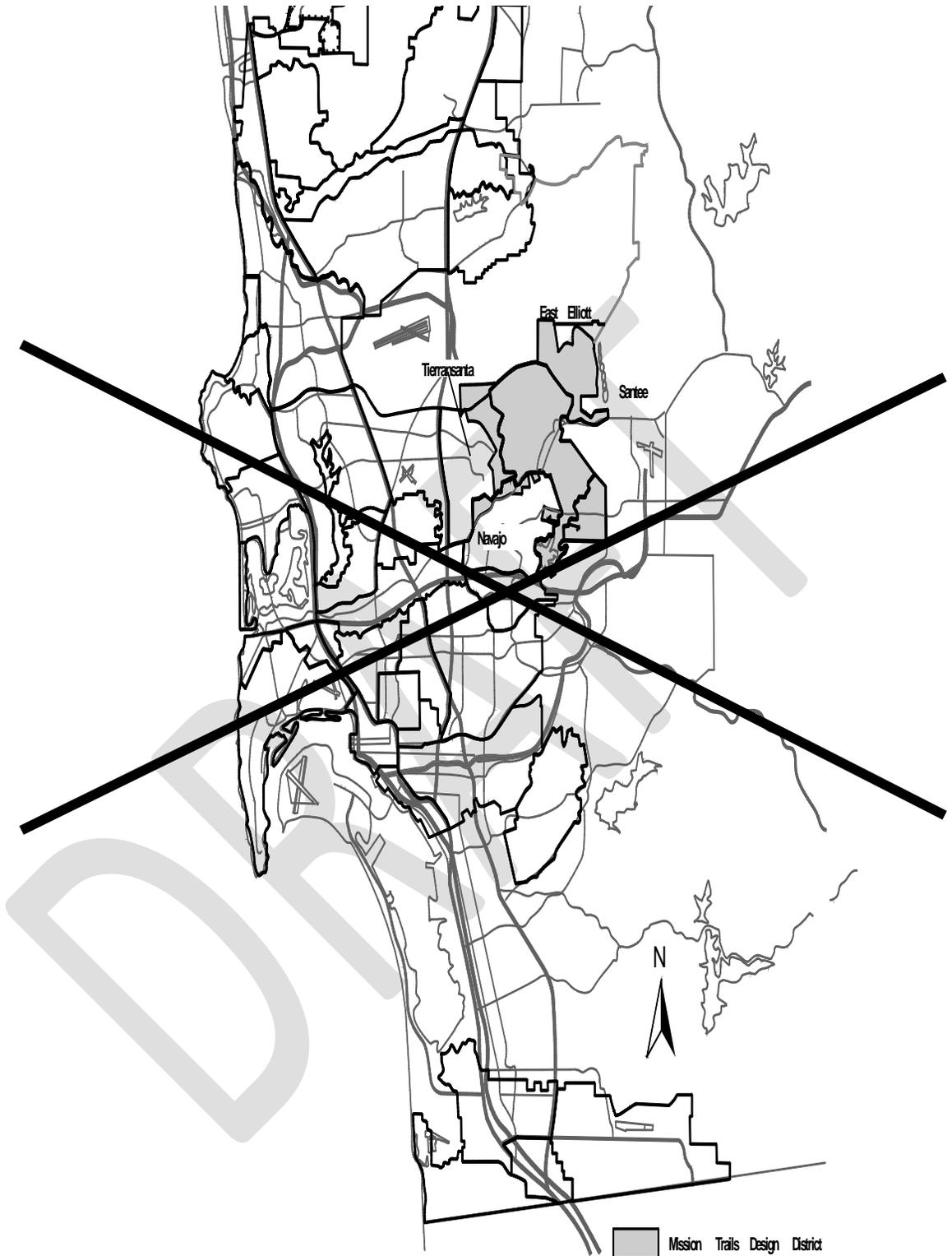
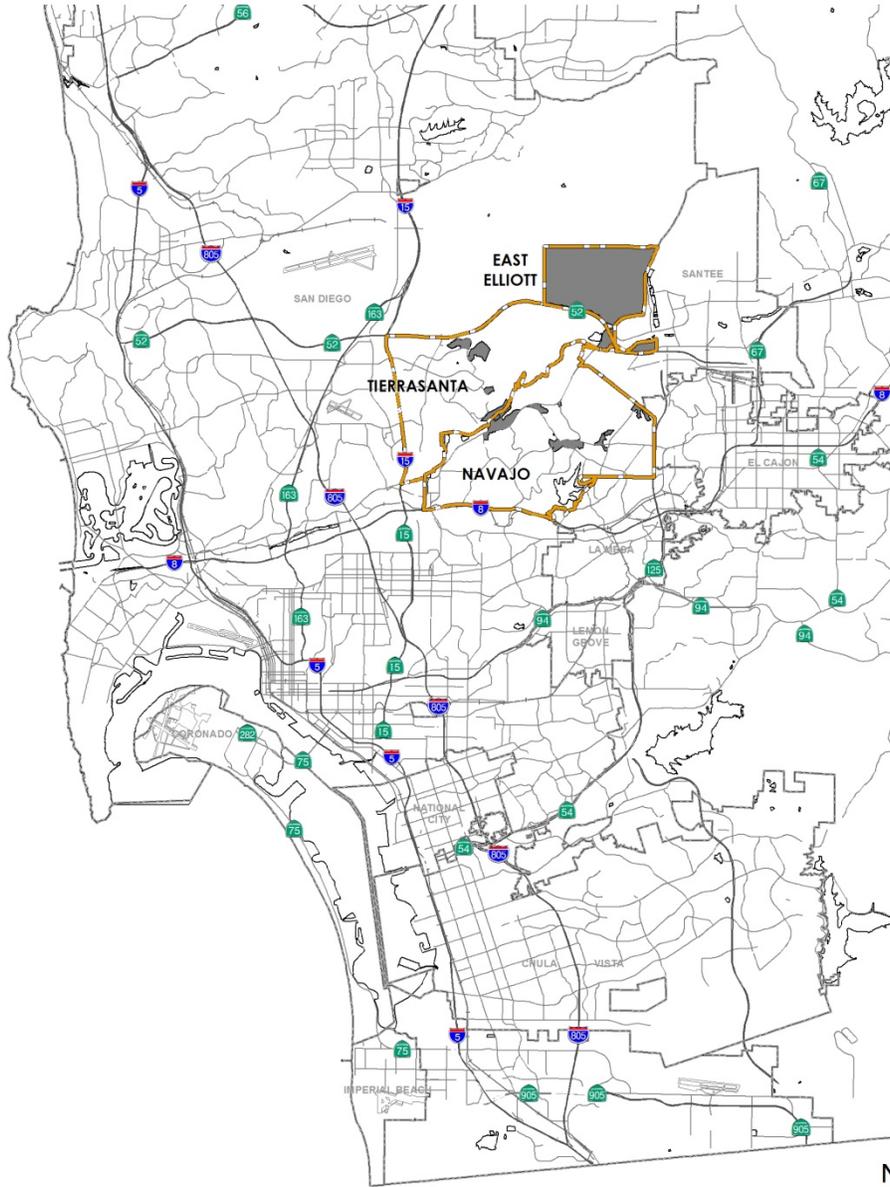


DIAGRAM 132-12A

Mission Trails Design District

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

~~purposes only.~~



■ Mission Trails Design District

DIAGRAM 132-12A
Mission Trails Design District

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