North Park Existing Building Heights

MID-CITY:
KENSINGTON-
TALMADGE

ADAMS AV

MID-CITY:
NORMAL HEIGHTS

UPTOWN

EL CAJON BL

WASHINGTON ST

UNIVERSITY AV

MID-CITY:
CITY HEIGHTS

BALBOA PARK

28TH ST

FERN ST

GREATER GOLDEN HILL

A ST

LEGEND

◇ Community Plan Boundary
◇ Zoning
◇ Planned Districts(PDO)
◇ Parcels

Sources: This dataset is a collection of the current base zone designations applied to property in the City of San Diego, as per the Official Zoning Map adopted by the City Council on February 28, 2006, and all subsequent updates.

On the effective date of Ordinance O-18691, (January 1, 2000) all zones that were established in Municipal Code Chapter 10, Article 1, Division 4 shall be amended and replaced with the base zones established in Chapter 13, Article 1, Divisions 1 through 6.

In addition to the regulations of the base zones applied to properties, planned district regulations may also apply. Applicable planned district regulations are located in Chapter 15, Article 2.

Zoning Map

0 400 800   1,600 Feet

Note: While zoning may allow for tall building heights or no building height limit at all, other factors such as parking requirements, lot size, Floor Area Ratio, and market conditions could determine how high a building actually could be.

Adams Avenue, Park Boulevard, and 30th Street Commercial Areas
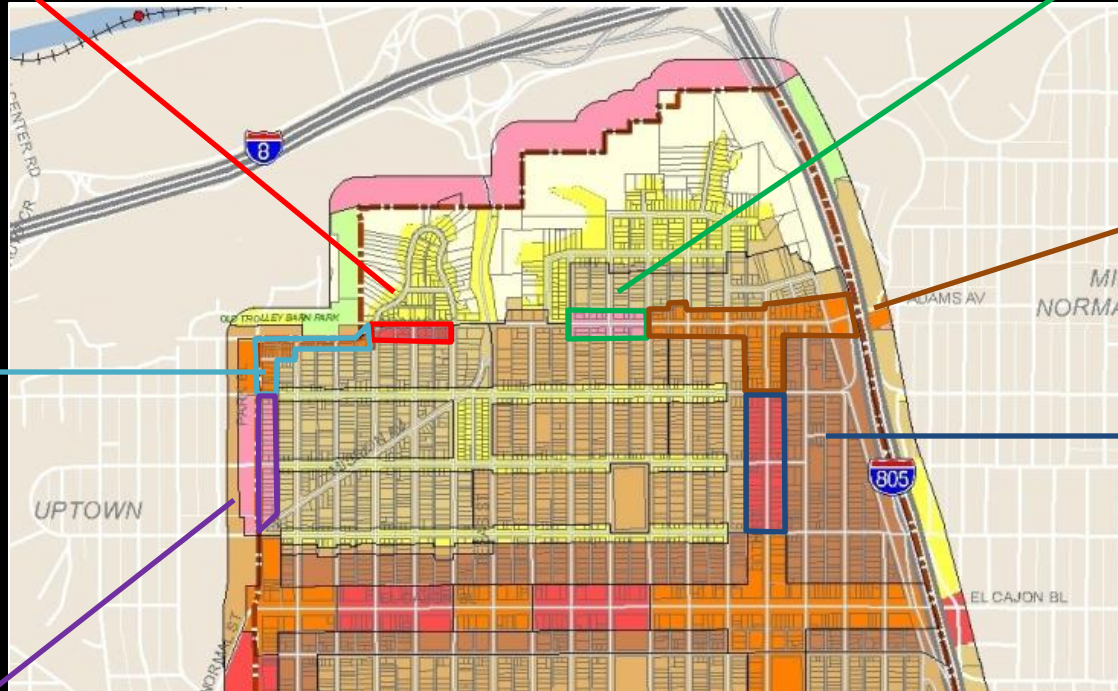

CL-5
30 feet

CV-3
40/50 feet

CN-3
No Limit

CN-3
No Limit

CL-2
40/50 feet

CV-3
40/50 feet

Adams Avenue, Park Boulevard, and 30th Street Residential Areas
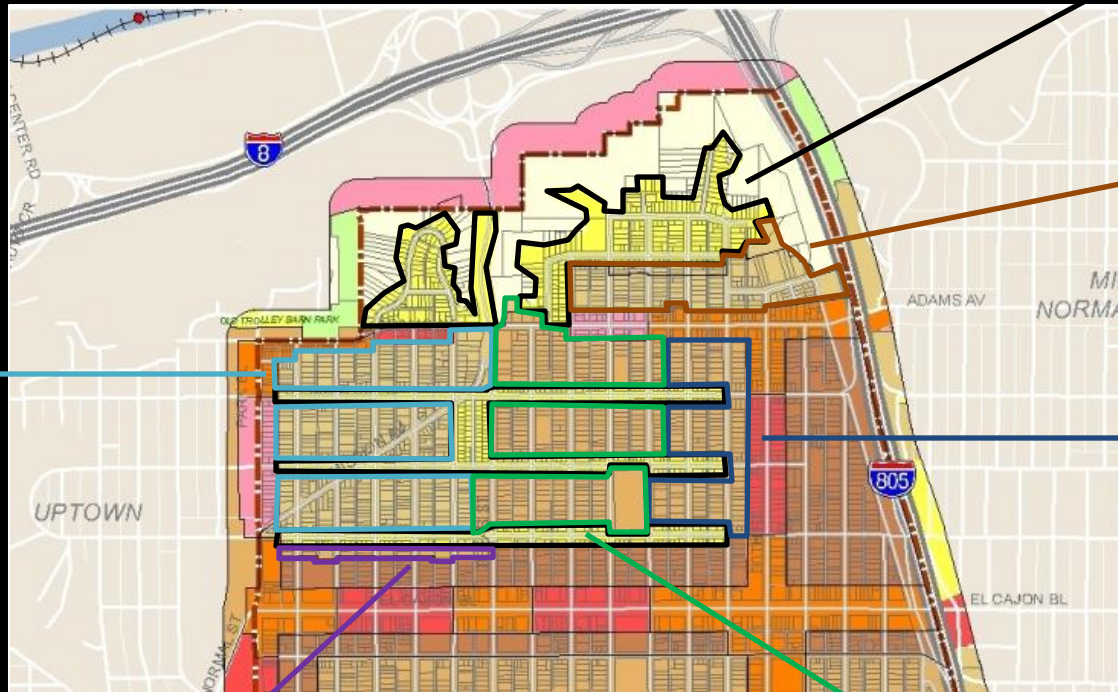

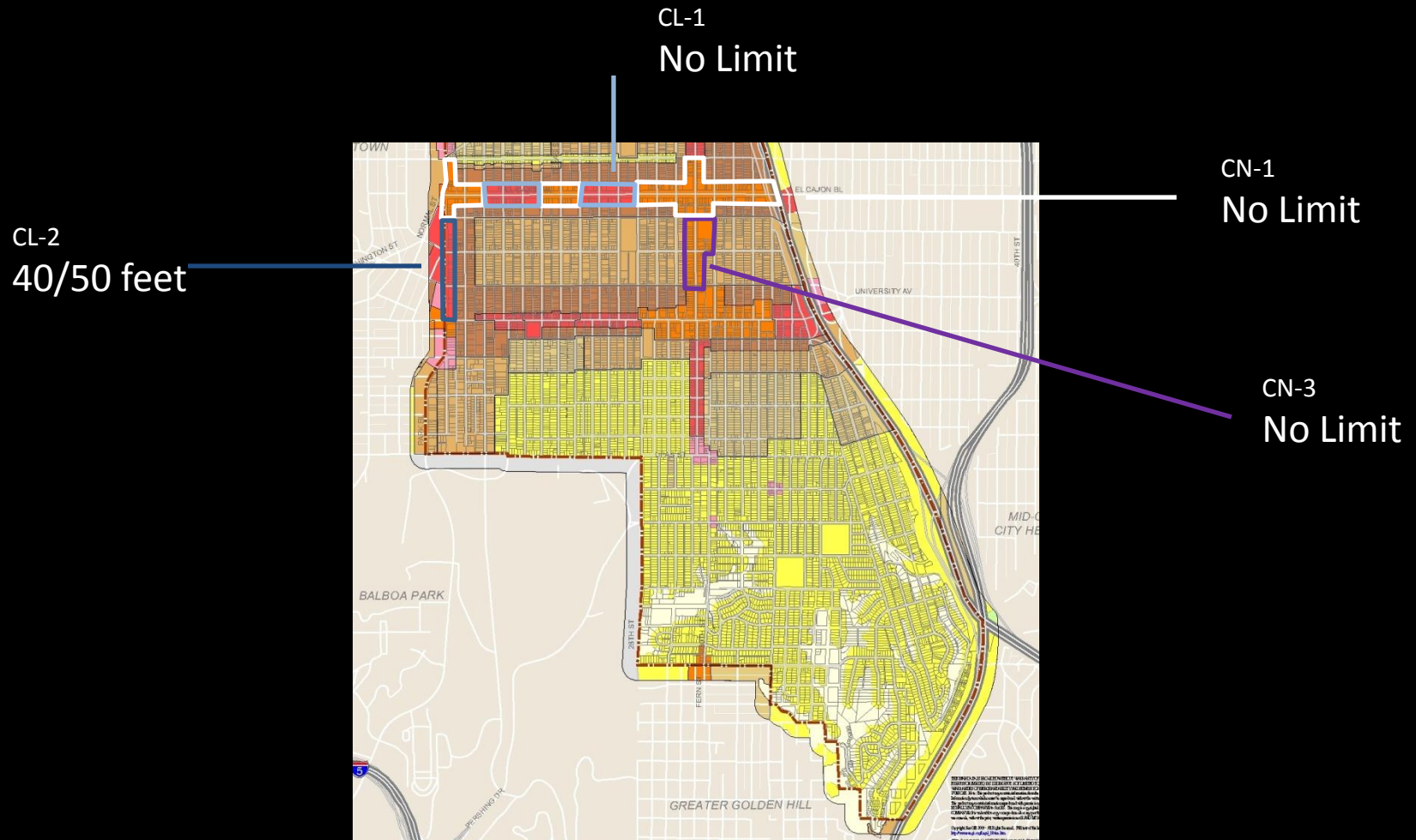RS-1-7
24/30 feet

MR-3000
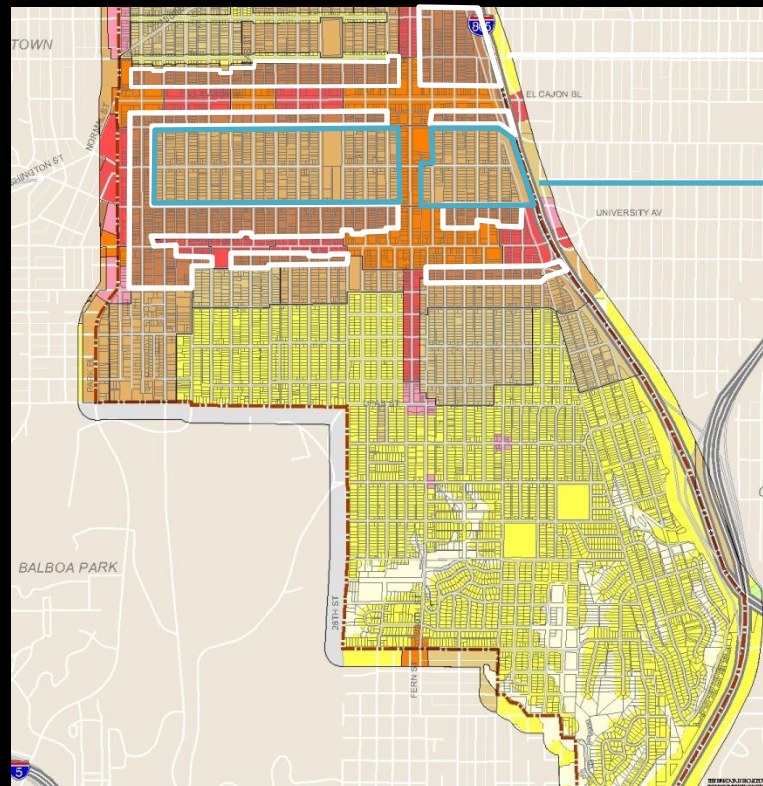30 feet

MR-2500
30 feet

MR-1500
30 feet

MR-1000
40/50 feet

MR-1750
30 feet

El Cajon Boulevard, Park Boulevard, and 30th Street Commercial Areas

CL-1
No Limit

CN-1
No Limit

CL-2
40/50 feet

CN-3
No Limit

El Cajon Boulevard, Park Boulevard, and 30th Street Residential Areas
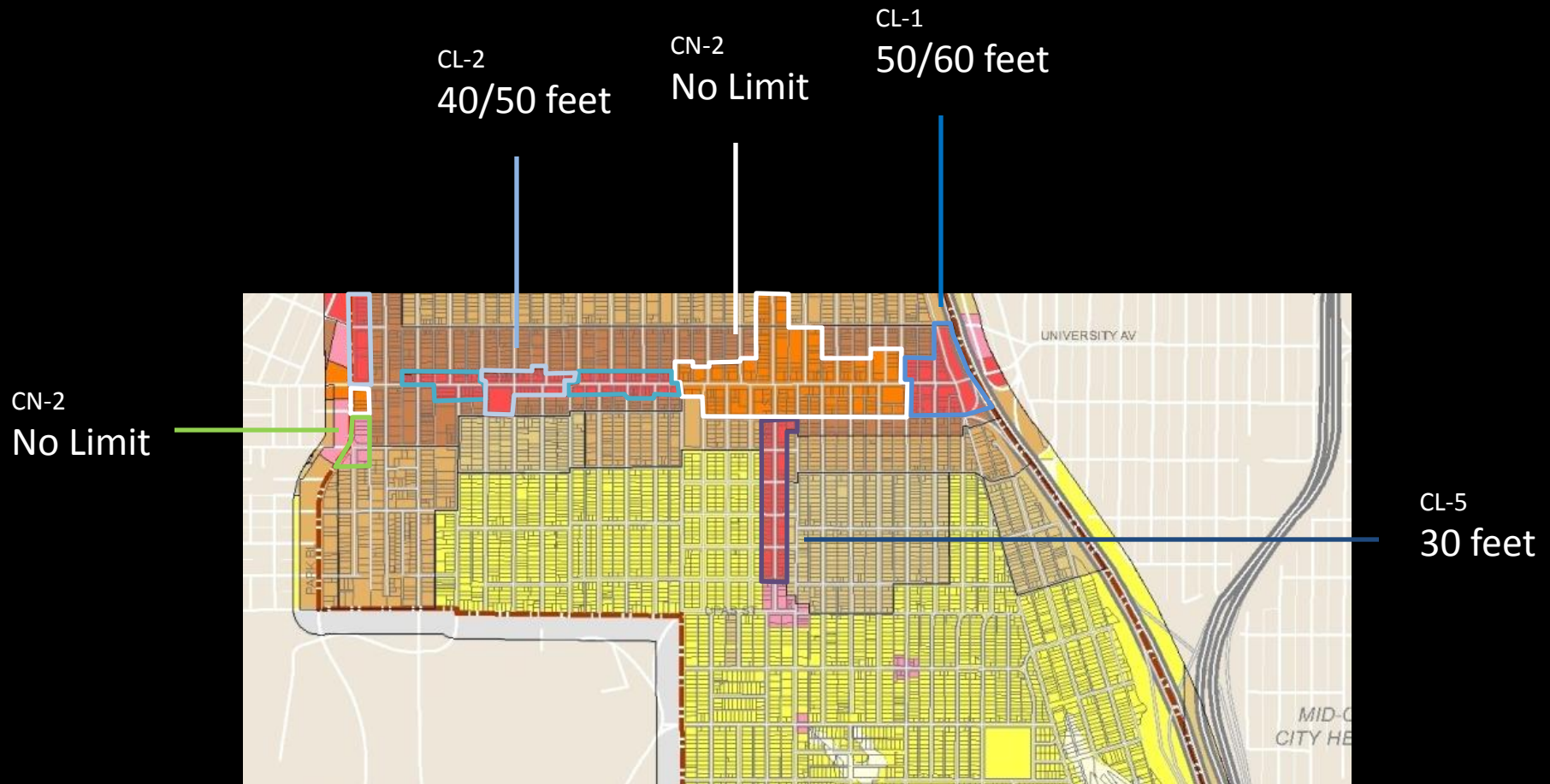

MR-800B
50/60 feet

MR-1250B
40/50 feet

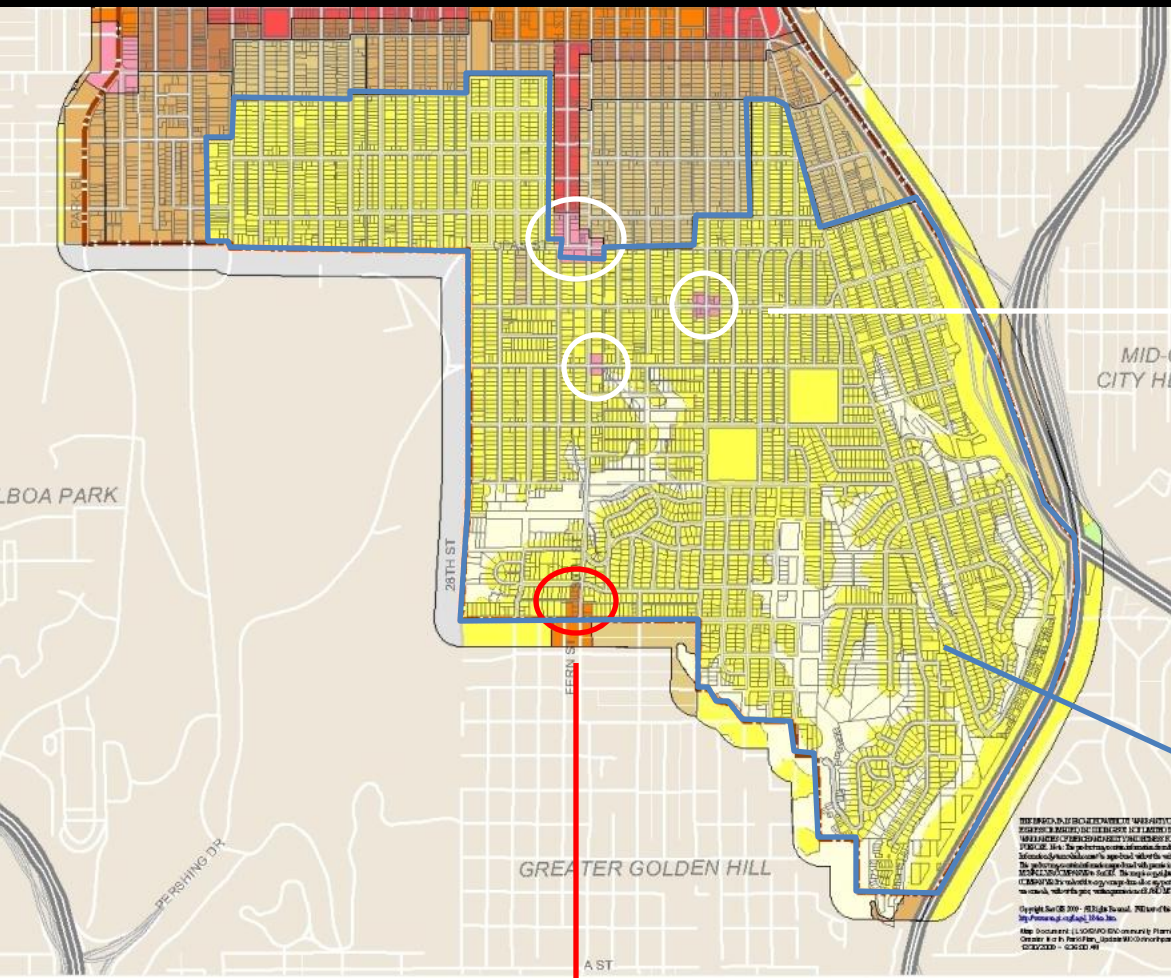# University Avenue, Park Boulevard, and 30th Street Commercial Areas

University Avenue, Park Boulevard, and 30th Street Residential Areas

MR-800B
50/60 feet

MR-1500
30 feet

MR-1000
40/50 feet

MR-1750
30 feet

MR-3000
30 feet

UNIVERSITY AV

MID-C
CITY HE

Southern Commercial Nodes and Residential Areas

"Contextual Planning"

- Taking into account the characteristics that form the setting of a neighborhood, community, or particular location such as:

  – Block patterns
  – Circulation
  – Pedestrian experience
  – Bulk/Scale of buildings
  – Architectural elements and site design
  – landscaping
  – Existing residential densities